

Johanna DeLong

From: Mary Claybon
Sent: Thursday, May 7, 2026 8:50 AM
To: Johanna DeLong
Cc: Mireya Turner
Subject: FW: [EXTERNAL] Fwd: RANHCO LAKE LLC CONDITIONS OF APPROVAL
Attachments: Proposed_Permit_Conditions_Ranhco Lake LLC Cannabis Permit 5-6-2026.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Johanna,

Can you add the email chain and attached document for PL-26-12 scheduled for 5/19 at 1:30. The item has been prepared in Granicus and approved by DH.

Thank you,
Mary Claybon

From: Peter Luchetti <Peter@tablerockpartners.com>
Sent: Wednesday, May 6, 2026 8:14 AM
To: Helen Owen <Helen.Owen@lakecountyca.gov>; Bruno Sabatier <Bruno.Sabatier@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; Brad Rasmussen <Brad.Rasmussen@lakecountyca.gov>; Jessica Pyska <Jessica.Pyska@lakecountyca.gov>
Cc: Martin Hirsch <hirsch@perryllaw.net>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: [EXTERNAL] Fwd: RANHCO LAKE LLC CONDITIONS OF APPROVAL

Subject: Invitation to Visit the Luchetti Ranch — Rancho Lake LLC Permit Appeal

In anticipation of the May 19, 2026 (1:30 PM) hearing on the appeal of the Rancho Lake LLC (Comstock) cannabis permit application, I would like to invite you out to the Luchetti Ranch. A site visit will give you a much better feel for the proximity of the proposed cannabis growing area on the Comstock ranch to the Luchettis' organic beef production on Prime Farmland — immediately over the fence line from the proposed cannabis farming activity.

I genuinely believe that seeing the site conditions firsthand is the best way to understand the issues and concerns the Luchettis have raised.

For the avoidance of doubt: the Luchettis are **not** asking the Board of Supervisors to deny approval of the Comstocks' (Rancho Lake LLC) cannabis permit. We are asking that the permit be approved with specific conditions that address the Luchettis' concerns in four areas:

1. Hydrological issues
2. Odor control and pesticide use

3. Compliance with 4290 wildfire risk mitigation measures
4. Biological issues at the proposed cannabis farming site

The Luchettis have provided CDD with specific conditions they would like the Board of Supervisors to adopt in approving the Comstock permit application. Those proposed permit conditions are attached.

If you are amenable to a ranch visit, please reply with a date and time that works for you, and I will do my best to accommodate your schedule.

Respectfully, Peter Luchetti

Thank you

Peter Lucehetti

----- Forwarded message -----

From: **Peter Luchetti** <Peter@tablerockpartners.com>
Date: Wed, May 6, 2026 at 7:54 AM
Subject: RANHCO LAKE LLC CONDITIONS OF APPROVAL
To: Mary Claybon <mary.claybon@lakecountyca.gov>
Cc: Martin Hirsch <hirsch@perrylaw.net>

When we spoke the other day, I indicated that the Luchettis wished to seek approval for the Rancho Lake LLC cannabis permit with specified conditions of approval provided by 276 Ranch LLC.

The attached **Proposed Conditions of Approval Submitted by Appellant 276 Ranch LLC**, in connection with the Appeal of Major Use Permit PL-25-13 (UP 21-15) and Mitigated Negative Declaration (IS 21-16) — **Rancho Lake LLC**, reflects our thoughts on "Conditions of Approval."

We sincerely appreciate the opportunity to work closely with CDD's the applicant and the Board of Supervisors to resolve this matter in a timely manner.

The Luchettis have been committed to Lake County agriculture, producing an uninterrupted cattle crop on prime farmland for 56 years. Following catastrophic losses from the Valley Fire, we invested over \$5.5MM in restoring the 276 Ranch in accordance with the Lake County General Plan which emphasizes the importance of preserving traditional agricultural activities. We have never failed to produce a cattle crop in those 56 years, including during the period surrounding the Valley Fire. We are proud of our agricultural heritage in South County and ask for the CDD's help in developing fair and balanced permit conditions. These conditions should allow the Comticks to proceed with their plans while preventing cannabis farming from interfering with the health, welfare, viability of our ranch operations, our personal family use of the ranch and the preservation of our organic beef production.

Respectfully, Peter Luchetti

Peter Luchetti, Managing Partner

peter@tablerockpartners.com

415-710-0906

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