EXHIBIT A11

276 RANCH LLC (LUCHETTI RANCH)
PO BOX 419, BOLINAS, CA
ATTENTION: PETER LUCHETTI
PHONE : 415 710-0906
Email : peter@tablerockpartners.com

May 7, 2024

DELIVERED BY EMAIL VIA THE LAKE COUNTY CANNABIS WEB PORTAL

cannabisCEQA@lakecounty.ca.gov

Lake County Planning Commission

John Hess
District 1 Représentative

Everardo Chavez Perez
District 2 Représentative

Batsulwin Brown
District 3 Représentative

Christina Price
District 4 Représentative

Maile Field
District 5 Représentative

Court house 255 N. Forbes St.
Lakeport, California 95453

Rancho Lake Project Identification Reference:

Project Title: Rancho Lake: Major Use Permit (UP 21-15): Initial Study (IS 21-18)
Project Location: 19555 Grange Road, Middletown CA 95461
APN: 014-290-08 and 014-300-02, 03 and 04.

Dear Planning Commission Members,

The Luchetti family has been producing beef cattle on the 276 Ranch (Prime Farmland) in Southern Lake County uninterrupted for 54 years. We have a deep understanding and commitment to Lake Counties agricultural heritage, values, and the natural environment.

After repeated unsuccessful attempts, over the last 6 months, to engage in meaningful dialogue with the Lake County Planning Department, including Mireya Turner, Director; Michelle Irace, Principal Planner; and Commission member John Hess, and thorough review and analysis of the applicants Use Permit, Negative Declaration and related reports reflected in the meeting agenda and packet, the Luchetti Family is making a direct appeal to the Planning Commission.

The Planning Department's staff report shows no consideration of the Luchetti's expressed concerns and is deficient in addressing key elements, of the applicant's submission required by the California Environmental Quality Act (CEQA). The staff memo lacks critical independent review and analysis of key issues related to the Rancho Lake LLC Use Permit and Negative Declaration.

The Luchetti's respectfully request that the Planning Commission:

1. Deny approval of the Rancho Lake LLC Use Permit and Negative Declaration due to inadequate review of key CEQA elements. Specifically, the Rancho Lake well's proximity, within 500 feet and 900 feet respectively, of Luchetti ranch agricultural and domestic wells. Two significant drought events occurred from 2011 to 2017 and 2020 to 2022. Because of severe drought conditions, Luchetti's water pumping operations have been adversely impacted during the annual May to October irrigation season. The ranch has installed automatic pump saver technology on all wells. When the water supply runs down the pumps shut off automatically to save the pump motors. During the recent droughts well shut down became a troubling chronic problem limiting our ability to irrigate organic irrigated pasture consequentially impacting our organic beef production. While 2023 was a good rainfall year we continued to experience well shut down events indicating the wells did not fully recover in one year. We are aware that Hidden Valley Lake Community Services District (HVLCSD) had a similar experience with its golf course wells on Grange Road where well drawdown during the irrigation season impacted domestic wells on neighboring properties. The recovery of the Coyote Valley aquifer in winter months cited in the Rancho Lake hydrological study prepared by Hurvitz Environmental Services Inc., the Rancho Lake Negative Declaration and the Lake County Planning Department staff report does not, based on the Luchetti's firsthand operating experience going back to 1970, translate into adequate water supply for the May to October irrigation season annually in both wet and dry years. The Luchetti's believe that Rancho Lakes new well, located 500 feet from the Luchetti's agricultural well, will intensify the water supply problem during the irrigation season.

   The Luchetti's have repeatedly communicated this concern to all parties. The Luchetti's are extremely disappointed that the staff report and the applicant's hydrological report ignored their concerns, are incomplete and have failed to satisfactorily identify and mitigate CEQA review requirements.

2. Noting the deficiencies in the Rancho Lake Negative Declaration and Hurvitz Environmental Services Inc. report the Luchetti's, on their own initiative, have retained Ryan Crawford, a Hydrologist from HDR Inc. (refer to Mr. Crawford HDR letter letter in public comment), who has worked on the HVLCSD Coyote Valley water monitoring program for over 20 years. The Luchetti ranch has actively contributed to this essential water monitoring program. Mr. Crawford, who in our opinion is the most knowledgeable local water expert, recommends stress testing agricultural well use on the Luchetti and Comstock ranches during the summer 2024 irrigation

season. This includes stress testing the Rancho Lake well when the Luchetti wells are in operation. At considerable inconvenience and expense, the Luchetti's are funding HDR's work scope during the 2024 irrigation season at a cost of $38,500. Luchetti's expressly request that the Planning commission direct staff and Rancho Lake to fully cooperate with stress testing by HDR to better understand the impacts of the proposed project on the aquifer and properties that depend on it.

3. Following a detailed review of the Rancho Lake Negative Declaration and related supporting documentation, Lucy MacMillan, Luchetti's biologist, observes that the Negative Declaration is missing a required CEQA wetlands study. As a result, the Negative Declaration is incomplete for Planning Commission review and approval.
4. Luchetti's request that the Rancho Lake LLC Negative Declaration be denied due to inadequate odor control systems. The applicant does not provide an explanation of how odors are controlled using appropriately designed and engineered equipment and infrastructure that removes cannabis odors and noxious smells from cannabis farming. The absence of a properly engineered odor control system in the application at large is grounds for denial.
5. The Luchetti's request that the Planning Commission direct staff and county attorney to orchestrate the revision of Ordinance 3013 which acknowledges that cannabis may present certain conflicts with more traditional farming. The Luchetti's should be afforded no less protection for their organic cattle business on Prime Agricultural Land than is afforded to grape growers elsewhere in Lake County. The selective application of Ordinance 3013 is not equitable and is prejudicial to Luchetti's, and other Prime Farmland property owners. The staff report fails to properly identify and analyze this issue. The Luchetti's are requesting that the Lake County Planning Commission suspend review and approval of all cannabis applications, including the Rancho Lake LLC application, which are adjacent to Prime Agricultural Farmland until Ordinance 3013 is revised such that it addresses serious inequities and deficiencies in the wording and application of the ordinance.
6. Luchetti's observe that the pesticide drift issue raised in earlier correspondence and communications has not been satisfactorily addressed by the applicant. And overall, the applicant's approach does not comport with agricultural best practices that govern the use of herbicides and pesticides, which as cited above are not being equitably applied to the Luchetti's organic beef production operation.
7. Luchetti's request that the Lake County cannabis application process be revised to prevent piecemealing in the CEQA process. Specifically, the handling of well drilling permits by Environmental Health independent of Use Permits and Negative Declarations by Planning. The current practice is misleading, results in piecemealing, and denies neighboring parties impacted by a project due process under the law. This is the case with the Rancho Lake application, which describes the new Rancho Lake well as a preexisting well. This is categorically false and results in an unfair advantage for the applicant, consequently denying Luchetti's due process under the law and damages Luchetti's 54-year organic cattle business. The Rancho Lake Negative Declaration is deficient due to piecemealing. Following repeated communications to staff regarding this issue the staff report fails to correctly identify and address this deficiency.
8. Finally, Luchetti's request that the Planning Commission mandate an independent review (audit) of staff memo preparation practices in the Lake County Planning Department. It appears to Luchetti's that the Rancho Lake staff memo was either in whole or in part prepared by the applicant. The staff memo appears to have categorically omitted Luchetti's issues, concerns and necessary CEQA legally required content. The staff memo lacks critical independent review and analysis of key issues related to the Rancho Lake LLC Use Permit and Negative Declaration. The Luchetti's suspect, that given chronic severe resource constraint's, staff was either marginally involved, and may have even been uninvolved in critical review and analysis that is essential to ensuring a transparent and complete review process for the Rancho Lake application defining the

role the staff memo is supposed to play in ensuring the process is fair, equitable and transparent for all parties.

The Luchetti's request that the Cannabis Task Force, Lake County Planning Commission and Lake County Board of Supervisors closely review the efficacy of the cannabis ordinances governing cannabis farming in Lake County. The 2024 -2025 (fiscal year) Lake County budget indicates that less than 1.5% of the county budget is derived from cannabis related activities. In contrast county staff, across all departments, are dedicating inordinate time effort and resources to cannabis related activities. However well intended the cannabis policies were when they were created the pay back for the county is not being realized. The Lake County Planning department, among other departments, are committing inordinate resources to cannabis ordinance management crowding out other important policy objectives and programs that are essential to improving the quality of life and economic wellbeing of the citizens of Lake County. The Luchetti's, who were catastrophically impacted by the Valley Fire in 2015 and are deeply concerned about the community following multiple wildfire events urge staff and elected's to focus on addressing these issues. The Luchetti's should not as a neighboring property be drawn into dealing with flawed cannabis policies incurring considerable expense when there are much more important priorities to be addressed in Lake County.

In closing Luchetti's want to make it clear that the staff memo pertaining to the Rancho Lake cannabis project categorically ignores and omits Luchetti's issues and concerns and critical legally required CEQA review parameters, creating a false narrative for project approval by the Lake County Planning Commission. The Luchetti's and their legal counsel strongly advise all parties to meet, confer, and resolve these issues concerns and CEQA requirements associated with the Rancho Lake Project, avoiding costly litigation and conflicts that are unhealthy for neighbors, the county, and the community at large.

Let the record show that the Luchetti's have delivered this letter to the Lake County Planning Commission members through the **cannabisCEQA@lakecounty.ca.gov** web portal provided by the Lake County Planning Département.

Sincerely

Peter Luchetti

Peter Luchetti for the Luchetti Family (276 Ranch LLC)

Andrew Amelung

From: CJ <conni2015@yahoo.com>
Sent: Thursday, November 16, 2023 10:43 AM
To: Lake County CannabisCEQA
Subject: [EXTERNAL] Rancho Lake Major Use Permit

Dear Planning Division-

Thank you for taking the time to read my comments regarding the proposed Rancho Lake Major Use Permit located at 19955 Grange Road, Middletown CA 95461.

I am opposed to this becoming operational due to the obnoxious and toxic smell that growing, storing and harvesting cannibas creates.

I live within close enough proximity to these parcels. The afternoon wind pattern will bring the stench directly within my property.

I would have to disclose this should I choose to sell my home, therefore, this would lower my property value.

I am also very concerned in regards to the pollutants that will be within close proximity to our water source.

I look forward to your no vote on this permit.

Thank you, Connie

Andrew Amelung

From: DIEDRE DUNCAN <maildduncan@yahoo.com>
Sent: Monday, November 13, 2023 8:34 PM
To: Lake County CannabisCEQA
Subject: [EXTERNAL] Opposed to Cannabis in this location

I am appalled that this project is even being considered. There is a vital creek that will be absolutely awash with pesticides. The smell from growing and harvesting will be unbearable. We do not have enough water to support this giant operation on top of the other developments (golf courses and resorts) already planned. The traffic will impede commuters and negatively affect the ONE evacuation road in South County. I am asking you to save our community and our resources by denying the location of this project.
D Duncan
Resident

Andrew Amelung

From: John Ruiz <ruiznorcal@att.net>
Sent: Tuesday, November 28, 2023 9:39 AM
To: Lake County CannabisCEQA; Lake County Community Development - Planning Counter
Subject: [EXTERNAL] Public Response - to Project Title: Rancho Lake; Major Use Permit (UP 21-15); Initial Study (IS 21-16)

I am asking that the following project not be issued a permit or approved to proceed:

- Project Title: Rancho Lake; Major Use Permit (UP 21-15); Initial Study (IS 21-16)
- Project Location: 19955 Grange Road, Middletown, CA 95461
- APN No.: 014-290-08 and 014-300-02, 03, and 04

I am a resident of Hidden Valley Lake in Lake County CA, and own a home and a second undeveloped lot on Mountain Meadow South. My back fence and back yards (and many other homes in this neighborhood) will be in close proximity to the proposed 19.6 acre project, described in the Lake County CDD Notice of Intent document:

"*...up to 854,940 sq. ft. (19.6 acres) of outdoor canopy area. The proposed Project will occur on Assessor Parcel Number (APN) 014-290-08 (Project Parcel) and APNs 014-300-02, 03, and 04 will be used for clustering. The proposed cannabis cultivation operation includes five (5) 6,000 sq. ft. Harvest Storage and Staging Areas, two (2) 120 sq. ft. Pesticides & Agricultural Chemicals Storage Areas, a 120 sq. ft. Security Center/Shed, and twenty (20) 5,000- gallon water storage tanks*. "

I am objecting to the proposed project as written and would like to see it not approved. Among my objections are the following:

1. **Commercial water use. California's concerns for water management and drought conditions speaks squarely to communities such as Lake County. Our strategic approach needn't introduce unnecessary commercial burdens on our current conditions. The state has eased some restrictions when possible and sensible but wise stewardship demands we avoid long term commitments that will burden resources, increase run off, risk seepage into Putah Creek, and place existing agricultural and individual resources at greater risk. (see footnotes 1, 2 & 3. below)**
2. **The nuisance factor of the smell produced by indoor/outdoor grows is well established and would affect quality of life for neighboring residents. (see 4 below) The affect on air quality and even ozone**

concentration in areas is being studied. Lake County has been known historically as a region with some of the cleanest air quality in the world. Coyote Valley is known for high winds, afternoon winds that regularly occur throughout this area that will carry smells and affect air quality. Why deliberately put that at risk? (see foot note 4 below)

3. **Overall environmental impacts of all types require greater study and consideration of the issues. A brief overview of some of these can be found in the linked document "Cannabis and the Environment: What Science Tells Us and What We Still Need to Know". (see foot note 5) and in "Cannabis and the Environment document from the California Department of Fish and Wildlife (see foot note 6)**

I would ask that we not go down the road of expense and time to manage issues that can be avoided by not approving this permit and not allowing the cannabis farm to go forward. Given the opportunity to vote I would vote NO.

(I'm including a map below that shows the proposed area for the permit and marking out the homes and neighborhoods nearest it)

Thank you,

John and Janet Ruiz

ruiznorcal@att.net

707-480-7584

Hidden Valley Lake, CA

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footnotes

1. **California drought** - https://www.gov.ca.gov/2023/03/24/governor-newsom-eases-drought-restrictions/

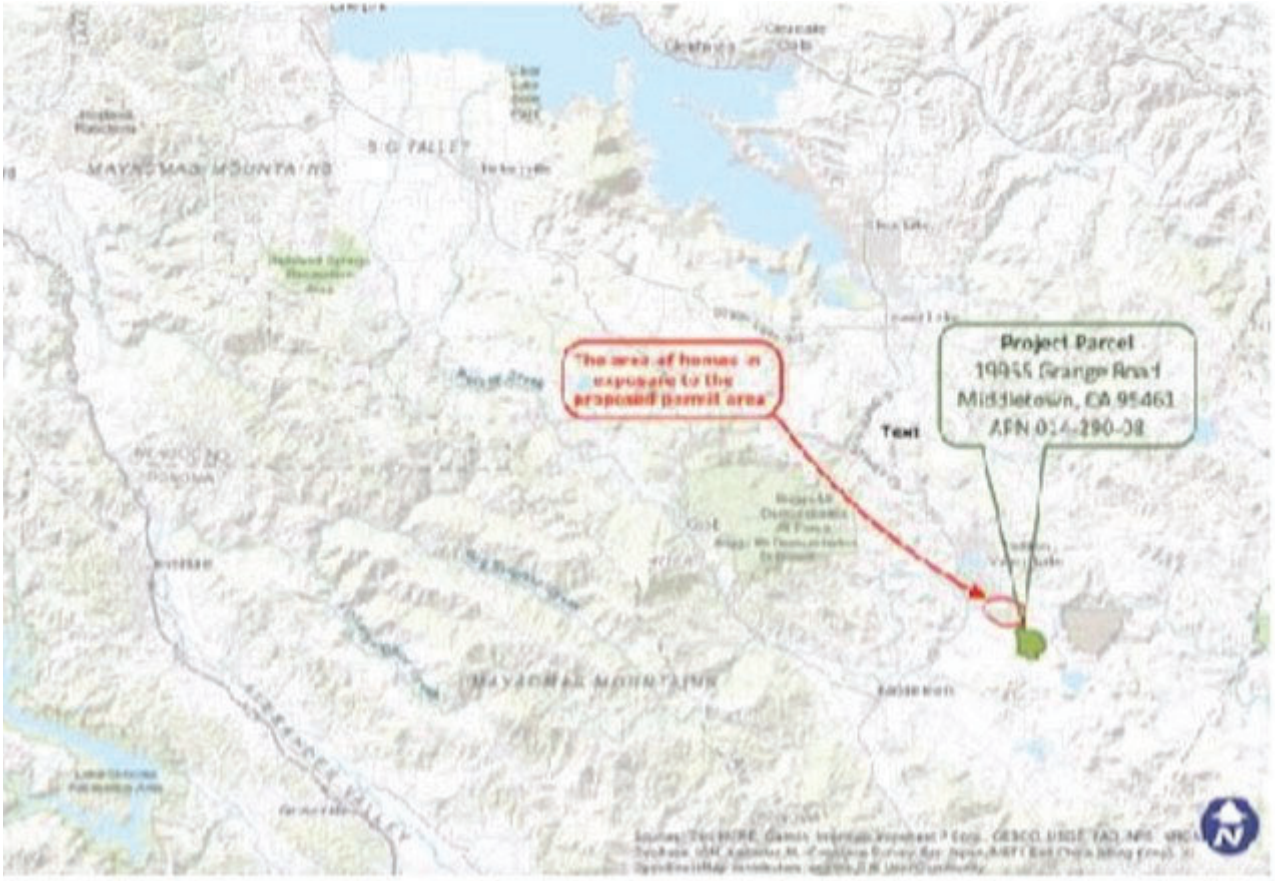
2. **Agriculture and water use in the West** - https://www.usda.gov/media/press-releases/2023/03/23/secretary-vilsack-convenes-state-agriculture-leaders-colorado-river

3. **Water usage of cannabis farms** - https://mjbizdaily.com/cannabis-requires-more-water-than-commodity-crops-researchers-say/#:~:text=The%20water%20usage%20of%20outdoor,day%20per%20plant%20in%20September.

4. **Odor Control in the Cannabis Industry** - https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9236214/

5. **Cannabis and the Environment: What Science Tells Us and What We Still Need to Know** - https://pubs.acs.org/doi/10.1021/acs.estlett.0c00844

6. **Cannabis and the Environment** - https://wildlife.ca.gov/Conservation/Cannabis/Environment



Andrew Amelung

From: Rebecca Gage <rebelr69@gmail.com>
Sent: Tuesday, November 14, 2023 7:46 AM
To: Lake County CannabisCEQA
Subject: [EXTERNAL] 19955 Grange Road

Please do not allow another grow in Middletown. There are three that I smell everyday in Middletown. My chiropractors office is inundated with the smell and it effecting their business. Just on my drive from hidden valley lake to the base of the mountain on highway 29 I smell 4 different grows. The smell triggers headaches for me. I couldn't imagine having to smell it everyday at my home or business. Please don't allow another grow in Middletown!

Rebecca Gage
Hidden Valley Lake

276 RANCH LLC (LUCHETTI RANCH)
PO BOX 419, BOLINAS, CA
ATTENTION: PETER LUCHETTI
PHONE : 415 710-0906
Email : peter@tablerockpartners.com

November 30, 2023

VIA EMAIL

cannabisCEQA@lakecounty.ca.gov

COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse 255 N. Forbes St.
Lakeport, California 95453

The purpose of this letter is to outline several issues with the Rancho Lake Project that compel the Luchetti Ranch, (276 Ranch LLC) to formally request that the County of Lake reject the Major Use Permit and Negative Declaration for Rancho Lake Project based on the Prime Farmland designation for the Luchetti Ranch organic certified irrigated pasture area. Refer to Exhibits A & B location maps. Exhibit C: California Important Farmland Finder.

Rancho Lake Project Identification Reference:

Project Title: Rancho Lake: Major Use Permit (UP 21-15): Initial Study (IS 21-18)
Project Location: 19555 Grange Road, Middletown CA 95461
APN: 014-290-08 and 014-300-02, 03 and 04.

Luchetti Ranch Parcels Identification

The Luchetti family own the following parcels in the name of 276 Ranch LLC immediately adjacent to the 19555 Grange Rd. parcels identified above. The 21565 and 21333 parcels are within 700 feet of the defined Rancho Lake project area. The Luchetti's also own two additional parcels that are contiguous with APNs 030 and 040 on Yankee Valley Rd:

APN 014-400-030-000, 21565 Grange Rd.
APN 014-400-040-000, 21333 Grange Rd.

APN 144-171-090-000, 21613 Yankee Valley Rd.
APN 144-171-080-000, 21631 Yankee Valley Rd.

Luchetti Ranch Comments:

1. **Summary Comments**

    a. **The Rancho Lake Project interferes with the Luchetti's Prime Farmland operations. While the Prime Farmland Ordinance does not cover the Luchetti Ranch it is directly relevant to the Luchetti's concerns. The project has a significant impact on the rare natural qualities of the area of Coyote Valley defined by the Comstock/Luchetti ranches:** The Valley at the end of Grange Rd. defined by the Luchetti and Comstock ranches is free of development and industrial activity and has been enjoyed by generations as a uniquely quiet, remote, safe, historic, and naturally isolated valley. Surrounded by circling hills, the valley's dark night sky has been protected from the modern impact of industrial noise, light pollution, truck traffic and security risks. The Luchettis have just completed a large multi-year capital investment in the ranch restoring catastrophic property losses following the Valley Fire. The location and level of activity contemplated by the Rancho Lake project's industrial scale outdoor cannabis farming and processing will have a material adverse impact on the natural environment and quality of life that the Luchetti and Comstock families have enjoyed in the valley for generations. The Luchetti's are opposed to the project in its current form based on the impact it will have on Coyote Valley, the wildlife therein, and the impacts on the Luchetti ranch.

    b. **Proximity to the Luchetti Ranch breaches the 1,000-foot threshold in Ordinance No. 3103:** The Lake Ranch LLC growing area is directly adjacent to the farm center and residential areas on the Luchetti ranch (Refer to map Exhibits A, B and C) And it's directly adjacent to the certified organic permanent pasture grazing area on the Luchetti ranch. The proposed project presents potential for adverse impacts on the Luchetti Ranch resulting from the use of agricultural chemicals, odor control, view sheds/glare, light pollution, dust, noise, wildfire risk and the volume of traffic resulting from the Rancho Lake project. The Luchetti's possess a heightened concern regarding the organic farming certification on the Luchetti Ranch and compatibility with the cultural practices involved in cannabis production, including but not limited to the use of agricultural chemicals and pesticides. The sheer volume of activity in growing cannabis on a commercial scale in such close proximity to the Luchetti's organic farming operations far exceeds anything that has existed in the Coyote Valley during the 54 years the Comstock and Luchetti ranches have coexisted together. The negative declaration does not discuss the potential impacts of chemical drift from the spraying of herbicides and pesticides, or the use of soil amendments, which has a potentially significant impact on the Luchetti Ranch. Further study of this issue is necessary to avoids such impacts through appropriate mitigation measures. In its current form, the negative declaration should be denied on this basis alone due to the significant risks to Luchetti Ranch and its organic farming operations.

    In addition, the noise impacts of the project are not adequately mitigated under the draft negative declaration. NOI-2 imposes limits on decibel levels but places the burden

of monitoring such levels on the neighbors. A better mitigation measure would require the applicant to maintain ongoing monitoring utilizing sound level monitors to take the enforcement burden off of the neighbors.

c. **Water Supply Stress:** (Refer to Exhibit E well locations) The Rancho Lake grow plan cites 49.1-acre feet (approximately 16,000,000 gallons) of water use from an existing well on the property that produces 355 gallons per minute. The CEQA report describes this as an existing well which is incorrect and misleading. It is not an existing well. The new Rancho Lake well was drilled in 2021 during the predevelopment phase of the Rancho Lake project a year after the Comstock's initially notified the Luchetti's of their plan for a cannabis farming project. The well drilling coincided with the first of several biological field assessments conducted in connection with this application. This suggests the applicant is seeking to piecemeal the well approval and have it treated as a distinct project from the cannabis cultivation. In truth, the projects are not distinct. The environmental impacts of the well should have been studied as part of this project assessment, rather than treating it as an existing well under the current project. Indeed, at the time the well was being drilled the Luchetti's expressed urgent and timely concern about the location of the well near two preexisting agricultural wells on the Luchetti Ranch (Refer to Exhibit E). Luchetti's concerns were dismissed and ignored. The Luchetti's believe that use of the preapplication permit to drill a new well that was later referred to as an existing well in the CEQA review is piecemealing and should be treated as a single project together with the proposed cannabis operation. To do otherwise would prevent an effective means of reviewing and commenting on the impact of the well on the aquifer and the Luchetti's organic cattle operations. This behavior results in Luchetti's having significantly diminished confidence in the project sponsors and the county review and permitting process and has led Luchetti's to object to the project.

   The Luchetti's have been raising beef cattle and irrigating 110 acres of permanent pasture for cattle grazing in coyote valley for 54 years since acquiring the Luchetti ranch from the Comstock's in 1970. Based on 54 years of experience pumping 320.6-acre feet of water annually, licensed by the State Water Board) from Putah Creek, and supplemented by the two agricultural wells located near the new Rancho Lake well, the Luchetti's are certain that proposed Rancho Lake well pumping 49.1-acre feet annually will have a material adverse impact on water supply on the Luchetti ranch in the summer irrigation season. As it stands, the Luchetti's experience a shortage of water in most years and especially in dry years with clear evidence that water supply availability has steadily deteriorated since the mid 1980's. Recent drought years have severely worsened water supply conditions.

   Furthermore, over the last 30 years the Luchetti Ranch has participated in a comprehensive State Water Board mandated ground water monitoring program in Coyote Valley led by Hidden Valley Community Services District (HVLCSD). One of the 11 monitoring wells in the program is located on the Luchetti Ranch near the agricultural wells and the newly developed Rancho Lake well. Any activity involving the withdraw of water from the aquifer in the Coyote Valley, including but not limited to the new Rancho Lake well, must be incorporated into and reflected in the 30-year State Water Board mandated monitoring program managed by HVLCSD. Luchetti's again emphasizes that water supply stress is an ongoing problem in Putah creek and in the ground water basin.

The Luchetti's 54-year history and hard gained knowledge pumping water for irrigation in Coyote Valley should not be ignored or dismissed in the review of the Rancho Lake permit application. The language in the CEQA report concerning water availability is inaccurate and misleading and should be revised accordingly to 'Potentially Significant'. The CEQA process must responsibly include an in-depth analysis with appropriate mitigation measures for water supply issues related to the proposed Rancho Lake project.

d. **Odor Control:** Among the more challenging issues related to cannabis production in California is odor control. There are many lawsuits and cases that define this issue in the state of California. The Carpinteria, California case offers a contemporary reference illustrating the challenges in dealing with odor control. There is no getting around it, cannabis production smells bad. And as has proven to be the case in Carpinteria cannabis production where odor control has proven impossible to mitigate. The Luchetti family puts a high valley on the natural setting and recreational value of the Luchetti Ranch, as should the County. The Luchetti's believe, based on a very well documented case history in California, that the Rancho Lake project will have a material adverse impact due to odor control issues resulting from cannabis production. The Luchetti's have painstakingly rebuilt the Luchetti ranch following the Valley Fire in 2015 and believe that cannabis crop odor has the potential to impede the quality of residential and recreational life on the ranch and is likely to devalue the Luchetti ranch. Adding to this concern is the impact on the Hidden Valley community including the area defined by the Ranchos. The project setting is not as isolated and rural as described in the CEQA review. Accordingly, this impact must be upgraded to 'Potentially Significant' so that it may receive greater scrutiny, in-depth review, and effective mitigation and monitoring measures.

e. **Use of Agricultural Chemicals:** The Luchetti Ranch is a certified organic cattle farming facility producing 125 head of grass-fed organic beef annually. We sell our beef to Whole Foods. The Luchetti ranch runs a profitable business which contributes to Lake County's traditional agricultural heritage and productivity. As explained above, the Luchetti's have farmed beef cattle on the Luchetti Ranch for 54 years. The profitability of the cattle business critically depends on continued organic certification. Noting the Rancho Lake grow is immediately adjacent (less than 1,000 feet per Ordinance 3103) to a certified organic farming operation, the Luchetti ranch believes that cannabis production on the scale proposed by the Rancho Lake project utilizing agricultural chemicals is incompatible with organic beef production and is a substantial risk to its organic certification and thus should be revised in the CEQA report to 'Potentially Significant' to ensure more in-depth evaluation of this risk, as well as effective mitigation measures.

f. **Impact on natural environment, view sheds and visual impacts related to Rancho Lake Infrastructure:** Rancho Project cannabis production requires significant infrastructure including five (5) 6,000 square foot (Total 30,000 square feet) of Harvest Storage Areas, two (2) 120 square foot (total 240 square feet) Pesticide & Agricultural Storage Areas, one (1) 120 sq. foot Security Center/Shed and twenty (20) 5,000-gallon (100,000 total) water storage tanks. Construction would include building fences, soil preparation, installing irrigation systems, developing the employee parking areas, and erecting the Harvest Storage & Staging Areas (engineered fabric structures). Construction is expected

to take 3 to 4 weeks and utilize 8 to 16 workers. The site will be surrounded with 6-foot galvanized woven wire fencing, with access using metal gates secured by padlocks. Security cameras will be installed around the perimeter of the cultivation areas.

Taken together, all these structures and the level of activity contemplated by the Rancho Lake project far exceed the historical agricultural use in the Coyote Valley and rises to the level of industrial scale farming that is inconsistent with the natural rural environment that defines the site and surrounding areas today. The Luchetti's again stress their concern about the location of the project and its adjacency to the Luchetti ranch living quarters, farm center, agricultural and domestic wells, and organic permanent pasture (Reference Exhibit F). Luchetti's request that the CEQA review be upgraded to 'Potentially Significant', so these concerns receive greater scrutiny and in-depth review.

Likewise, mitigation measure BIO-5 is inadequate to protect nesting bird species. The mitigation measure requires a pre-construction survey prior to the commencement of ground-disturbing activities. The way this measure is articulated potentially creates a loophole for non-ground-disturbing activities that could be disruptive to nesting birds prior to the need for a pre-construction survey. For example, trees and shrubs that provide nesting habitat, could be removed prior to the need for a survey. Accordingly, this mitigation measure should be revised to close that loophole.

Further, item (d) under Aesthetics asks whether the project will create a new source of glare, yet only the impacts of security lights is addressed. Cannabis cultivation involves the use of hoop houses and greenhouses, which are primarily made up of highly reflective materials. Because the glare impacts of such materials are not considered in the negative declaration, further study on such impacts is required.

g. **Night-time Lighting:** The Rancho Lake Project report cites the need for night-time security lighting. Currently there is little-to-no nighttime lighting in the valley related to residences or agriculture. The valley has remained a rare, "dark sky" location. The proposed lighting will have a material adverse impact on the valley, surrounding areas, and the wildlife in the area. Cannabis farming and Lake Rancho directly impact and interfere with the natural dark sky setting in the valley. The Luchetti ranch is committed to maintaining a natural dark sky environment. The night-time lighting impacts should be raised to 'Potentially Significant' in the CEQA review to ensure proper vetting and evaluation of night-time lighting impacts resulting from the Rancho Lake project, in recognition of the current status of the area which lacks light pollution. Such a setting is increasingly unique and deserves more protection that what is provided under the current negative declaration.

h. **Number of daily trips and size of work force and road usage impacts-** The Luchettis are concerned about the impact of automobiles. vans, construction vehicles and heavy equipment on Grange Road, the sole ingress/egress (in a Type 4 Wildfire Risk zone visited repeatedly by devastating fire in the past 8 years) for Luchetti Ranch, the Coast Guard, and the owners of Noyes Ranch. An employee parking area with fourteen (14) spaces and one ADA complaint finds the space. And daily traffic commutes during regular operations of approximately twenty-four (24) trips during regular operations, and up to forty (40) daily commutes during the peak planting and harvest periods. Weekly truck deliveries of

various project-related materials would occur throughout the cultivation season. The impact of this level of traffic on Grange Rd. and the Coast Guard Road is unrealistic impractical given the current state of repair of these roads.

Currently, Grange Road is very fragile and beyond the end of its useful design life, noting the original road was a tar and gravel road. To Luchetti's knowledge, Grange Road was never formally paved and as a result does not have a solid base rock foundation. Grange Road has become partially paved following many years of inconsistent chip sealing and frequent cold patching of potholes by the Lake County public works department. Grange Road readily breaks down, developing extensive pot holing, with light use. Modest increases in car and truck traffic over Grange Road have resulted in many new potholes. The County practice of semiannual cold patching of potholes is inadequate to maintain Grange Road in a state of good and safe repair. And with increased heavy use due to the development of the new golf course at the glider port site, vineyard operations, hay production and day-to-day traffic, Grange Road is already in need of substantial capital improvement.

Beyond the impacts on Grange Road, the Luchetti Ranch is concerned about the condition of the paved road that runs from the end of the county road up to the Coast Guard, commonly referred to as the Coast Guard Road. The Coast Guard Road is also fragile and is not in a state of good repair. The level of traffic resulting from the Rancho Lake project is likely to have a negative adverse impact on the Coast Guard Road as well. And following on the wildfire theme above there is a need to mitigate oak and other tree downfall within 300 feet of the Coast Guard Road to improve safety during wildfire events. The Luchetti-s request that that number of daily trips and size of work force, size of work force road usage impacts be raised to 'Potentially Significant' in the CEQA review to ensure proper vetting and evaluation of impacts resulting from the Rancho Lake project.

i. **Wildfire Risk:** The Luchetti and Comstock ranches were catastrophically impacted by the Valley Fire in 2015 and seriously threatened a second time by the LNU Lightning Complex fires in 2020. The Luchetti's incurred millions of dollars of property losses from the Valley Fire in 2015. The coyote valley and the Comstock and Luchetti ranches are critically vulnerable to wildfire events. The Luchetti's have experienced a high level of difficulty in securing insurance for newly built replacement structures, ranch infrastructure (water and power) and ranch equipment. The Luchetti's know from firsthand experience that the official government response during major wildfire events reaches a drawdown resulting in very little to no resources being available to defend outlying ranch properties. In 2015 Luchetti's did not see an adequately resourced first responder response for over a week. The Luchetti's and their employees remained on site caring for over 200 head of livestock. The Luchetti's have acted and rebuilt the Luchetti ranch to be more wildfire defensible and resilient. They have also invested heavily in onsite firefighting equipment. The Rancho Lake project involves a significantly heightened presence of human resources and farming equipment in the cannabis growing season, which is coincidental with the height of wildfire season. The level of activity associated with newly introduced industrial scale cannabis farming activities significantly increases wildfire risk in the Coyote Valley. The best practice during the high-risk months of wildfire season is to reduce outdoor activity involving humans and equipment to the bare minimum. The Rancho Lake project human and equipment footprint is simply too high relative to wildfire risk. It's imprudent to introduce greater wildfire risk in the immediate vicinity of the Luchetti and Comstock

ranches. Luchetti's request that wildfire risk impacts be raised to 'Potentially Significant' in the CEQA review to ensure proper vetting, evaluation of impacts resulting from the Rancho Lake project, and appropriate mitigation measures.

j. **Introduction of increased risk of criminal activity to the Valley for the first time:** There are countless articles in California concerning cannabis farming detailing crime reports specific to this crop. Law enforcement highlighting the need to "harden" operations because law enforcement lacks the budgetary resources to adequately cover cannabis growing activities. Lake County is subject to severe budget resource constraints and does not have the resources necessary to provide supernormal law enforcement capacity to properly police and secure a cannabis growing operation on the scale of the Rancho Lake Project. This problem is exacerbated by the project's rural setting, which increases law enforcement response times. In 2019 on a Friday night the Luchetti's encountered a crime scene at the end of Grange Rd. with a severely injured person lying on the ground. They called 911 and it took the Sheriff's department over 45 minutes to arrive at the scene. And while EMS arrived within 15 minutes, they would not approach the scene until it was secured by the sheriff. Both the regulated and the real requirements for intensive security including alarms, cameras, lights and video, and the jump in employee traffic, together change the remote and secure sense of the place, into a more industrial and higher risk setting. Criminal risk related to the Rancho Lake project is indivisible and nonexcludable for neighboring properties. There is no realistic or practical way for neighboring properties to adequately protect themselves from criminal risk. The Luchetti Ranch, and other residents in the surrounding area are not prepared to absorb the increased criminal risk associated with the Rancho Lake Project. Luchetti's request that that crime risk impacts be raised to 'Potentially Significant' in the CEQA review to ensure proper vetting and evaluation of impacts resulting from the Rancho Lake project, and appropriate mitigation measures.

k. **CannaCraft as commercial partner and sponsor of the Ranch Lake project:** CannaCraft is a privately held legally defined marijuana grower in California who grows and retails a wide range of marijuana related products. There is little to no public information about CannaCraft. It is Luchettis understanding that the proposed growing contract with Comstock's defines an initial five-year term with options to extend to 15 years. The Luchetti's are requesting an in-depth business assessment of the contract between CannaCraft and Comstock's. It is necessary to perform a more in-depth review of the financial condition of the project sponsors, performance obligations and cure provisions defined in the parties' commercial arrangements in relation to any permit that is issued by Lake County for a cannabis project. The contract review should carefully assess performance guarantees backed up by sufficient performance bonds, letters of credit and liquidated damages to ensure that any industrial scale cannabis production introduced into the coyote valley provides neighboring properties with adequate protection from default risk and the failure of Rancho Lake LLC. In addition, permit language should include minimum annual independent performance reviews with publicly disclosed reporting to ensure full permit compliance. And a stipulation that the permit has a final maturity of 5-years and may not be renewed in the absence of a formal publicly disclosed independent permit compliance audit by the Lake County Planning Department. The compliance audit should include an assessment of negative impacts on adjacent properties. The potential for CannaCraft contractual default relative

to key performance obligations under its commercial growing contract represents an unacceptable level of risk to the Luchetti's and neighboring properties who do not have an economic interest in the Comstock cannabis farming project. Leaving local property owners holding the bag for a failed cannabis operation. There are many examples of failed cannabis operations in California and Lake County today that substantiate this concern. Luchetti's request that an in-depth commercial contract risk register and defined mitigating factors be developed to properly evaluate the Rancho Lake project's financial and performance risk concerns. This task should be raised to 'Potentially Significant' in the CEQA review to ensure proper vetting and evaluation of impacts resulting from the Rancho Lake project.

l. **The draft CEQA report requires editing and upgrading several key impacts to the 'Potentially Significant Impact' level of review:** The Luchetti believes that several key impacts in the CEQA report, California Environmental Quality Act Environmental Check List Form Initial Study (UP 21-15, IS 21-26) are misclassified and need to be upgraded to Potentially Significant Impact to ensure proper review and vetting of key challenges and issues presented by the Rancho Lake project. The Rancho Lake project possesses several critical risks and issues that suggest it should not receive a negative declaration and that a full EIR process is warranted to properly address the issues and concerns raised by Luchetti's.

In closing Luchetti's formally request that the County of Lake reject the Major Use Permit and Negative Declaration for Rancho Lake Project based on the Prime Farmland designation for the Luchetti Ranch organic certified farming area. The Luchettis are entitled to a more complete and transparent review of their issues and concerns with the Rancho Lake Project. In considering this request, please take the following points into consideration. The Luchettis made a formal written request to the Comstock's to meet and confer to resolve their concerns. The Comstocks declined to meet with the Luchettis several times and referred the Luchettis to CanaCraft their commercial farming partner in the project. The Luchettis do not have a contractual relationship with CanaCraft and asked the Comstock's for a copy of the commercial contract so they could determine if their issues were addressed in the contract. Comstock's declined this request as well. Then the Luchetti's then reached out to John Ross, District 1 Board representative. Mr. Ross declined to speak to the Luchetti's about this matter. The Luchetti's researched the possibility that Ordinance No. 3103 might help address their concerns and found that while the ordinance would be helpful it doesn't apply to a 54-year organic ranching operation in Southern Lake County, which seems inequitable and unfair. The Luchettis then reached out to the Lake County Planning Director to discuss this matter but were unsuccessful in reaching her. The Luchetti's emphasize that piecemealing of the well drilling permit and refusal of the Comstock's and CanaCraft to stop and address their concerns when the well was being drilled is a primary concern resulting in a loss in confidence in this process. At this point in the process, the only recourse the Luchetti's have is this a letter to the board and a 3-minute public comment opportunity at a board meeting. Considering the litany of additional issues and concerns outlined herein the Luchetti's feel the formal review process is failing them. The Rancho Lake project is poorly designed and fails to resolve significant issues relating to interference with Luchetti's 54-year organic cattle ranching operation on Prime Farmland. Again, Luchetti's respectfully request, noting multiple failed attempts to be a constructive participant in this process, that the board reject the Rancho Lake application and negative declaration so that a complete and proper review of the project can be undertaken through a formal CEQA review process which is designed to address the full scope of issues outlined by the Luchettis. The Luchettis remain committed to open and transparent communications with the Lake County Planning Department and the Comstock's

and strongly encourage an active dialogue aimed at developing satisfactory resolution of a cannabis project that is mutually acceptable to all of the parties involved.

Sincerely,

Peter Luchetti

EXHIBIT A

Comstock & Luchetti Ranch Locational Overview (Rancho Lake project area in red)

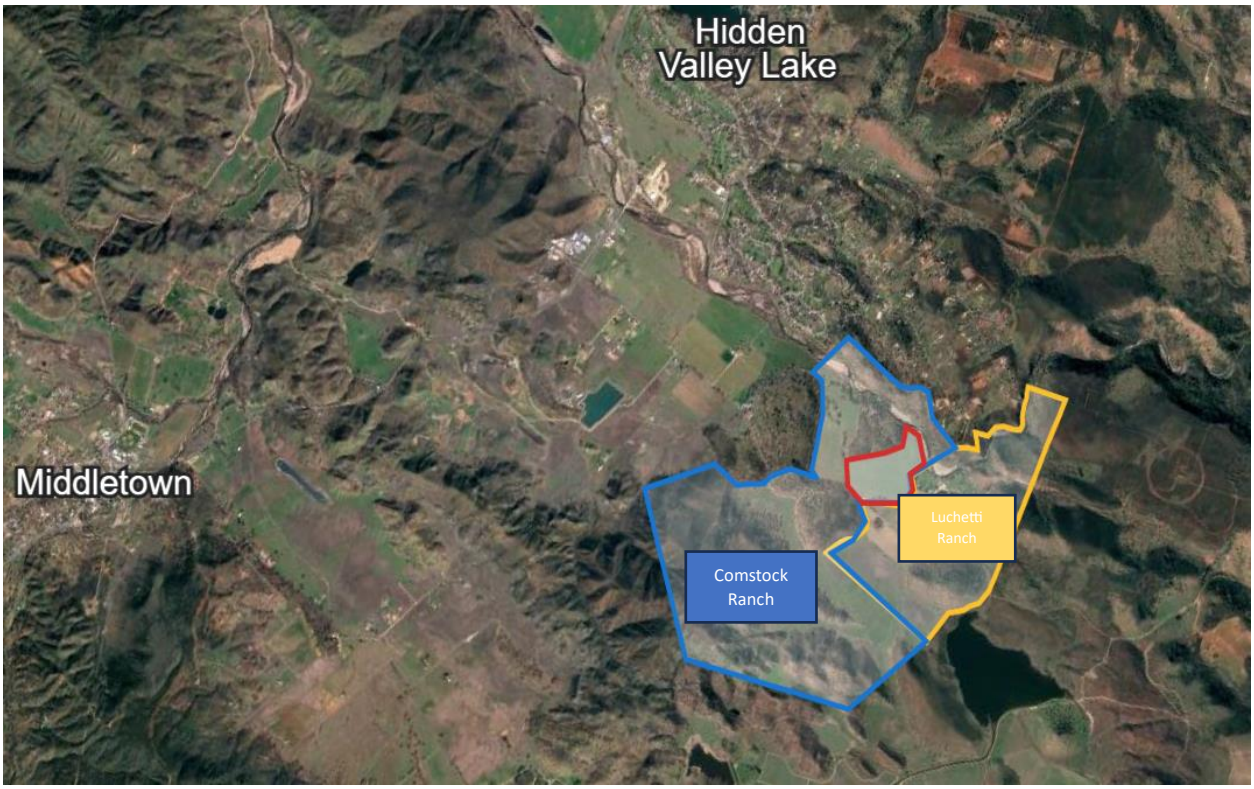


EXHIBIT B

Comstock Cannabis Growing Area Proximity to Prime Farmland on the Luchetti Ranch



EXHIBIT C

California Important Farmland Finder

https://maps.conservation.ca.gov/DLRP/CIFF/

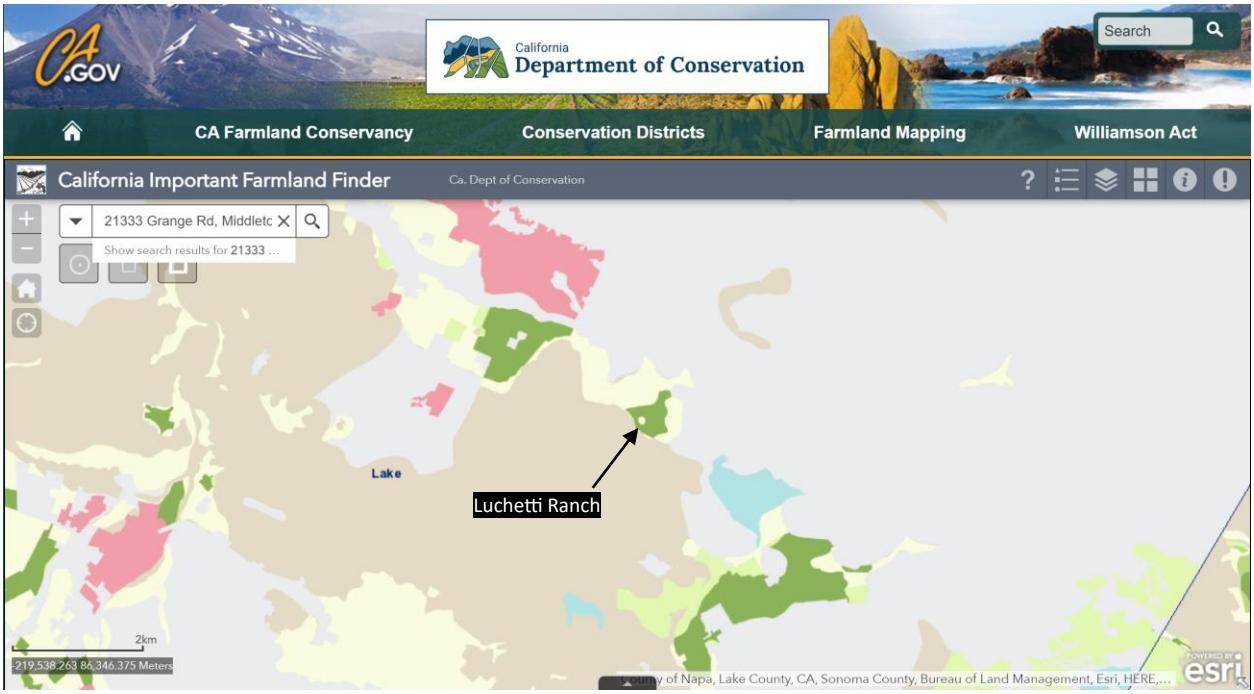


EXHIBIT D

BOARD OF SUPERVISORS, COUNTY OF ALKE, STATE OF CALIFORNIA ORDINACE NO 3101. AN ORDIANCE AMENIDNG CHAPTER 21, ARTICLES 27 & 68 OF THE LAKE COUNTY CODE PERTIANIING TO COMMERICAL CANNABIS CULTIVATION IN PROXEMITYU TO LAKE COUNTY IMPOTANT FRAMLAND.

BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA

ORDINANCE NO. 3101

AN ORDINANCE AMENDING CHAPTER 21, ARTICLES 27 & 68 OF THE LAKE COUNTY CODE PERTAINING TO COMMERCIAL CANNABIS CULTIVATION IN PROXIMITY TO LAKE COUNTY IMPORTANT FARMLAND

THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

Section One: Section 68.4 of Chapter 21 of the Lake County Code is hereby amended with these following additions to section (f):

17. Farmland Protection Zone – Areas identified on Exhibit Map: Lake County Farmland Protection Zone is intended to protect specific farmland designation areas from cannabis outdoor cultivation.
18. Farmland Designation – Areas designated as prime farmland, farmland of statewide importance, unique farmland, and farmland of local importance as depicted on the current Lake County Important Farmland prepared by the State of California Department of Conservation Farmland Mapping and Monitoring Program.

Section Two: Section 27.13 of Chapter 21 of the Lake County Code is hereby amended as to the section (at), 1, vi with the following:

vi. Lake County Important Farmland
Farming and agriculture is Lake County is important to our economy. Cannabis may present certain conflicts with more traditional farming. In order to ensure the protection of all agricultural industries within the county, the following rules will apply when cannabis cultivation interfaces with Farmland Protection Zones. If an applicant finds that their project is in an area where they shall not be allowed to cultivate outdoors, then their cannabis cultivation shall be limited to indoor, mixed light, and greenhouses that equipped with filtrations systems that prevents the movement of odors, pesticides, and other air borne contaminates out of or into the structure.
    a. Outdoor cultivation of cannabis shall not be allowed within any Farmland Protection Zone.
    b. Outdoor cultivation of cannabis shall not be allowed within 1000 feet of any Farmland Protection Zone.
    c. If outdoor cultivation of cannabis is less than one (1) mile from Farmland Protection Zone, vegetation screening is required.
        i. Vegetation screening shall consist of woody vegetation or trees that grow to no less than 20 feet tall.

ii. Vegetation screening shall be between Farmland Protection Zone and the permitted cannabis canopy area.
iii. The species of *woody vegetation* or *trees* to be used may be chosen by the permit applicant but should be suited to localized soil and site conditions. Native plant species are encouraged as are plantings which will benefit local fauna. Plantings must be *perennial* and hardy in the local climate zone as specified in scientific literature or garden catalogs.
iv. Vegetation screen shall be effective in preventing substantial drift and approved by the Agricultural Commissioner.
v. Vegetation screen shall be maintained through the life of the cultivation use permit.

Section Three: The Board of Supervisors independently finds and determines that this action is exempt from CEQA pursuant to Business and Professions Code section 26055(h) for the adoption of an ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity where the discretionary review in any such law, ordinance, rule, or regulation includes applicable environmental review under Public Resources Code sections 21000, et seq and under CEQA Guidelines section 15061(b)(3) as an activity that is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The general exemption applies in this instance because it can be seen with certainty that there is no possibility that the proposed amendments could have a significant effect on the environment.

Section Four: All ordinances or parts of ordinances or resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict and no further.

Section Five: This ordinance shall take effect on the 14th day of January, 2021, and before the expiration of fifteen days after its passage, it shall be published, at least once, in a newspaper of general circulation printed and published in the County of Lake.

The foregoing ordinance was introduced before the Board of Supervisors on the 8th day of December, 2020, and passed by the following vote on the 15th day of December, 2020

AYES: Supervisors Sabatier, Crandell, Scott, and Simon

NOES: None

ABSENT OR NOT VOTING: Supervisor Brown

COUNTY OF LAKE

Mike Simon (Dec 17, 2020 09:56 AKST)

Chair, Board of Supervisors

ATTEST: CAROL J. HUCHINGSON

Clerk of the Board

By: channa peelen (Dec 17, 2020 12:35 PST)

APPROVED AS TO FORM:

ANITA L. GRANT

County Counsel

By:_____

EXHIBIT E

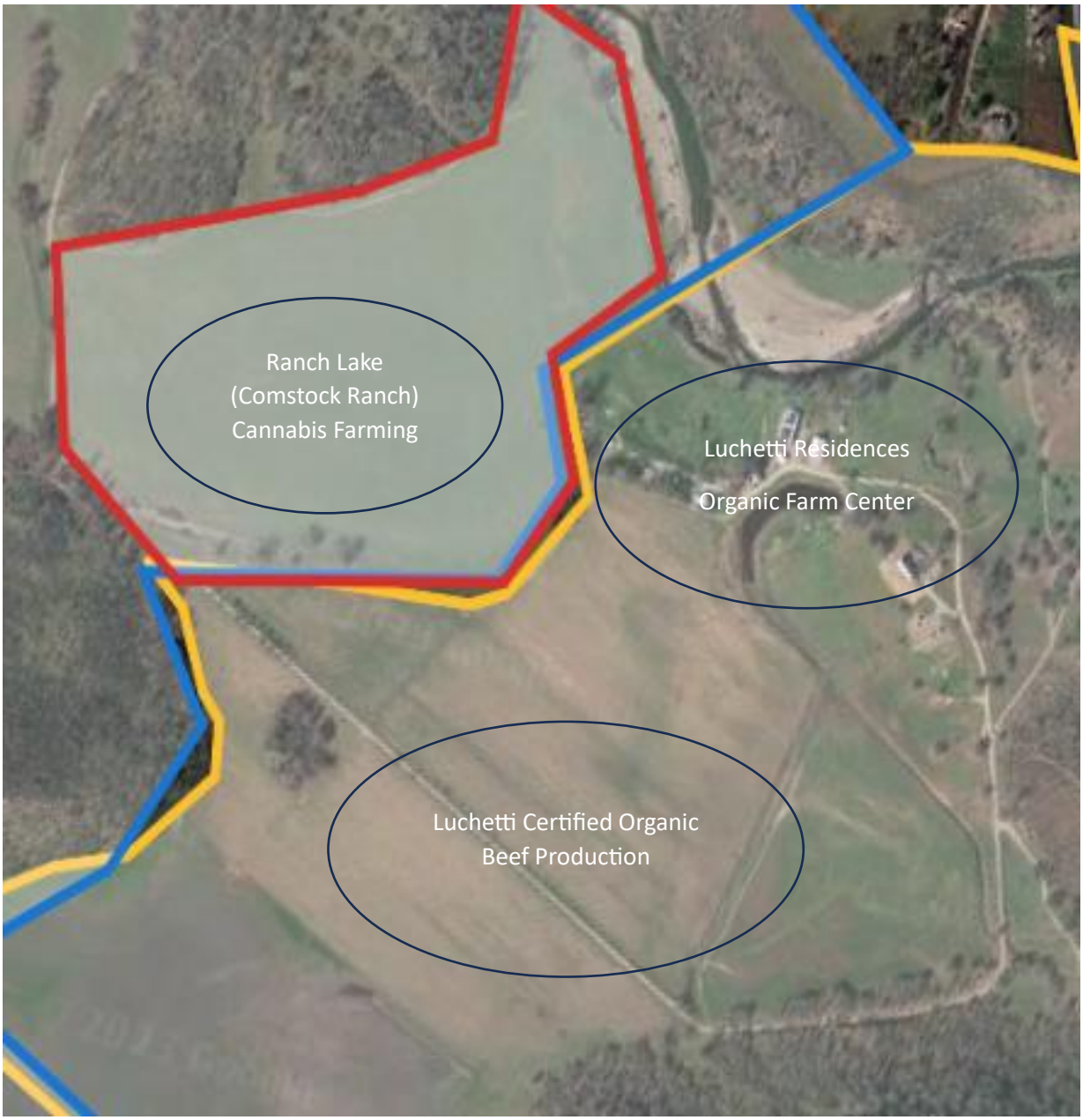
Overview of Well locations on the Comstock and Luchetti Ranches

- New Rancho Lake well
- Agricultural wells Luchetti Ranch
- Domestic household well Luchetti Ranch



EXHIBIT F

Zoom into Rancho Lake & Luchetti Ranch Organic Beef Production, Residential and Farm Center Areas



From: Peter Luchetti
To: Andrew Amelung
Subject: [EXTERNAL] QUESTION
Date: Monday, December 18, 2023 1:18:29 PM

I would like to see the Comstock move their project back to the area across their entry road. Doing so creates a 1,000 foot buffer between the growing site and my organic pasture. In terms of the permitting process can this be done without starting over? Would making such a change delay the process?

Thank you
Peter

--
Peter Luchetti, Managing Partner
peter@tablerockpartners.com
415-710-0906

276 RANCH LLC (LUCHETTI RANCH)
PO BOX 419, BOLINAS, CA
ATTENTION: PETER LUCHETTI
PHONE : 415 710-0906
Email : peter@tablerockpartners.com

April 30, 2024

VIA EMAIL

cannabisCEQA@lakecounty.ca.gov

COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Court house 255 N. Forbes St.
Lakeport, California 95453

Rancho Lake Project Identification Reference:

Project Title: Rancho Lake: Major Use Permit (UP 21-15): Initial Study (IS 21-18)
Project Location: 19555 Grange Road, Middletown CA 95461
APN: 014-290-08 and 014-300-02, 03 and 04.

The Luchetti Family (276 Ranch LLC) who owns a 650-acre organic beef production facility immediately adjacent to the proposed cannabis growing area on the Comstock Ranch is requesting that the Lake County Planning Commission reject the Rancho Lake LLC request for approval of Major Use permit (UP 12-15) and Mitigated Negative Declaration (IS 21-16) on the grounds that the proposed project as currently designed will have significant material adverse impacts on the 276 Ranch and the environment.

As highlighted in our letter of November 30, 2023 there are several issues that support this request. The Luchetti's have retained a biologist and hydrologist (reference attached letter) referencing the Luchetti's concerns.

Use of Herbicides and Pesticides

- As currently designed, the Rancho Lake Project is located unreasonably close to the property line and the 276 Ranch certified organic pasture area.

- 276 Ranch is a Prime Farmland Designated Area in the State of California Department of Conservation Mapping and Monitoring Program (Reference Exhibit A).
- The 276 Ranch has produced beef cattle on the ranch uninterrupted for 54 years.
- The County of Lake has previously acknowledged that cannabis may present certain conflicts with traditional farming activities. And long-standing traditional farming activities in Farmland Designated Areas (Prime Farmland).
- The Rancho Lake Project LLC applications specially acknowledge the use of pesticides and herbicides.
- Drift from the application of pesticides and herbicides has proven to be harmful to adjacent farming and ranching operations. Industry best practices call for adequate separation and protection zones and controls relating to the potential for drift from the use of pesticides and herbicides.
- The proposed project does not maintain adequate separation from the certified organic pasture area located on the 276 Ranch property. The risk of herbicide and pesticide drift due to the project's close proximity to the property line presents a significant risk to the environment and farming operations on the 276 Ranch property.
- 276 Ranch respectfully requests that the Lake County Planning Department acknowledge the potential for pesticide drift and deny the Rancho Lake Use Permit and Negative Declaration on that basis.

Water Supply Deficit

- 276 Ranch has been irrigating 110 acres of designated Prime Farmland immediately adjacent to the proposed Rancho Lake cannabis farming area for 54 years (Reference Exhibit B).
- 276 Ranch LLC holds the senior water right in the area (licensed by the State Water Board) authorizing it to pump 320.9-acre feet annually (from May to October) for the purpose of irrigating 110 acres of permanent pasture.
- 276 Ranch operates 2 agricultural wells with sufficient design capacity to meet this need and a household well to meet domestic needs.
- Over decades of operating experience during wet years the operation of the irrigation wells places a strain on water supply availability. And during dry years the water supply and availability is severely impacted.
- Water supply limitations in dry years have historically required the reduction of cattle production from 130 head to approximately 80 head of cattle.
- Rancho Lake LLC drilled a new well approximately 500 and 900 feet respectively from the 276 Ranch agricultural and domestic wells (Reference Exhibit C). Rancho Lake LLC's application indicates pumping 49 plus acre-feet from the aquifer. 276 Ranch raised concerns at the time the Rancho Lake LLC well was being developed. Their concerns were ignored and not addressed.
- The Rancho Lake well was drilled in an area that is highly likely to impact the 276 Ranch wells productivity and have an adverse impact on water supply in the area.
- As indicated in the attached letter from HDR, 276 Ranch's consulting hydrologist, water availability is a significant concern in the area and requires further study. 276 Ranch has responsibly retained HDR to conduct a thorough hydrological study during the 2024 irrigation season with a full report due later this year.
- 276 Ranch respectfully requests that the Lake County Planning Department acknowledge the potential for water supply shortages and deny the Rancho Lake Use Permit and Negative Declaration,

California Environmental Quality (CEQA) Act

Piecemealing

- Piecemealing occurs when an applicant willfully separates (piecemeals) an application consequentially denying a neighboring property owner the opportunity to fully evaluate the impact of the proposed activity, in this case cannabis farming by Rancho Lake LLC, in relation to 276 Ranch's organic cattle ranching business, its domestic presence on the ranch, and the natural environment.
- Rancho Lake LLC submitted a well drilling permit application, which was approved by the Lake County Environmental Department, knowing the well was being developed to support cannabis farming.
- Subsequently, once the well was drilled in a very sensitive location relative to the existing 276 Ranch agricultural and domestic wells with full knowledge of the Luchetti's expressed concerns, Rancho Lake LLC submitted its Use Permit and Negative Declaration.
- The timing of the two distinct and separate applications has denied the 276 Ranch, and other interested parties, due process in evaluating the Rancho Lake LLC Use Permit and Negative Declaration.
- Water resource availability and resource constraints have not been adequately explored.
- 276 Ranch respectfully requests that the Lake County Planning Department deny the Rancho Lake Use Permit and Negative Declaration based on piecemealing of the submission process by Rancho Lake LLC.

Other Issues of Concern

Topics that Require More In-depth CEAQ Review and Evaluation and General Consideration by the Planning Commission among other agencies with jurisdiction in this matter

There are several topics that require more in-depth review and evaluation including but not limited to:

- The absence of a wetlands study, which is required by the CEQA process resulting in the Negative Declaration being incomplete.
- The number of daily automobile and truck trips rising to 40 round trips per day during the growing season in an area that has historically experienced less than 4 trips per day. This is a primary concern, noting there is only one way in and out of the ranch running through the Comstock property on a road that needs maintenance and repair and where wildfire risk factors add to safety considerations in an emergency.
- Odor control. The Luchetti family and farm manager residences are in close proximity to the growing area. It is highly likely they will be impacted by cannabis odor control concerns during the growing season. The current project design does not adequately deal with odor control.
- Security issues and law enforcement resource limitations in Southern Lake County. No fault of the Lake County Sheriff's department resources are limited. The Luchetti's are very familiar with slow response times from the Lake County Sherfiis office due to resource constraints. The Luchetti's do not believe that the area can be responsibly protected from criminal activity given resource limitations and constraints. The Luchetti's are not prepared to shoulder this risk.

- Wildfire risk. Both ranches, the Luchetti and Comstock ranches, were catastrophically impacted by the Valley fire. The 276 Ranch lost millions of dollars of livestock and property. The 276 Ranch was also impacted by the LNU lightning complex fires. It is difficult, next to impossible, to mitigate wildfire risk. Adding a cannabis operation to the mix significantly increases wildfire risk. The Luchetti's are not prepared to shoulder this risk.
- Impact on natural environment, view sheds and visual impacts. The close proximity of the project to the 276 Ranch farm center and residences directly impacts the Luchetti's view sheds and enjoyment of their ranch. The growing area is too close to the ranch living area and farm center on the 276 Ranch.
- Concerns about business and permit execution risk. The Luchetti family has extensive global business and project development experience outside of Lake County. In an effort to conduct normal background research on Rancho Lake LLC the Luchetti's requested information from the LLC on the operating history and financial wherewithal of the LLC partners. The applicant chose not to cooperate with the Luchetti's inquiry resulting in Luchetti's conducting more in-depth independent research and due diligence into the Rancho Lake LLC Partners. The results of this independent research were not favorable. There are serious concerns with the key Rancho Lake LLC operating partner's projects in Sonoma County. Neighbors there have raised yellow and red flag issues that remain chronically unresolved. Furthermore, it has been suggested that permit flipping, or speculation in selling the cannabis permit when issued, is a likely outcome in this case. Based on this research the Luchetti's are deeply concerned about potential permit flipping, changing partners in the LLC and uncertainty around cannabis farming operations and general business instability resulting in any failure to perform. Default risk around permit requirements and business commitments triggering broader collateral damage to neighbor's and the community. Unfortunately, a default and failure to perform typically becomes everyone's problem.
- Sadly, the States cannabis policy has proven to be flawed and has resulted in very poor outcomes for cannabis growers at large. Cannabis policy has failed in California, and short of substantial policy reforms is unfavorable for our community. As a successful 54-year cattle ranch on Prime Farmland in Southern Lake County located in a pristine environment the Luchetti's wish to avoid exposure to failed public policy in the cannabis industry and the likelihood that Rancho Lake LLC is not immune from these risks. In-depth due diligence into Rancho Lake LLC suggests that the permit application and business plan is insufficiently developed to warrant approval of the Use Permit and Negative declaration.

- 276 Ranch respectfully requests that the Lake County Planning Commission thoroughly weigh all these issues and concerns in deciding to deny the Rancho Lake Use permit and Negative declaration.

The Luchetti's have enjoyed a very friendly and supportive relationship with the Comstock family for 54 years. We like our neighbors and seek to get along and have done so with the Comstock's for a very long time. The Comstock family's Rancho Lake LLC cannabis application is placing great strain on our relationship. The Luchetti's in no way harbor ill will or bad feelings toward the Comstock's. However, we do feel the Rancho Lake project as currently designed is flawed and if implemented will have a material adverse impact on the 276 Ranch, neighboring properties and the community. The Luchetti's remain open to meeting with the Comstock's and exploring changes and alterations to the project aimed at addressing issues and concerns. The Luchetti's stress that the complexities of responding to the Rancho Lake LLC application are proving to be costly and time consuming and when viewed in conjunction with substantial increases insurance and wildfire related costs the Luchetti's, who do not have a stake in the

cannabis business, are seeking help from the Lake County Planning Commission. For now, based on the current design and burden of this process, the Luchetti's are respectfully requesting that the Lake County Planning Commission deny the Use Permit and Negative declaration for the project.

Sincerely



Peter Luchetti for 276 Ranch LLC, representing the Luchetti family.

EXHIBIT A

California Important Farmland Finder

https://maps.conservation.ca.gov/DLRP/CIFF/

Luchetti Property 276 Ranch Designated Prime Farmland

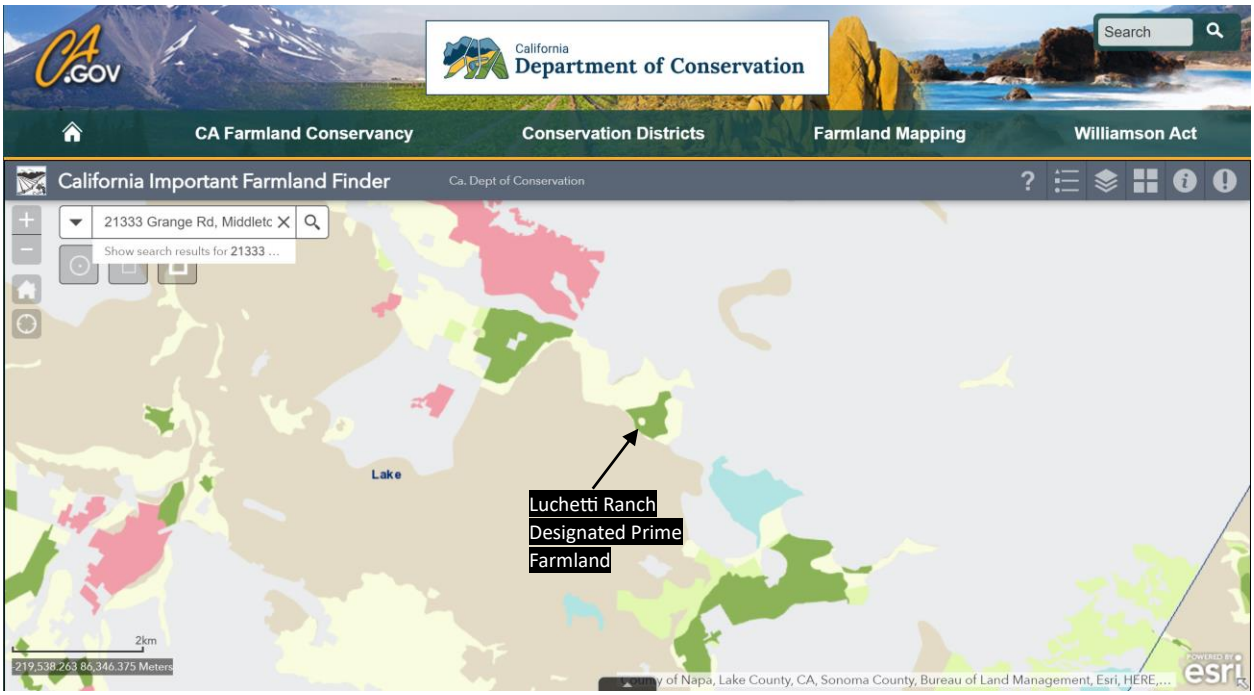


EXHIBIT B

Zoom into Rancho Lake & Luchetti Ranch Organic Beef Production, Residential and Farm Center Areas

Residential and Farm Center Areas

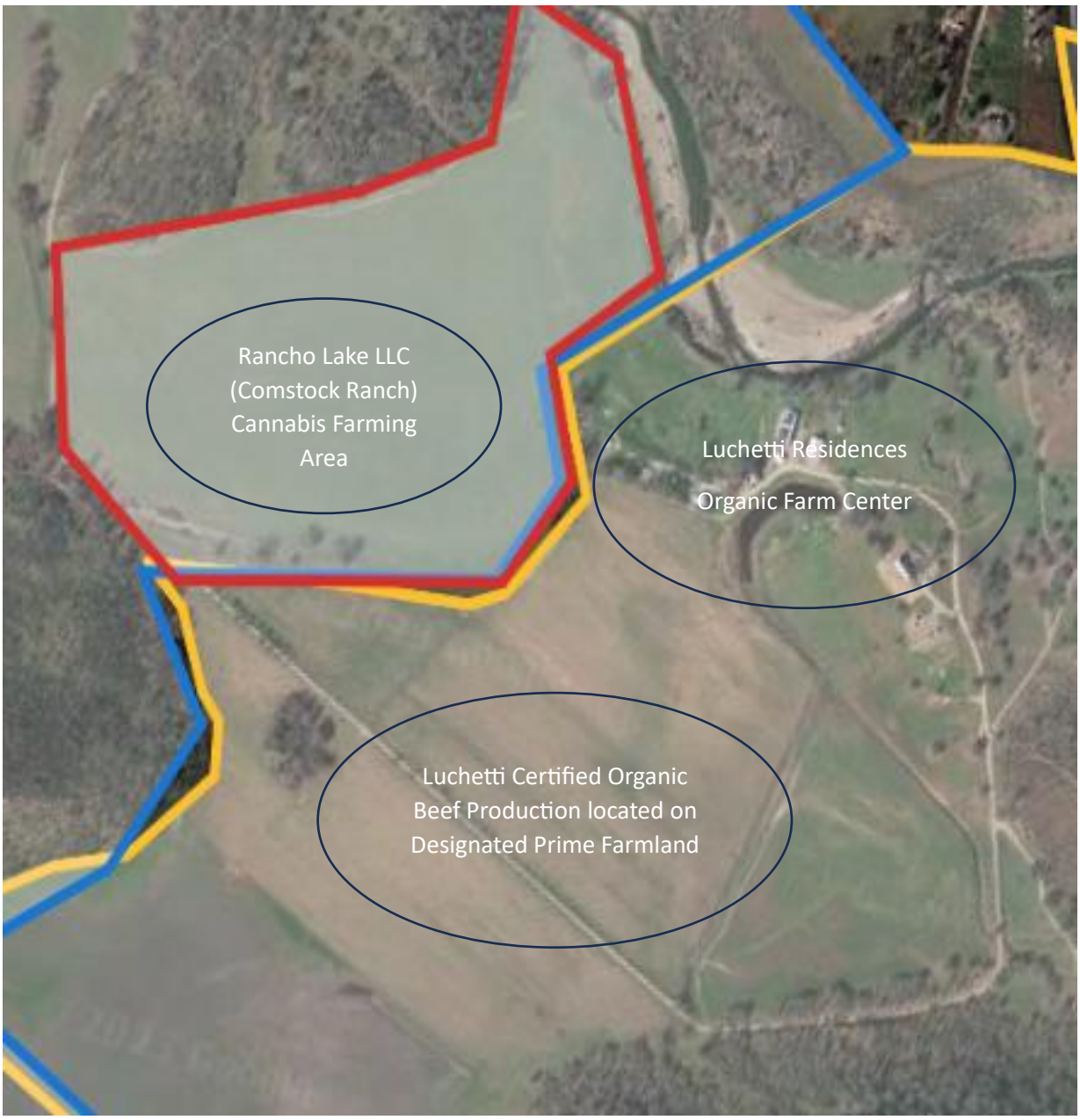


Exhibit C

Overview of Well Locations on the Comstock and Luchetti Ranches

- **New Rancho Lake Cannabis Well**
- **Agricultural wells Luchetti Ranch**
- **Domestic household well Luchetti Ranch**



April 30, 2024

County of Lake
Planning Commission
255 N Forbes Street
Lakeport, CA 95453

Re: Considerations for the Approval for Rancho Lake LLC Cannabis Permit and Grow Plan

Proposed Project: Rancho Lake
Location: Grange Rd, Hidden Valley Lake

GHD understands that as part of the Rancho Lake proposed grow plan, a new well was installed adjacent to the Luchetti Ranch's northern property boundary with the intent of extracting 49.1 acre-feet of water annually. The Luchetti Ranch, located at 21333 Grange Rd, Hidden Valley Lake in Coyote Valley, operates two agricultural wells for irrigation pasture grazing and one domestic well for a private residence. The new Rancho Lake well is approximately 500-feet from the Luchetti's agricultural wells and approximately 900 feet from their domestic well. The Luchetti Ranch possesses a senior riparian rights document that includes surface water from Putah Creek and groundwater from the southernmost corner of the Coyote Valley Groundwater Basin for more than 50 years.

GHD, who has been providing engineering services for the aquifer monitoring program in Coyote Valley for over 20 years, is currently unaware of any aquifer characterization studies, monitored pump tests, or groundwater level analysis conducted in vicinity of the Luchetti Ranch or the proposed Rancho Lake project. The Luchetti Ranch experiences a shortage of water in most normal rain years and more intensely during dry and drought condition years, qualitatively indicating that groundwater availability is already limited at this location.

Therefore, to evaluate the background ground water conditions in this portion of the Coyote Valley aquifer, on behalf of the Luchetti Ranch, GHD is conducting a groundwater study from May to November (the irrigation and growing season) 2024. The analysis may include observations of neighboring wells hydraulic pumping interference with Luchetti Ranch groundwater levels, recharge rates, groundwater quality, and other aquifer parameters. This information will be used to develop a preliminary conceptual hydrogeologic model of the aquifer below the site, and if possible, estimates of aquifer yield.

GHD advises that it would be prudent to ensure careful and thorough consideration prior to the approval of the proposed Rancho Lake project, including a proper accounting of the potential negative impacts the project may have on existing groundwater users, and in particular the Luchetti ranch, validating sustainable water resources in the immediate vicinity.

Sincerely,

GHD Inc.



Ryan Crawford, PG
Senior Hydrogeologist / Technical Director
email: ryan.crawford@ghd.com
(707) 523-1010

Lake County Planning Commission
Lake County Courthouse
1st Floor, Board Chambers
255 N Forbes St
Lakeport, CA 95453

Re: Rancho Lake Project - UP-21-15

Lake County Planning Commissioners,

I grew up on Grange Road, and spent many days after school on the Comstock Ranch. As an adult, my family and I make our home on Grange Road. I have continued to visit the ranch as a neighbor and as part of my job. I've seen firsthand how the Comstocks love and care for the land on their ranch, just as all of us in the area care about Coyote Valley. I give my full support for their cannabis project because I know that the Comstock family's interests are in line with the best interests of our community.

This is a project that is sustainable, with low impact on the land, and it will help the Comstocks preserve their ranch, and ranching in the Coyote Valley in general, for the next generation.

As both a friend and a close neighbor, I offer my endorsement of the Rancho Lake project.

Cody Smith

From:	Trey Sherrell
To:	Michelle Irace
Cc:	James Comstock; Sarah Bodnar; Ned Fussell; Jim Comstock; John Feitshans
Subject:	[EXTERNAL] Ranch Lake / Comstock Ranch Post Site Visit Follow-Up
Date:	Friday, May 3, 2024 10:43:52 AM
Attachments:	Pest Management Plan - Rancho Lake.pdf Luchetti Ranch Ag Well #2 WCR.pdf Luchetti Ranch Ag Well #1 WCR.pdf Luchetti Ranch Monitoring Well Logs.pdf Comstock Ranch WCR.pdf Luchetti Ranch Domestic Well WCR.pdf Comstock-Luchetti Sub-Watershed.pdf

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Good Morning Michelle,
This email is a follow-up to our discussions yesterday during the Rancho Lake / Comstock Ranch site visit.
Please see the attached project specific Pest Management Plan. This is a more specific outline of the proposed pest management practices, as opposed to the "kitchen sink" list previously provided.
Please see the attached Well Completion Reports / Monitoring Well Logs for the Comstock and Luchetti Ranches, obtained from the Department of Water Resources.
Please see the attached License for Diversion and Use of Water for the Luchetti Ranch (A003797). I have provided the Annual Reports, obtained from the State Water Resources Control Board's Electronic Water Rights Information Management System (eWRIMS), for this license via the CDD Secure File Transfer (at your attention). There are multiple reports for multiple years, therefore in the name of each file, I have indicated the year each report was filed in parentheses and have added an "a" or "b" to indicate the multiple reports for each year. These reports indicate the amount of water used from both Putah Creek and the groundwater wells of/on the Luchetti Ranch.
As I mentioned, I will be referencing these reports and the monthly water level monitoring data for the two monitoring wells on the Luchetti Ranch Property from the Hidden Valley Lake Community Services District (previously provided via email) in my presentation to the commission.
Finally, please see the attached Comstock-Luchetti Sub-Watershed PDF. The Comstock and Luchetti Ranches are located within the Crazy Creek-Putah Creek HUC 12 Watershed, which includes Hidden Valley Lake, Coyote Valley and Putah Creek to the Lake/Napa County border. However an approximately 2,000-acre sub-watershed can be identified within the Crazy Creek-Putah Creek Watershed, bound by Putah Creek and Crazy Creek to the north, a low ridge to the west, and mountains and McCreary Lake to the south and east. The Comstock and Luchetti Ranches occupy nearly all of this sub-watershed. I will be applying the estimates for groundwater recharge from the Rancho Lake Hydrogeologic Assessment Report to this "Comstock-Luchetti Sub-Watershed" in my presentation to the commission.
Thank you for all of your time and consideration. I hope you have a great weekend and see you Thursday,
Trey

State of California

Well Completion Report

Form DWR 188 Submitted 2/23/2021

WCR2021-002299

Owner's Well Number | Date Work Began 02/02/2021 | Date Work Ended 02/11/2021

Local Permit Agency Lake County Health Services Department - Environmental Health Division

Secondary Permit Agency | Permit Number WE-5548 | Permit Date 01/20/2021

Well Owner (must remain confidential pursuant to Water Code 13752)

Name James Comstock

Mailing Address C/O All Good LLC

2349 Circadian Way

City Santa Rosa State Ca Zip 95407

Planned Use and Activity

Activity New Well

Planned Use Water Supply Irrigation - Agriculture

Well Location

Address 19955 Grange RD

City Middletown Zip 95461 County Lake

Latitude 38 Deg. 46 Min. 34.7 Sec. N Longitude -122 Deg. 31 Min. 28 Sec. W

Dec. Lat. 38.7763056 Dec. Long. -122.5244444

Vertical Datum | Horizontal Datum WGS84

Location Accuracy 20 Ft | Location Determination Method

APN 014-029-08

Township 11 N

Range 06 W

Section 28

Baseline Meridian Mount Diablo

Ground Surface Elevation

Elevation Accuracy

Elevation Determination Method

Borehole Information

Orientation Vertical Specify

Drilling Method Direct Rotary Drilling Fluid Bentonite

Total Depth of Boring 160 Feet

Total Depth of Completed Well 140 Feet

Water Level and Yield of Completed Well

Depth to first water | (Feet below surface)

Depth to Static Water Level 22 (Feet) Date Measured 02/11/2021

Estimated Yield* 300 (GPM) Test Type Air Lift

Test Length 1 (Hours) Total Drawdown 113 (feet)

*May not be representative of a well's long term yield.

Geologic Log - Free Form

Depth from Surface Feet to Feet		Description
0	20	Sand, soil and gravel
20	79	Sand and gravel
79	90	Sand and clay
90	112	Gravel and sand
112	129	Gravel
129	160	Clay

Casings

Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	50	Blank	PVC	OD: 8.625 in. | SDR: 17 | Thickness: 0.508 in.	0.508	8.625			
1	50	130	Screen	PVC	OD: 8.625 in. | SDR: 17 | Thickness: 0.508 in.	0.508	8.625	Milled Slots	0.032	
1	130	140	Blank	PVC	OD: 8.625 in. | SDR: 17 | Thickness: 0.508 in.	0.508	8.625			

Annular Material

Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	50	Cement	Portland Cement/Neat Cement		Seal
50	160	Filter Pack	Other Gravel Pack	3/8	Pea Gravel

Other Observations:

Borehole Specifications

Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	50	14.75
50	160	12.25

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name: WEEKS DRILLING AND PUMP CO (Person, Firm or Corporation)

PO BOX 176 (Address) | SEBASTOPOL (City) | CA (State) | 94573- (Zip)

Signed: *electronic signature received* (C-57 Licensed Water Well Contractor) | 02/23/2021 (Date Signed) | 177681 (C-57 License Number)

Attachments

014-290-08.pdf - Location Map

DWR Use Only

CSG #	State Well Number	Site Code	Local Well Number

N

Latitude Deg/Min/Sec

W

Longitude Deg/Min/Sec

TRS:

APN:

11N/06W-28M

ORIGINAL

File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

WATER WELL DRILLERS REPORT

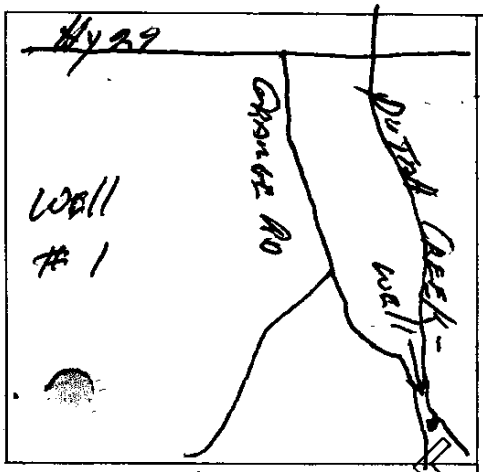
Do not fill in

No. 133872

Notice of Intent No.
Local Permit No. or Date

State Well No.
Other Well No.

(2) LOCATION OF WELL (See instructions):
County LAKE — Owner's Well Number
Well address if different from above LUCHETTI RANCH END OF GRANGE RD
Township MIDDLETOWN Range 6 W-11N Section 2728 28
Distance from cities, roads, railroads, fences, etc. T11N R6W - Sec 28
2½ MILES IN FROM END GRANGE ROAD



WELL LOCATION SKETCH

(3) TYPE OF WORK:
New Well [X] Deepening [ ]
Reconstruction [ ]
Reconditioning [ ]
Horizontal Well [ ]
Destruction [ ] (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:
Domestic [ ]
Irrigation [X]
Industrial [ ]
Test Well [ ]
Stock [ ]
Municipal [ ]
Other [ ]

(5) EQUIPMENT:
Rotary [ ] Reverse [ ]
Cable [X] Air [ ]
Other [ ] Bucket [ ]

(6) GRAVEL PACK:
Yes [ ] No [X] Size
Diameter of bore 12 3/4"
Packed from to ft.

(7) CASING INSTALLED:
Steel [X] Plastic [ ] Concrete [ ]

From ft.	To ft.	Dia. in.	Gage or Wall
+2	100	8"	.188

(8) PERFORATIONS:
Type of perforation or size of screen

From ft.	To ft.	Slot size
40	98	40X3"

(9) WELL SEAL:
Was surface sanitary seal provided? Yes [X] No [ ] If yes, to depth 40 ft.
Were strata sealed against pollution? Yes [ ] No [X] Interval ft.
Method of sealing CEMENT

(10) WATER LEVELS:
Depth of first water, if known 22 ft.
Standing level after well completion 16 ft.

(11) WELL TESTS:
Was well test made? Yes [X] No [ ] If yes, by whom? RAIN BOW
Type of test Pump [X] Bailer [ ] Air lift [ ]
Depth to water at start of test 16 ft. At end of test 16 ft.
Discharge 150+ gal/min after 4 hours Water temperature Cold
Chemical analysis made? Yes [ ] No [X] If yes, by whom?
Was electric log made? Yes [ ] No [X] If yes, attach copy to this report

(12) WELL LOG: Total depth 100 ft. Depth of completed well 100 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
Top	60'	Clay & Gravels - Brown
60	100'	Blue Clay & Gravels -
well - pumping 850 GPM AT = 16'		

NOT FOR PUBLIC USE
WATER CODE SEC. 13752

MAR 23 1999

Work started April 6 19 99 Completed April 25 19 99

WELL DRILLER'S STATEMENT: 415
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

SIGNED (Well Driller)
NAME EUGENE LOWSONE
(Person, firm, or corporation) (Typed or printed)
Address P.O. BOX 15
City LOWER LAKE Zip 95457
License No. 196490 Date of this report MAY 17-99

DWR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

11N/06W-28M

ORIGINAL

File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

WATER WELL DRILLERS REPORT

Do not fill in

No. 133871

Notice of Intent No.

Local Permit No. or Date

State Well No.

Other Well No.

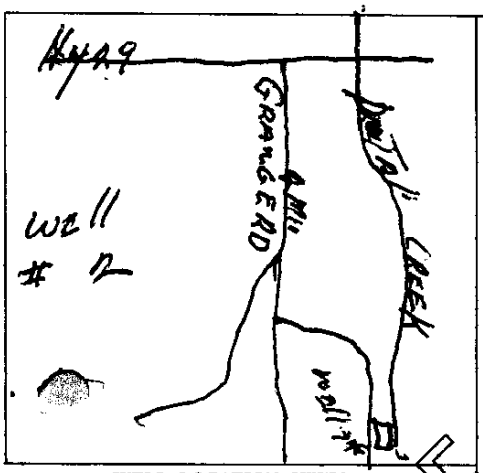
(2) LOCATION OF WELL (See instructions):

County LAKE Owner's Well Number

Well address if different from above LUCHETTI RANCH END GRANGE RD

Township MIDDLETOWN Range 6-W 11 N Section 27 28

Distance from cities, roads, railroads, fences, etc. 11N/6W-28
2½ MILES IN FROM GRANGE ROAD



WELL LOCATION SKETCH

(3) TYPE OF WORK:
New Well [X] Deepening [ ]
Reconstruction [ ]
Reconditioning [ ]
Horizontal Well [ ]
Destruction [ ] (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:
Domestic [ ]
Irrigation [X]
Industrial [ ]
Test Well [ ]
Stock [ ]
Municipal [ ]
Other [ ]

(5) EQUIPMENT:
Rotary [ ] Reverse [ ]
Cable [X] Air [ ]
Other [ ] Bucket [ ]

(6) GRAVEL PACK:
Yes [ ] No [X] Size
Diameter of bore 12¾"
Packed from to ft.

(7) CASING INSTALLED:
Steel [X] Plastic [ ] Concrete [ ]

From ft.	To ft.	Dia. in.	Gage or Wall
+2	180	12¾	.188

(8) PERFORATIONS:
Type of perforation or size of screen

From ft.	To ft.	Slot size
35	175	18 X 3"

(9) WELL SEAL:
Was surface sanitary seal provided? Yes [X] No [ ] If yes, to depth 20 ft.
Were strata sealed against pollution? Yes [ ] No [X] Interval ft.
Method of sealing

(10) WATER LEVELS:
Depth of first water, if known 30 ft.
Standing level after well completion 19 ft.

(11) WELL TESTS:
Was well test made? Yes [X] No [ ] If yes, by whom? Rain Bow
Type of test Pump [X] Bailer [ ] Air lift [ ]
Depth to water at start of test 18 ft. At end of test 18 ft
Discharge 800+ gal/min after 4 hours Water temperature Cold
Chemical analysis made? Yes [ ] No [X] If yes, by whom?
Was electric log made? Yes [ ] No [X] If yes, attach copy to this report

(12) WELL LOG: Total depth 190 ft. Depth of completed well 190 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
0	35	Top Soil - Brown
35	60	Clay & Gravels - Brown
60	62	Gravel - Water
62	105	Blue Clay -
105	110	Rock -
110	135	Blue Gravel - Water
135	170	Soft Blue -
170	190	Boulders
150		Bed Rock -
		Test - pumped 400 GPM
		DD - 130'

MAR 23 1998

Work started May 6 19 99 Completed May 15 19 99

WELL DRILLER'S STATEMENT: 415

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief

SIGNED (Well Driller)

NAME EUGENE LOUISOINE
(Person, firm, or corporation) (Typed or printed)

Address PO BOX 65

City LOWER LAKE Zip 95457

License No. 461290 Date of this report MAY-17-99

DWR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

NOT A PUBLIC RECORD
WATER CODE SECTION 13752
DO NOT COPY

ORIGINAL
File with DWR

APR - 1 2014

Page ___ of ___

Owner's Well No. ___

Date Work Began 3/6/2014, Ended 3/13/2014

Local Permit Agency Lake County Environmental Health

Permit No. WE 3005 Permit Date 3/5/2014

STATE OF CALIFORNIA

WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 0951429

DWR USE ONLY — DO NOT FILL IN

11N/06W-29

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)

DRILLING METHOD Rotary FLUID Mud

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	5	Brown Soil
5	18	Brown Clay
18	31	Brown Sand + Gravel
31	40	Blue Clay
40	45	Brown Sand
45	103	Blue Clay w/some gravel
103	137	Blue Green gravels with Clay
137	168	Hard Black + Blue Vol. Rock Very Broken

TOTAL DEPTH OF BORING 168 (Feet)

TOTAL DEPTH OF COMPLETED WELL 168 (Feet)

[redacted]

WELL LOCATION

Address 21333 Orange Rd.

City Middletown

County Lake

APN Book 014 Page 400 Parcel 040

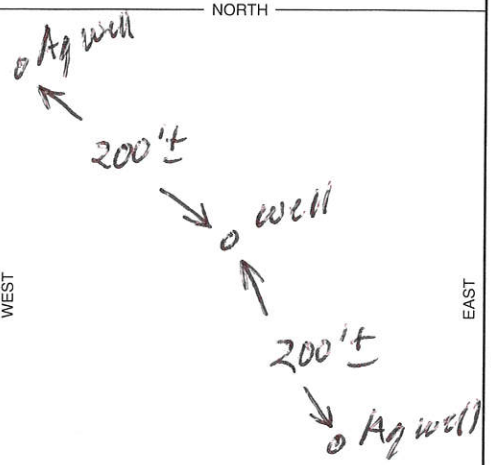
Township 11N Range 06W Section 29

Lat ___ DEG. ___ MIN. ___ SEC. N

Long ___ DEG. ___ MIN. ___ SEC. W

LOCATION SKETCH

NORTH



SOUTH

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. ***PLEASE BE ACCURATE & COMPLETE.***

ACTIVITY (✓)

X NEW WELL

MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)

___ DESTROY *(Describe Procedures and Materials Under "GEOLOGIC LOG")*

USES (✓)

WATER SUPPLY
X Domestic ___ Public
___ Irrigation ___ Industrial

___ MONITORING
___ TEST WELL
___ CATHODIC PROTECTION
___ HEAT EXCHANGE
___ DIRECT PUSH
___ INJECTION
___ VAPOR EXTRACTION
___ SPARGING
___ REMEDIATION
___ OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 25± (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 20 (Ft.) & DATE MEASURED 3/12/2014

ESTIMATED YIELD 100± (GPM) & TEST TYPE Air Lift

TEST LENGTH 1/2 (Hrs.) TOTAL DRAWDOWN ___ (Ft.)

** May not be representative of a well's long-term yield.*

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	137	15"	X				PVC/F480	8"	SDR 21	

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	2	X			
2	22		X		
22	135			X	pea gravel
135	137		X		

ATTACHMENTS (✓)

___ Geologic Log
___ Well Construction Diagram
___ Geophysical Log(s)
___ Soil/Water Chemical Analyses
___ Other ___

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Dan McMullen Well Drilling (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS P.O. Box 951 CITY Lower Lake STATE CA ZIP 95457

Signed Dan McMullen C-57 LICENSED WATER WELL CONTRACTOR

DATE SIGNED 3/14/2014 C-57 LICENSE NUMBER 533152

DWR 188 REV. 05-03

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

OSP 03 78836

LUCHETTI RANCH MONITORING WELL LOGS

(MW 5A, MW 5B)

Wells 5A + 5B

The Geoservices Group

October 27, 1998
Job No. 108.07.01

James C. Hanson Consulting Civil Engineer
444 North Third Street, Suite 400
Sacramento, California 95814

5A 5B

Monitoring Well Installation
MW-~~4A~~ and ~~4B~~, Luchetti Ranch
Hidden Valley Lake CSD
Lake County, California

Gentlemen:

This letter summarizes the drilling activities and transmits our geologic log associated with the installation of monitoring well MW-4A and -4B for the Hidden Valley Lake Community Services District in Lake County, California. The wells were drilled on the Luchetti property, north of Grange Road and about 2.53 miles southeast of Highway 29, at the location shown on the attached Location Map, Plate 1. Our scope of services consisted of logging the conditions encountered during drilling of the well boring, providing geologic input to the construction of the wells, and presenting the findings in this letter.

Field Activities

On June 1 and 2, 1998, our engineering geologist observed the drilling of the boring for wells MW-4A and 4B by Weeks Drilling and Pump Company of Sebastopol, California. The well boring was drilled to a total depth of 100 feet, using a truck-mounted Failing 1500 rotary wash drill rig, equipped with a 7-7/8 inch diameter bit. The subsurface conditions encountered were logged by observing the drill cuttings circulated out of the borehole. The lithologic log for the boring is attached as Plate 2. The alluvial soils encountered were classified according to the Unified Soil Classification System described on Plate 3.

At the completion of drilling, the boring was flushed with clean water and two monitoring well casings were installed. The well completion detail is presented on Plate 2. The wells were constructed of 2-inch diameter Schedule 40 PVC casing, with 0.020-inch machine-slotted well screens. The deeper well casing (MW-4A) was screened from a depth of 90 to 100 feet and the second, shallower well (MW-4B) was screened from a depth of 30 to 40 feet. The dual well completion was performed to allow measurement of slight differences in

A Division of Applied Geoservices, Inc.
License No. 745076 A / Hazmat
855 Midpine Way • Sebastopol • California • 95472
Phone • 707-823-9290 • Fax : 707-823-9218

water levels, as an indicator of vertical ground-water gradients. The static water level was obscured by the bentonite mud used to drill the boring and we were not able to measure a water level at the time of drilling.

The annular space around the screened interval of each well consists of Lonestar #3 sand. A bentonite seal was placed above the sandpack from a depth of 20 to 16 feet. A surface grout seal, consisting of cement with approximately 5% bentonite was placed under the observation of Mr. Manual Ramirez of the Lake County Department of Environmental Health. The well casings extend above grade and are housed within a locking steel well vault.

Interpretation of Subsurface Conditions

Wells MW-1 through MW-3, previously installed further west, encountered predominantly clean sands and gravels, indicative of stream channel deposits. The boring for MW-4A and 4B encountered interbedded sandy gravel, gravelly sand, clayey sand, and sandy clay alluvial strata to the depth explored. The clean sand and gravel units (soil symbols SP and GP) appear to represent stream channel deposits, possibly deposited as the main stream channel occasionally shifted across the valley bottom, or from tributaries. These strata are interbedded with finer grained materials that are more likely overbank and flood plain deposits, somewhat more removed from the main channel. We assume that ground water in the more permeable sand and gravel strata is at least partially confined.

We trust this letter provides the information you require. If you have questions about our findings, please call the undersigned at (707) 823-9290.

Very truly yours,
The Geoservices Group

David H. Peterson

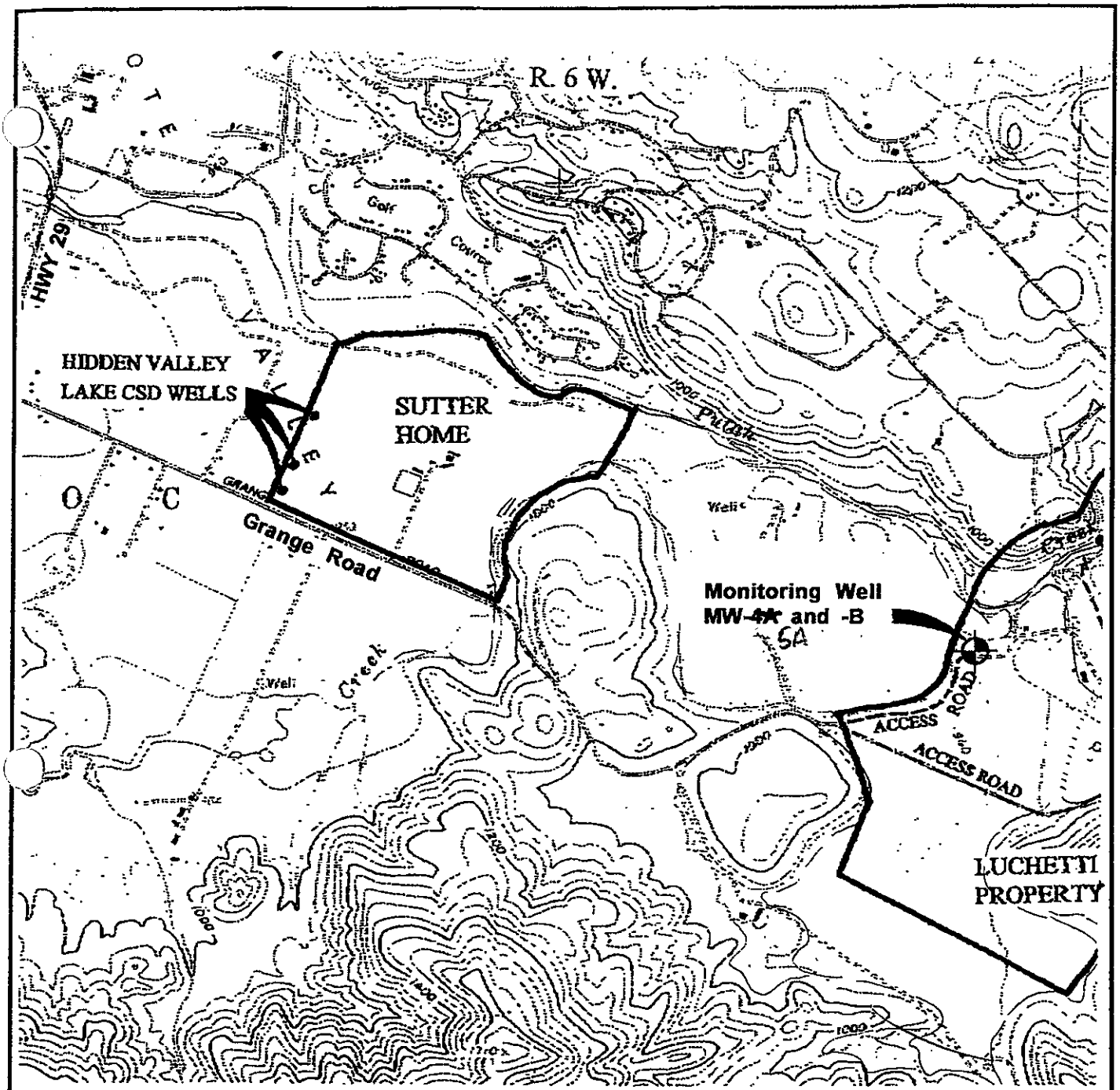
David H. Peterson
Engineering Geologist - 1186

REGISTERED GEOLOGIST
DAVID H. PETERSON
No. 1186
CERTIFIED
exp 12-31-98
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

Attachments: Location Map, Plate 1
Log of Boring MW-4A and B, Plate 2
Unified Soil Classification System, Plate 3

DHP:dhp\1080701.MWI

Original and two copies submitted



Reference: U.S. Geological Survey, Middletown 7.5 Minute Quadrangle.

The Geoservices Group

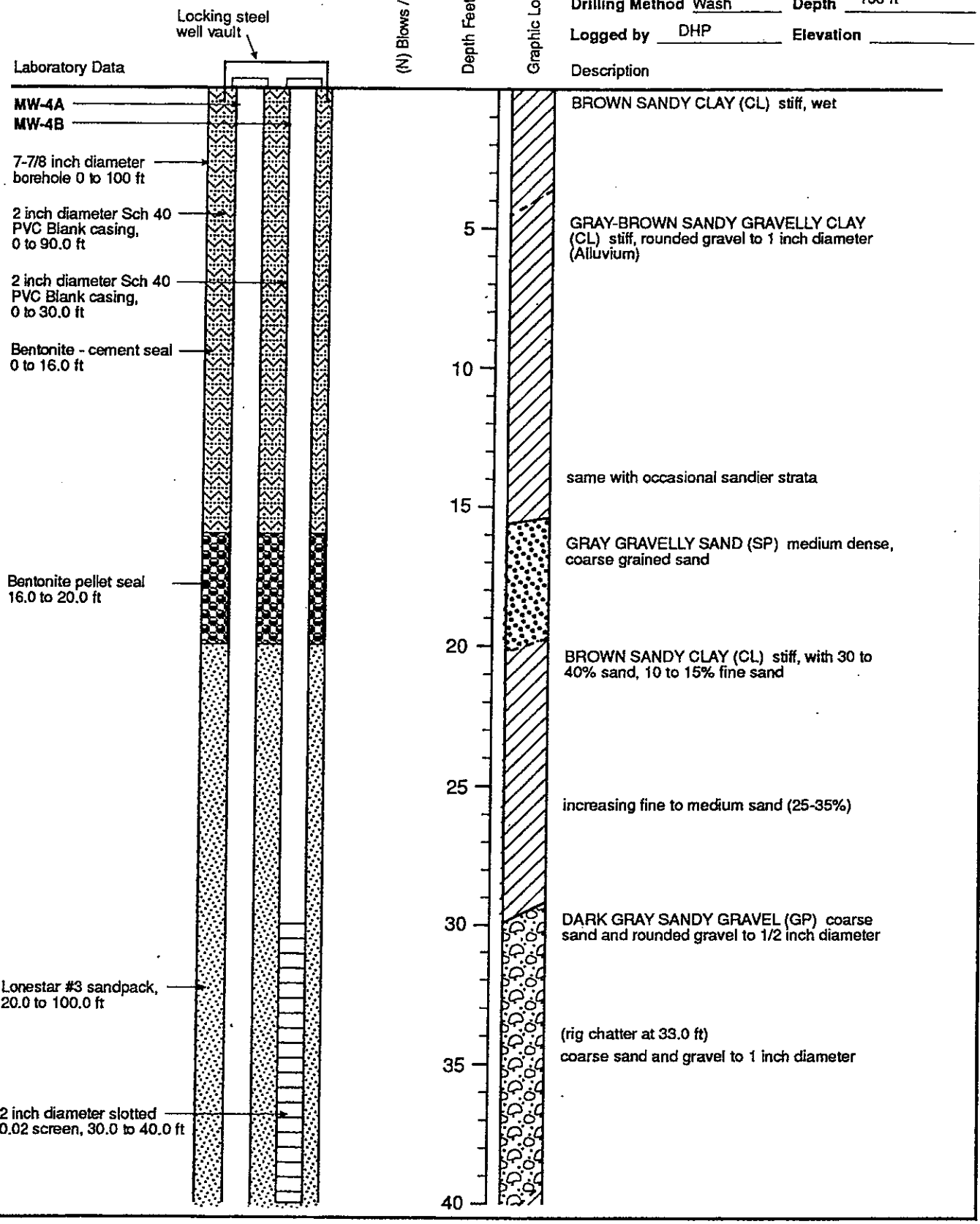
Location Map
Hidden Valley Lake CSD
Lake County, California

PLATE
1

Job Number: 108.07.01 | Drawn: DHP | Approved: DMP | Date: 10/98

Log of Boring MW-#A and B

Job Number 108.07.01 Date Completed 6-1-98
Drilling Method 7-7/8" Rotary Wash Depth 100 ft
Logged by DHP Elevation



The Geoservices Group

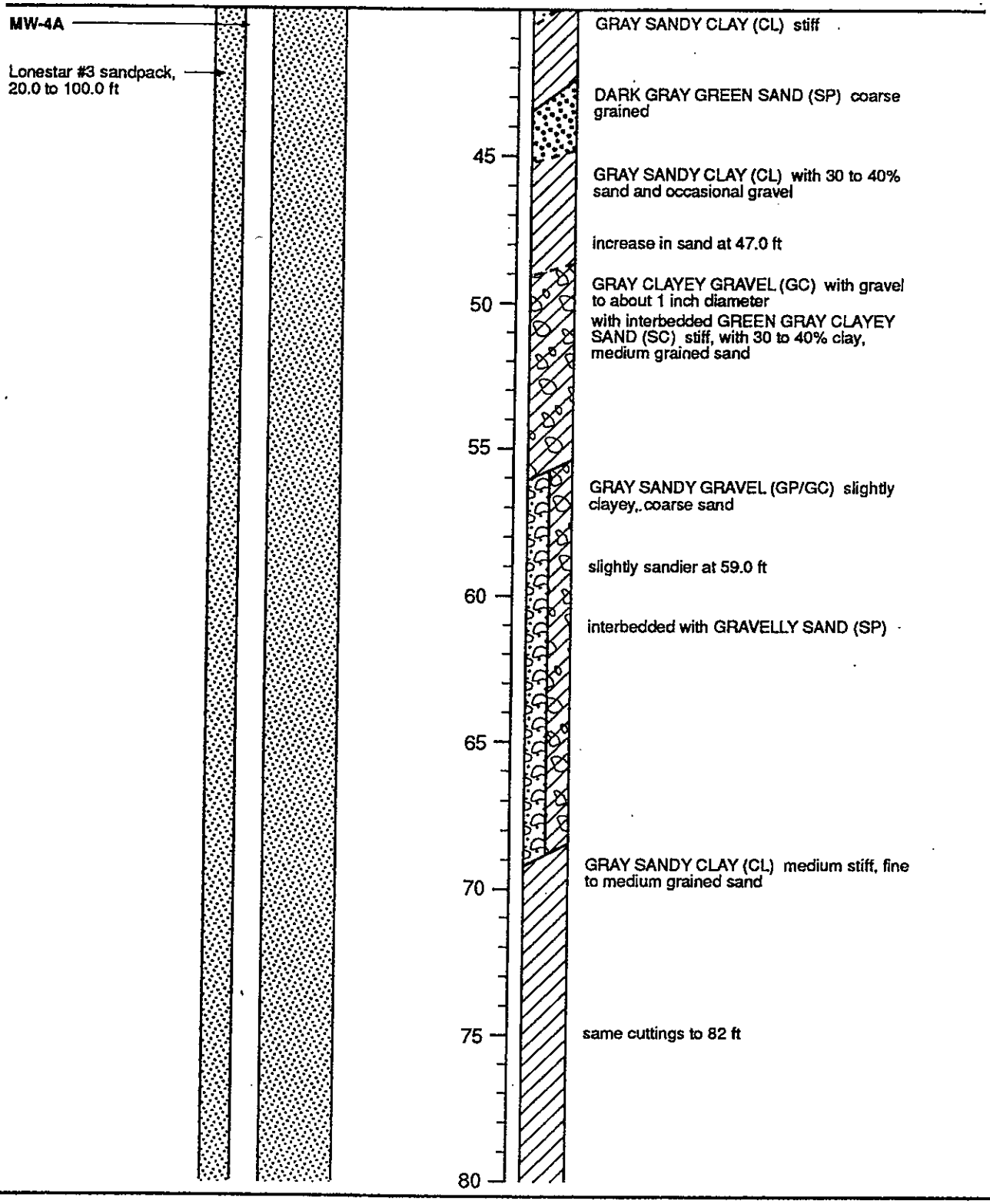
Log of Boring MW-4A and B
Hidden Valley Lake CSD
Lake County, California

PLATE **2**

Job Number: 108.07.01 Drawn: PM Approved: DHP Date: 6/98

Log of Boring MW-4A and B, cont.

Job Number 108.07.01 Date Completed 6-1-98
Drilling Method 7-7/8" Rotary Wash Depth 100 ft
Logged by DHP Elevation



The Geoservices Group

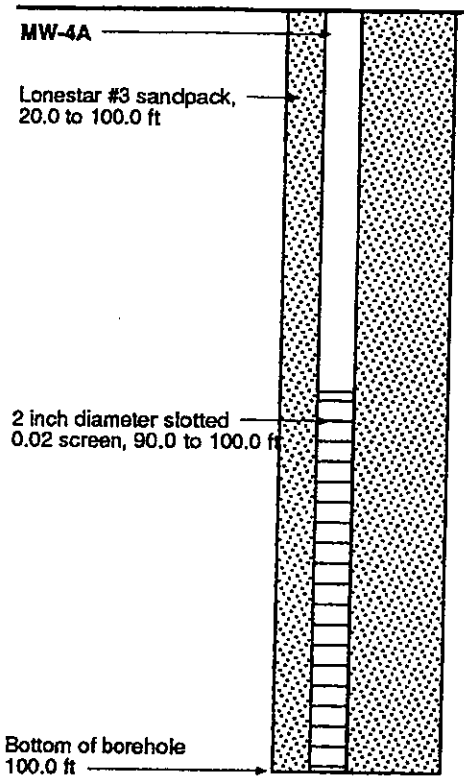
Log of Boring MW-4A and B, continued
Hidden Valley Lake CSD
Lake County, California

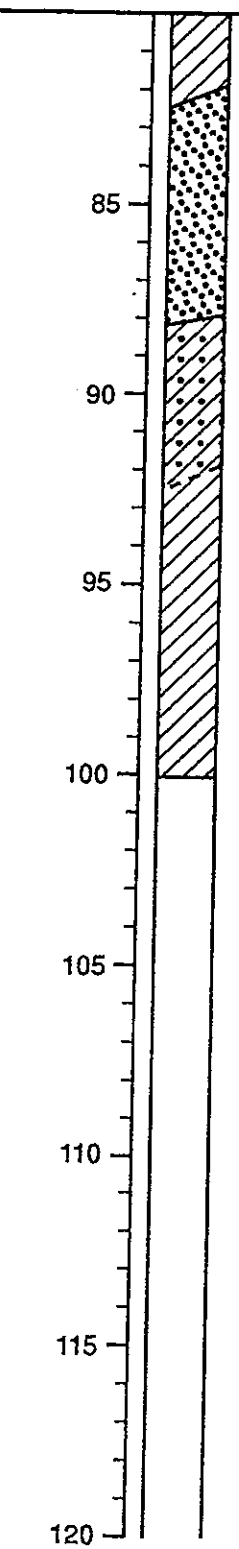
PLATE **2**

Job Number: 108.07.01 Drawn: PM Approved: DHP Date: 6/98

Log of Boring MW-4A and B, cont.

Job Number 108.07.01 Date Completed 6-1-98
Drilling Method 7-7/8" Rotary Wash Depth 100 ft
Logged by DHP Elevation





Description

same, 20 to 25% fine sand

DARK GRAY SAND (SP) medium dense, coarse grained

increasing clay at 87.0 ft
GRAY CLAYEY SAND (SC) medium dense, 15 to 20% clay, fine to medium grained sand

GRAY GREEN SANDY CLAY (CL) very stiff (firm drilling), 15 to 20% fine sand

20 to 30% fine to medium sand

The Geoservices Group

Log of Boring MW-4A and B, continued
Hidden Valley Lake CSD
Lake County, California

PLATE **2**

Job Number: 108.07.01 Drawn: PM Approved: DHP Date: 6/98

MAJOR DIVISIONS					TYPICAL NAMES
COARSE-GRAINED SOILS MORE THAN HALF IS COARSER THAN NO. 200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN No. 4 SIEVE SIZE	CLEAN GRAVELS WITH LITTLE TO NO FINES	GW		WELL GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES
			GP		POORLY GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM		SILTY GRAVELS, SILTY GRAVELS WITH SAND
			GC		CLAYEY GRAVELS, CLAYEY GRAVELS WITH SAND
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN No. 4 SIEVE SIZE	CLEAN SANDS WITH LITTLE OR NO FINES	SW		WELL GRADED SANDS WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
			SP		POORLY GRADED SANDS WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM		SILTY SANDS WITH OR WITHOUT GRAVEL
			SC		CLAYEY SANDS WITH OR WITHOUT GRAVEL
FINE-GRAINED SOILS MORE THAN HALF IS FINER THAN NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT 50% OR LESS		ML		INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTS WITH SANDS AND GRAVELS
			CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, CLAYS WITH SANDS AND GRAVELS, LEAN CLAYS
			OL		ORGANIC SILTS OR CLAYS WITH LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50%		MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDY OR SILTY SOILS, ELASTIC SILTS
			CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH		ORGANIC SILTS OR CLAYS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS			Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS

UNIFIED SOIL CLASSIFICATION - ASTM D2487-85

Perm	–	Permeability
Consol	–	Consolidation
LL	–	Liquid Limit (%)
PI	–	Plastic Index (%)
G_s	–	Specific Gravity
MA	–	Particle Size Analysis
■	–	"Undisturbed" Sample
☒	–	Bulk or Classification Sample

Shear Strength (psf) ↓		Confining Pressure ↓	
TxUU (FM) or (S)	3200	(2600)	– Unconsolidated Undrained Triaxial Shear (field moisture or saturated)
TxCU (P)	3200	(2600)	– Consolidated Undrained Triaxial Shear (with or without pore pressure measurement)
TxCD	3200	(2600)	– Consolidated Drained Triaxial Shear
SSCU (P)	3200	(2600)	– Simple Shear Consolidated Undrained (with or without pore pressure measurement)
SSCD	3200	(2600)	– Simple Shear Consolidated Drained
DSCD	2700	(2000)	– Consolidated Drained Direct Shear
UC	470		– Unconfined Compression
LVS	700		– Laboratory Vane Shear

KEY TO TEST DATA

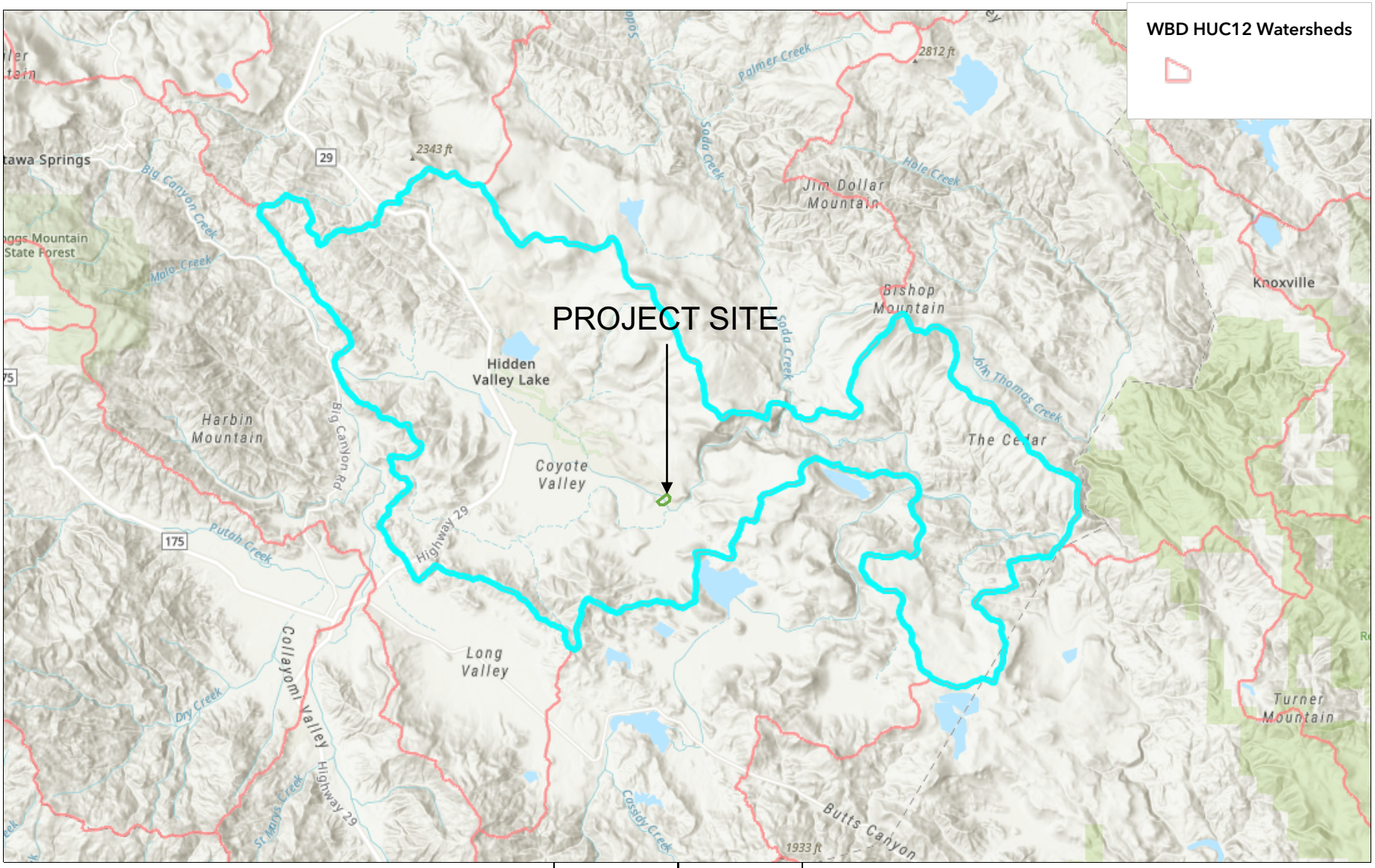
The Geoservices Group

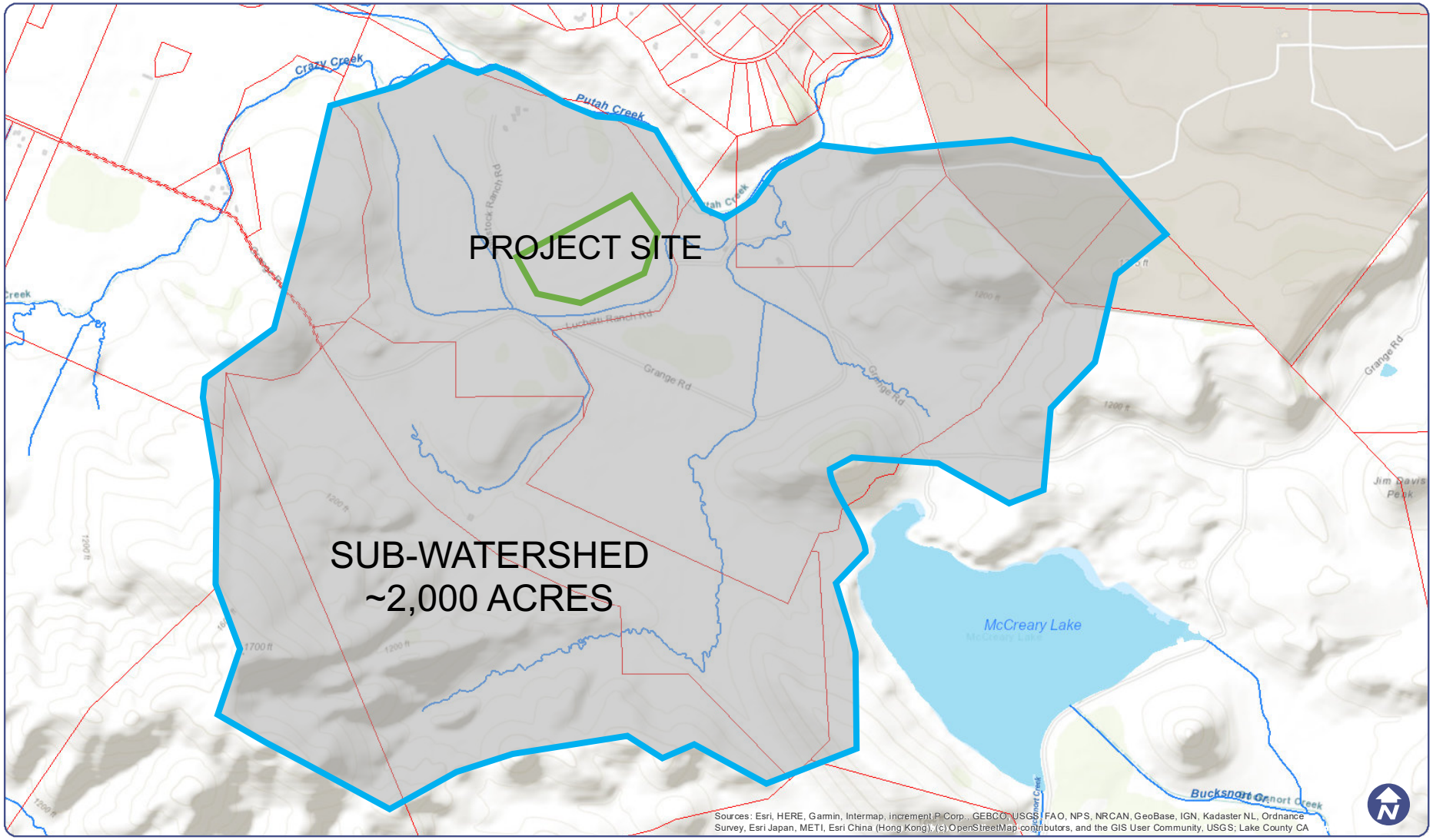
Soil Classification Chart and Key to Test Data
Hidden Valley Lake CSD
Lake County, California

PLATE **3**

Job Number: 108.07.01 | Drawn: PM | Approved: DWP | Date: 6/98

Crazy Creek-Putah Creek Watershed (HUC12: 180201620307)





Lake County, CA

Comstock/Luchetti Sub-Watershed

built with Web AppBuilder for ArcGIS

mi
0 0.25 0.5

Print Date: 4/24/2024

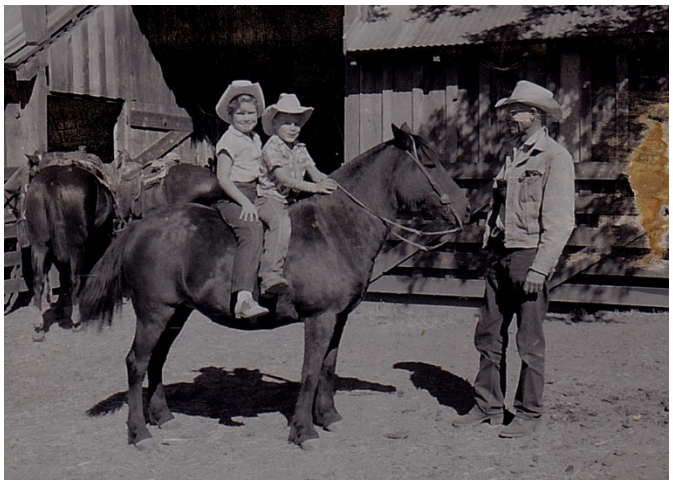
All parcel boundaries are *approximate*. Discrepancies in acerage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Jim Comstock
Comstock Ranch LLC
19955 Grange Rd
Middletown CA 95461

Dear Commissioners,

I am writing to share information supplemental to the oral public comment that I will share regarding our project, Rancho Lake, (UP-21-15) which is before the Commission. I write to share some background on the land where the proposed project will be located, our family, and the process that we went through in deciding to pursue cannabis farming on our ranch.

My father, James Hilliard Comstock Jr. (Hill) came to work on the Coyote Valley Ranch in 1942. At that time, the ranch was owned by Mary Bowcher, a wealthy older woman who had moved up from San Francisco to retire to the ranching life. I was born eight years later and was raised working the ranch with my dad. Even though I was young, I understood the amount of work it took then to maintain the ranch, and also that there was little money in ranching. We still have the old ledgers showing how, more often than not the ranch struggled to break even. But, since Mary Bowcher was independently wealthy, it didn't seem to matter much to her, and my dad continued to get paid as ranch foreman.



Jim Comstock and Judy Comstock, 1955

Through a stroke of kindness and gratitude,
Mary Bowcher left the entirety of the ranch to my dad upon her death. She had no living relatives, and wanted the ranch to stay with someone who loved the land. She knew that he did, and she knew also that I did. When my dad died just ten years after Mary Bowcher, I found myself, a 28-year-old kid faced with the responsibility of keeping the ranch afloat. I knew it would be a struggle, and over the years we've faced times when it seemed we wouldn't be able to hold on. Numerous people approached me as I struggled to keep the ranch shortly after my father's death, offering significant money to sell the land. While it would have been easier, and perhaps more prudent financially to sell the land, I declined these offers. My dad told me that ranching is often a rich man's game because it so often loses money, but through grazing leases, contracts with a local paving company, gravel sales to Lake County Public Works in the 1980s, hay crop leases, and other ventures, we've limped along. Even so, what little the ranch earned

was rarely enough even to pay off the taxes and insurance, and every year I've had to work extra just to make ends meet.



Jim Comstock and son James

In my lifetime the ranch has never been truly solvent or self-sustainable, but I knew that going in, and we've worked to hang on to it because we love it and because we know that it is special. Our ranch is the largest remaining contiguous section of the original Guenoc Land Grant established first in 1845 that has never been divided. It is a piece of the Middletown area cut out of time. It is also not just my home, but the homeplace of my children and grandchildren. Through the years we have bent our backs to keep it whole, even though breaking it up or selling would have been the easier option.

I'm 74 years old, and as I look to the future, I look for a way to keep the ranch in our family for the next generation. This project is the answer to that query. Cannabis offers us something we haven't had before: a crop that is profitable enough to allow the ranch to be self-sustaining, and also low enough impact that it does not adversely affect the landscape. It is the highest and best use of our farmland with the least negative impact.

As a family, we have carefully considered our options. We believe that legal cannabis is an important crop for the Lake County area and for the future of agriculture in Northern California. We have sought out partners who are responsible local farmers, who we know share our vision and love of the land. We spoke to numerous interested parties before choosing a tenant who shares our values. We have worked with them now for years in developing this project. We worked with them to choose a specific location for the particular project that would comply with all regulations while having the least possible impact. Our project will be placed on previously farmed fields, resulting in no use of land that has not been previously disturbed. Cannabis uses far less water than other less regulated crops which require no permitting or review, and the extremely high testing standards that the State of California requires for cannabis ensures that there is no risk of environmental contamination by non organic pesticides or other chemicals. In short, we have found that cannabis is a crop that can be economically viable for the least amount of physical and environmental impact on the ranch that is our home.

This project will not only allow us to keep our family ranch, it will also be a benefit to the County and to the Middletown area. It will provide jobs for agricultural laborers and generate important tax funds to better our community. Part of our contract with our tenant is the inclusion of a vegetable garden which we intend to use to share locally grown food with local entities who

feed and help our neighbors who struggle to make ends meet. I have dedicated 26 years of my life to service in public office in Lake County. I love our community, and I see this project as a way for our family to continue to give back to the community now, and into the future after I am gone.



Comstock family

Our family has been in Northern California for seven generations. Our ancestors on both my mother's side and my father's side have been farmers and ranchers in various locations in the North Coast Range since before The Gold Rush, and in Lake County for nearly as long. Middletown is our home. My father and mother raised me here, and my wife Colleen and I raised our children here. Our grandchildren go to school here. This land, this place means everything to us, and we see this project as a safe and sustainable way to continue our family's ranching tradition while also being good stewards of the land that we love.

We ask the planning commission to approve this project to help us to ensure preservation of a historic family ranch, and to benefit the community of south Lake County.

Sincerely

Jim Comstock

5/2/24

ITEM 6b
9:20 a.m.
May 9, 2024

PLANNING COMMISSIONERS,

I WANT TO OFFER MY SUPPORT AND ENDORSEMENT FOR THE COMSTOCK FAMILY'S RANCHO LAKE CANNABIS PROJECT. THE COMSTOCK FAMILY HAS BEEN A PART OF THIS COMMUNITY FOR DECADES, AND THEY HAVE BEEN GREAT NEIGHBORS AND FRIENDS.

WE OWNED AND OPERATED THE LOCAL TOWING COMPANY IN MIDDLETOWN FOR 20 YEARS, AND, ~~WERE~~ IN 2015, WHEN THE VALLEY FIRE DESTROYED MUCH OF THE AREA, JIM COMSTOCK WAS RIGHT BY OUR SIDE, MAKING SURE THAT WE HAD COMMUNITY SUPPORT WITH REGARD TO THE THOUSANDS OF BURNED VEHICLES THAT WE MOVED & TEMPORARILY STORED

I TRULY BELIEVE IN THEIR PROJECT, AND ~~I~~ I THINK IT WILL PROVIDE JOBS & REVENUE FOR THE COUNTY, WHICH WE NEED IN THESE TOUGH ECONOMIC TIMES.

THANK YOU FOR YOUR TIME,

SINCERELY

MARC HUMPHREY

RECEIVED

MAY 06 2024

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

ITEM 6b
9:20 a.m.
May 9, 2024

Lake County Planning Commission
Lake County Courthouse
1st Floor, Board Chambers
255 N Forbes St
Lakeport, CA 95453

Re: Rancho Lake Cannabis Project

Dear Planning Commissioners,

I have lived in south Lake County for over 40 years, and I have known the Comstock family during that time. I have lived on Yankee Valley Road near the Comstock Ranch since 2016.

I know the Comstock family to be good neighbors and people who support and give to our community.
I support the Rancho Lake cannabis project, and I am pleased to see the Comstocks taking steps to ensure that their ranch stays in their family. I trust them to continue to be good stewards of the land and to manage their project in a way that brings jobs and revenue to our community by using farmland as a source of sustainable income.

Kevin Hall

RECEIVED

MAY 06 2024

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

ITEM 6b
9:20 a.m.
May 9, 2024

Lake County Planning Commission
Lake County Courthouse
1st Floor, Board Chambers
255 N Forbes St
Lakeport, CA 95453

Re: Comstock Ranch Cannabis Project

To Lake County Planning Commissioners,

I own and operate North Coast Barns, and have been a neighbor to the Comstock family ranch on Grange Road for over 25 years. During that time I have been actively involved in the Middletown agricultural community, and am happy to offer my full endorsement of the Comstock's Rancho Lake cannabis project. This project will provide work for local ag laborers and will promote sustainable and regulated agriculture that will help preserve Middletown's identity as a rural ag community.

During the more than 25 years that I've lived and worked on Grange road, Jim Comstock has been a good friend and neighbor, and I trust him and endorse his efforts on this project.

Kevin Tighe

RECEIVED

MAY 06 2024

LAKE COUNTY COMMUNITY
DEVELOPMENT

ITEM 6b
9:20 a.m.
May 9, 2024

Mike Browning -

Lake County Planning Commission
Lake County Courthouse
1st Floor, Board Chambers
255 N Forbes St
Lakeport, CA 95453

Re: Support for Rancho Lake Project on Comstock Ranch

Lake County Planning Commissioners,

I am writing to express my support for the Rancho Lake cannabis project on the Comstock Ranch. I have known the Comstock family for over twenty four years and have worked with Jim in his role as both county supervisor and local rancher. Since 2003 I have run cattle on the Comstock Ranch through a grazing lease and plan to continue to do so for the foreseeable future.

As a rancher myself, I know the challenges that come with trying to manage and maintain a family ranch. I support the Comstock family in their efforts to diversify their ranching business in a sustainable and beneficial way, and I look forward to continuing to work with them in the future.

Lake County and Middletown will benefit from this project, and I am happy to offer the Comstocks my full endorsement.

Sincerely,

Mike Browning
Mike Browning

RECEIVED

MAY 06 2024

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

ITEM 6b
9:20 a.m.
May 9, 2024

RECEIVED

MAY 06 2024

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

Lake County Planning Commission
Lake County Courthouse
1st Floor. Board Chambers
255 N Forbes St
Lakeport. CA 95453

Re: Rancho Lake Project

Lake County Planning Commissioners,

I first met Jim Comstock in 1986 when he hired me to work at Hardester's Market in Middletown. I was new to the area, and Jim welcomed me and helped me get myself established. In the decades since then, I've worked closely with him on multiple ventures in the Middletown community and seen firsthand the love he has for this place. In addition to his work as a public servant both on the Middletown School Board and the Lake County Board of Supervisors, Jim and his family have worked as volunteers in service projects, fundraisers, and other charitable endeavors. Jim has dedicated his life to Middletown.

I've also devoted my life to this community as a volunteer. a small business owner. and member of several community boards. I live in Hidden Valley, and I have recently retired from managerial positions in the Hidden Valley Lake Association. I want what is best for our community. and I believe that the Comstock family's project fits. It promotes ag, benefits the county, and is a sustainable business opportunity.

I offer my full endorsement of this project.

Matt Woodard

Matt Woodard

ITEM 6b
9:20 a.m.
May 9, 2024

Lake County Planning Commission
Lake County Courthouse
1st Floor, Board Chambers
255 N Forbes St
Lakeport, CA 95453

Re: Supporting Comstock Ranch Project

Lake County Planning Commission,

As a neighbor and friend of the Comstock family, I support their cannabis project. I've lived with my family on Grange road for nearly twenty years, and I also have my business there. Jim Comstock and his family have always offered their strong support of my small business, and I appreciate his efforts to establish legal cannabis in the area.

I have known Jim my whole life, and trust him to have the best interest of the Middletown community, as well as our Grange road community, at heart as he works to manage the family ranch.

I support him and his project, and encourage the county to do the same.

5/2/24

Kevin McMahon

RECEIVED

MAY 06 2024

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

ITEM 6b
9:20 a.m.
May 9, 2024

Lake County Planning Commission
Lake County Courthouse
1st Floor, Board Chambers
255 N Forbes St
Lakeport, CA 95453

Re: Support for Comstock's Rancho Lake Project

To The Lake County Planning Commissioners,

I live at 19892 Grange Road, next to the entrance to the Comstock Ranch. I am writing to express my support for the Comstock's Rancho Lake cannabis project.

I have been a neighbor to the Comstock family for 18 years. I know them to be good neighbors and upstanding members of the community. For several years my late husband Ernie worked with them to run a pig hunting business on their ranch as well as on other properties in the area. We enjoyed a friendly working relationship with the Comstocks, and I support their efforts to keep their ranch self-sustaining to preserve a family farm for future generations.

As a neighbor, I ask the Planning Commissioners to approve their project.

Sincerely,

Betty Sanders

Betty Sanders
19892 Grange Rd
Middletown, CA 95461

RECEIVED
MAY 06 2024
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

276 RANCH LLC (LUCHETTI FAMILY)
PO BOX 419, BOLINAS, CA
ATTENTION: PETER LUCHETTI

November 14, 2025

Lake County Planning Commission
255 N Forbes St,
Lakeport, CA 95453

Dear Commissioners,

The Luchetti Family (276 Ranch LLC), owners of a 650-acre organic beef production facility immediately adjacent to the proposed cannabis cultivation site on the Comstock Ranch, respectfully request that the Lake County Planning Commission deny approval of the Rancho Lake LLC Major Use Permit (UP 21-15) and Initial Study (IS 21-16). **(Reference Attachment 1: Location)**

As currently proposed, the Rancho Lake Project will cause significant, material, and unmitigated adverse impacts on both the 276 Ranch operations and the surrounding environment. The proposed project site is located directly adjacent to Prime Farmland, and several key issues remain unresolved despite three years of correspondence and meetings with County staff within the Community Development Department (CDD) and discussions with the project proponents.

The Rancho Lake cannabis project, as currently designed, will generate substantial and unmitigated impacts related to:

- Groundwater availability and well interference;
- Wildfire evacuation and emergency access;
- Pesticide drift and conflicts with adjacent organic farmland;
- Farmland Protection Zone (FPZ) inequities;
- Cannabis odor emissions.

Each of these issues, on its own, satisfies CEQA's *"fair argument"* standard — requiring the preparation of a full Environmental Impact Report (EIR).

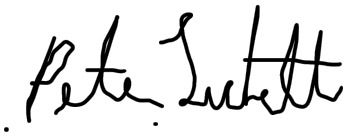
(Reference Attachment 2: Detailed Analysis for supporting evidence.)

The Luchetti family believes that these concerns rise to the level of Substantial Evidence supporting full

EIR preparation. We remain open to constructive dialogue and collaborative problem-solving to address the environmental challenges presented by the Rancho Lake LLC project. However, such engagement has thus far been limited, and genuine efforts to resolve these issues have been lacking.

Additionally, we observe that the County's ongoing practice of approving incomplete Mitigated Negative Declarations (MNDs) for cannabis licenses poses a broader problem for the community. This practice fails to meet CEQA's legal requirements and consequentially shifts the burden of CEQA onto neighbors who are not involved in the cannabis industry. We therefore urge the Community Development Department (CDD) and the Planning Commission to take corrective action to ensure that CEQA compliance is fully observed in this and future cannabis-related projects.

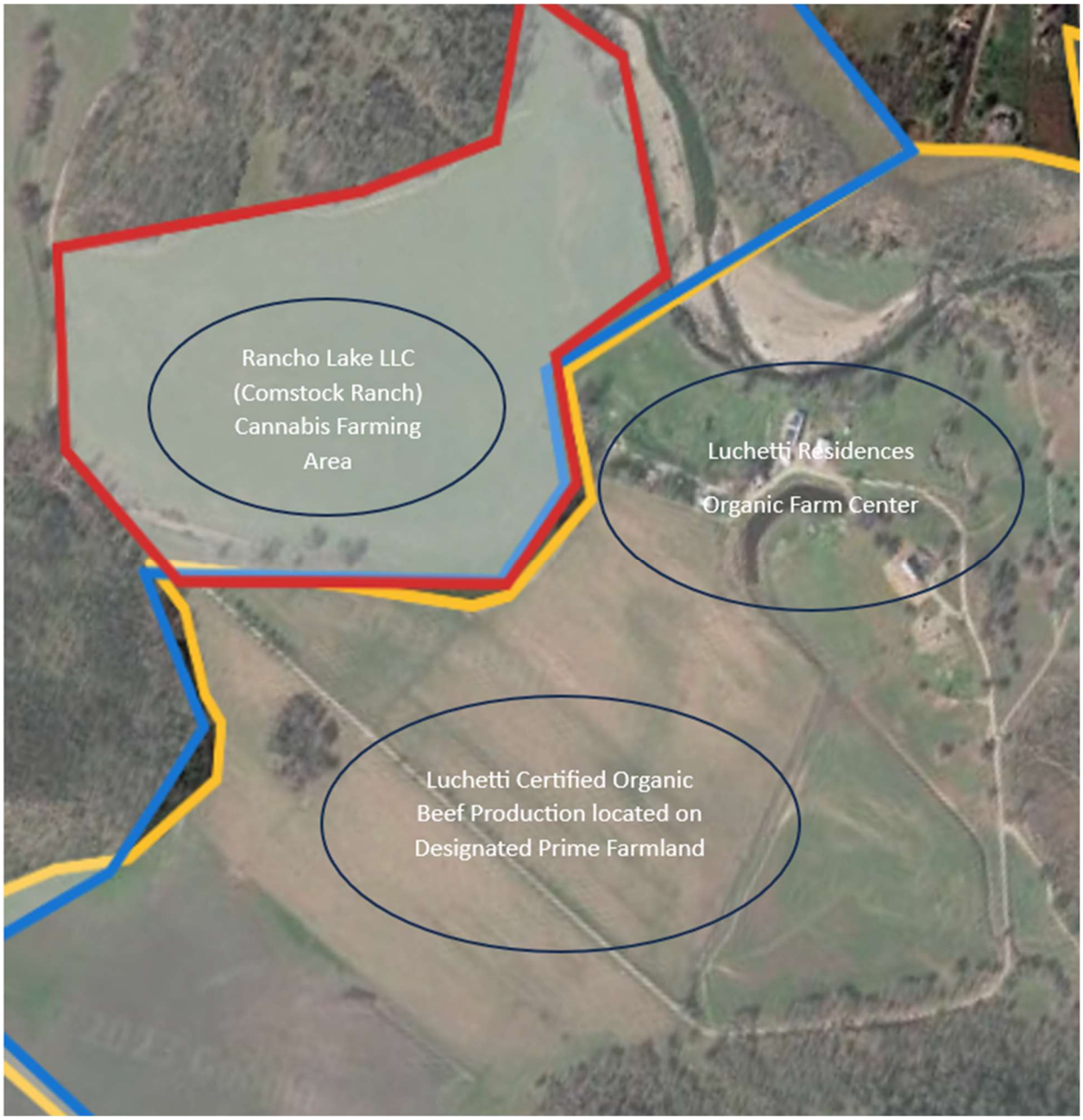
Respectfully submitted,



276 Ranch LLC
On behalf of the Luchetti Family

ATTACHEMENT 1

Location of Ranch Lake LLC Cannabis Farming Adjacent to 276 Ranch LLC Organic Beef Production and Luchetti Family Farm Center



ATTACHMENT 2

Detailed Analysis & Supporting Evidence : 276 Ranch LLC Request for Ranch Lake LLC Permit Denial and Rational for Full EIR

Reference: Rancho Lake LLC Major Use Permit (UP 21-15) and Initial Study (IS 21-16)

Under Public Resources Code §21082.2(d) and CEQA Guidelines §15064(f)(1), the presence of substantial evidence that a project *may* have a significant effect on the environment requires preparation of a full Environmental Impact Report (EIR).

276 Ranch LLC provides below substantial evidence supporting the necessity of a full EIR.

1. Adverse Water-Supply Impacts During the Summer Irrigation Season

(Reference Attachments 3 & 4, GHD Hydrology Letter, Well Locations)

A. Inadequate Groundwater and Cumulative Impact Analysis

As summarized by **Ryan Crawford, Senior Hydrologist (GHD Resources)** in *Attachment 3*, the **Comstock well**, drilled in 2021, is located approximately **120 feet from the Luchetti property line** and **500 feet from the Luchetti agricultural well** Attachment 4. Rancho Lake LLC proposes to extract up to **49.1 acre-feet per year**, representing a **substantial withdrawal from an already stressed aquifer system**.

The report omits a quantitative evaluation of **localized drawdown**, **well interference**, and **aquifer depletion**—particularly during the **critical irrigation season (May–October)**. Moreover, it does not assess the cumulative effects of other existing and foreseeable pumping activities in the basin, despite evidence of declining groundwater levels over recent years.

B. GHD Conclusions

The data collected from Luchetti wells in 2024, combined with the known hydrogeologic characteristics of the region, lead to the following conclusions:

- Concurrent pumping of nearby wells results in measurable drawdown interference and degraded performance.
- The Ranch Lake LLC Well, in its proposed location and under the proposed pumping regime, will likely **cause material adverse impacts** to the Luchetti Ranch's water supply in dry years, even in years with normal precipitation.
- These impacts would directly threaten the viability of the Luchetti Ranch's organic, pasture-based cattle operation — a longstanding agricultural use of significant economic and environmental value to the region.

Given these findings the **Major Use Permit UP 21-15 and Initial Study IS 21-16 should not be approved in their current form and given further consideration**. At a minimum, we continue to recommend the County require a more rigorous pump test (at least 24-48 hours), in the dry season while monitoring Putah Creek (a public trust

resource) and adjacent supply wells, public data sharing, and measurable mitigation strategies to protect existing agricultural users and senior water rights holders should certain measurable negative groundwater impacts occur.

C. Empirical Evidence from 276 Ranch LLC Monitoring Efforts

GHD prepared a May 9, 2025, Luchetti Ranch Hydrological Well Assessment, in which data and analysis from continuous depth to water logging pressure transducers installed into two active agricultural wells and one monitoring well on the Luchetti Ranch were presented. The transducers collected data from May to November 2024. Additionally on May 9, 2025, GHD completed a hydrologic study for 276 Ranch LLC expressing serious concerns of the proposed annual groundwater extraction as part of the Ranch Lake LLC Cannabis Permit Application.

This monitoring was completed at **considerable expense** and represents **substantial evidence** that the Rancho Lake well would materially impair 276 Ranch LLC's **irrigation capacity** for its **certified organic prime farmland pastures** during the irrigation season.

D. CEQA Significance and Required Environmental Review

Under **CEQA Guidelines §§15064 and 15162**, a project may be processed without an Environmental Impact Report (EIR) only where there is not substantial evidence showing that a project may have a significant effect on the environment. The **GHD Resources** report demonstrates significant impacts on the local water supply caused by the proposed project, which warrants further study under an EIR.

Given the documented risk of **drawdown, well interference, and aquifer depletion**, these potential impacts meet the threshold of **significant effects** under **CEQA Appendix G – Hydrology and Water Quality** and **Agricultural Resources**. Consequently, preparation of an **EIR** is required to evaluate the project's effect on groundwater sustainability, agricultural resource impacts, and feasible mitigation measures.

E. The *Mitigated Negative Declaration (MND) Drought Management Plan* fails to adequately address the well drawdown and automatic shut-off issues currently experienced by 276 Ranch LLC during the summer irrigation season (May through October). The applicant's assertion that the aquifer recovers during the winter months and that average water table levels are sufficient to sustain multiple competing wells **does not reflect the actual operating conditio**ns observed by 276 Ranch LLC. The recurring summer drawdowns result in operational interruptions and water shortages that contradict the applicant's conclusions regarding aquifer reliability and capacity, and are illustrative of the project's significant effects on the environment.

Conclusion

In summary, the revised Hurvitz Hydrological Report fails to demonstrate that the Rancho Lake LLC (Comstock) well will not materially impact existing agricultural water users, including 276 Ranch LLC. In contrast, data collected by 276 Ranch LLC provide substantial evidence of likely drawdown impacts.

Accordingly, there is substantial evidence before this body that the proposed impact will have a significant effect on the aquifer and groundwater supply. As such, 276 Ranch LLC respectfully requests

that the Lead Agency require the preparation of a **full Environmental Impact Report** for the Rancho Lake LLC cannabis project in compliance with CEQA.

Relevant CEQA Case Law

- Vineyard Area Citizens v. City of Rancho Cordova (2007) 40 Cal.4th 412 – EIRs must analyze long-term reliability of groundwater supplies.
- Protecting Our Water & Environmental Resources v. County of Stanislaus (2020) 10 Cal.5th 479 – Well permits with potential groundwater impacts require CEQA review.
- Kings County Farm Bureau v. City of Hanford (1990) 221 Cal.App.3d 692 – Cumulative groundwater depletion is a significant impact even when individual projects seem minor.
- Stanislaus Natural Heritage Project v. County of Stanislaus (1996) 48 Cal.App.4th 182 – CEQA requires analysis of potential interference with existing wells.
- Environmental Defense Fund v. East Bay MUD (1980) 26 Cal.3d 183 – Changes in water-supply conditions constitute environmental impacts requiring full CEQA analysis.

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2. CDD Compelled to Address Piecemealing Concerns

Rancho Lake LLC's claim that the irrigation well is "pre-existing" is inaccurate. **Records confirm the Comstock well was drilled in 2021 expressly for cannabis irrigation for the Rancho Lake LLC project.** Omitting this new well from the project description constitutes **illegal segmentation ("piecemealing")** under **CEQA Guidelines §§15165–15168**.

The **County must evaluate this well as part of the whole project**, including all foreseeable groundwater extraction and irrigation activities. Segmenting or deferring this analysis prevents an accurate assessment of the project's true scope and environmental effects.

Legal Basis

This approach violates established CEQA precedent, including ***Laurel Heights Improvement Assn. v. Regents of the University of California* (1988) 47 Cal.3d 376**, which held that an agency may not divide a single project into smaller parts to avoid full environmental review, and ***San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645**, which invalidated an EIR for failing to evaluate related groundwater impacts as part of an integrated project.

Accordingly, the County must **recirculate the CEQA document** to include the well as a project component and to analyze both **site-specific** and **cumulative groundwater impacts**. Any project approval absent this analysis would be legally deficient.

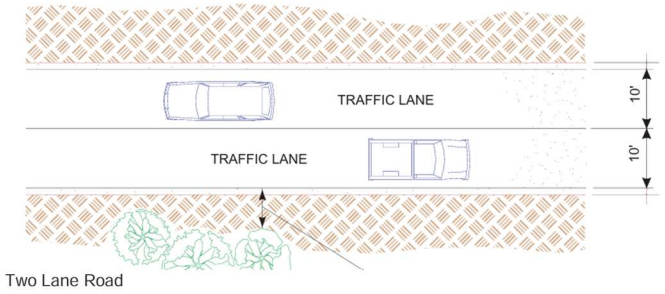
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3. Wildfire Risk — Public Resources Code (PRC) §4290

(Reference Attachment 5)

Attachment 5 and the County's own **Fire Safe Regulations Guide (2025)** establish that all access roads serving developments within **State Responsibility Areas (SRAs)** must meet the **minimum 20-foot width requirement** to ensure two-way emergency vehicle access, as required under **PRC §4290, Article 2, §1273.01**.Furthermore, this same access road serves multiple existing properties, including: emergency vehicle access, as required under PRC §4290, Article 2, §1273.01.

The **Main Access Road** across the Comstock Ranch, which serves as the **sole ingress and egress route** for the **Rancho Lake LLC** project, measures only **16 feet in width**, falling short of the **20-foot minimum standard** specified in PRC §4290. This minimum width requirement exists to ensure that **evacuation traffic and emergency response vehicles can operate simultaneously** during wildfire events. The project's failure to meet this standard constitutes a **significant life-safety hazard** for residents, emergency personnel, and neighboring properties — and therefore represents a **potentially significant environmental impact under CEQA**.



Furthermore, this same access road serves multiple existing properties, including:

- The **Luchetti Ranch**
- The **U.S. Coast Guard facility**
- The **Guenoc Valley** and **Noyes Ranch** holdings

The Rancho Lake Mitigated Negative Declaration (Neg Dec) identifies 20 round trips per day (40 one-way trips) on Comstock Main Road where road width, as identified above, is less than the 20 feet required under PRC 4290.

Furthermore, planned **Grange Road Connector**, which serves the **Guenoc Valley Resort** for emergency evacuation, utilizes the same Comstock Ranch roadway network as well as Grange Road. The Comstock's have formalized an access agreement with the developers of the Guenoc Valley resort enabling the use of critical road infrastructure. This overlap intensifies concerns

about the adequacy of the existing infrastructure. The Guenoc Valley Resort EIR identifies the need for up to 4,511 vehicles' exiting the resort during a wildfire emergency. The environmental review process must therefore evaluate **combined evacuation capacity, fire response, and emergency access impacts** within a **comprehensive Environmental Impact Report (EIR)**.

Legal Basis

Failure to address these cumulative life-safety risks would violate both **PRC §4290** and CEQA's **cumulative impact analysis requirements** (§15130). The project must not proceed without demonstrating full compliance with state **fire-safe design standards** and implementing **feasible mitigation measures**, such as:

- Roadway widening to meet the 20-foot standard
- Provision of **secondary emergency access routes**
- **Fuel management and defensible space planning** consistent with Cal Fire recommendations

Until these issues are resolved, the project cannot be found compliant with CEQA or the applicable provisions of the Public Resources Code.

Proposed Grange Rd. Connector

Area of concern circled in red



---

4. Inadequate Setbacks and Pesticide Drift Impacts on Adjacent Organic Farmland

The **Luchetti Ranch** operates over **100 acres of certified organic pasture** for grass-fed beef production. The **Rancho Lake cannabis site directly abuts this organic farmland**, yet the **Initial**

Study fails to evaluate potential **pesticide drift, herbicide use, or vapor movement** that could jeopardize organic certification, impact agricultural productivity, and harm grazing land.

Legal Basis

In ***Masonite Corp. v. County of Mendocino*** **(2013) 218 Cal.App.4th 230**, the Court held that pesticide drift onto organic farms constitutes a **physical environmental effect** requiring **full CEQA analysis**. CEQA Appendix G expressly lists conflicts with adjacent agricultural uses and loss of organic certification as **thresholds of significance**.

Required Actions

To comply with CEQA, the County must:

- Conduct **quantitative pesticide-drift and wind-dispersion modeling**;
- Establish **adequate setback and buffer zones** to prevent cross-contamination; and
- Analyze **cumulative pesticide use and potential loss of organic certification** across nearby agricultural operations.

Approval of this project through a **Negative Declaration** would violate CEQA's **"fair-argument" standard** (CEQA Guidelines § 15064(f)(1)), given substantial evidence of potential significant impacts to adjacent certified organic farmland.

---

5. Corrective Action Inconsistent & Prejudicial Application of Farmland Protection Zone (FPZ) Designations

The **Luchetti Ranch** contains **Prime Farmland** designated by the **State's Farmland Mapping and Monitoring Program (FMMP)**, yet it is excluded from **Lake County's Farmland Protection Zone (FPZ)** ordinance, while comparable farmlands in North County are included.

This **unequal and inconsistent application** of FPZ designations is **arbitrary and prejudicial**, effectively denying the Luchetti property equal protection under the County's own agricultural preservation policies.

Requested Action

Pursuant to Article 47 of the Lake County Zoning Ordinance (Sections 21-47.1 – 21-47.4), 276 Ranch LLC requests a text and map amendment to the Farmland Protection Zone (FPZ) to correct inequitable application of FPZ protections across FMMP-designated Prime and Important Farmland in Lake County.

Specifically, this amendment seeks to:

- Amend the FPZ exhibit map to include all FMMP-mapped Prime and Important Farmland in South County; and
- Apply FPZ protections uniformly throughout Lake County wherever FMMP designates Important Farmland.

This amendment is warranted by:

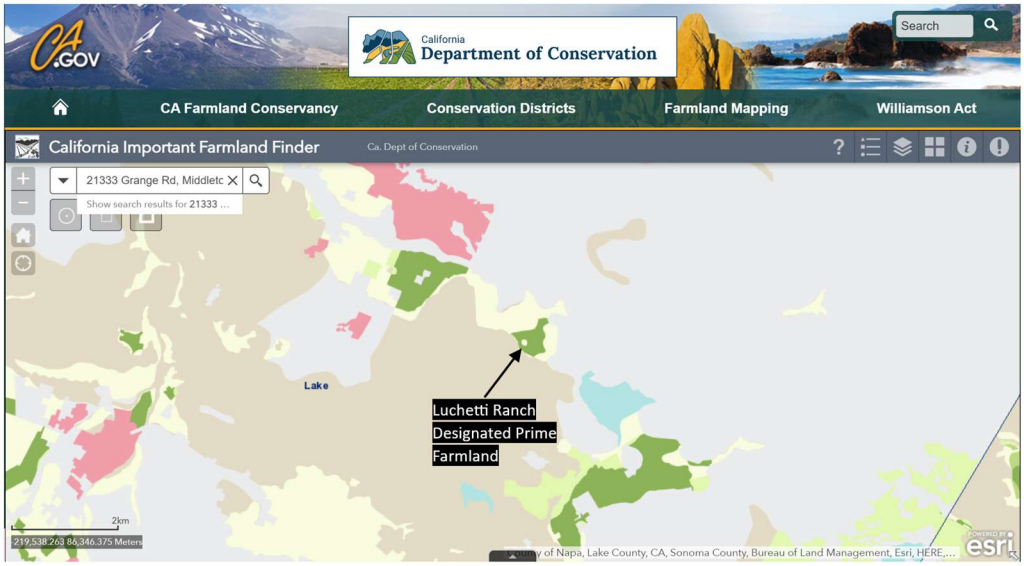
- **Community welfare and public necessity**, to ensure equitable protection of agricultural resources;

- **Consistency with the Lake County General Plan Agricultural Element**, which directs the County to conserve and protect Prime Farmland; and
- **Alignment with updated FMMP data** issued by the California Department of Conservation.

California Important Farmland Finder

https://maps.conservation.ca.gov/DLRP/CIFF/

Luchetti Property 276 Ranch Designated Prime Farmland



The Rancho Lake LLC application should not be advanced in the absence of resolving this zoning request. ***(Reference CDD Letter Attachment 6)***

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6. Cannabis Odor Control – Infeasibility of Mitigation for Outdoor Grows

The County and State lack any **technically feasible method to control odor from outdoor cannabis cultivation**.

Terpenes such as **myrcene, limonene, and β-caryophyllene** are **volatile organic compounds detectable at parts-per-billion concentrations** and cannot be captured or neutralized in open air. **Vegetative buffers and masking agents** are scientifically **ineffective and unenforceable**.

Multiple **Air Districts**—including **BAAQMD**, **SCAQMD**, and **MBARD**—have determined that **odor control for outdoor cultivation is infeasible**, and several county EIRs (**Humboldt, Mendocino, Santa Barbara**) have reached **significant odor-impact findings even miles from cultivation sites**.

Unlike enclosed or mixed-light operations, **outdoor grows emit terpenes continuously** during flowering, harvest, and drying phases. As those EIRs have concluded, *"no known or effective mitigation measures exist for controlling odor from outdoor cannabis cultivation."*

Feasible Mitigation and CEQA Significance

Where odor control is effective, it requires:

1. Fully enclosed, sealed greenhouses;
2. Activated-carbon filtration Negative-pressure ventilation systems designed by a licensed engineer.
3. on all exhaust air; and

Where odor control is not feasible, **increased setbacks are the only potentially effective mitigation measures**.

Lake County Acknowledgment to Cannabis Odor Control Problems

CDD has proposed preparation of a Programmatic Environmental Impact Report (PEIR) to address cumulative impacts of cannabis cultivation — including but not limited to odor emissions as a primary area of analysis. This proposal is an explicit acknowledgment that odor impacts from cultivation activities may be significant and cannot be adequately mitigated through project-level Mitigated Negative Declarations. CDD has proposed that hydrological issues, similar to the scope outlined above in relation to the Rancho Lake LLC application, require more in-depth analysis consistent with CEQA guidelines. Similar sentiments and concerns relating to odor control and hydrological issues have been expressed at several Board of Supervisors reviews of proposed cannabis ordinance updates. Under CEQA, when the lead agency itself recognizes a potentially significant impact, that constitutes substantial evidence supporting a fair argument that an EIR is required (CEQA Guidelines § 15064(f)(1)).

Accordingly, proceeding with project-specific approvals under a Mitigated Negative Declaration while simultaneously acknowledging countywide odor and hydrological concerns is inconsistent with CEQA's precautionary standard and the requirement for full disclosure and cumulative analysis.

Legal Basis

Under **California Civil Code §§ 3479–3480**, any condition that is "offensive to the senses" and interferes with the comfortable enjoyment of life or property constitutes a *nuisance.* California courts have repeatedly held that **odors** can rise to this level of interference:

- **Varjabedian v. City of Madera** (1977) 20 Cal.3d 285 – recognized sewage odors as a nuisance interfering with property use.
- **Kornoff v. Kingsburg Cotton Oil Co.** (1955) 45 Cal.2d 265 – industrial emissions (including odors) held actionable.
- **Citizens for Odor Nuisance Abatement v. City of San Diego** (2017) 8 Cal.App.5th 350 – affirmed that pervasive odor conditions can constitute a public nuisance.

The **California Constitution, Article XI, § 7** grants counties and cities broad *police power* to regulate such impacts through zoning and permit conditions protecting public health, safety, and welfare.

Under the **California Environmental Quality Act (CEQA)**, Appendix G of the CEQA Guidelines specifically requires agencies to evaluate whether a project would "create objectionable odors affecting a substantial number of people." A fair-argument showing that odor impacts may be significant triggers the obligation to prepare an **Environmental Impact Report (EIR)** with feasible mitigation measures.

Recent California cases further confirm that cannabis operations are subject to these same principles. In **Valley Crest Farms Litigation (Santa Barbara Superior Ct., 2025)**, the court certified a class of neighbors alleging nuisance from cannabis greenhouse odors—signaling judicial willingness to treat unmitigated cannabis odor as a compensable, actionable harm.

Conclusion

The Rancho Lake LLC cannabis project, as proposed, will generate significant unmitigated impacts related to:

- Groundwater availability and well interference,
- Wildfire evacuation and emergency access,
- Pesticide drift and organic farmland conflict,
- Farmland protection inequities, and
- Cannabis odor emissions.

Each issue independently satisfies CEQA's "fair argument" standard requiring preparation of an Environmental Impact Report.

Accordingly, 276 Ranch LLC respectfully requests that the Lake County Planning Commission deny Rancho Lake LLC's Major Use Permit (UP 21-15) and Mitigated Negative Declaration (IS 21-16) pending completion of a comprehensive EIR addressing the concerns herein.

Attachement 3

November 11, 2025 Letter from Ryan Crawford, Senior Hydrologist, GHD

2235 Mercury Way, Suite 150
Santa Rosa, CA 95407
http://www.ghd.com/

Our ref: 12637088

11 November 2025

Lake County Planning Commission
Lake County Board of Supervisors
Lake County Planning Department
255 N. Forbes Street
Lakeport CA 95453

Re: Ranch Lake LLC Cannabis Permit Application – Major Use Permit UP 21-15 / Initial Study IS 21-16 and October 27, 2025, HES Technical Memorandum and Response to Comments

Dear Commissioners and Supervisors,

I am writing on behalf of 276 LLC, owner of the Luchetti Ranch located at 21333 Grange Road, Middletown, CA, to express serious concerns regarding groundwater and potential hydrological impacts associated with the Rancho Lake LLC Cannabis Permit Application, specifically Major Use Permit UP 21-15 and Initial Study IS 21-16. The purpose of this letter is to provide brief comment to the October 27, 2025, Hurvitz Environmental Services, Inc. (HES) Technical Memorandum (TM). The TM is an addendum to HES's 2023 Revised Hydrogeologic Assessment, where additional analysis for potential groundwater impacts related to well interference, and streamflow depletion was performed.

GHD prepared a May 9, 2025, Luchetti Ranch Hydrological Well Assessment, in which data and analysis from continuous depth to water logging pressure transducers installed into two active agricultural wells and one monitoring well on the Luchetti Ranch were presented. The transducers collected data from May to November 2024. Additionally on May 12, 2025, GHD wrote a letter to the Lake County Planning Commission summarized key findings from our 2025 hydrologic study and expressing serious concerns of the proposed annual groundwater extraction as part of the Ranch Lake LLC Cannabis Permit Application.

After review of HES's 2025 TM, we have the following comments on the conclusions and recommendations to consider:

1. The pump test on the new well on Ranch Lake LLC was only a 6-hour single well test done in the winter/rainy season. The pump test doesn't represent worst case groundwater level conditions, dry season low level conditions, or potential longer term (24-hour +) pumping impacts that could be observed in the wells at Luchetti.
2. No observation wells or observation points on Putah Creek were considered during the short 6-hour pump test, therefore; a physical distance-drawdown analysis couldn't be performed, only simulated drawdown analysis using assumed aquifer parameters could then be used as inputs. The Luchetti Ranch invited Ranch Lake LLC to cooperate in a shared study in order to be transparent and get the best information possible, in hopes of establishing cooperative data sharing and trust.
3. Theis analysis for simulating drawdown in all wells at a distance may not be entirely applicable. The unconfined conditions appears to only be applicable at that Ranch Lake LLC well due to the well driller reporting essentially all sand and gravel from the ground surface to the bottom of the well, where-as the remaining drillers logs in in the immediate area indicated significant confining clay units ranging from approximately 20-60 feet in thickness. The confining conditions were documented in the drillers logs and observed in the Luchetti Ranch well pumping data, and analysis as unconfined could underestimate simulated distance drawdown to nearby wells under semi-confined or confined conditions.
4. The pumping rates used in the long-term distance drawdown conditions simulation estimates used a yearly pumping average of 60-gpm, whereas the actual pumping rates for the well are 355-gpm. During an extended drought or an emergency, such as broken water lines or storage tank failure, it's not a stretch to imagine the Ranch Lake LLC well pumping continuously at 355-gpm for days or more and inadvertently impacting Luchetti well operations and performance.

Summary of Groundwater Monitoring and Analysis

Groundwater levels were monitored at three wells on the Luchetti Ranch: Ag-1, Ag-2, and Monitoring Well A/B. Transducers installed in each well recorded pressure and temperature data every ten minutes, with barometric adjustments, during the following periods:

- **Ag-1 and Monitoring Well A/B:** May 9 – November 11, 2024
- **Ag-2:** May 9 – December 20, 2024

The data indicate the following:

- Simultaneous operation of Ag-1 and Ag-2 interfere with each other and cause degraded well performance. During dry years, Luchetti Ranch reports of automatic pump shutoffs, which directly impact pasture irrigation.
- The proposed Rancho Lake LLC cannabis operation well, is located approximately **500 feet** of Agg Well 2. Given its proximity, and based on analogous performance patterns of the Luchetti wells, we believe the Comstock Well will **materially interfere** with water levels within Luchetti Ranch's agricultural water supply, particularly in dry and drought years.

- The current permit materials do not adequately address these hydrological impacts, nor do they reflect cooperative data sharing. The Luchetti family invited Rancho Lake LLC to participate in a joint well study to better understand potential impacts. Rancho Lake declined, and so no critical groundwater data from the Ranch Lake LLC well could be made available.

Hydrogeological Context and Legal Water Rights

The Luchetti Ranch has historically irrigated 110 acres of permanent pasture using two agricultural wells and a domestic well. The ranch also holds **senior riparian rights** for 320.6 acre-feet of surface water from Putah Creek, diverted annually from May to October, and relies on groundwater from the southernmost, downgradient portion of the Coyote Valley Groundwater Basin.

The construction of the Ranch Lake LLC Well in 2021 — approximately only **120 feet from the Luchetti property line and 500 feet from the Luchetti ag well** — introduces significant risk to existing water supplies. Rancho Lake's application indicates it will extract up to **49.1 acre-feet** of groundwater annually, further straining an aquifer system already showing signs of stress in below-average rainfall years.

Conclusions

The data collected from Luchetti wells in 2024, combined with the known hydrogeologic characteristics of the region, lead to the following conclusions:

- Concurrent pumping of nearby wells results in measurable drawdown interference and degraded performance.
- The Ranch Lake LLC Well, in its proposed location and under the proposed pumping regime, will likely **cause material adverse impacts** to the Luchetti Ranch's water supply in dry years, even in years with normal precipitation.
- These impacts would directly threaten the viability of the Luchetti Ranch's organic, pasture-based cattle operation — a longstanding agricultural use of significant economic and environmental value to the region.

Given these findings the **Major Use Permit UP 21-15 and Initial Study IS 21-16 should not be approved in their current form and given further consideration**. At a minimum, we continue to recommend the County require a more rigorous pump test (at least 24-48 hours), in the dry season while monitoring Putah Creek (a public trust resource) and adjacent supply wells, public data sharing, and measurable mitigation strategies to protect existing agricultural users and senior water rights holders should certain measurable negative groundwater impacts occur.

12637088 | Re: Ranch Lake LLC Cannabis Permit Application – Major Use Permit UP 21-15 / Initial Study IS 21-16 and October 27, 2025, HES Technical Memorandum and Response to Comments 2

We appreciate your attention to this matter and welcome any opportunity to discuss our findings further.

Regards



Ryan Crawford, PG
Senior Hydrogeologist & Technical Director

+707 496.8070
Ryan.crawford@ghd.com

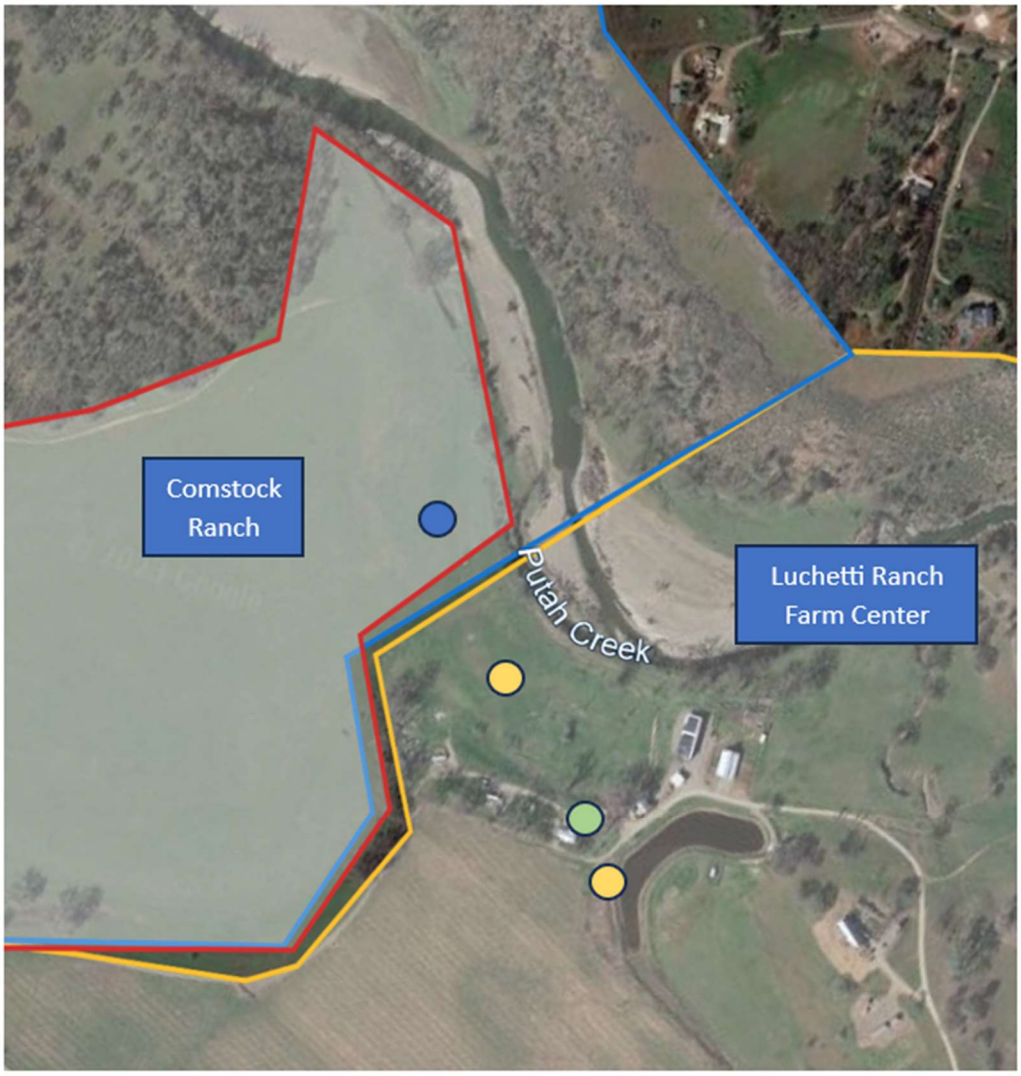
On Behalf of 276 LLC / Luchetti Ranch

Attachement 4

Well Locations Rancho Lake LLC (Comstock Ranch) and 276 Ranch LLC (Luchetti Ranch)

Overview of Well Locations on the Comstock and Luchetti Ranches

- New Rancho Lake Cannabis Well
- Agricultural wells Luchetti Ranch
- Domestic household well Luchetti Ranch



Attachment 5

County of Lake
2025
State & Local Minimum Fire Safe Regulations Guide

THIS GUIDE IS FOR INFORMATIONAL USE ONLY. TITLE, COD AND REGULATION FROM THE COUNTY MAY REQUIRE OTHER MITIGATIONS

View the official California Code of Regulations and local guidelines online at:
https://govt.westlaw.com/calregs/Index

Contact Lake County CDD for official direction and application of Regulation:
https://www.lakecountyca.gov/410/Community-Development

Public Resources Code – PRC
Division 4. Forests, Forestry Range and Forage Lands [4001 - 4958]
Part 2. Protection of Forest, Range and Forage Lands [4101 - 4789.7]
Chapter 2. Hazardous Fire Areas [4251 - 4290.5]

California Code of Regulations
Title 14 Natural Resources
Division 1.5 Department of Forestry
Chapter 7 - Fire Protection
Subchapter 2 State Minimum Fire Safe Regulations **2025 Version 1**

Attachement 6

Letter to Community Dévelopment (CDD) Requesting an Article 47 text Amendment Concerning Farm Land Protection Zone Application

276 RANCH LLC (LUCHETTI FAMILY)
PO BOX 419, BOLINAS, CA
ATTENTION: PETER LUCHETTI
PHONE : 415 710-0906
Email : peter@tablerockpartners.com

November 5, 2025

Lake County Planning Commission
c/o Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

The Luchetti Ranch includes Prime Farmland under the State's Farmland Mapping & Monitoring Program (FMMP), yet it is excluded from Lake County's FPZ ordinance, while similar farmlands in North County are included.

Requested Action

Pursuant to Article 47 of the Lake County Zoning Ordinance (Sections 21-47.1 – 21-47.4), 276 Ranch LLC requests a text and map amendment to the Farmland Protection Zone (FPZ) to correct inequitable application of FPZ protections across FMMP-designated Prime and Important Farmland in Lake County.

Specifically, this amendment seeks to:
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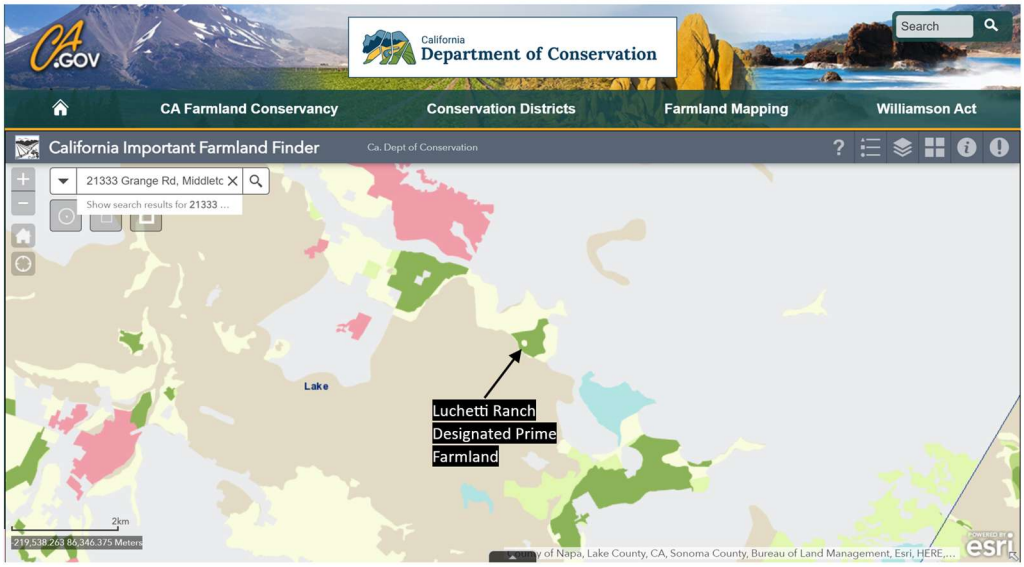
- **Community welfare and public necessity**, to ensure equitable protection of agricultural resources;
- **Consistency with the Lake County General Plan Agricultural Element**, which directs the County to conserve and protect Prime Farmland; and
- **Alignment with updated FMMP data** issued by the California Department of Conservation.

Identification of 276 Ranch LLC (Prime Farmland)

California Important Farmland Finder

https://maps.conservation.ca.gov/DLRP/CIFF/

Luchetti Property 276 Ranch Designated Prime Farmland



Please advise on the process necessary to implement this change.

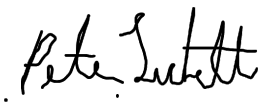
Sincerely

Peter Luchetti, Manager, 276 Ranch LLC (Representing the Luchetti Family)

EIR preparation. We remain open to constructive dialogue and collaborative problem-solving to address the environmental challenges presented by the Rancho Lake LLC project. However, such engagement has thus far been limited, and genuine efforts to resolve these issues have been lacking.

Additionally, we observe that the County's ongoing practice of approving incomplete Mitigated Negative Declarations (MNDs) for cannabis licenses poses a broader problem for the community. This practice fails to meet CEQA's legal requirements and consequentially shifts the burden of CEQA onto neighbors who are not involved in the cannabis industry. We therefore urge the Community Development Department (CDD) and the Planning Commission to take corrective action to ensure that CEQA compliance is fully observed in this and future cannabis-related projects.

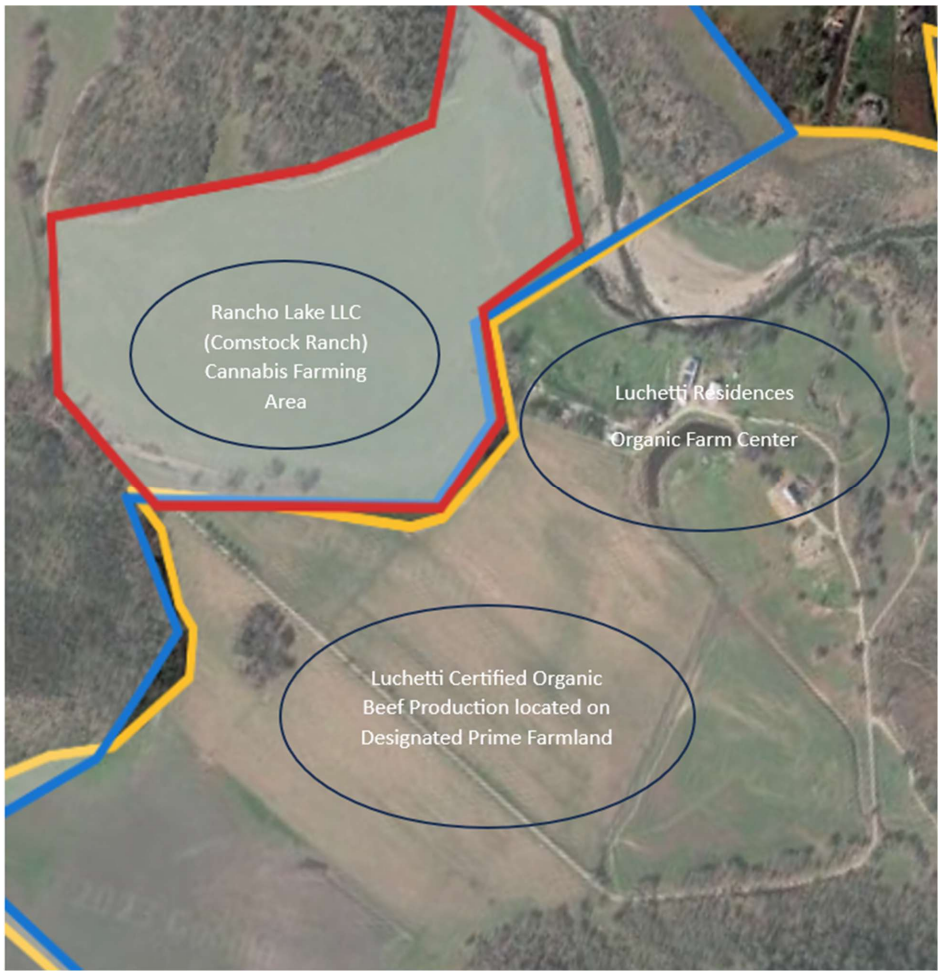
Respectfully submitted,



276 Ranch LLC
On behalf of the Luchetti Family

ATTACHEMENT 1

Location of Ranch Lake LLC Cannabis Farming Adjacent to 276 Ranch LLC Organic Beef Production and Luchetti Family Farm Center



ATTACHMENT 2

Detailed Analysis & Supporting Evidence : 276 Ranch LLC Request for Ranch Lake LLC Permit Denial and Rational for Full EIR

Reference: Rancho Lake LLC Major Use Permit (UP 21-15) and Initial Study (IS 21-16)

Under Public Resources Code §21082.2(d) and CEQA Guidelines §15064(f)(1), the presence of substantial evidence that a project *may* have a significant effect on the environment requires preparation of a full Environmental Impact Report (EIR).

276 Ranch LLC provides below substantial evidence supporting the necessity of a full EIR.

1. Adverse Water-Supply Impacts During the Summer Irrigation Season

(Reference Attachments 3 & 4, GHD Hydrology Letter, Well Locations)

A. Inadequate Groundwater and Cumulative Impact Analysis

As summarized by **Ryan Crawford, Senior Hydrologist (GHD Resources)** in *Attachment 3*, the **Comstock well**, drilled in 2021, is located approximately **120 feet from the Luchetti property line** and **500 feet from the Luchetti agricultural well** Attachment 4. Rancho Lake LLC proposes to extract up to **49.1 acre-feet per year**, representing a **substantial withdrawal from an already stressed aquifer system**.

The report omits a quantitative evaluation of **localized drawdown**, **well interference**, and **aquifer depletion**—particularly during the **critical irrigation season (May–October)**. Moreover, it does not assess the cumulative effects of other existing and foreseeable pumping activities in the basin, despite evidence of declining groundwater levels over recent years.

B. GHD Conclusions

The data collected from Luchetti wells in 2024, combined with the known hydrogeologic characteristics of the region, lead to the following conclusions:

- Concurrent pumping of nearby wells results in measurable drawdown interference and degraded performance.
- The Ranch Lake LLC Well, in its proposed location and under the proposed pumping regime, will likely **cause material adverse impacts** to the Luchetti Ranch's water supply in dry years, even in years with normal precipitation.
- These impacts would directly threaten the viability of the Luchetti Ranch's organic, pasture-based cattle operation — a longstanding agricultural use of significant economic and environmental value to the region.

Given these findings the **Major Use Permit UP 21-15 and Initial Study IS 21-16 should not be approved in their current form and given further consideration**. At a minimum, we continue to recommend the County require a more rigorous pump test (at least 24-48 hours), in the dry season while monitoring Putah Creek (a public trust

resource) and adjacent supply wells, public data sharing, and measurable mitigation strategies to protect existing agricultural users and senior water rights holders should certain measurable negative groundwater impacts occur.

C. Empirical Evidence from 276 Ranch LLC Monitoring Efforts

GHD prepared a May 9, 2025, Luchetti Ranch Hydrological Well Assessment, in which data and analysis from continuous depth to water logging pressure transducers installed into two active agricultural wells and one monitoring well on the Luchetti Ranch were presented. The transducers collected data from May to November 2024. Additionally on May ~~9~~12, 2025, GHD completed a ~~wrote a letter to the Lake County Planning Commission summarized key findings from our 2025~~ hydrologic study ~~and~~ for 276 Ranch LLC expressing serious concerns of the proposed annual groundwater extraction as part of the Ranch Lake LLC Cannabis Permit Application.

This monitoring was completed at **considerable expense** and represents **substantial evidence** that the Rancho Lake well would materially impair 276 Ranch LLC's **irrigation capacity** for its **certified organic prime farmland pastures** during the irrigation season.

D. CEQA Significance and Required Environmental Review

Under **CEQA Guidelines §§15064 and 15162**, a project may be processed without an Environmental Impact Report (EIR) only where there is not substantial evidence showing that a project may have a significant effect on the environment. The **GHD Resources** report demonstrates significant impacts on the local water supply caused by the proposed project, which warrants further study under an EIR.

Given the documented risk of **drawdown, well interference, and aquifer depletion**, these potential impacts meet the threshold of **significant effects** under **CEQA Appendix G – Hydrology and Water Quality** and **Agricultural Resources**. Consequently, preparation of an **EIR** is required to evaluate the project's effect on groundwater sustainability, agricultural resource impacts, and feasible mitigation measures.

E. The *Mitigated Negative Declaration (MND) Drought Management Plan* fails to adequately address the well drawdown and automatic shut-off issues currently experienced by 276 Ranch LLC during the summer irrigation season (May through October). The applicant's assertion that the aquifer recovers during the winter months and that average water table levels are sufficient to sustain multiple competing wells **does not reflect the actual operating conditio**ns observed by 276 Ranch LLC. The recurring summer drawdowns result in operational interruptions and water shortages that contradict the applicant's conclusions regarding aquifer reliability and capacity, and are illustrative of the project's significant effects on the environment.

Conclusion

In summary, the revised Hurvitz Hydrological Report fails to demonstrate that the Rancho Lake LLC (Comstock) well will not materially impact existing agricultural water users, including 276 Ranch LLC. In contrast, data collected by 276 Ranch LLC provide substantial evidence of likely drawdown impacts.

Accordingly, there is substantial evidence before this body that the proposed impact will have a significant effect on the aquifer and groundwater supply. As such, 276 Ranch LLC respectfully requests

that the Lead Agency require the preparation of a **full Environmental Impact Report** for the Rancho Lake LLC cannabis project in compliance with CEQA.

Relevant CEQA Case Law

- Vineyard Area Citizens v. City of Rancho Cordova (2007) 40 Cal.4th 412 – EIRs must analyze long-term reliability of groundwater supplies.
- Protecting Our Water & Environmental Resources v. County of Stanislaus (2020) 10 Cal.5th 479 – Well permits with potential groundwater impacts require CEQA review.
- Kings County Farm Bureau v. City of Hanford (1990) 221 Cal.App.3d 692 – Cumulative groundwater depletion is a significant impact even when individual projects seem minor.
- Stanislaus Natural Heritage Project v. County of Stanislaus (1996) 48 Cal.App.4th 182 – CEQA requires analysis of potential interference with existing wells.
- Environmental Defense Fund v. East Bay MUD (1980) 26 Cal.3d 183 – Changes in water-supply conditions constitute environmental impacts requiring full CEQA analysis.

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2. CDD Compelled to Address Piecemealing Concerns

Rancho Lake LLC's claim that the irrigation well is "pre-existing" is inaccurate. **Records confirm the Comstock well was drilled in 2021 expressly for cannabis irrigation for the Rancho Lake LLC project.** Omitting this new well from the project description constitutes **illegal segmentation ("piecemealing")** under **CEQA Guidelines §§15165–15168**.

The **County must evaluate this well as part of the whole project**, including all foreseeable groundwater extraction and irrigation activities. Segmenting or deferring this analysis prevents an accurate assessment of the project's true scope and environmental effects.

Legal Basis

This approach violates established CEQA precedent, including ***Laurel Heights Improvement Assn. v. Regents of the University of California* (1988) 47 Cal.3d 376**, which held that an agency may not divide a single project into smaller parts to avoid full environmental review, and ***San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645**, which invalidated an EIR for failing to evaluate related groundwater impacts as part of an integrated project.

Accordingly, the County must **recirculate the CEQA document** to include the well as a project component and to analyze both **site-specific** and **cumulative groundwater impacts**. Any project approval absent this analysis would be legally deficient.

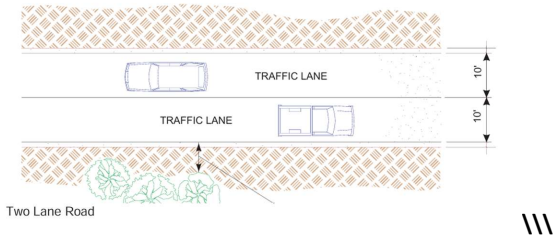
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3. Wildfire Risk — Public Resources Code (PRC) §4290

(Reference Attachment 5)

Attachment 5 and the County's own **Fire Safe Regulations Guide (2025)** establish that all access roads serving developments within **State Responsibility Areas (SRAs)** must meet the **minimum 20-foot width requirement** to ensure two-way emergency vehicle access, as required under **PRC §4290, Article 2, §1273.01**.Furthermore, this same access road serves multiple existing properties, including: emergency vehicle access, as required under PRC §4290, Article 2, §1273.01.

The **Main Access Road** across the Comstock Ranch, which serves as the **sole ingress and egress route** for the **Rancho Lake LLC** project, measures only **16 feet in width**, falling short of the **20-foot minimum standard** specified in PRC §4290. This minimum width requirement exists to ensure that **evacuation traffic and emergency response vehicles can operate simultaneously** during wildfire events. The project's failure to meet this standard constitutes a **significant life-safety hazard** for residents, emergency personnel, and neighboring properties — and therefore represents a **potentially significant environmental impact under CEQA**.



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Furthermore, this same access road serves multiple existing properties, including:

- The **Luchetti Ranch**
- The **U.S. Coast Guard facility**
- The **Guenoc Valley** and **Noyes Ranch** holdings

The Rancho Lake Mitigated Negative Declaration (Neg Dec) identifies 20 round trips per day (40 one-way trips) on Comstock Main Road where road width, as identified above, is less than the 20 feet required under PRC 4290.

Furthermore, planned **Grange Road Connector**, which serves the **Guenoc Valley Resort** for emergency evacuation, utilizes the same Comstock Ranch roadway network as well as Grange Road. The Comstock's have formalized an access agreement with the developers of the Guenoc

Valley resort enabling the use of critical road infrastructure. This overlap intensifies concerns about the adequacy of the existing infrastructure. The Guenoc Valley Resort EIR identifies the need for up to 4,511 vehicles' exiting the resort during a wildfire emergency. The environmental review process must therefore evaluate **combined evacuation capacity, fire response, and emergency access impacts** within a **comprehensive Environmental Impact Report (EIR)**.

Legal Basis

Failure to address these cumulative life-safety risks would violate both **PRC §4290** and CEQA's **cumulative impact analysis requirements** (§15130). The project must not proceed without demonstrating full compliance with state **fire-safe design standards** and implementing **feasible mitigation measures**, such as:

- Roadway widening to meet the 20-foot standard
- Provision of **secondary emergency access routes**
- **Fuel management and defensible space planning** consistent with Cal Fire recommendations

Until these issues are resolved, the project cannot be found compliant with CEQA or the applicable provisions of the Public Resources Code.

Proposed Grange Rd. Connector

Area of concern circled in red



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4. Inadequate Setbacks and Pesticide Drift Impacts on Adjacent Organic Farmland

The **Luchetti Ranch** operates over **100 acres of certified organic pasture** for grass-fed beef production. The **Rancho Lake cannabis site directly abuts this organic farmland**, yet the **Initial**

Study fails to evaluate potential **pesticide drift, herbicide use, or vapor movement** that could jeopardize organic certification, impact agricultural productivity, and harm grazing land.

Legal Basis

In ***Masonite Corp. v. County of Mendocino*** **(2013) 218 Cal.App.4th 230**, the Court held that pesticide drift onto organic farms constitutes a **physical environmental effect** requiring **full CEQA analysis**. CEQA Appendix G expressly lists conflicts with adjacent agricultural uses and loss of organic certification as **thresholds of significance**.

Required Actions

To comply with CEQA, the County must:

- Conduct **quantitative pesticide-drift and wind-dispersion modeling**;
- Establish **adequate setback and buffer zones** to prevent cross-contamination; and
- Analyze **cumulative pesticide use and potential loss of organic certification** across nearby agricultural operations.

Approval of this project through a **Negative Declaration** would violate CEQA's **"fair-argument" standard** (CEQA Guidelines § 15064(f)(1)), given substantial evidence of potential significant impacts to adjacent certified organic farmland.

---

5. Corrective Action Inconsistent & Prejudicial Application of Farmland Protection Zone (FPZ) Designations

The **Luchetti Ranch** contains **Prime Farmland** designated by the **State's Farmland Mapping and Monitoring Program (FMMP)**, yet it is excluded from **Lake County's Farmland Protection Zone (FPZ)** ordinance, while comparable farmlands in North County are included.

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Luchetti Property 276 Ranch Designated Prime Farmland



The Rancho Lake LLC application should not be advanced in the absence of resolving this zoning request. **(*Reference CDD Letter Attachment 6)***

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6. Cannabis Odor Control – Infeasibility of Mitigation for Outdoor Grows

The County and State lack any **technically feasible method to control odor from outdoor cannabis cultivation**.

Terpenes such as **myrcene, limonene, and β-caryophyllene** are **volatile organic compounds detectable at parts-per-billion concentrations** and cannot be captured or neutralized in open air. **Vegetative buffers and masking agents** are scientifically **ineffective and unenforceable**.

Multiple **Air Districts**—including **BAAQMD**, **SCAQMD**, and **MBARD**—have determined that **odor control for outdoor cultivation is infeasible**, and several county EIRs (**Humboldt, Mendocino, Santa Barbara**) have reached **significant odor-impact findings even miles from cultivation sites**.

Unlike enclosed or mixed-light operations, **outdoor grows emit terpenes continuously** during flowering, harvest, and drying phases. As those EIRs have concluded, *"no known or effective mitigation measures exist for controlling odor from outdoor cannabis cultivation."*

Feasible Mitigation and CEQA Significance

Where odor control is effective, it requires:

1. Fully enclosed, sealed greenhouses;
2. Activated-carbon filtration Negative-pressure ventilation systems designed by a licensed engineer.
2.3. on all exhaust air; and
3.1. Negative-pressure ventilation systems designed by a licensed engineer.

Where odor control is not feasible, **increased setbacks are the only potentially effective mitigation measures**.

Lake County Acknowledgment to Cannabis Odor Control Problems

CDD has proposed preparation of a Programmatic Environmental Impact Report (PEIR) to address cumulative impacts of cannabis cultivation — including but not limited to odor emissions as a primary area of analysis. This proposal is an explicit acknowledgment that odor impacts from cultivation activities may be significant and cannot be adequately mitigated through project-level Mitigated Negative Declarations. CDD has proposed that hydrological issues, similar to the scope outlined above in relation to the Rancho Lake LLC application, require more indeth analysis consistent with CEQA guidelines. Similar sentiments and concerns ordor control and hydological issues have been expressed at several Baord of Supervisors reviews of proposed cannabis ordinance updates.
Under CEQA, when the lead agency itself recognizes a potentially significant impact, that constitutes substantial evidence supporting a fair argument that an EIR is required (CEQA Guidelines § 15064(f)(1)).

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Accordingly, proceeding with project-specific approvals under a Mitigated Negative Declaration while simultaneously acknowledging countywide odor and hydrological concerns is inconsistent with CEQA's precautionary standard and the requirement for full disclosure and cumulative analysis.

Legal Basis

Under **California Civil Code §§ 3479–3480**, any condition that is "offensive to the senses" and interferes with the comfortable enjoyment of life or property constitutes a *nuisance.* California courts have repeatedly held that **odors** can rise to this level of interference:

- **Varjabedian v. City of Madera** (1977) 20 Cal.3d 285 – recognized sewage odors as a nuisance interfering with property use.
- **Kornoff v. Kingsburg Cotton Oil Co.** (1955) 45 Cal.2d 265 – industrial emissions (including odors) held actionable.
- **Citizens for Odor Nuisance Abatement v. City of San Diego** (2017) 8 Cal.App.5th 350 – affirmed that pervasive odor conditions can constitute a public nuisance.

The **California Constitution, Article XI, § 7** grants counties and cities broad *police power* to regulate such impacts through zoning and permit conditions protecting public health, safety, and welfare.

Under the **California Environmental Quality Act (CEQA)**, Appendix G of the CEQA Guidelines specifically requires agencies to evaluate whether a project would "create objectionable odors affecting a substantial number of people." A fair-argument showing that odor impacts may be significant triggers the obligation to prepare an **Environmental Impact Report (EIR)** with feasible mitigation measures.

Recent California cases further confirm that cannabis operations are subject to these same principles. In **Valley Crest Farms Litigation (Santa Barbara Superior Ct., 2025)**, the court certified a class of neighbors alleging nuisance from cannabis greenhouse odors—signaling judicial willingness to treat unmitigated cannabis odor as a compensable, actionable harm.

Conclusion

The Rancho Lake LLC cannabis project, as proposed, will generate significant unmitigated impacts related to:

- Groundwater availability and well interference,
- Wildfire evacuation and emergency access,
- Pesticide drift and organic farmland conflict,
- Farmland protection inequities, and
- Cannabis odor emissions.

Each issue independently satisfies CEQA's "fair argument" standard requiring preparation of an Environmental Impact Report.

Accordingly, 276 Ranch LLC respectfully requests that the Lake County Planning Commission deny Rancho Lake LLC's Major Use Permit (UP 21-15) and Mitigated Negative Declaration (IS 21-16) pending completion of a comprehensive EIR addressing the concerns herein.

Attachement 3

November 11, 2025 Letter from Ryan Crawford, Senior Hydrologist, GHD

2235 Mercury Way, Suite 150
Santa Rosa, CA 95407
http://www.ghd.com/

Our ref: 12637088

11 November 2025

Lake County Planning Commission
Lake County Board of Supervisors
Lake County Planning Department
255 N. Forbes Street
Lakeport CA 95453

Re: Ranch Lake LLC Cannabis Permit Application – Major Use Permit UP 21-15 / Initial Study IS 21-16 and October 27, 2025, HES Technical Memorandum and Response to Comments

Dear Commissioners and Supervisors,

I am writing on behalf of 276 LLC, owner of the Luchetti Ranch located at 21333 Grange Road, Middletown, CA, to express serious concerns regarding groundwater and potential hydrological impacts associated with the Rancho Lake LLC Cannabis Permit Application, specifically Major Use Permit UP 21-15 and Initial Study IS 21-16. The purpose of this letter is to provide brief comment to the October 27, 2025, Hurvitz Environmental Services, Inc. (HES) Technical Memorandum (TM). The TM is an addendum to HES's 2023 Revised Hydrogeologic Assessment, where additional analysis for potential groundwater impacts related to well interference, and streamflow depletion was performed.

GHD prepared a May 9, 2025, Luchetti Ranch Hydrological Well Assessment, in which data and analysis from continuous depth to water logging pressure transducers installed into two active agricultural wells and one monitoring well on the Luchetti Ranch were presented. The transducers collected data from May to November 2024. Additionally on May 12, 2025, GHD wrote a letter to the Lake County Planning Commission summarized key findings from our 2025 hydrologic study and expressing serious concerns of the proposed annual groundwater extraction as part of the Ranch Lake LLC Cannabis Permit Application.

After review of HES's 2025 TM, we have the following comments on the conclusions and recommendations to consider:

1. The pump test on the new well on Ranch Lake LLC was only a 6-hour single well test done in the winter/rainy season. The pump test doesn't represent worst case groundwater level conditions, dry season low level conditions, or potential longer term (24-hour +) pumping impacts that could be observed in the wells at Luchetti.
2. No observation wells or observation points on Putah Creek were considered during the short 6-hour pump test, therefore; a physical distance-drawdown analysis couldn't be performed, only simulated drawdown analysis using assumed aquifer parameters could then be used as inputs. The Luchetti Ranch invited Ranch Lake LLC to cooperate in a shared study in order to be transparent and get the best information possible, in hopes of establishing cooperative data sharing and trust.
3. Theis analysis for simulating drawdown in all wells at a distance may not be entirely applicable. The unconfined conditions appears to only be applicable at that Ranch Lake LLC well due to the well driller reporting essentially all sand and gravel from the ground surface to the bottom of the well, where-as the remaining drillers logs in in the immediate area indicated significant confining clay units ranging from approximately 20-60 feet in thickness. The confining conditions were documented in the drillers logs and observed in the Luchetti Ranch well pumping data, and analysis as unconfined could underestimate simulated distance drawdown to nearby wells under semi-confined or confined conditions.
4. The pumping rates used in the long-term distance drawdown conditions simulation estimates used a yearly pumping average of 60-gpm, whereas the actual pumping rates for the well are 355-gpm. During an extended drought or an emergency, such as broken water lines or storage tank failure, it's not a stretch to imagine the Ranch Lake LLC well pumping continuously at 355-gpm for days or more and inadvertently impacting Luchetti well operations and performance.

Summary of Groundwater Monitoring and Analysis

Groundwater levels were monitored at three wells on the Luchetti Ranch: Ag-1, Ag-2, and Monitoring Well A/B. Transducers installed in each well recorded pressure and temperature data every ten minutes, with barometric adjustments, during the following periods:

- **Ag-1 and Monitoring Well A/B:** May 9 – November 11, 2024
- **Ag-2:** May 9 – December 20, 2024

The data indicate the following:

- Simultaneous operation of Ag-1 and Ag-2 interfere with each other and cause degraded well performance. During dry years, Luchetti Ranch reports of automatic pump shutoffs, which directly impact pasture irrigation.
- The proposed Rancho Lake LLC cannabis operation well, is located approximately **500 feet** of Agg Well 2. Given its proximity, and based on analogous performance patterns of the Luchetti wells, we believe the Comstock Well will **materially interfere** with water levels within Luchetti Ranch's agricultural water supply, particularly in dry and drought years.

- The current permit materials do not adequately address these hydrological impacts, nor do they reflect cooperative data sharing. The Luchetti family invited Rancho Lake LLC to participate in a joint well study to better understand potential impacts. Rancho Lake declined, and so no critical groundwater data from the Ranch Lake LLC well could be made available.

Hydrogeological Context and Legal Water Rights

The Luchetti Ranch has historically irrigated 110 acres of permanent pasture using two agricultural wells and a domestic well. The ranch also holds **senior riparian rights** for 320.6 acre-feet of surface water from Putah Creek, diverted annually from May to October, and relies on groundwater from the southernmost, downgradient portion of the Coyote Valley Groundwater Basin.

The construction of the Ranch Lake LLC Well in 2021 — approximately only **120 feet from the Luchetti property line and 500 feet from the Luchetti ag well** — introduces significant risk to existing water supplies. Rancho Lake's application indicates it will extract up to **49.1 acre-feet** of groundwater annually, further straining an aquifer system already showing signs of stress in below-average rainfall years.

Conclusions

The data collected from Luchetti wells in 2024, combined with the known hydrogeologic characteristics of the region, lead to the following conclusions:

- Concurrent pumping of nearby wells results in measurable drawdown interference and degraded performance.
- The Ranch Lake LLC Well, in its proposed location and under the proposed pumping regime, will likely **cause material adverse impacts** to the Luchetti Ranch's water supply in dry years, even in years with normal precipitation.
- These impacts would directly threaten the viability of the Luchetti Ranch's organic, pasture-based cattle operation — a longstanding agricultural use of significant economic and environmental value to the region.

Given these findings the **Major Use Permit UP 21-15 and Initial Study IS 21-16 should not be approved in their current form and given further consideration**. At a minimum, we continue to recommend the County require a more rigorous pump test (at least 24-48 hours), in the dry season while monitoring Putah Creek (a public trust resource) and adjacent supply wells, public data sharing, and measurable mitigation strategies to protect existing agricultural users and senior water rights holders should certain measurable negative groundwater impacts occur.

12637088 | Re: Ranch Lake LLC Cannabis Permit Application – Major Use Permit UP 21-15 / Initial Study IS 21-16 and October 27, 2025, HES Technical Memorandum and Response to Comments 2

We appreciate your attention to this matter and welcome any opportunity to discuss our findings further.

Regards



Ryan Crawford, PG
Senior Hydrogeologist & Technical Director

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Ryan.crawford@ghd.com

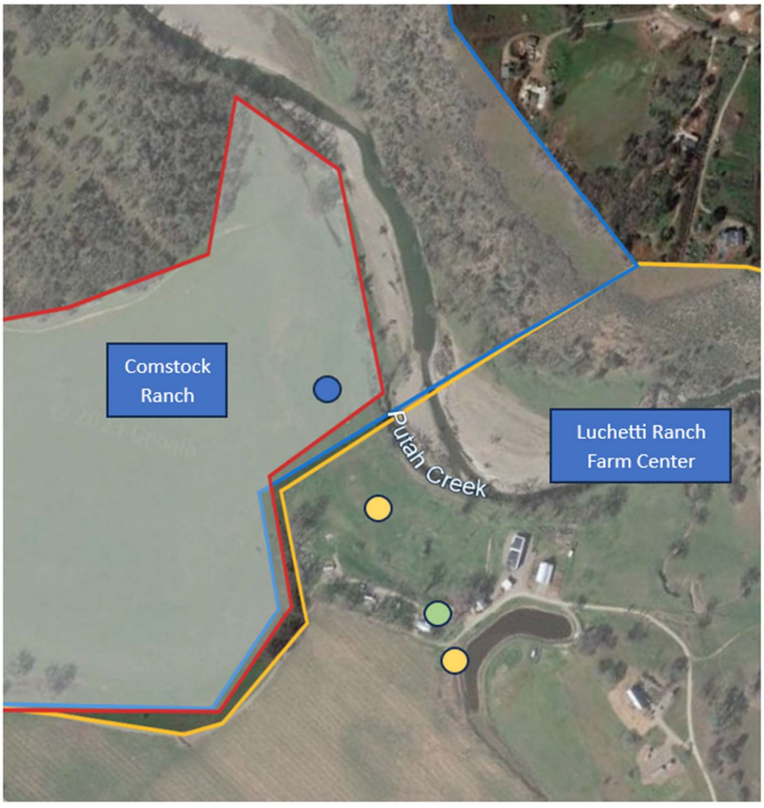
On Behalf of 276 LLC / Luchetti Ranch

Attachement 4

Well Locations Rancho Lake LLC (Comstock Ranch) and 276 Ranch LLC (Luchetti Ranch)

Overview of Well Locations on the Comstock and Luchetti Ranches

- New Rancho Lake Cannabis Well
- Agricultural wells Luchetti Ranch
- Domestic household well Luchetti Ranch



Attachment 5

County of Lake
2025
State & Local Minimum Fire Safe Regulations Guide

THIS GUIDE IS FOR INFORMATIONAL USE ONLY. TITLE, COD AND REGULATION FROM THE COUNTY MAY REQUIRE OTHER MITIGATIONS

View the official California Code of Regulations and local guidelines online at:
https://govt.westlaw.com/calregs/Index

Contact Lake County CDD for official direction and application of Regulation:
https://www.lakecountyca.gov/410/Community-Development

Public Resources Code – PRC
Division 4. Forests, Forestry Range and Forage Lands [4001 - 4958]
Part 2. Protection of Forest, Range and Forage Lands [4101 - 4789.7]
Chapter 2. Hazardous Fire Areas [4251 - 4290.5]

California Code of Regulations
Title 14 Natural Resources
Division 1.5 Department of Forestry
Chapter 7 - Fire Protection
Subchapter 2 State Minimum Fire Safe Regulations **2025 Version 1**

Attachement 6

Letter to Community Dévelopment (CDD) Requesting an Article 47 text Amendment Concerning Farm Land Protection Zone Application

276 RANCH LLC (LUCHETTI FAMILY)
PO BOX 419, BOLINAS, CA
ATTENTION: PETER LUCHETTI
PHONE : 415 710-0906
Email : peter@tablerockpartners.com

November 5, 2025

Lake County Planning Commission
c/o Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

The Luchetti Ranch includes Prime Farmland under the State's Farmland Mapping & Monitoring Program (FMMP), yet it is excluded from Lake County's FPZ ordinance, while similar farmlands in North County are included.

Requested Action

Pursuant to Article 47 of the Lake County Zoning Ordinance (Sections 21-47.1 – 21-47.4), 276 Ranch LLC requests a text and map amendment to the Farmland Protection Zone (FPZ) to correct inequitable application of FPZ protections across FMMP-designated Prime and Important Farmland in Lake County.

Specifically, this amendment seeks to:
• Amend the FPZ exhibit map to include all FMMP-mapped Prime and Important Farmland in South County; and
• Apply FPZ protections uniformly throughout Lake County wherever FMMP designates Important Farmland.

This amendment is warranted by:

- **Community welfare and public necessity**, to ensure equitable protection of agricultural resources;

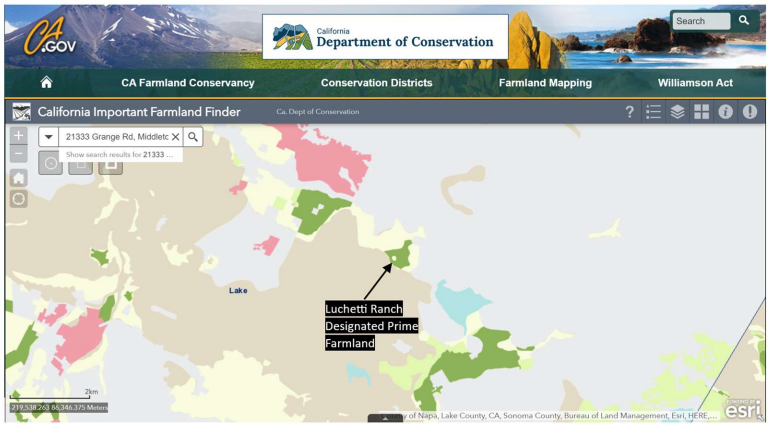
- **Consistency with the Lake County General Plan Agricultural Element**, which directs the County to conserve and protect Prime Farmland; and
- **Alignment with updated FMMP data** issued by the California Department of Conservation.

Identification of 276 Ranch LLC (Prime Farmland)

California Important Farmland Finder

https://maps.conservation.ca.gov/DLRP/CIFF/

Luchetti Property 276 Ranch Designated Prime Farmland



Please advise on the process necessary to implement this change.

Sincerely

Peter Luchetti, Manager, 276 Ranch LLC (Representing the Luchetti Family)

Our ref: 12637088

09 May 2025

Luchetti Ranch Hydrologic Well Assessment
276 Ranch LLC
Peter Luchetti, Managing Partner
21333 Grange Rd
Hidden Valley Lake

Report Summary

This GHD study provides an analytical foundation supporting the observation that the existing wells – specifically, Ag-1 and Ag-2 on Luchetti Ranch– show interference effects during operation and that the Comstock Well would impact the existing wells.

The Comstock Well's location, situated approximately 500 feet from Ag-1, is in close proximity to existing wells and should have been assumed to cause interference unless otherwise proven in accordance with best practices intended to minimize well interference. While the historical groundwater levels within the aquifer in question appear relatively stable and typically recovers annually during the winter months in average or above-average rainfall years, water level records during drought periods appear to support the observation that water shortages occur with the existing pumping activities during intensive pumping in the July–October period and in drought periods. Additional pumping during these periods could exacerbate the shortages, particularly when multiple are in operation simultaneously.

Recent experiences during the 2020–2023 drought illustrate this point. According to the Luchetti family, automatic pump shutoffs from low water levels during pumping were triggering daily on Luchetti Ag-1 and Ag-2 after two consecutive years of low rainfall. These shutoffs continued until two successive years of above-average annual rainfall raised groundwater availability sufficiently to cease the shutoffs.

A more definitive understanding of well interference and well production effects from new wells should be considered for new use permits prior to approval to ensure that existing water rights holders are protected from adverse effects on their wells.

Background

GHD has been retained by 276 Ranch LLC (Luchetti Ranch located at 21333 Grange Rd, Middletown, CA 95461), to evaluate the potential impact of a new well developed in conjunction with a cannabis growing permit application located on a neighbouring property (Comstock Ranch located at 19995 Grange Rd, Middletown Ca). Based on water variability in their own wells, the Luchetti's are concerned that the addition of the new "Comstock Well" may impact the performance of two agricultural wells on the Luchetti property when all three wells are in operation.

GHD understands that the Luchetti Ranch (276 Ranch LLC) has two agricultural wells that are used for irrigating 110 acres of pasture for cattle grazing in Coyote Valley and one domestic well for a private residence.

The Luchetti Ranch holds senior riparian rights defining 320.6 acre-feet of surface water from Putah Creek diverted from May to October annually and groundwater from the southernmost (downgradient) corner of the Coyote Valley Groundwater Basin. Currently Luchetti experiences a shortage of water in most years and especially in drier and drought rain years. In 2021 the Comstock Well was constructed on an adjacent parcel, owned by Rancho Lake LLC, that is approximately 120-feet northwest from the Luchetti property boundary, 500-feet from the Luchetti's existing Agricultural Well 01 (Ag-2), 1100-feet of Agricultural Well 01 (Ag-2), and approximately 900 feet from the Luchetti domestic water supply well. The Comstock parcel's cannabis permit application (mitigated negative declaration) defines 49.1-acre-feet of water pumping activity annually for a new cannabis operation. At present, Luchetti experiences degraded well performance when both of the Luchetti wells are in operations simultaneously during below average rain years and more intensively during droughts where water deficits occur over successive years.

To evaluate the potential impact of the Comstock Well's pumping on Luchetti's existing wells GHD developed a background hydrogeologic summary of the local hydrogeology, reviewed historical groundwater levels to establish a historical baseline and monitored groundwater level trends in the Luchetti's wells during the second half of 2024. The Comstock's were invited to participate in this well study in order to develop a more definitive understanding of how the Comstock Well might impact the Luchetti wells, however, the Comstock's choose not to participate in the study and no data was collected from the Comstock Well.

Hydrogeology

The property is located in Coyote Valley near Middletown, California. Coyote Valley drains the headwaters of Putah Creek which travels approximately 10 miles southwest into Lake Berryessa. The average annual precipitation in Middletown is approximately 37-41 inches (DWR, 2004). The alluvial plain of the valley is bounded by sediments of the Franciscan and Knoxville groups and undifferentiated Cretaceous rocks on the west and northwest. The south and southeastern part of the valley is nearly isolated by low hills of basalt.

The primary water-bearing material of the Coyote Valley is the alluvium which is primarily recharged from Putah Creek and wet season rainfall. The alluvium consists of flood-plain and channel deposits of Putah Creek and gently sloping alluvial fan deposits in the southwestern lobe of the valley and at the valley margins. These deposits consist of poorly stratified sand, gravel, and fine-grained material. The alluvial fill is estimated to range in thickness from 100 to 300 feet in Coyote Valley.

Site Conditions

The property is located at the downgradient end of Coyote Valley regional flow. The property has 5 known wells onsite, a domestic well used by the single residence on the property, two irrigation wells and two monitoring wells a California Statewide Groundwater Elevation Monitoring Well (CASGEM) well decommissioned in 2009, and a monitoring well drilled in 1998 that is used by the Hidden Valley Lake Community Service District as a monitoring well for their Coyote Valley Groundwater Basin Management program. Well locations are shown in Figure 1.



Figure 1 276 Ranch Wells Locations

There are two sources of recharge in the immediate vicinity of the well system. The first and most significant is Putah Creek which is a perennial stream and provides a majority of the groundwater recharge to the Coyote Valley Groundwater basin. Putah Creek meanders east to west along the northern boundary of the property with its closest point approximately 350 feet north of Ag-1. The second source of recharge is an irrigation tail water pond that based on arial imagery (Google Earth) was constructed in the 1950's and rehabilitated following the Valley Fire in the winter of 2015-2016 and is approximately 2.5 acres in size (averaging 8 feet in depth) at full capacity. The pond is not lined but maintains some water throughout the summer as irrigation tail water from the irrigated pasture drains into the pond during the summer irrigation season..

To obtain well construction information and identify nearby offsite wells, the Department of Water Resources (DWR) Well Completion Report database was reviewed. Ag-1 and Ag-2 well completion report were obtained from the DWR database while Monitoring Well A/B was not, likely due to its construction predating the submission requirement. No well completion report was identified for the Luchetti onsite domestic well.

No active nearby wells were found in the database and only one nearby well completion report, a destruction report, was found in the vicinity of the site (shown on Figure 1). This report indicates the northwest neighbour parcel well destruction in 2021 and is confirmed by the Luchetti's to be associated with construction of the Comstock Well. No well completion report of the Comstock Well was found on the DWR database. Table 1 shows the known well construction information with ground elevations estimated via Google Earth.

Table 1 *Well Construction Information*

	Ag-1 WCR 133872	Ag-2 WCR 133871	Monitoring Well A/B WCR N/A	Domestic Well WCR Ukn	WCR 002298 (Destruction)	WCR Ukn (Comstock Well)
Total Depth	100 ft	180 ft	100/40 ft	Ukn	120 ft	Ukn
Screen Section(s)	40-95	35-175 ft	90-100 ft / 30-40 ft	Ukn	NA	Ukn
Pumping Capacity[1]	600 gpm	650 gpm	NA	120 gpm	Dry	Ukn
Surface Elevation (Google Earth)	942 ft	944 ft	948 ft	946 ft	948 ft	942 ft
Depth to Bedrock	100+	180 ft	100+	Ukn	26 ft	Ukn

[1] Pumping capacity reported by Luchetti and has not been verified by GHD.

Based on the limited depth-to-bedrock observations in the available well completion reports it is assumed that alluvial sediments are deepest in the center of the valley on the Luchetti property reach a maximum depth of approximately 180 feet below ground surface and slopes upward towards the edges of the valley, creating a rough bowl shape.

Monitoring Well A/B has been monitored dating back to the 1950s by the CASGEM program which recorded 1-2 measurements annually until 2010. Monitoring was discontinued until 2014 when Hidden Valley Lake Community Service District (HVLCSD) began monitoring a different monitoring well (drilled in 1998) for their groundwater management monitoring program which records groundwater levels on a monthly basis. The original CASGEM well is presumed to have been destroyed. It is unknown if the CASGEM program switched to monitoring the well drilled in 1998 prior to 2014. These two groundwater monitoring wells are mapped to be within 200 feet of each other and have therefore been reviewed as a continuation of the groundwater record. These groundwater level records, with the addition of the GHD recorded measurement on May 9, 2024, are shown in Figure 2.

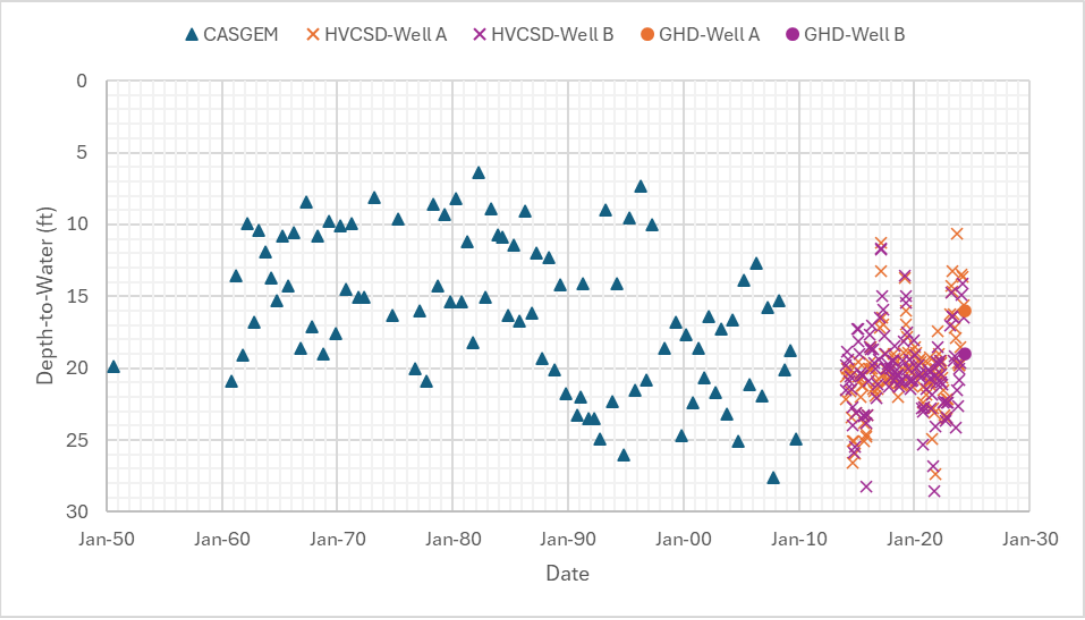


Figure 2 *Monitoring Well A/B Depth-to-Water Record*

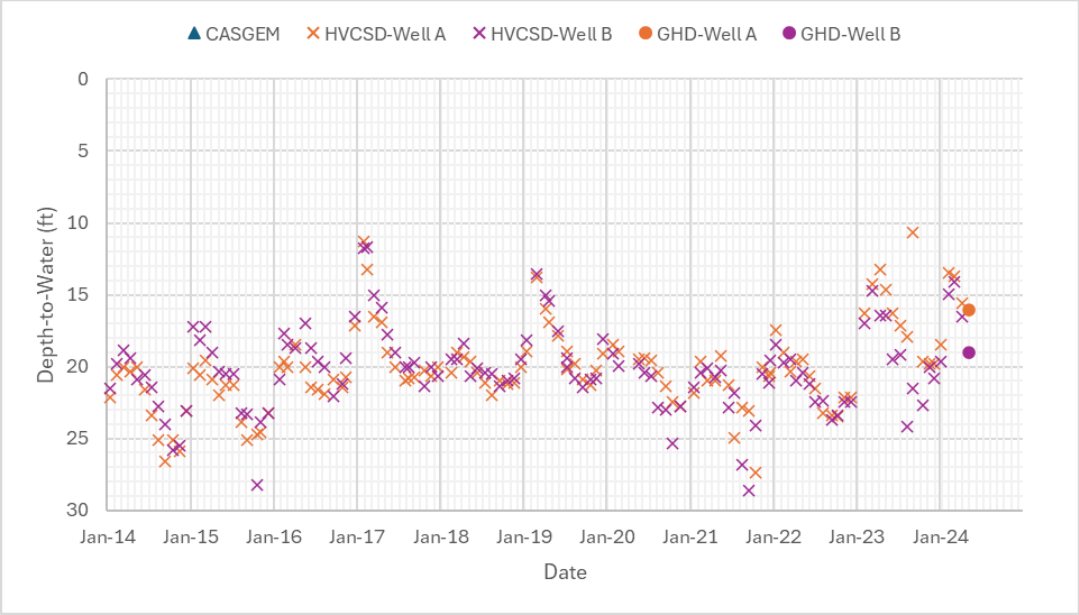


Figure 3 Monitoring Well A/B Depth-to-Water Record Last 10 Years

Groundwater levels appear relatively stable with a depth-to-water between approximately 7-20 feet from the top of casing. It appears that groundwater levels declined approximately 5 feet between the 1990s and 2000 the range of depth-to-water measurements changes to between approximately 10 and 30 feet. Due to the uncertainty when the monitoring well was changed to the monitoring well if this drop is associated with collection of data from the new well or a local lowering of groundwater levels. Groundwater levels appear to have remained fairly static since that time. Monthly data collected by HVLCSD doesn't show long-term groundwater level decline but does appear to support the observations of less groundwater availability during drought periods, particularly in 2014-2015 and 2021-2022 where groundwater reach 25-30 feet below ground surface, 5-10 feet below their levels during normal or above normal rain years.

Groundwater Monitoring and Analysis

Groundwater monitoring was performed by installing transducers in three wells: Ag-1, Ag-2, and Monitoring Well A/B. Transducers recorded water level data spanning from May 9 to November 11, 2024 (Ag-1 and Monitoring Well A/B) and December 20, 2024 (Ag-2). Transducers recorded pressure and temperature measurements every ten (10) minutes over the monitoring period and compensated for barometric pressure changes through the monitoring period by an onsite barrologger. Figure 4 shows the transducer data over the monitoring period.

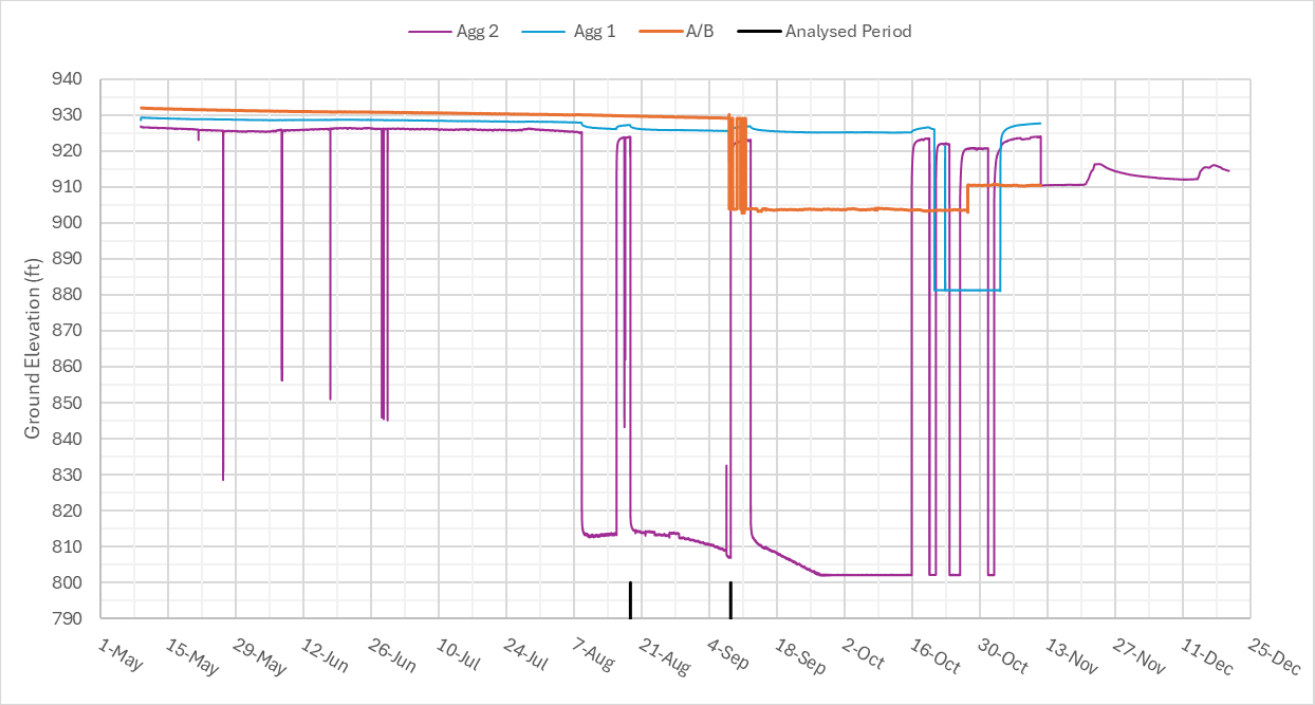


Figure 4 Transducer Data

The transducer in Monitoring Well A/B shows erratic water levels, not responding to pumping from either Ag-1 or Ag-2 while having instantaneous 25+ ft changes in water pressure (to the level that the transducer was installed to) that don't correspond with known pumping activities. They may be from a transducer malfunction or unknown pumping activities, therefore, the data from Monitoring Well A/B was not used in groundwater analysis here. A summary of the transducer installation details and observed water levels are shown in Table 2, below.

Table 2 Transducer Installation Summary

	Ag-1	Ag-2	A-B Monitoring Well
Depth-to-Water at Installation (TOC)	17.32 ft	13.43 ft	A[1]: 16.04 B: 18.98
Depth Transducer Set (TOC)	142 ft	60 ft	45 ft
Depth of Pump (TOC)	147.5 ft	63.5 ft	N/A
Approximate Elevation (Google Earth)	944 ft	942 ft	948 ft
Elevation of Transducer	802 ft	882 ft	903 ft
Elevation of Pump	796.5	878.5	N/A
Minimum Water Elevation Recorded	802 ft	882 ft	903 ft
Min Water Level Above Transducer	0 ft	0 ft	0 ft

[1] Transducer installed in the A-nested monitoring well.

Over the duration of the monitoring, Ag-2 was used fairly frequently, with multiple pumping durations lasting days to weeks while Ag-1 was only used once for a duration of approximately 2 weeks in late October to early November. It was reported by Luchetti that during the monitoring period for this report, the Comstock Well on the adjoining property was not in operation.

Over the course of the monitoring period both of the transducers set in the irrigation wells indicated water levels drawing down to the pump intake as part of the pump cycling routines.

The period from August 18 to November 8, 2024 (82 days), was used for aquifer parameters analysis due to it being the longest sustained pumping duration that did not exceed the depth that the transducers were installed. During this period Ag-2 was pumping at an assumed constant rate of 650 gallons per minute and Ag-1 was not in operation, acting as a monitoring well for analysis. Despite the long pumping time, the system did not reach a steady state and has been analysed here as an unsteady flow system as drawdown continues to decrease with continuous pumping. Drawdown of groundwater in the pumping well reached a maximum of 117 feet and recovered within 30 minutes to its 90 percent pre-pumping groundwater levels and in 190 minutes to its 95 percent pre-pumping levels. Drawdown in the acting monitoring well reached a maximum of 1.7 feet and recovered 20 percent of its drawdown in 4 hours and 50 percent of its drawdown in 20 hours. Figure 5 shows the drawdown levels during the analysed period.

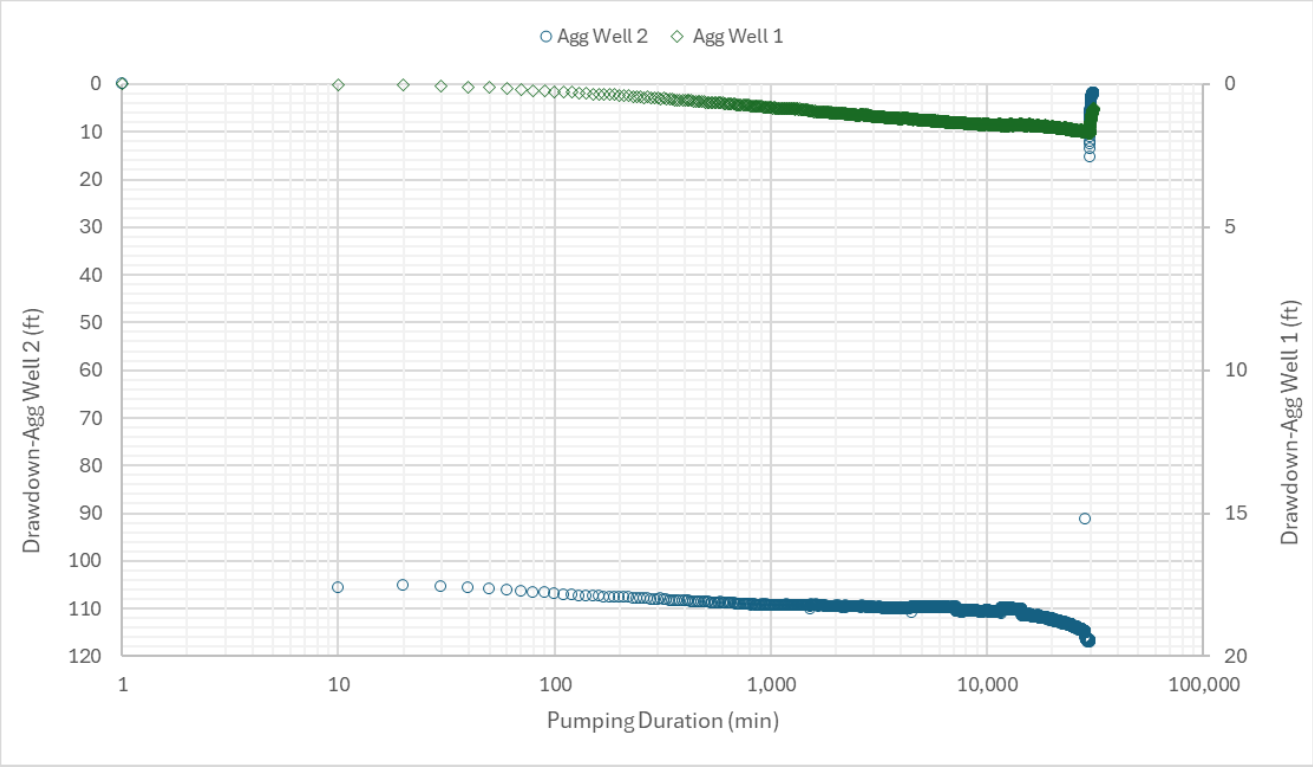


Figure 5 Ag-1 and Ag-2 Drawdown during Pumping Analysis Period (Aug 18-Nov 8)

Drawdown data was reviewed for best fit for an unconfined (Neuman curve fitting method), confined (Theis's curve fitting method), and bounded aquifer system (Stallman's curve fitting method). Despite the shallow groundwater levels and nearby recharge systems (Putah Creek and the irrigation pond) the best fit was for a confined groundwater system.

Theis Confined Aquifer Analysis – Unsteady Flow

Assumptions:

- The aquifer is confined.
- The aquifer has a seemingly infinite areal extent.
- The aquifer is homogeneous, isotropic, and of uniform thickness over the area influenced by the test.
- Prior to pumping, the piezometric surface is horizontal over the area that will be influenced by the test.
- The aquifer is pumped at a constant discharge rate.
- The well penetrates the entire aquifer and thus receives water by horizontal flow.
- The flow to the well is in an unsteady state, i.e. the drawdown differences with time are not negligible, nor is the hydraulic gradient constant with time.

Theis's curve-fitting method uses the relationship derived from the Theis equation to fit the drawdown of the observation well vs the time divided by the square distance from a well pumping at a constant rate. The Theis equation is shown below:

$$s = \frac{Q}{4\pi KD} W(u) \quad \text{and} \quad u = \frac{r^2 S}{4KDt}$$

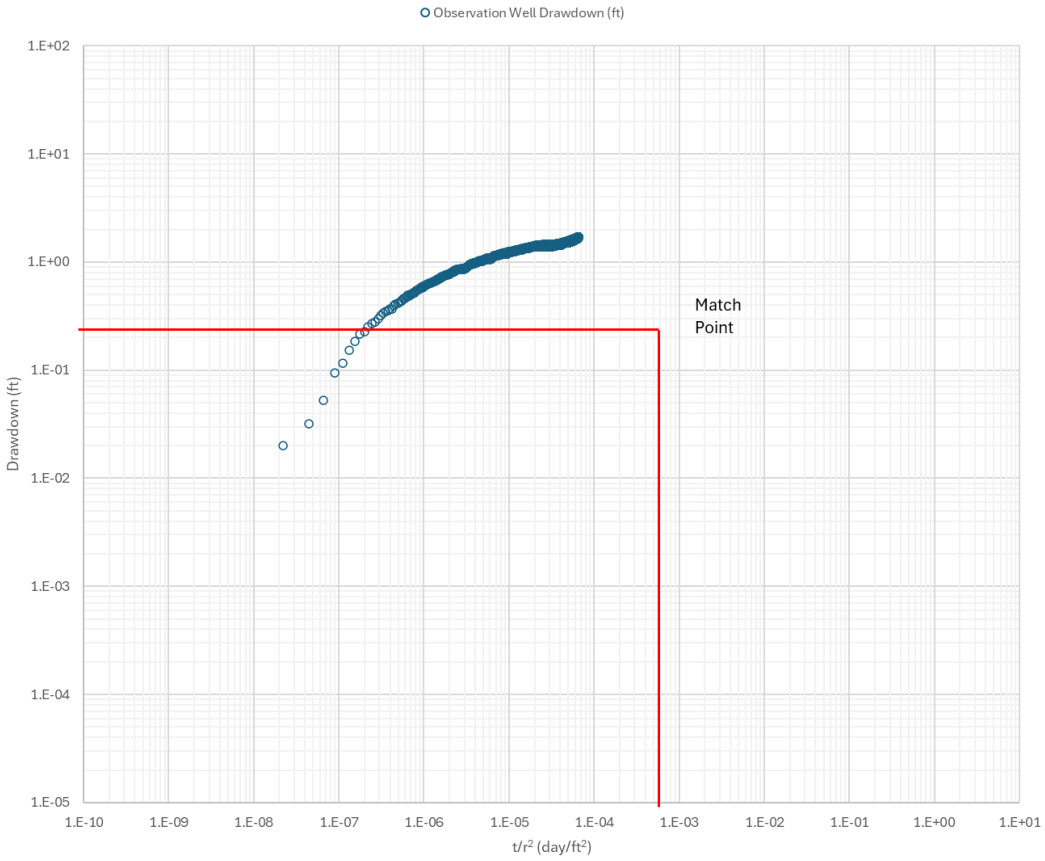
where:

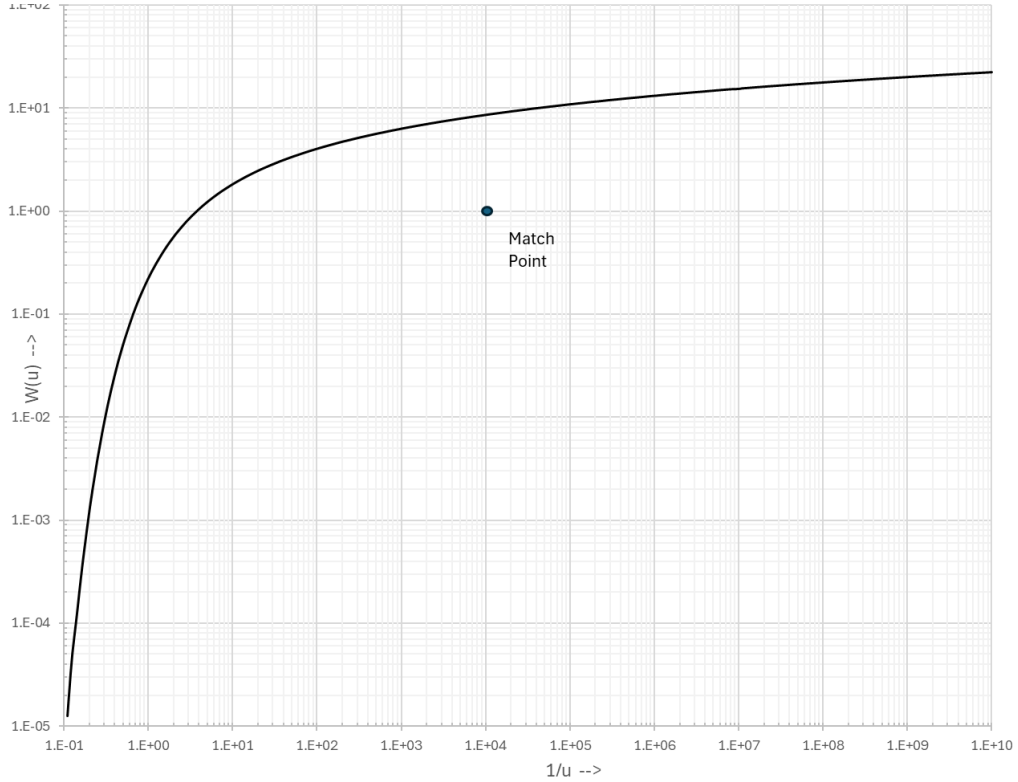
s = the drawdown (ft) measured in the observation well at a distance r (ft) from the pumping well.
Q = discharge from the well (ft^3/min), assumed to be constant.
K = hydraulic conductivity of the aquifer (ft/day).
D = the depth of the aquifer (ft), assumed to be the height of the static water level within the well with the bottom of the well fully penetrating the aquifer. Depth-to-water at the beginning of the analysis period was measured at 14.76 ft, total depth of the well is 100 ft, therefore the height of the static water level is 85.24 ft.
W(u) = Theis well function, evaluated for values of u (Krusemand and Ridder, 1991).
r = radial distance (ft) between pumping and observation well.
S = the dimensionless storativity of the aquifer.
t = time (min) since pumping started.

Figure 6 shows the graphs used for curve fitting with Table 3 showing the results from the Theis equation. Critical to the accuracy of this equation, the results have been rounded to one significant figure due to the uncertainty in discharge rate values, and that discharge was constant over the duration of the analysis period.

Table 3 *Theis Equation Values*

Known / Assumptions		
Q	650	gpm
	125,125	ft^3/day
r	560	ft
D	85.24	ft
From Curve Fitting		
s	2.4.E-01	ft
t/r^2	5.5.E-04	day/ft^2
1/u	1.E+03	
W(u)	1.E+00	
Results		
Transmissivity (KD)	40,000	ft^2/day
K	500	ft/day
K	6.E-03	ft/sec
S	0.1	


Observation Well Drawdown (ft)
Drawdown (ft)
1.E+02
1.E+01
1.E+00
1.E-01
1.E-02
1.E-03
1.E-04
1.E-05
Match
Point
1.E-10
1.E-09
1.E-08
1.E-07
1.E-06
1.E-05
1.E-04
1.E-03
1.E-02
1.E-01
1.E+00
1.E+01
t/r² (day/ft²)


1.E+01
1.E+00
1.E-01
1.E-02
1.E-03
1.E-04
1.E-05
W(u) -->
Match
Point
1.E-01
1.E+00
1.E+01
1.E+02
1.E+03
1.E+04
1.E+05
1.E+06
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1.E+08
1.E+09
1.E+10
1/u -->

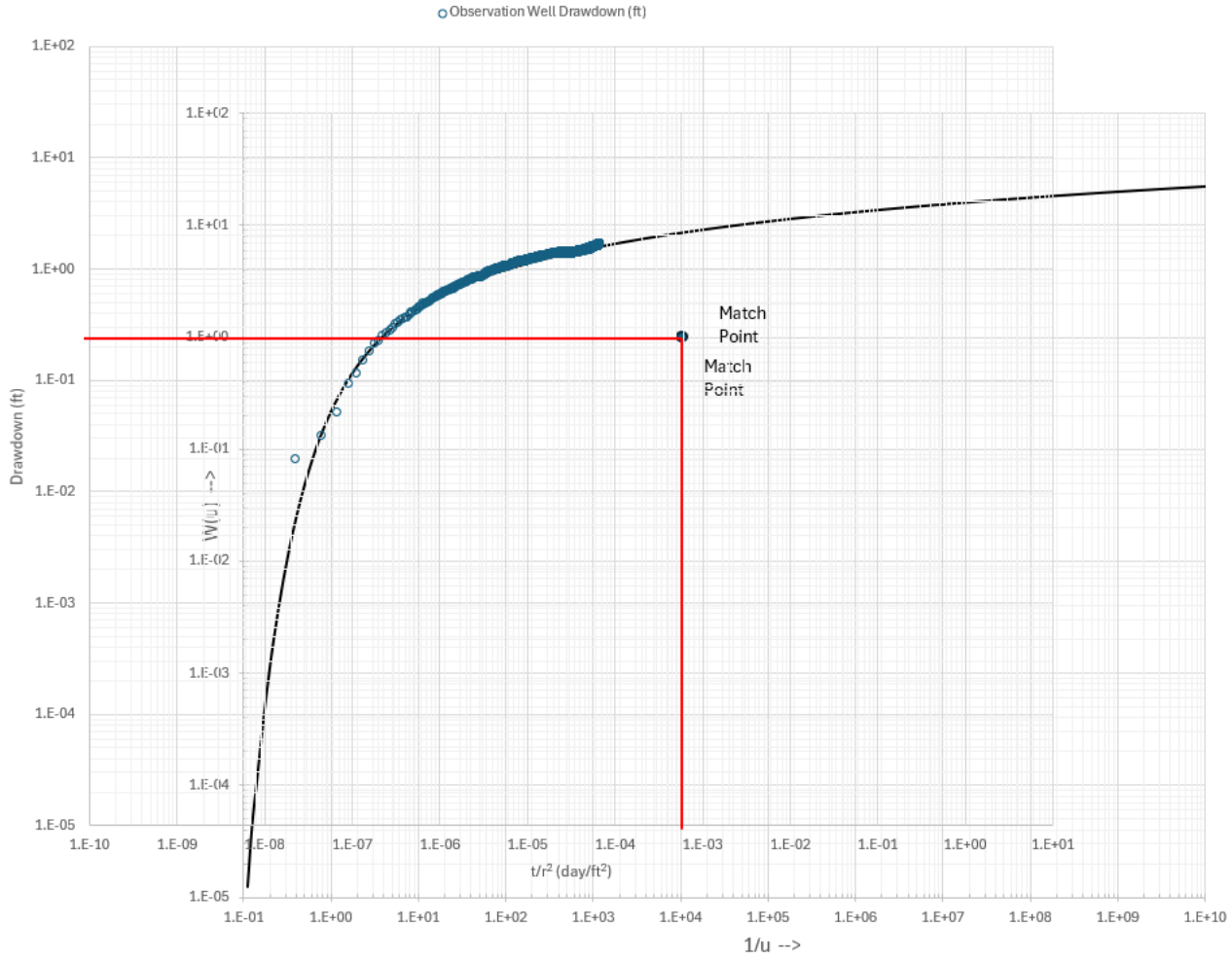


Figure 6 ***Theis - Curve Matching Graphs***

Results shown in Table 3 should be evaluated with moderate uncertainty as there are a few assumptions that were not verified since the analysis period was not a specific design and intentional pumping test with the standard of oversight required to validate the required assumptions for a more accurate assessment of aquifer parameters. For example, the pumping rate was not measured and is assumed to be constant, which by observation of the pumping data would likely not hold true. As pumping rate is directly proportional to Transmissivity, Hydraulic Conductivity, and Storativity a 50-percent reduction in the assumed pumping rate would result in a 50-percent decrease in each of those parameters. Should more accurate or precise parameters values be needed, a design pump test should be performed with wells in the vicinity turned off for the duration of the test and monitored. It would be preferable to perform pump tests in multiple wells to provide a more robust dataset and validate assumptions regarding isotropic aquifer conditions (i.e. hydraulic conductivity is independent of flow direction).

Preliminary Hydrogeologic Conceptual Model

Briefly developed here from our monitoring activities and review of previous studies, is a general hydrogeological conceptual model for groundwater underlying the Project Site. This is intended to aid in the evaluation of groundwater availability for recommendations for future groundwater monitoring protocols. This should be considered preliminary and should be updated as future groundwater monitoring data is collected.

Underneath the project site the primary groundwater aquifer consists of alluvium from Putah Creek and alluvial fan deposits from the surrounding hillsides. This aquifer extends approximately 180 feet below ground surface and slopes into rough bowl shapes into the surrounding hillsides with two connecting “channels” between the hills to the west connecting to the valley sediments to the rest of the upgradient portion of Coyote Valley aquifer. Aquifer sediments consist of interbedded layers of sand, gravel, and clay that result in confined to semi-confined conditions between wells that are 500+ feet apart.

Historically, groundwater levels have generally ranged from between approximately 10-30 feet below ground surface and have been relatively stable dating back to the 1950s. Recharge is primarily provided by Putah Creek and localized rainfall. Groundwater levels respond rapidly to pumping with near instantaneous drawdowns (less than 10 minutes) and rapid recoveries to pre-pumping groundwater levels despite long pumping periods.

Discussion

Ag-1 and Ag-2 analysis indicate well interference, when one pumps the other’s groundwater level drops, however, this equates to less than 2 feet of drawdown over periods of 60+ days while pumping at high flow rates (650 gallons per minute). This effect is additive when both wells are on and a well that is 500 feet from both wells would experience up to 4 feet of interference if they are pumping at full capacity.

Drawdown in the Luchetti pumping agricultural wells is in excess of their specific capacity (gallons per minute per foot of drawdown), which may lead to increased strain on existing pumps or automatic shutoff routines. It may be beneficial (reduced power consumption and increase pump lifespan) to decrease the pumping rate until a static state pumping condition is reached (no drawdown over time) to get more efficiency out of the well pump.

Preliminary estimates of aquifer parameters result in a Transmissivity of 40,000 ft^2/day, a hydrologic conductivity of 500 ft/day, and a Storativity of 0.1. These are likely overestimates due to the high assumed pumping rate and could conservatively be reduced by a safety factor of 3 based on uncertainties in the underlying assumptions.

The year monitored was an above average rain year. The groundwater monitoring records indicate drought periods don’t cause long-term losses in overall aquifer storage, however, it is unclear what local pumping rates are during drought periods. Luchetti has reported insufficient groundwater volumes/levels during droughts characterised by frequent daily shut down of well operations triggered by automatic pump savers installed on Ag-1 & 2. Pumping rates have been historically reduced during those times. Additional monitoring is recommended to evaluate minimum water levels during drought periods and the aquifer’s response to pumping during these periods.

Based on the distance between the Comstock Well on the adjoining property and Ag-1, it is anticipated that interference of up to at least 1 foot will be experienced by Ag-1 during pumping in above average rain years (assumed pumping rate of 325 gpm in the Comstock). Converting the annual pumping of 49.1 acre-feet per year into a continuous pumping rate of 30 gallons per minute the cumulative annual anticipated drawdown effect is less than 1 foot of interference between the Comstock Well and Ag-1. It is unclear how this might change during periods of drought.

Since the Comstock’s choose not to participate in this study, the estimated interference effects could not be verified, however, GHD believes the Comstock Well would cause interfere effects with existing wells in normal or above average rain years with potentially more sever impacts in low rainfall and drought periods. These effects should be more completely evaluated with a pumping test during the late summer or fall months when water levels are at their lowest to evaluate the maximum potential effect the Comstock Well could have on existing wells. This pumping test should include monitoring of all potentially effected wells (Ag-1 and Ag-2, Domestic Well) on the Luchetti property and the Comstock Well with transducers to record water levels. The

pumping test should also include periods when Ag-1 and Ag-2 wells are off (minimum of 8-12 hours) and periods when Ag-1 and Ag-2 are on (minimum of 4 hours) to observe how the aquifer responds to the different pumping conditions. This should be coordinated with the Luchetti wells to evaluate conditions when all well pumps are in operation.

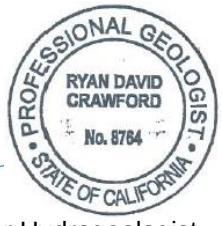
Conclusion

This GHD study provides an analytical foundation supporting the observation that the existing wells show interference effects during operation and that the Comstock Well would have an effect on Luchetti's wells. The Comstock Well's location, situated approximately 500 feet from Ag-1 and 1,100 feet from Ag-2, is in close proximity to existing wells and should have been assumed to cause interference unless otherwise proven in accordance with best practices intended to minimize well interference. While the historical groundwater levels within the aquifer in question appear relatively stable and typically recovers annually during the winter months in average or above-average rainfall years, water level records during drought periods appear to support the observation that water shortages occur with the existing pumping activities during intensive pumping in the July–October period and in drought periods. Additional pumping during these periods could exacerbate the shortages, particularly when multiple are in operation simultaneously.

Recent experiences during the 2020–2023 drought illustrate this point. According to the Luchetti family, automatic pump shutoffs from low water levels during pumping were triggering daily on Luchetti Ag-1 and Ag-2 after two consecutive years of low rainfall. These shutoffs continued until two successive years of above-average annual rainfall raised groundwater availability sufficiently to cease the shutoffs.

A more definitive understanding of well interference and well production effects from new wells should be considered for new use permits prior to approval to ensure that existing water rights holders are protected from adverse effects on their wells.

Regards,



Ryan Crawford, P.G.
Project Manager/Senior Hydrogeologist

707.496.8070
Ryan.Crawford@ghd.com



Coleton Golden, P.G., P.E.
Project Hydrogeologist

707.496.7787
Coleton.Golden@ghd.com

Attachments:

Attachment 1 – Well Completion Reports

References

California Department of Water Resources (DWR), 2024. *Well Completion Reports.* Accessed January 2024. https://water.ca.gov/Programs/Groundwater-Management/Wells/Well-Completion-Reports.

California Department of Water Resources (DWR), 2024. California's Groundwater Bulletin 118. Hydrologic Region Sacramento River Coyote Valley Groundwater Basin 5-18.

Hidden Valley Lake Community Services District, 2024. Coyote Valley Groundwater Basin 2023 Monitoring Report.

Kruseman, G.P., and N.A. de Ridder. *Analysis and Evaluation of Pumping Test Data, 2nd Edition*. The Netherlands: International Institute for Land Reclamation and Improvement, 1994.

276 RANCH LLC (LUCHETTI FAMILY)
PO Box 419
Bolinas, CA 94924
ATTENTION: Peter Luchetti

January 8, 2026

VIA HAND DELIVERY & EMAIL

Lake County Planning Commission
255 N. Forbes Street
Lakeport, CA 95453

RE: OPPOSITION TO PROPOSED MITIGATED NEGATIVE DECLARATION; REQUEST FOR FULL ENVIRONMENTAL IMPACT REPORT (EIR)

Project: Comstock Ranch / Rancho Lake LLC Cannabis Cultivation
Subject: Submission of Substantial Evidence Meeting the CEQA "Fair Argument" Standard

Dear Commissioners,

The Luchetti Family, operating as 276 Ranch LLC, owns and operates a 650-acre certified organic beef production ranch located on Prime Farmland immediately adjacent to the proposed cannabis cultivation project on the Comstock Ranch.

Following the Valley Fire in 2015, which destroyed significant infrastructure, the Luchetti Family invested over $5 million in reconstruction. The ranch has since fully recovered and continues 56 years of uninterrupted beef cattle production, maintaining its long-standing agricultural, economic, and environmental contributions to the region.

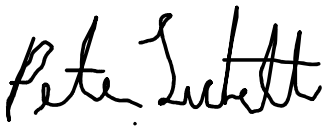
Following the applicant's extensive presentation on December 11, 2025, and the introduction of new data, the Luchetti Family has identified multiple material deficiencies in both the Staff Report and the applicant's supporting materials. As detailed in the attached technical

comments, these deficiencies constitute substantial evidence under the California Environmental Quality Act (CEQA).

As currently designed, the proposed project is incompatible with the sensitive environmental conditions of the site and the ongoing agricultural and recreational use of our property. The record now contains a "fair argument" that the project may have significant unmitigated impacts on hydrology, air quality, wildfire safety, and biological resources.

Therefore, pursuant to *CEQA Guidelines § 15064(f)(1)*, the County is legally compelled to set aside the Mitigated Negative Declaration and require the preparation of a full Environmental Impact Report (EIR) before considering project approval.

Respectfully submitted,



On behalf of the Luchetti Family
276 Ranch LLC

Enclosure: Attachment A – Detailed Technical Comments & Substantial Evidence

ATTACHMENT A
SUBSTANTIAL EVIDENCE OF SIGNIFICANT ENVIRONMENTAL IMPACTS
276 Ranch LLC (Luchetti Family) | January 8, 2026

The following points constitute substantial evidence that the Project may have a significant effect on the environment, necessitating an EIR.

1. WATER & HYDROLOGY

Deficiency: The hydrology report prepared by Hurvitz Environmental Services Inc. (HES) and the subsequent Staff Report fail to account for the senior water rights and active usage of the adjacent 276 Ranch LLC and environmental impacts in the Putah Creek watershed.

- Failure to Quantify Cumulative Extraction: The HES report argues sustainability by comparing recharge (793 AF) against Project use (64 AF). However, the Staff Report fails to quantify the *total* extraction load, which must include Rancho Lake + Luchetti Ranch + Domestic Users + Environmental flows for Putah Creek.
- Impact to Senior Rights: The Staff Report fails to incorporate the expert conclusion of Ryan Crawford (GHD Resources Hydrologist, letter dated 11/11/2025), who stated:

"The Rancho Lake LLC Well... will likely cause material adverse impacts to the Luchetti Ranch's water supply in dry years... These impacts would directly threaten the viability of the Luchetti Ranch's organic, pasture-based cattle operation."

- Flawed Testing Methodology: The 6-hour pump test utilized is insufficient to model the aquifer's response (Confined vs. Unconfined) during a multi-year drought scenario. A 24-to-48-hour test is the industry standard for this scale of extraction.
- Deferred Mitigation (Violation of CEQA Guidelines § 15126.4): The HES report suggests "monitoring and reporting" via logbooks.
    - Logbooks are not mitigation: Recording a drop in water levels after the fact does not prevent the destruction of the agricultural water supply.
    - Lack of Performance Standards: Effective mitigation requires a specific "trigger" (e.g., *"If groundwater levels drop below X feet, pumping must automatically cease"*). No such standard exists in the current proposal.
- Putah Creek & Biological Impacts: The Luchetti family holds the most senior water right in the watershed. The analysis fails to evaluate the impact of drawdown on Putah Creek flows, a failure to address *CEQA Guidelines Appendix G (Hydrology).*

2. ODOR CONTROL & AIR QUALITY

Deficiency: The Applicant introduced new evidence (a graph) on November 11, 2025, attempting to justify odor impacts. This introduction of new information requires a renewed public comment period (*CEQA Guidelines § 15088.5*).

- Invalid Scaling of Data: The applicant's graph relies on a 1-acre odor study from Sonoma County to justify a 20-acre project in Lake County. This is scientifically invalid. One cannot simply "scale up" a graphic; the physics of odor dispersion change drastically as the surface area of the source increases.

- Mass Emission Rate Discrepancy: Odor intensity is related to the Mass Emission Rate. A 20-acre canopy contains roughly 20 times the biomass of a 1-acre canopy, emitting approximately 2,000% more odor-causing compounds simultaneously.
- "Area Source" vs. "Point Source": A 1-acre grow allows wind to wrap around and dilute the plume (Point Source). A 20-acre grow creates a massive "Area Source." As wind moves over 20 acres, the air becomes saturated with terpenes before leaving the property, creating a "slab" of odor that travels significantly farther before diluting.
- Failure to Model Peak Events: The applicant failed to model the "Harvest/Drying" event. Venting five 5,000 sq. ft. drying barns without engineered odor scrubbers creates high-velocity odor exhaust points. Relying on data from a passive 1-acre grow ignores the industrial reality of drying 20 acres of biomass.
- Lack of Site-Specific Topography: Odor dispersion is dictated by terrain. If the Coyote Valley site has "bowls" or inversion layers (common in Lake County), odor will pool and concentrate rather than disperse. The Applicant must provide a site-specific Wind Rose, not a generic infographic from Sonoma.

3. TRAFFIC, FIRE ACCESS, & WILDFIRE RISK

Deficiency: The Project fails to meet State Fire Safe Regulations, creating a significant life-safety hazard (*PRC § 4290*).

- Road Width Violations: The Fire Safe Regulations (2025) and *PRC § 4290* require that access roads in State Responsibility Areas (SRAs) meet a minimum 20-foot width to ensure two-way emergency access. The Main Access Road across Comstock Ranch—the sole route for the Project—measures only 16 feet.
- Cumulative Evacuation Risk: This substandard road serves the Luchetti Ranch, the U.S. Coast Guard facility, the Guenoc Valley/Noyes Ranch holdings, and now the proposed cannabis project.
- Interconnected Risk with Guenoc Valley Resort: The proposed "Grange Road Connector" utilizes the same Comstock Ranch roadway network. The Guenoc Valley Resort EIR identifies up to 4,511 vehicles exiting during an emergency. Adding commercial cannabis traffic (estimated at 40 trips/day) to a sub-standard, 16-foot road without analyzing the cumulative evacuation load violates *CEQA Guidelines § 15130* and *CEQA Appendix G (Wildfire).*
- Required Mitigation: The project cannot legally proceed without widening the roadway to 20 feet or providing secondary emergency access.

4. PESTICIDE USE & SETBACKS

Deficiency: The Initial Study fails to evaluate the impact of pesticide drift on adjacent Certified Organic farmland (*Masonite Corp. v. County of Mendocino (2013)*).

- Organic Certification at Risk: 276 Ranch LLC operates 110 acres of certified organic pasture directly abutting the cultivation site. *Masonite Corp.* established that pesticide drift onto organic farms constitutes a physical environmental effect requiring CEQA analysis.

- Lack of Modeling: The County must conduct quantitative pesticide-drift and wind-dispersion modeling to determine adequate setbacks. The current proposal lacks these specific protections, threatening the economic viability of the Luchetti operation.

5. BIOLOGICAL RESOURCES

Deficiency: The Biological Report (Natural Investigations Company, Inc.) is dated March 3, 2021. It is nearly five years old and fails to consider data during severe drought conditions.

- Outdated Baseline (*CEQA Guidelines § 15125*): A single 2-day reconnaissance visit in Winter 2021 is insufficient to establish a baseline for a project site containing Putah Creek (Class I), Crazy Creek (Class II), and complex wetlands.
- Drought Data Gap: The survey period (2021) coincided with extreme drought. Special-status plant species and vernal pool-associated species cannot be reliably detected under those conditions. Furthermore no data was collected assessing the imacpt of ongoing drought conditions after 2021.
- Inconsistent Project Description: The report cites the cultivation area as 62 acres, then 2,440,000 sq. ft., and defines the Study Area inconsistently (1,246 vs. 1,847 acres). These inconsistencies render the report inadequate for public review.
- Impacts to Protected Species: Data sources indicate the presence of the Foothill Yellow-Legged Frog (State Endangered) and Western Pond Turtle. No protocol-level surveys were conducted for these species, nor for the endemic Hitch minnow.
- Unqualified Personnel: It is noted that biologist Tim Nossels, referenced in the reporting, did not possess a valid permit for species sample collection at the time of the study (license expired 2013). Relying on unqualified or unlicensed work violates the requirement for substantial evidence.

6. PLANNING COMMISSION GOVERNANCE & DUE PROCESS

Deficiency: The decision-making process has violated the applicant's due process rights and Government Code transparency requirements.

- New Evidence & Public Access (*Gov. Code § 54957.5*): Rancho Lake LLC presented new visual materials and data regarding odor and hydrology on November 11, 2025, and during the December 13 presentation. These materials were not included in the agenda packet released 72 hours prior. The public and the Luchetti Family were denied the opportunity to review this technical data in advance.
- Failure to Address Expert Testimony: The Lead Agency has failed to address the expert testimony provided by 276 Ranch LLC (including the GHD Hydrology report). Under *CEQA Guidelines § 15064(f)(5)*, an agency cannot ignore expert opinion supported by facts in favor of a bare assertion by the applicant.

CONCLUSION

Because a "fair argument" has been made, supported by the expert evidence cited above, that the project may have a significant effect on the environment, the County is legally compelled to prepare an Environmental Impact Report (EIR). We respectfully request the Commission deny the Mitigated Negative Declaration and order the preparation of an EIR.

From: Johanna DeLong
To: Helen Owen; Brad Rasmussen; Bruno Sabatier; Jessica Pyska; Eddie Crandell
Cc: Susan Parker; Lloyd Guintivano; Mireya Turner; Mary Claybon
Subject: FW: [EXTERNAL] No Luchetti Ranch
Date: Tuesday, March 31, 2026 9:21:33 AM

Good morning,
Below is a comment I received yesterday regarding the cannabis appeal that has been noticed for 4/21.

Thank you,
Johanna

From: DIEDRE DUNCAN <maildduncan@yahoo.com>
Sent: Monday, March 30, 2026 1:08 PM
To: Johanna DeLong <johanna.delong@lakecountyca.gov>
Subject: [EXTERNAL] No Luchetti Ranch

I am concerned about the environmental impacts of this operation. It is in a susceptible environment that includes Putah Creek. The land and water impacts could very likely be significant, plus there is light pollution and safety concerns. Very good possibilty it will fail financially and leave an environmental mess that the county will have to address. Just no.
Diedre Duncan
District 1

LAW OFFICES OF
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March 25, 2026

VIA ELECTRONIC MAIL AND U.S. MAIL

Board of Supervisors
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Re: Re-scheduling of Hearing on Appeal to Board of Supervisors from PL-26-12

Dear Mr. Rasmussen and Members of the Board of Supervisors:

I write on behalf of the Luchetti family in their above-noted appeal to the Board of Supervisors. I am informed that the Board's hearing on that appeal has been scheduled for April 21, 2026. (Copy of appeal attached, for your convenience.) We request that the hearing be continued for 60 days. This is a Major Use Permit involving over 19 acres of cannabis grow and processing directly adjacent to the Luchetti family's residence and 56-year-old organic cattle ranch (the "276 Ranch"), with significant impacts threatening to harm those operations.

The resulting impacts will have a heavy and disproportionate effect on the family home and business operation, warranting specific due process consideration in affording a meaningful opportunity to be heard. Land use decisions that affect property rights of adjacent landowners require procedural due process for the adjacent landowners as well as for the applicants. (*Cohan v. City of Thousand Oaks* (1994) 30 Cal.App.4th 547, *Horn v. County of Ventura* (1979) 24 Cal.3d 605.)

To allow us time to prepare to address the numerous defects in the action below, with directly related significant impacts on our client in

particular, we need more time to be ready for a meaningful opportunity to be heard on the matter.

Significantly, the prejudice by hearing the matter on the proposed date would also be compounded by County staff's flat-out refusal to process our client's request for a change to the Farmland Protection Zone overlay to include its 56-year long organic beef business. We believe that the omission of the ranch in the FPZ is an arbitrary and capricious abuse of discretion, unfairly favoring the protection of grape farms over beef production. Moreover, the current refusal to even process a request for inclusion in the FPZ is a violation of our client's rights to request a zoning change under state law, and should be remedied first, before the hearing on the Rancho Lake permit. Failure to do so would render the FPZ protection meaningless if the permit is finalized first.

In support of the due process considerations described above, and in the interests of fairness, efficiency, and due process, please continue or reschedule the currently scheduled April 21 hearing for 60 days.

Thank you in advance for your fair consideration of this request.

Very truly yours,

Martin L. Hirsch

MLH:SLS:sgd

Attachment: 276 Appeal of Rancho Lake LLC Cannabis Permit

Date: January 12, 2026

To: Lake County Board of Supervisors

Cc: Lake County Community Development Department (Planning Division)

From: 276 Ranch LLC (Appellant)

Subject: NOTICE OF APPEAL - Planning Commission Approval of Rancho Lake LLC (File No. PL-25-13) (UP 21-15) and Mitigated Negative Declaration (IS 21-16), for commercial cannabis cultivation for 16.9 acres of outdoor canopy and a Type 13 Distributor, Self Transport only, Applicant Rancho Lake LLC; Location: 19955, 19986, 20110 and 22222 Grange Road, Middletown (APN's 0140290-08, 014,300.02, 03,& 04) collectively referred to as the Comstock Ranch.

RE: Appeal of the Planning Commission's January 8, 2026 decision approving the Major Use Permit and Mitigated Negative Declaration for Rancho Lake LLC.

Appellant Information:
276 Ranch LLC / Luchetti Family
21333 Grange Rd. Middletown CA 95461

Peter Luchetti (415) 710-0906

email: peter@tablerockpartners.com

Project Being Appealed:
Applicant: Rancho Lake LLC
Project Location: [Insert Grange Road Address if known, e.g., 19955 Grange Road], Middletown, CA
Permit Number: PL-25-13 (Major Use Permit) / IS 21-16 (Initial Study)[1][2]

GROUNDS FOR APPEAL

276 Ranch LLC ("Appellant") hereby formally appeals the Lake County Planning Commission's 3-1 decision on January 8, 2026, to approve the Major Use Permit and adopt

the Mitigated Negative Declaration (MND) for the Rancho Lake LLC cannabis cultivation project. The Appellant is an aggrieved party owning the adjacent 56-year-old organic cattle ranch ("276 Ranch") and contends that the Planning Commission's decision was not supported by substantial evidence and constitutes an abuse of discretion.

The specific grounds for this appeal include, but are not limited to, the following:

I. SUBSTANTIVE CEQA VIOLATIONS & INADEQUATE ENVIRONMENTAL REVIEW

The County erred in adopting a Mitigated Negative Declaration (MND).[3] Under the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) is required when there is a "fair argument" supported by substantial evidence that a project may have a significant effect on the environment.[3][4][5]

1. Water Resources and Hydrology Impacts

The hydrology report relied upon is insufficient to demonstrate that the extraction of water for 19.6 acres of cannabis canopy will not adversely affect the underlying aquifer, which 276 Ranch relies upon for its cattle operation and 276 Ranch LLC's senior water rights in Putah Creek which is directly adjacent to the project. The analysis fails to account for cumulative impacts of this project combined with other approved cultivation sites in the Middletown/Grange Road area. The analysis disregards hydrological analysis provided by 276 Ranch LLC, which was prepared by GHD Resources (Ryan Crawford) who is the hydrologist who runs the well monitoring program in the Coyote Valley for the Hidden Valley Community Services District.

2. Traffic Impacts and Emergency Evacuation (Public Safety)

Office of Emergency Services (OES) Letter: The project failed to include a required consultation of wildfire evacuation and overall combined traffic impacts specifically addressing the Rancho Lake LLC project and Guenoc Valley Resort emergency evacuation via the Grange Road Connector which runs through the Comstock Ranch.

3. Inadequate Biological Study

The biological assessment provided by the applicant is dated and contains significant errors and omissions regarding local flora and fauna as well as water and other environmental impacts. It fails to adequately survey for sensitive species during the correct seasons and does not reflect current site conditions, rendering the "No Significant Impact" finding invalid.

4. Failure to Comply with Fire Safety Standards (Section 4290 et. al.)

The project fails to demonstrate full compliance with **Public Resources Code Section 4290** and **4291** (Fire Safe Regulations).[6]

- **Access Standards:** The ingress/egress roads do not meet the minimum width and surface standards required for heavy firefighting equipment.
- **Water Supply:** There is a lack of verified on-site water storage dedicated strictly to fire suppression as required for a commercial operation of this scale in a High Fire Severity Zone.
- **Increased Ignition Risk:** Introducing a large-scale commercial operation into a volatile fire area (historically impacted by the Valley Fire) creates "152 unique points of ignition" (generators, machinery, human activity) that have not been adequately mitigated.

II. LAND USE INCOMPATIBILITY & GENERAL WELFARE

The approved project is fundamentally incompatible with the existing, long-standing agricultural character of the immediate vicinity, specifically the Appellant's 56-year organic beef operation.

1. **Threat to Organic Certification (Pesticide Drift)**
   276 Ranch holds a USDA Organic Certification essential to its business model. The applicant's project introduces a proven risk of pesticide and chemical drift through the use of fertilizers and other inorganic compounds related to cannabis farming and processing.

   Inadequate Buffers: Proposed setbacks are insufficient to prevent drift from commercial cannabis pesticides/fungicides onto organic grazing pastures. Contamination would result in the immediate loss of organic certification for 276 Ranch, causing irreparable economic harm not analyzed in the initial study.

2. **Absence of Engineered Odor Control**
   The project lacks a designed and professionally engineered odor control system. Relying on an "Odor Management Plan" without physical engineering controls (e.g., carbon filtration or enclosed structures) is insufficient for a project of this magnitude located adjacent to residential and agricultural receptors. Posing adverse impacts on 276 Ranch organic cattle production and the Luchetti Family and ranch staff residential and recreational use of the 276 Ranch.
3. **Inadequate Setbacks and Conflicts with Residential Use**
   The approved setbacks are insufficient to mitigate nuisance impacts on the Lucchetti family residence and ranch staff housing. The project conflicts with the established

residential and recreational use of the 276 Ranch property, creating significant noise, dust, and odor nuisances that degrade the quality of life and property value.

4. **Prime Farmland Incompatibility**
   The project converts California designated "Prime Farmland" of statewide significance into a monoculture cannabis operation, conflicting with the County's General Plan goals to preserve traditional agricultural diversity (cattle ranching).

III. RESERVATION OF RIGHTS

Appellant reserves the right to submit additional evidence, expert testimony, and legal arguments prior to and during the public hearing on this appeal. 276 Ranch LLC is currently evaluating other technical issues and errors in the application materials.

CONCLUSION

For the reasons stated above, 276 Ranch LLC respectfully requests that the Board of Supervisors:

Grant this appeal;

Overturn the Planning Commission's approval of the Use Permit and Mitigated Negative Declaration; and

Require the preparation of a full Environmental Impact Report (EIR) to adequately analyze the significant environmental impacts and land use conflicts.

Respectfully Submitted,

Peter Luchetti
Managing Member, 276 Ranch LLC

KASSOUNI LAW

April 1, 2026

VIA ELECTRONIC MAIL

Lake County Board of Supervisors
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Re: Opposition to Request for Continuance of Appeal Hearing (PL-26-12)

Dear Chair and Members of the Board of Supervisors:

I represent the applicant, Rancho Lake LLC ("Rancho Lake"), in connection with the above-referenced appeal of the Planning Commission's January 8, 2026 approval of a Major Use Permit and adoption of a Mitigated Negative Declaration for the project. Rancho Lake opposes appellant's March 25, 2026 request to continue the duly noticed April 21, 2026 hearing by an additional 60 days.

For the reasons set forth below, the request should be denied.

The Appellant Has Already Received a Full and Fair Opportunity to Be Heard

The record demonstrates that the appellant has actively participated in this matter for months. The Planning Commission conducted a noticed public hearing and approved the project on January 8, 2026, after considering evidence and argument from all interested parties.

The appellant thereafter filed a detailed Notice of Appeal raising numerous legal and factual claims, including alleged deficiencies under CEQA, water resource impacts, traffic and evacuation concerns, biological resources, and land use compatibility.

These submissions confirm that the appellant had ample time, is fully aware of the issues, and has already developed and articulated his arguments. Due process requires an opportunity to be heard—not an indefinite extension of time after that opportunity has already been provided.

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Due Process Does Not Require a 60-Day Continuance

The appellant asserts that additional time is necessary to prepare for a "meaningful opportunity to be heard." However, the appeal has been pending since January 2026, and the scheduled April 21 hearing already provides more than three months for preparation.

California law requires notice and an opportunity to present evidence; it does not require the County to delay proceedings absent a showing of good cause. No such showing has been made here. The appellant identifies nothing that would justify postponement of the hearing.

The Requested Delay Is Improperly Tied to Unrelated Proceedings

The appellant's primary stated justification for delay is the County's alleged failure to process a requested amendment to the Farmland Protection Zone overlay affecting the appellant's property.

This argument is misplaced. The pending appeal concerns the propriety of the Planning Commission's approval of the Rancho Lake's project based on the administrative record before the County. The appellant's separate request for a zoning change is an independent matter that is not a prerequisite to, nor legally required for, adjudication of this appeal.

Allowing the appeal to be delayed pending resolution of unrelated discretionary actions would establish a problematic precedent, effectively enabling appellants to postpone project approvals indefinitely through collateral requests.

The Requested Continuance Would Cause Substantial Prejudice to the Applicant

While the appellant asserts generalized concerns regarding fairness, the requested delay would impose concrete and significant harm on the applicant. The project cannot proceed while the appeal remains unresolved, resulting in ongoing economic harm, including increased carrying costs, delay in operations, and uncertainty affecting financing and business planning. Further delay undermines the predictability and integrity of the County's land use process, which depends on timely and orderly resolution of appeals.

The Appellant Has Not Demonstrated Good Cause for a Continuance

The appellant has already participated in the Planning Commission proceedings; submitted extensive written materials; and advanced his legal and factual arguments for appeal.

The request for a continuance does not identify any specific information that cannot reasonably be presented at the scheduled hearing. Instead, it appears to be a strategic effort to delay resolution of the appeal.

Absent a showing of good cause, continuances should not be granted where they would impose significant prejudice on the opposing party and interfere with the orderly administration of County proceedings.

Conclusion

The appellant has had ample opportunity to prepare for this appeal and has not demonstrated any legitimate basis for further delay. In contrast, granting the requested continuance would impose substantial and unfair prejudice on the applicant and undermine the County's interest in timely and efficient decision-making.

Accordingly, we respectfully request that the Board deny the request for a continuance and proceed with the appeal hearing as scheduled.

Thank you for your consideration.

Respectfully submitted,

Timothy V. Kassouni