

## Yandell, Rodney

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**From:** Bob Hoopes <charleen707@gmail.com>  
**Sent:** Thursday, March 11, 2021 5:03 PM  
**To:** Planning Clerk  
**Subject:** Arc. Land Co. App. #12255

Planning Director,

RE: Arcata Land Co. Application #12255

Regarding the hearing scheduled for March 18, 2021, and the referenced application for a one million square foot Industrial Cannabis Grow in Arcata, I would like to express my grave concern over its implementation. Research tells me that it will be the 9th largest grow in the United States.

In addition to increased water use and health concerns due to air quality, light and noise pollution, we have seen time and again media reports of the pesticides this crop requires and their misuse. In addition, when the prevailing winds are active, the grow established on West End Road affects all of the properties beyond it in a negative way and we know that the Arcata Bottoms, where this grow will be located, receives those winds off the bay on a regular basis. Only in this case it will affect Arcata proper.

An Environmental Impact Review must be done on this project if for no other reason than for the pesticides that will be required in a grow of this size, and their possible leaching into the ground water table.

Please reject this application. I urge you to consider quality of life in an area known for its environmental beauty, over dollars.

Thank you.

Charleen Hoopes

## Yandell, Rodney

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**From:** IHummingbird <quosis1@gmail.com>  
**Sent:** Friday, March 12, 2021 8:52 AM  
**To:** Planning Clerk  
**Subject:** Sun Valley Bulb Farm

Hello planning commission members,

I'm writing to address the ongoing issues of continued pesticides, namely round up, used along with other harmful substances used through out the sun valley bulb farm's operations at Seidel road in Arcata, ca. I am aware of employees being exposed to toxic, harmful pesticides and chemicals and having rashes and severe health issues after exposure. Sometimes these employees have been offered to work in other parts of the facility as a result of their exposure and subsequent health related issues, however nothing has been done to change policies or protect employees by not using toxic chemicals, and namely round up.

It is common knowledge and neighboring organic farms have animals that have been exposed to red tide runoff, and when approached the owners, was threatened with an eviction notice. This kind of bullying and threatening behavior is the companies way of leveraging authority rather than being a "good neighbor!"

The bulb farm is near an elementary school and it is documented that round up is toxic, causing cancer and responsible for many other grave health concerns. As sighted in this, UCD, document.

[https://wric.ucdavis.edu/ucd-access/pdf/2016\\_WWG\\_38a\\_Wilen.pdf](https://wric.ucdavis.edu/ucd-access/pdf/2016_WWG_38a_Wilen.pdf)

It is my concern that De Vries has

been given the green light to have a large marijuana license to grow on this same property that has for decades used glyphosate, aka round up. This property, being so close to an elementary school, is one of the most disheartening unjust s to our young children and our community if heard being approved in our local history, not to mention the largest commercial grow in California.

I urge you to shut this company down, leverage fines until this mess is cleaned up and refined any such licenses, especially a huge marijuana grow.

Sincerely,

Carole Segura.

## Yandell, Rodney

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**From:** Heather <heather250@gmail.com>  
**Sent:** Sunday, March 14, 2021 1:34 PM  
**To:** Planning Clerk  
**Subject:** Cannabis Project

Greetings,

We are deeply concerned about the cannabis grow proposed by Sun Valley in Arcata. As long-time Arcata residents, we feel such an enormous project deserves an Environmental Impact Statement.

While in favor of cannabis and improving the economy, too little is known about the risks of planting, growing and harvesting nearly 23 acres of cannabis.

The community deserves to understand the effects this project will have on our health and environment.

We call for planners to withhold approval on this project until studies can be done.

Regards,

Heather Verville  
Rick Brazeau  
951 15th St.  
Arcata

[Heather250@gmail.com](mailto:Heather250@gmail.com)

## Yandell, Rodney

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**From:** Lisa R Pelletier <lrp13@humboldt.edu>  
**Sent:** Sunday, March 14, 2021 1:51 PM  
**To:** Planning Clerk  
**Cc:** dloya@cityofarcata.org; Brett Watson; spereira@cityofarcata.org; satkinssalazar@cityofarcata.org; egoldstein@cityofarcata.org; sschaefer@cityofarcata.com; Madrone, Steve; Wilson, Mike; CityMgr@cityofarcata.org  
**Subject:** NO to mega cannabis grow in Arcata!

Dear Members of the Humboldt Planning Commission,

I join with my neighbors in Arcata in requesting that you reject the proposal for a huge cannabis grow in the Arcata bottoms, as proposed by Sun Valley. I am deeply shocked that so few of our neighbors were even informed about the project, much less allowed time to study the proposal.

So once again, yet another project is being rushed through under stealth and without the benefit of a full environmental impact report. This is unconscionable! Given the project's size (equal to 17 football fields!), the citizens of this county deserve a full hearing as to all the environmental impacts, from increased traffic to health impacts from contaminated air and water wells, and ecological devastation.

In short, we demand that at the very least, you undertake a full EIR report and slow the process down in order to give people time to properly consider all the impacts of having a mega cannabis grow bordering our small town. Better yet, please reject this proposal completely! We don't want it here, as it will completely change the character of Arcata, and do untold harm to the health and well being of our neighbors. Thank you.

Lisa Pelletier  
Arcata, CA



## Yandell, Rodney

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**From:** Jennifer M. Bell <Jennifer.Bell@humboldt.edu>  
**Sent:** Sunday, March 14, 2021 3:58 PM  
**To:** Planning Clerk  
**Subject:** Arcata Land Company #12255

As a citizen of Humboldt County for over 40 years I would like to say that I am completely against the proposed 23 acre cannabis grow that is being proposed by the Arcata Land Company AKA Sun Valley. Thank you for listening and reacting to our concerns. Sincerely Jennifer Bell

--

Jennifer Bell, Project Director

Food for Thought

A DreamMaker Project of

The Ink People Center for the Arts

(707) 601-3663

[www.myfoodforthought.wordpress.com](http://www.myfoodforthought.wordpress.com)

## Yandell, Rodney

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**From:** Jennifer K Mager <Jennifer.Mager@humboldt.edu>  
**Sent:** Sunday, March 14, 2021 4:45 PM  
**To:** Planning Clerk  
**Subject:** Letter of opposition for reference the Arcata Land Co., application # 12255

Dear Planning Commissioners and Planning Department,

My family is very opposed to the Commercial Cannabis Outdoor Cultivation Project, Application 12255 in Arcata because it will have a negative effect on the health, safety and well being of our neighborhoods.

Please take into consideration the impacts this project will have on not only the immediate residential areas, but our schools and neighbors within any near proximity.

Thank you,  
Jennifer Mager

## Yandell, Rodney

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**From:** Gary Friedrichsen <gary@jacobycreek.net>  
**Sent:** Sunday, March 14, 2021 4:48 PM  
**To:** Planning Clerk  
**Subject:** Opposition to Project #12255

The project that Arcata Land Co., application # 12255, is way over the top for our city and our County. As residents of Arcata for the past fifty years we have appreciated this community and the effort put forth to attract "green" jobs and sustainable products. The harm this size of indoor grow is not in keeping with those efforts and seems to smack of huge agi-business with little concern for the neighbors and/or the community, Too much plastic is going to be used and discarded in our already beleaguered landfills.

## Yandell, Rodney

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**From:** Nancy E Pelletier <nep5@humboldt.edu>  
**Sent:** Sunday, March 14, 2021 6:39 PM  
**To:** Planning Clerk  
**Cc:** spereira@cityofarcata.org; BWatson@cityofarcata.org; egoldstein@cityofarcata.org; Stacy Atkins-Salazar; sschaefer@cityofarcata.org; Karen Diemer; Wilson, Mike  
**Subject:** NO to mega-cannabis grow

Dear Members of the Humboldt Planning Commission,

Although technically the proposed mega-cannabis grow is outside the city limits of Arcata, it is JUST OUTSIDE bordering many homes within city limits and can effect those residents with air and ground water contamination and increased traffic! It is also within 1/2 mile ( as the crow flies or better said as the wind blows) from 2 schools: Union Pacific on Janes Rd. and Trillium charter school on the corner of Alliance and Spear Rd.s

I join with my neighbors in Arcata in requesting that you reject the proposal for a huge cannabis grow in the Arcata bottoms, as proposed by Sun Valley (agenda item H2 ).

I am deeply shocked that so few of our neighbors were even informed about the project, much less allowed time to study the proposal.

So once again, yet another project is being rushed through under stealth and without the benefit of a full environmental impact report. This is unconscionable! Given the project's size (equal to 17 football fields!), the citizens of this county deserve a full hearing as to all the environmental impacts, from increased traffic to health impacts from contaminated air and water wells, and ecological devastation.

In short, we demand that at the very least, you undertake a full EIR report and slow the process down in order to give people time to properly consider all the impacts of having a mega cannabis grow bordering our small town. Better yet, please reject this proposal completely! We don't want it here, as it will completely change the character of Arcata, and do untold harm to the health and well being of our neighbors. Thank you.

Nancy Pelletier  
Arcata, CA

## Yandell, Rodney

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**From:** Thomas W Dewey <thomas.dewey@humboldt.edu>  
**Sent:** Sunday, March 14, 2021 7:52 PM  
**To:** Planning Clerk  
**Subject:** We oppose MJ Sun Valley Grow Arcata Land Co. application # 12255

Dear Humboldt County Planning:

We own and live in a home in Arcata approximately 0.7 mile away from this proposed enormous marijuana grow.

WE OPPOSE IN THE STRONGEST POSSIBLE TERMS THE APPROVAL OF THIS PROJECT.

Our concerns include, but are not limited to, the following:

- Health threat caused by discharge and/or leakage of pesticides into the air and ground water table.
- Health threat caused by vapors from the plants themselves
- Nuisance odor affecting our quality of life
- Decrease of our property value
- Negative impact on future Life Care Humboldt property, senior housing immediately southeast

Please stop this project.

Sincerely,  
Thomas and Amy Dewey  
3324 Antoinette Ct  
Arcata, CA 95521

## Yandell, Rodney

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**From:** Lisa R Pelletier <lrp13@humboldt.edu>  
**Sent:** Sunday, March 14, 2021 11:16 PM  
**To:** Planning Clerk; dloya@cityofarcata.org; spereira@cityofarcata.org; Wilson, Mike; CityMgr@cityofarcata.org  
**Subject:** No to mega cannabis grow!

Dear Members of the Humboldt Planning Commission,

I join with my neighbors in Arcata in requesting that you reject the proposal for a huge cannabis grow in the Arcata bottoms, as proposed by Sun Valley/Arcata Land Co. (Agenda item H.2). I am deeply shocked that so few of our neighbors were even informed about the project, much less allowed time to study the proposal. So once again, yet another project is being rushed through under stealth and without the benefit of a full environmental impact report. This is unconscionable! Given the project's size (equal to 17 football fields!), the citizens of this county deserve a full hearing as to all the environmental impacts, from increased traffic to health impacts from contaminated air and water wells, and ecological devastation. Not to mention that there are two schools within a short distance of the proposed site, as well as a head-start program. What injection of tax revenues is worth gambling with the health of our children?? We demand that at the very least, you undertake a full EIR report and slow the process down in order to give people time to properly assess all the impacts of having a mega cannabis grow bordering our small town. Better yet, please reject this proposal entirely! We don't want it here, as it will completely change the character of Arcata, and do untold harm to the health and well being of our neighbors. Thank you.

Lisa Pelletier  
Arcata, CA

## Yandell, Rodney

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**From:** Linda Alm <llalm54@gmail.com>  
**Sent:** Monday, March 15, 2021 9:01 AM  
**To:** Yandell, Rodney  
**Subject:** Re: Comments re cannabis factory proposal

On Sun, Mar 14, 2021 at 9:25 PM Linda Alm <[llalm54@gmail.com](mailto:llalm54@gmail.com)> wrote:

To: Rodney Yandell, Humboldt County Planning and Building Department

March 14, 2021

Re: Lane Devries's Arcata Land Company proposal for Arcata Bottom

I have numerous concerns about the 23 acre cannabis factory proposed for the outskirts of Arcata near Sun Valley Bulb Farm. Many of my concerns have already been raised - by neighbors who understand what the cumulative impact of this proposed factory will likely have - on the groundwater, the traffic, the air quality, the bay and the level of noise and light pollution. But, since my work for the past 42 years has been as a Registered Nurse, I will focus my concern on the health and safety of the 76 new workers that Arcata Land Company (currently owned by Lane Devries of Sun Valley Bulb Farm) would like to hire. In my personal experience, living right next to Sun Valley Bulb Farm on Upper Bay Road many years ago (1986-1988), I noticed that pesticides sprayed on their fields were not closely monitored nor were water quality guidelines adhered to. A recent letter to the Mad River Union by Patty Clary of Citizens for Alternatives to Toxics, was very thorough in explaining this potential health hazard.

According to an article I just read "full time workers in the legal cannabis industry now outnumber electrical engineers, nurse practitioners and human resource managers in the United States".

[www.safetyandhealthmagazine.com/articles/19117-cannabis-worker-safety](http://www.safetyandhealthmagazine.com/articles/19117-cannabis-worker-safety) The article also mentioned that "a 2018 study from Colorado State University found that 46% of legal cannabis industry workers surveyed said that they received little to no safety training since being hired". Workers need training and information about how to contact OSHA which now has special requirements for commercial cannabis operations. Assembly Bill 2799 spells out the requirements for training and monitoring.

Lastly, since this proposed site is zoned heavy industrial and not agricultural land, will there be a requirement for a point-source discharge permit for releasing sewage waste and soil contaminants into the drainage ditches leading to the bay? What exactly is the "onsite wastewater treatment system" that is planned? Will there be regular on site visits by the state agency monitoring pesticide use and water quality or will the factory owners just send reports to Sacramento?

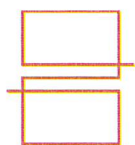
Clearly an Environmental Impact Report is necessary to address a project this wide in scope. It affects not just our job market which could be positive since I know many locals need jobs, but more importantly, in my opinion, specific ways that harm will be mitigated need to be clearly spelled out as do plans for addressing potential effects on the health and safety of workers, neighbors and those who care about the bay and its inhabitants as well. A Mitigated Negative Declaration will not be sufficient to address the impact of this proposed project.

Thank you for taking my comments and considering them when you make your decision how to proceed. I would greatly appreciate any feedback you have for me as well.

Sincerely,

Linda Alm R.N. (707)826-9278





# HUMBOLDT COUNTY GROWERS ALLIANCE

March 15, 2021

Humboldt County  
825 5<sup>th</sup> Street  
Eureka, CA 95501

Dear Planning Commission,

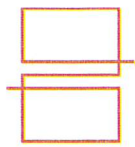
On behalf of the Humboldt County Growers Alliance, representing over 250 licensed Humboldt cannabis businesses, we are writing today to express our opposition to the 23-acre Sun Valley cannabis cultivation project currently proposed for the Arcata bottoms, unless amended to a size consistent with the land use principles in Humboldt's cannabis ordinances.

Historically, HCGA has supported many cannabis projects before the Planning Commission, while remaining neutral on others. Previously, however, HCGA has not formally opposed any specific cannabis project in Humboldt County. The scale of the proposed project, however, as well as its violation of a number of land use principles that guide other cannabis projects in Humboldt, have led our members to overwhelmingly express their opposition to this project as proposed, and our Policy Committee to adopt the position in this letter by a vote of 9-0.

In our active engagement in two cannabis land uses ordinances, there was no discussion of an intent to permit projects at or near the proposed scale of 23 acres. Currently, the largest licensed cannabis farm in Humboldt is just over 7 acres, less than a third of the size of the proposed project. This is consistent with Section 55.4.5.4 of the CCLUO, which states that "no more than eight acres of Commercial Cannabis cultivation permits may be issued to a single Person."

While there may be a legal case that the proposed project falls under the CMMLUO (Ordinance 1.0) and is therefore exempt from Section 55.4.5.4, we do not believe that it meets the intent of either Ordinance 1.0 or Ordinance 2.0. As this letter will outline in greater detail, the proposed project violates a wide range of land use principles expressed in these ordinances. At best, it can be argued that the project takes advantage of legal loopholes and oversights in the drafting of these ordinances; but we do not see how it can be argued that the project is consistent with the intent and purpose of these ordinances.

We also do not believe this project as proposed is in the best interests of the Humboldt cannabis industry or Humboldt County as a whole. To put it briefly: we see no future for Humboldt County cannabis outside of one that protects, promotes, and enhances a uniquely Humboldt cannabis culture based on small, local, sustainable, and community-grounded values.



## HUMBOLDT COUNTY GROWERS ALLIANCE

We believe that realizing this vision requires supporting and promoting independent and collective projects that maintain community and craft values, while also refusing efforts to corporatize, consolidate, commodify, and financialize Humboldt's cannabis industry.

Such efforts towards corporatization and consolidation are certainly well underway outside of Humboldt: the question is whether Humboldt will choose to resist these efforts as they become more acute.

As one example, on March 11, a coalition of large tobacco and alcohol companies - including Altria, Constellation Brands, and Molson Coors - announced a new coalition to influence federal cannabis policy "under the premise that federal legalization is inevitable" (Politico, "New cannabis coalition wants to influence how - not if - weed is legalized").

Such efforts make clear that the corporatization of cannabis is not "coming," it is already here - and the capacity for Humboldt to stand by the principles expressed in its land use ordinances will play a critical role in realizing a larger vision for a Humboldt cannabis industry based in small, craft, and independent cannabis production.

In that context, our goal is not to single out the present project, or to suggest that all cannabis projects should be "small," but rather to express the importance of establishing some line on appropriate scale for projects. We believe the current project as proposed crosses that line.

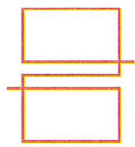
### Planning Commission Discretion is Especially Critical on MH-Zoned (Industrial) Parcels

In the context of Ordinance 1.0, we believe the discretionary element of a conditional use permit on MH-zoned property should receive special attention.

In Ordinance 1.0, most zoning districts are accompanied by specific limitations on size. For example, lands zoned agricultural-exclusive (AE) which are less than 320 acres are limited to 10,000 square feet of new cultivation, and are also limited to 20% usage of prime soils.

MH-zoned districts, under which the proposed project is classified, are unique in that Ordinance 1.0 specifies no numerical size limit for outdoor cultivation. Instead, such projects are required to obtain a conditional use permit, a requirement that would apply equally to a 2,500 square foot project, or the proposed 23-acre project.

Considering the lack of specific limitation for MH-zoned parcels in Ordinance 1.0, but the clear direction to require a use permit for such uses, and the specific size limitations adopted for similar uses, we believe it falls to the discretionary process to determine if a proposed project is compatible with the land use and the best interests of the community.



## HUMBOLDT COUNTY GROWERS ALLIANCE

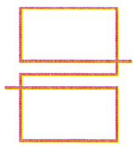
In turn, we believe this requires assessing whether the proposed project is consistent with other principles established in Humboldt's cannabis land use ordinances, which all other commercial cannabis projects must consider and abide by.

### The Proposed Project is Inconsistent with Land Use Principles Driving Ordinances 1.0 and 2.0

On this topic, we believe that the proposed project is in clear violation of numerous land use principles in Ordinances 1.0 and 2.0.

1. The proposed project site is zoned AE in the general plan, and is surrounded exclusively by AG land. If the project site were zoned consistent with its general plan designation and surrounding areas, it would be limited to one acre of cultivation under Ordinance 1.0.
2. Indoor cultivation is limited to 10,000 square feet in MH-zoned districts under Ordinance 1.0. According to the mitigated negative declaration, six acres of the project are proposed to operate as "mixed-light 2" license types with a conservative estimate of 27 (kWh) energy use per square foot of canopy. Mixed-light 2 projects are in many ways comparable to indoor products, requiring significant amounts of artificial light and climate control. The staff report estimates the project will utilize 1.9 MW, a significant proportion of the average 110 MW usage in Humboldt. Additionally, the mitigated negative declaration and staff report contain inconsistent and contradictory statements regarding energy usage and whether the project will be classified as "mixed-light 1" or "mixed-light 2."
3. Cultivation size is capped at 8 acres in Ordinance 2.0. Although this limitation does not formally apply to 1.0 projects, it represents the only community-wide discussion and agreement on the appropriate maximum size of projects.
4. If the project site were zoned consistent with its general plan designation and surrounding areas, it would be limited to 20% of the Prime Agricultural Soils on the parcel. The total size of the project site is 38 acres, meaning if it were an RRR project, it could be sited for up to 7.6 acres of cultivation. We do not see why this standard would apply to AE parcels but not MH parcels.
5. Industrial-zoned lands, including MH, are exempt from the sphere of influence requirements that all other cannabis projects are required to abide by. The proposed project is less than 1,000 feet from the Arcata city line and would fall under the sphere of influence requirements if zoned according to its general plan designation.
6. Unlimited-scale cultivation on MH undermines the premise of the RRR program. As described in Ordinance 1.0, the RRR program is intended to incentivize "the retirement,





## HUMBOLDT COUNTY GROWERS ALLIANCE

remediation and relocation of existing cannabis cultivation operations occurring in inappropriate or marginal environmentally sensitive sites to relocate to environmentally superior sites.”

The key incentive provided by the RRR program is the capacity to increase the scale of allowable cultivation upon relocating from a marginal site to an environmentally superior site. Granting projects the ability to operate on unlimited scale in MH zoning incentivizes these large scale projects to be developed as new sites, rather than as relocations of older sites with higher levels of environmental impact.

### The Project Does Not “Keep Humboldt Cannabis Relevant,” and Threatens the Integrity of the Countywide Humboldt Cannabis Brand

Project proponents have claimed that the project would offer several benefits for Humboldt’s overall cannabis industry. We disagree with these claims, and see far more risks in approving a project of such disproportionate scale in a region of the county ill-suited to cannabis cultivation.

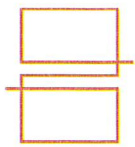
A project proponent has been quoted in local media as claiming:

“We believe that this project helps Humboldt County to stay relevant in the California cannabis market where large-scale cultivation occurring (across the state) has displaced the historical role Humboldt has played in developing the California cannabis industry.”

This characterization is false. As of November 2020, Humboldt County leads the state in both cultivation licenses (1,453) and independent farms (838) by a large margin, composing almost 30% of total cannabis farms in the state. The average size of these farms is approximately half an acre, and half of all farms are under 10,000 square feet.

While it is correct that large-scale cultivation is occurring elsewhere around the state, with several 20+ acre cultivation projects approved on the Central Coast and parts of Northern California, the existence of these industrial-scale projects in traditional agricultural regions only increases the importance of preserving Humboldt’s reputation for small-scale, craft, and independent production.

While Humboldt will never compete with traditional agricultural regions in terms of size and scale of production, it is well-positioned to compete on craft, quality, terroir, and a global reputation for high-quality, artisan cannabis. These principles have led the Humboldt Board of Supervisors to establish a countywide cannabis marketing program to promote Humboldt’s cannabis industry, the success of which will ultimately depend on Humboldt’s ability to maintain a reputation for high-quality, craft cannabis production. Projects of this scale are incompatible with this larger vision for a sustainable and equitable Humboldt cannabis industry.



## HUMBOLDT COUNTY GROWERS ALLIANCE

Additionally, the proposed project site in the cold, wet, and foggy Arcata bottoms, which is poorly suited to cannabis flower production, provides no conceivable benefits for the reputation or quality of the Humboldt brand, and only threatens to increase misinformation that Humboldt County has become dominated by industrial-size farms post-legalization.

While we understand it is not the Planning Commission's job to vet the quality of cannabis to be produced by projects, it should be understood that claims by proponents that the project will benefit the overall Humboldt cannabis industry are fully inconsistent with the larger vision for a craft cannabis industry expressed by HCGA as well as County policymakers. In turn, this vision may be the only opportunity for Humboldt to maintain its relevance in light of increasing scale of production elsewhere in the country.

### The Project Should Be Reduced to a Scale Consistent with Humboldt's Land Use Ordinances

In this context, your discretion is especially crucial. The proposed project is out of line with the intent and purpose of Ordinance 1.0 and 2.0, restrictions applied to other land use zones, and the vision for Humboldt's cannabis industry as codified in multiple County ordinances and programs.

At its current scale, HCGA opposes the project as proposed. However, if the project is reduced in size to eight acres or less - the largest scale contemplated in either land use ordinance - HCGA will remove its opposition.

Thank you for your consideration,

*Natalynne DeLapp*

Natalynne DeLapp  
Executive Director  
Humboldt County Growers Alliance

Ross Gordon  
Policy Director  
Humboldt County Growers Alliance

## Yandell, Rodney

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**From:** Janet Neebe <jkneebe@hotmail.com>  
**Sent:** Monday, March 15, 2021 12:36 PM  
**To:** Planning Clerk  
**Subject:** PLN-12255-CUP public comment

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**From:** Janet Neebe  
**Sent:** Monday, March 15, 2021 12:31 PM  
**To:** Planningclerk@co.humbolct.ca.us <Planningclerk@co.humbolct.ca.us>  
**Cc:** Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; rbohn@co.humboldt.ca.us <rbohn@co.humboldt.ca.us>; mbushnell@co.humboldt.ca.us <mbushnell@co.humboldt.ca.us>; vbass@co.humboldt.ca.us <vbass@co.humboldt.ca.us>; smadrone@co.humboldt.ca.us <smadrone@co.humboldt.ca.us>  
**Subject:** PLN-12255-CUP public comment

To: Humboldt County Planning Commission  
Re: Arcata Land Company, LCC commercial cannabis cultivation CUP  
Record Number PLN-12255-CUP  
Public Hearing date 3/18/2021

March 15, 2020

We are writing to express our concern about and opposition to the proposed Arcata Land Company, LLC Commercial Cannabis Outdoor Light-Deprivation and Mixed-Light Cultivation Project (APPLICATION NO. 12255).

We live in the unincorporated neighborhood of "Pacific Manor."

Our concerns are maintaining rural agriculture and wetlands in the Arcata Bottom and Humboldt County, maintaining and restoring wildlife habitat, recreational opportunities and quality of life (biking and walking, bird watching, green space), water usage, waste water treatment, light pollution, future use of chemicals at the proposed site, air quality, and traffic, including pedestrians and bicyclists. The City of Arcata is developing new housing in this area; how will these homes be impacted by the Arcata Land Company project?

This proposal is basically industrial. It is not in keeping with the rural nature of this area (two examples of appropriate agriculture would include pasture land, or organic crops

without greenhouses or lighting). Perhaps part of this parcel is zoned industrial because of its past use in the timber industry, but our planning and land use priorities have changed in recent decades, and industrial use of limited ag lands and wild lands is no longer acceptable.

What is the County doing to preserve and restore agricultural and wetlands in the coastal areas of Humboldt County?

If Sun Valley Floral Farms/Arcata Land Company claims they are having trouble financially in the cut flower market, perhaps they could consider converting more of their extensive, already constructed hoop houses/greenhouses to cannabis cultivation.

We request that the Conditional Use Permit and Mitigated Negative Declaration 1) be denied or 2) be delayed to allow for an Environmental Impact Report, collection of more information, and public participation in the planning process.

Thank you for your attention.

Janet Neebe and Benjamin Duff  
2021 Upper Bay Road  
Arcata, CA 95521  
707-599-9037

Cc: Humboldt County Supervisors Mike Wilson, Virginia Bass, Steve Madrone, Michelle Bushnell, Rex Bohn

## Yandell, Rodney

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**From:** scott sinclair <oldescott1@gmail.com>  
**Sent:** Monday, March 15, 2021 12:32 PM  
**To:** Planning Clerk  
**Subject:** Fwd: Arcata Land Co app number 12255

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

From: **scott sinclair** <[oldescott1@gmail.com](mailto:oldescott1@gmail.com)>  
Date: Mon, 15 Mar 2021 at 12:11  
Subject: Arcata Land Co app number 12255  
To: Planning Clerk

As a 40 plus year resident of Humboldt Co (now retired in AZ away from all the dope grows), I and my family STRONGLY OPPOSE this project because it will have a negative effect on the health, safety and well being of the larger neighborhood and our remaining Humboldt Co family members living on 27th St...that backs directly up to the proposed project site.

Sincerely yours,  
Scott and Cyndi Sinclair  
1275 S Lee St  
saint David, AZ 85630  
520.720.2628



## Yandell, Rodney

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**From:** Pamela Brown <pamela.brown@humboldt.edu>  
**Sent:** Monday, March 15, 2021 11:59 AM  
**To:** Planning Clerk  
**Cc:** Wilson, Mike; Madrone, Steve; Sofia Pereira; Brett Watson; Stacy Salazar; Emily Goldstein; Sarah Schaefer  
**Subject:** Arcata Land County App #12255 for public hearing 3/18/21

March 15, 2021

To: Planning Clerk, Humboldt County  
BOS, Humboldt County  
Arcata City Council

**RE: Arcata Land County App #12255 for public hearing 3/18/21**

The city of Arcata does NOT need a one million square foot cannabis grow! This grow will destroy the health, safety, and primarily the public welfare of the community. It will destroy the character of the Arcata Bottom, a location where we bike, walk & run enjoying the clean air, calm pastures and cattle, horses, goats, etc. and the livelihood of our local farmers and ranchers. Living downwind of 23 acres of cannabis growing in the Arcata Bottom where the strong winds will transport smells, dust, chemicals and noise. All these impacts will have a detrimental effect on the residents. While I live in upper Arcata (California Avenue), depending on the direction and strength of the winds, my neighborhood would also be impacted.

There are so many reasons to deny this permit, and here I will name a few that others have also expressed concerns about:

1. **AIR QUALITY:** Imagine how far the stench of 1 million sq. ft. of cannabis will blow with the strong winds of the Arcata bottoms?
2. **HEALTH:** Residents in Santa Barbara County have complained of eyes watering, scratchy throat, headaches, tightness in the chest.
3. **CRIME:** This is a valuable plant. Will there be huge fences? Concertina wire? Armed guards? Barking dogs?
4. **WATER:** Depletion of neighboring wells? Poisoning water table? Salt water intrusion?
5. **PESTICIDES:** Research shows pesticides suspended in fog are a thousand fold stronger and may be the cause of forests dying in Europe and America. How will this affect your health and your garden? Pesticides leaching into water table; ending up at the marsh. Effect on wildlife (see below too)?
6. **LOSS OF PRIME AG LAND:** 70,000 sq. ft. of agricultural land covered by concrete for structures as well as 23 acres of agricultural land covered with hoop houses leveled using 1 foot of sand which can reduce soil tilth.
7. **UNKNOWN:** They will be using some new pesticide products that haven't been thoroughly tested and not in the foggy bottom where effects can be worsened.

**8. LACK OF AN ADEQUATE ENVIRONMENTAL IMPACT REPORT:** The Biological Assessment conducted by SHN for this initial study did not include several species of birds that are often observed on or over the study site according to James Cotton, a retired federal wildlife biologist and avid birdwatcher who lives about 900 feet from the project site. Additionally, this was only a ONE DAY on-site observation according to the study, so it is not surprising that they said they did not see any birds. The day this was conducted was outside the migration for seasonal birds, for example geese. Mr Cotton has also seen numerous species that were not listed in the report.

**9. COST OF ROAD IMPROVEMENTS:** - A mini-roundabout at Foster and Alliance (\$325,000), and 101 North Ramp/Sunset (\$3,125,000). On page 1278 of the proposal, The Arcata Land Company will be charged approximately \$25,000 for these improvements. That leaves the rest of the bill to the residents of Arcata. I do not want to pay for this to benefit of a private corporate venture?

**10. CORPORATE INTERESTS:** British American Tobacco (BAT) is set to buy a near 20% stake in Canadian licensed producer Organigram for about \$175.81 million, [CNBC](#) reports. The move comes less than a month after the company's Chief Marketing Officer Kingsley Wheaton [called](#) CBD "an exciting growth area" for the company's "business for the future." (NCJ 2021) This kind of interest could easily come to Humboldt County. I am 100% opposed to this likely trajectory.

I plead with the planning commission to not approve this mitigated negative declaration and enforce the County's CCLU Ordinance 2599 and (section 55.4.5.1c) GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNABIS ACTIVITY LAND USE PERMITS, Special Area Provisions: The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.

Please do not approve this project for the reasons stated above and many others. Thank you.

Pamela Ann Brown, Professor Emerita  
she/her/hers  
[pb4@humboldt.edu](mailto:pb4@humboldt.edu)

*No matter what mess the world's in, there's always a place for colored markers and glitter. Sisters of Perpetual Indulgence.....well, in this case, not true!*

## Yandell, Rodney

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**From:** Aleese Peterson <aleesep@gmail.com>  
**Sent:** Monday, March 15, 2021 11:55 AM  
**To:** Planning Clerk  
**Subject:** OPPOSED - Arcata Land Co cannabis project - application #12255

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,

Born and raised in Arcata, I am a current resident who is not only opposed, but also disgusted, by the proposed cannabis project by Arcata Land Co.

While I voted to legalize cannabis and understand that its cultivation is an essential business that helps sustain Humboldt County, this proposed project is infuriating on many levels.

Personally, I am an asthmatic with extreme allergy sensitivity to marijuana plants. Considering I live off of 27th St, the scale of this project is bound to negatively impact my health.

Professionally, I work in capital markets, specifically in real estate as an investment, and this project will absolutely have a negative valuation impact to residents near this project. How can a project of such scale (top 9 in the nation?!) be approved next to a residential neighborhood, not to mention, multiple schools?!

This is devastating to the mom & pop farmers/growers in Arcata. This is also devastating to the city as it greatly detours any remaining hope at attracting real estate buyers from the Bay Area/Southern California who are looking to move North and buy land/work remotely.

Does the city/county not care about the environmental impact here? This project is going to require 52-acre feet/year of water!!! Shouldn't that water be equitable and used for residents? Not to mention the crime .. Sun Valley is notorious for hiring folks who sleep 10+ to a house, increase crime in the neighborhood and don't care for the community. If you're not aware of this .. take a drive down Foster Ave.

This is all truly, very sad. This feels like a sad way for the city/county to generate tax dollars from an unhealthy/unsafe/unfair/damaging project. This is why many of us who are born & raised here end up permanently residing elsewhere in CA .. to avoid raising the next generation near this type of corruption.

Sincerely concerned,

Aleese Peterson

## Yandell, Rodney

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**From:** Nancy Brockington <nsbrock@sbcglobal.net>  
**Sent:** Monday, March 15, 2021 1:30 PM  
**To:** Planning Clerk  
**Subject:** Arcata Bottoms megagrow

to whom it may concern,

i live on zehndner and am not exactly pleased to hear that the "Costco of Cannabis" is moving to the neighborhood.

Given its grand scale, seems an environmental impact report is in order.

It's smell may blend nicely with that of the cow manure however. ahh, the smell of living in an agricultural zone. could be worse.  
thanks.

nimby, i mean nancy!

## Yandell, Rodney

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**From:** Lorraine Miller-Wolf <curly1363@gmail.com>  
**Sent:** Monday, March 15, 2021 2:54 PM  
**Cc:** Planning Clerk; Wilson, Mike; Madrone, Steve; Sofia Pereira; Brett Watson; Stacy Salazar; Emily Goldstein; Sarah Schaefer  
**Subject:** Arcata Land County App #12255 for public hearing 3/18/21

I am contacting each of you in regards the proposed 23 acre cannabis grow in the Arcata bottoms area. I adamantly oppose this project and urge you to do the same. This is definitely not in the best interests of our community. It most likely would negatively impact the air quality, the overall health of those living nearby, the water, crime rate, loss of prime agricultural land, as well as the roads in that area.

Once again, I strongly urge each of you to NOT approve of this plan.

Thank you for your consideration.

Sincerely,

Lorraine Miller-Wolf  
1363 Clipper Lane  
Bayside, CA 95524

# SAN JOAQUIN DELTA COLLEGE



DALE PARNELL,  
President and Superintendent  
Ext. 300  
LAWRENCE A. DeRICCO,  
Assistant Superintendent-Business  
Ext. 210



Seem Parnell  
1021 Glendale Dr. #34  
McKinleyville Ca

95519

Stop this project Stop this project 707 382 2792

I am deeply bothered and perplexed why  
they (the planning commission) is considering  
allowing "the ARCATA Land Co. application  
12255" ~~12255~~ to follow through with  
the proposed one million square foot industrial  
grow in our beautiful bottomland of arcata.  
Why? would you not be concerned if this was  
your neighborhood. I already live near a  
small industrial grow near Glendale Dr. Its only  
two small greenhouses, but I hear fans  
all night, the smell is in my area. There's  
loud music coming out from site from workers  
and lights glowing interfering in the darkness  
of night that I love. and this is just 2 greenhouses  
and these greenhouses appeared with no notice to  
the neighbors, rude, plane, rude. and now a larger  
larger grow is being built in the Arcata bottom  
No No No. Industrial grows have to go



Humboldt County Planning and  
Building Dept  
3/9/21

Re: Arcata Land Co app # 12255  
hearing date: 3/18/21

To Whom it may concern:

I am opposed to the commercial  
cannabis grow proposed in # 12255.  
I am concerned about water usage,  
fertilizer pollution, noise pollution, light  
pollution, stink pollution. I am  
concerned for the livestock and  
native birds in the area and the  
children who attend schools in

the area. Please require an Environmental Impact Report. Thank you,  
Guan Breese

"Please require an  
Environmental Impact Report"



William C. McGowan, Jr  
P.O. Box 1178  
Arcata, CA 95518-1178

March 12, 2021



Humboldt County Planning & Bldg Dept  
3015 H. Street  
Eureka, CA 95501

re: Arcata Land Co. Application #12255

I write in opposition to the proposed cannabis grow application. This proposal could have serious consequences:

- 1) The odor of cannabis throughout the area;
- 2) The enormous amount of water needed could deplete the fresh water aquifer, and allow the intrusion of salt water from the bay;
- 3) The day and night noise of fans on local residents and animals;
- 4) Devaluation of the value of nearby homes due to the smell, increased traffic, depletion of wells, light pollution;
- 5) If pesticides, including fungicides, are used, the exhaust fans could send these pesticides far and wide in the neighborhood and affect the health of people, animals, plants, and organic growing sites.

I support the legalization of cannabis, but this industrial grow must have an Environmental Impact Review. Please look closely at this issue.

Sincerely, William C. McGowan.





March 15, 2021

Humboldt County Planning Commissioners

3015 H St. Eureka, CA 95501

via email to Senior Planner Rodney Yandell

[ryandell@co.humboldt.ca.us](mailto:ryandell@co.humboldt.ca.us)

Re: Mitigated Negative Declaration

The Arcata Land Company, LLC Commercial Cannabis Outdoor Light-Deprivation and Mixed-Light Cultivation Project, Application No. 12255, Case No. CUP16-583

Dear Commissioners,

In considering approval of the Mitigated Negative Declaration and application for the above-named project, Application No. 12255, just what is involved in the California Environmental Policy Act must be made clear.

Lost Coast Outpost reported March 10, 2021 that "Planning and Building Director John Ford said that public opposition alone can't be the basis for denying a project. There must be fact-based evidence of a significant adverse impact, and he said the appellants had failed to provide that." This comment was apparently in response to opponents of the project in question at the time who had asked that the Mitigated Negative Declaration be denied and, instead, an Environmental Impact Report be prepared. An EIR analyzes the potential for significant impacts in a draft which is then circulated for public input for answers to submitted concerns, prior to a final EIR, a process that brings much greater transparency to a significant proposed project in terms of water and pesticide use and other factors including nearby human populations. Let's be clear: Not accepting a Mitigated Negative Declaration and instead requiring an Environmental Impact Report is not "denying a project." It is deciding that significant issues have been raised not addressed adequately in the MND and that the more in depth EIR process is required.

This certainly is true of the current proposal. Much "fact based evidence" has been provided by members of the public and perhaps, we don't know as their comments are not yet publically available, governments and regulatory agencies.

Among these significant issues are the impact of climate change on sea level rise and subsequent saltwater intrusion on surface and aquifer water quality when large amounts of water are pumped out of the aquifer, an issue well documented by federal and state agencies on U.S. and California coasts as cited in earlier public comments, about where groundwater has been infiltrated by salt water and resources such as drinking and irrigation water permanently impaired in locations close to identical to the Arcata Bottoms, and for which the City of Arcata has reported is on its way to being a very big issue

for City residents. This issue was raised in public comments with citations to government agency reports, but was not raised in the MND and certainly was not analyzed to determine the likelihood of the threat at this particular site, the location of the current proposal. This issue alone requires the level of analysis provided in an EIR. The MND must be rejected and an EIR written to analyze the potential for significant impact of saltwater intrusion caused by the proposed project. This must also be considered in light of the other wells that have been or are known to soon be drawing water from the same aquifer as the proposed project and are likely to result in potentially significant cumulative impact to groundwater.

An issue raised, though inadequately and incorrectly in the MND is the use of pesticides for the proposed project. In *CALIFORNIANS FOR ALTERNATIVES TO TOXICS v. DEPARTMENT OF FOOD AND AGRICULTURE*, A107088 IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA, the court found that Department of Food and Agriculture had inappropriately relied on product labels for pesticides rather than analyzing their impacts. DFA had assumed incorrectly that the CEQA equivalent of pesticide registration or decision to not register undertaken by the Department of Pesticide Regulation was adequate for analysis of the impacts in the proposed project. The court found it was not then appropriate and it is not a far stretch to assert it is not now. The practice of simply listing the DPR's label requirements as a stand-in for the analysis needed for a large project with the potential for impacts to nearby human and wildlife populations is not supportable, thus triggering the need to undertake an EIR for the proposed project which would also analyze the potential for cumulative impacts of the proposed project in combination with pesticide use by other cannabis monocultures in the area.

Pesticide use and saltwater intrusion are among the issues raised in public comment and supported by evidence that there is the potential for their occurrence which were not addressed or not adequately addressed in the Mitigated Negative Declaration which supports the permit application, thus the project should be denied until sufficient CEQA analysis be made and mitigations developed.

Sincerely,

A handwritten signature in cursive script that reads "Patty Clary".

Patricia Clary, Executive Director

Californians for Alternatives to Toxics,. 600 F Street, Suite 3 # 911

Arcata, CA 95521. 707-834-4833 [patty@alt2tox.org](mailto:patty@alt2tox.org)

## Yandell, Rodney

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**From:** Robert A. Behrstock <rbehrstock@cox.net>  
**Sent:** Monday, March 15, 2021 4:02 PM  
**To:** Planning Clerk  
**Subject:** Regarding: Arcata Land Co. Application #12255

Dear Planning Clerks,

I am writing to suggest the construction of a 23 acre marijuana growing facility on the Arcata bottoms should not be allowed.

As a former 10 year resident of Arcata, I have an emotional, if not a physical stake in this plan.

There are innumerable reasons why this project will have a severe negative impact on Arcata and its residents:

Having been able to smell the obnoxious odor of the pulp operation in Samoa every time the wind changed, I can assure you that an organic stench is something the residents of Arcata (Blue Lake, McKinleyville, other communities) will not want to be subjected to every time the wind changes. Additionally, there are residents whose health will be negatively affected by these airborne chemicals, possibly exposing Humboldt county to lengthy and expensive legal proceedings, especially because this harm was known up front.

For decades, Humboldt has enjoyed a reputation as being on the environmental forefront. Inviting a business that will generate greenhouse gasses (from real greenhouses), suck up a huge amount of water, and produce five tons of plastic waste annually is the antithesis of what America and the environmental movement stand for.

As you all know, drug growing and drug use have attracted criminal elements from several continents to Arcata, putting the community in a bad light in the national and international press. Does anyone in County Government really think you will be immune to this threat while sitting on the ninth or so largest pot-growing facility in North America? Is that what you really want? Are the profits to be made by Sun Valley worth the stain on Arcata? Is this what you want to be known for- a pot farm that can be seen from outer space and is a visual blight on the edge of town?

Ask yourselves: Is this really the best you can do with your natural resources?

Thank you for allowing me to express my opinion.

Sincerely,  
Robert A. Behrstock

Bob Behrstock

Hereford, AZ

Sent from Mail for Windows 10

## Yandell, Rodney

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**From:** Easton Connell <eastonconnell@gmail.com>  
**Sent:** Monday, March 15, 2021 5:03 PM  
**To:** Planning Clerk  
**Subject:** Comment for Arcata Land Co. Application #12255, Hearing Date 3/18/21

Good evening,

I live on 27th Street in Arcata and recently learned about Sun Valley's plans to build an enormous cannabis facility down the street from my house. I work in the cannabis industry and generally support the growth of one of our county's most valuable industries, but must file a complaint about this proposed facility.

My street is not prepared to handle the increased traffic this project would bring. 27th Street is narrow, poorly maintained, and has essentially no sidewalks for pedestrians. Dozens of folks walk their dogs up and down this street throughout the day (myself among them) and the only thing making that remotely safe is the limited traffic on 27th Street. There are also children that ride their bikes, walk, and play in this street as well. Increased traffic without additional planning and infrastructure will make this situation dramatically more hazardous for pedestrians and the children of my neighborhood. If Sun Valley ends up moving forward with this project, local government must improve the road and add sidewalks to mitigate the hazards posed by a dramatic increase in traffic on 27th Street.

I also feel compelled to file a complaint about this project based on the company that is proposing it. Sun Valley has a terrible reputation for labor rights violations and for abusing the undocumented workers they employ. I have many friends in our community who have worked at Sun Valley when they had no other option and I've heard terrible stories of the working conditions and work environment. Sun Valley's labor abuse has even made it into the news on more than one occasion. In the recent Lost Coast Outpost article about the proposed project, the CEO of Sun Valley goes on record complaining about having to pay minimum wage and provide health insurance to his employees. I support job creation in our community, but these are not the kind of jobs that will enrich the lives of our community members and genuinely support our local economy. Moreover, Sun Valley and their terrible track record of labor abuse is not the face we want to put on Humboldt cannabis. Humboldt's reputation is built on craft farmers who care for the plant and cultivate some of the best cannabis on the planet. The poor quality of cannabis that will inevitably come out of a large scale operation run by people motivated only by profit, paired with Sun Valley's terrible reputation and track record of labor rights violations, will be a blight on Humboldt cannabis, and can damage the integrity and value of cannabis produced in our entire region.

Moving forward with Sun Valley's proposed project will not benefit the members of my neighborhood, Humboldt's cannabis industry, our local economy, or the citizens of Humboldt. It seems to me it will only benefit Lane DeVries. We must make planning decisions based on the needs of our community, not the wants of a single person.

I would like to ask you what additional actions my neighbors and I can take to make our voices heard and to prevent this sordid project from moving forward.

Thank you,

-Easton Connell



## Yandell, Rodney

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**From:** Natalynne DeLapp <natalynne@hcga.co>  
**Sent:** Tuesday, March 16, 2021 6:52 PM  
**To:** Yandell, Rodney  
**Subject:** Re: Arcata Land Company Proposes 4-acres of Indoor (too!)

Rodney,

Thank you for the clarification that application 12268 CUP for Arcata Land Company's indoor project has been withdrawn since the 1.4.21 All Cannabis Projects report was published. I understand that the "We Produce" project listed in the MND is a separate project, with a different landowner.

Kindly,

Natalynne

On Mon, Mar 15, 2021 at 5:06 PM Natalynne DeLapp <[natalynne@hcga.co](mailto:natalynne@hcga.co)> wrote:

Dear Planning Commissioners,

It should be noted that Arcata Land Company is also proposing a CUP for (APN 506-231-010-000) a "225,150 square foot indoor facility, a retail nursery and a manufacturing facility located within a proposed structure. The application estimates there will be 102 to 228 vehicle trips per day." (See pages 315 of the All Cannabis Projects document and attached screenshots).

What might or might not be the same project is listed on page 82 of the Arcata Land Project's MND as "We Produce" (APN: 506-231-012): New 160,000 square foot indoor cultivation and 30,000 square foot nursery. A maximum of 61 employees are anticipated." **Is this the same project? Same land-owner? Looking at WebGIS, it is directly adjacent.**

How much indoor cultivation is being proposed immediately adjacent to the Arcata Land Company's APN: 506-231-021? Is it 225,150 square feet, or 160,000 square feet, or is it 385,150 square feet? Are these the same project applicants or different?

You will also note that Arcata Land Company holds three special permits for the development and operation of cannabis processing, manufacturing, and wholesale distribution facilities within an existing 400,000 square foot building. Up to 46 employees per day would be utilized during peak operations.

The indoor and the manufacturing/distribution all have employees and associated traffic.

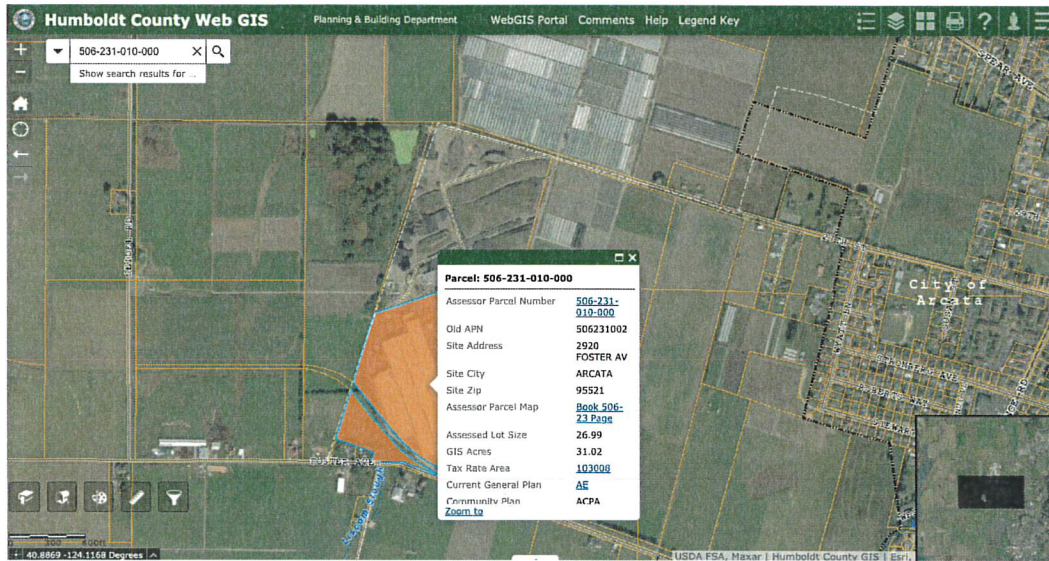
### **Why are these projects being proposed and analyzed separately?**

Both land-use ordinances are clear that MH zoned properties are limited to 10,000 square feet of indoor cultivation.

We look forward to understanding the interplay between these various projects and the Arcata Land Company project being discussed on Thursday.

Thank you,

Natalynne



See pages 315 and 316.



Natalynne DeLapp  
Humboldt County Growers Alliance  
Executive Director  
[Click here to schedule a 30-minute phone meeting](#)  
707.599.6670  
427 F Street, Suite 213  
Eureka, CA 95501

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Natalynne DeLapp

Humboldt County Growers Alliance  
Executive Director  
[Click here to schedule a 30-minute phone meeting](#)  
707.599.6670  
427 F Street, Suite 213  
Eureka, CA 95501

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## Yandell, Rodney

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**From:** Stephen <sps1@humboldt.edu>  
**Sent:** Monday, March 15, 2021 5:31 PM  
**To:** Planning Clerk  
**Subject:** Commercial cannabis grow application # 12255

Dear Planning Department,

I'm writing as a Arcata homeowner and taxpayer and a Humboldt County taxpayer, in strong opposition to the Arcata Land Company application # 12255, which is scheduled for a hearing on 3/18/21.

This proposed commercial cannabis operation has no place in Arcata, especially so close to homes and schools and would do enormous damage to our community. It would have a detrimental effect overall air and water quality caused by the use of pesticides, would cause a devaluation of property values in Arcata and would lead to a loss of 23 acres of land that could be better used for growing and farming food crops.

It is a terrible idea and should be rejected by our government/administrative leaders responsible for the public welfare.

Respectfully,  
Stephen Stamnes  
1480 Panorama Drive  
Arcata, Ca 95521



## **Yandell, Rodney**

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**From:** Jeffrey W White <jeffrey.white@humboldt.edu>  
**Sent:** Monday, March 15, 2021 5:39 PM  
**To:** Planning Clerk  
**Cc:** Wilson, Mike; Madrone, Steve; Sofia Pereira; Brett Watson; Stacy Salazar; Emily Goldstein; Sarah Schaefer  
**Subject:** Opposition to Arcata Land County App #12255 for March 18, 2021

Date: March 15, 2021

To: Planning Clerk, Humboldt County  
Humboldt County Board of Supervisors  
Arcata City Council

**RE: Arcata Land County App #12255 for public hearing 3/18/21**

I am writing to express my STRONG OPPOSITION to the proposed cannabis grow as part of the application. Arcata does not need this cannabis grow and it will be detrimental to the health and well-being of our community. This includes a) diminished air quality, b) crime, c) toxic effects of pesticide use, d) loss of prime agricultural land that will accelerate global warming, e) infrastructure costs for Arcata taxpayers, f) and continued openings for increases in this form a business including large corporate involvement.

Please do not approve this project.

Sincerely,

Dr. Jeffrey W. White  
1635 Buttermilk Lane  
Arcata, CA 95521  
University Professor

## Yandell, Rodney

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**From:** Felicia oldfather <feliciao@suddenlink.net>  
**Sent:** Monday, March 15, 2021 6:15 PM  
**To:** Planning Clerk  
**Subject:** Proposal of Arcata Land Co No. 12255

I am writing to express my opposition to this project. It is inappropriate in own size and nature for this property at the edge of a residential neighborhood. This is due to problems of odor, noise, light, viewshed and water usage. Water is of particular concern due to dangers of salt water intrusion and quantity of water where people are relying on wells. This reeks of environmental justice issues where people without a lot of clout (i.e. money) get things crammed down their throats.

At a minimum an EIR should be required.

Felicia Oldfather  
2679 Sunny Grove Ave  
McKinleyville, CA 95519

Sent from my iPhone

## Yandell, Rodney

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**From:** stephanie mccaleb <stephaniemccaleb@yahoo.com>  
**Sent:** Monday, March 15, 2021 6:29 PM  
**To:** Planning Clerk; Stephanie McCaleb  
**Subject:** Proposed Commercial Cannabis Grow Site in the Arcata Bottoms

To the County Board of Supervisors and other concerned officials,

I am writing to ask that the County *disapprove* the proposed Sun Valley Commercial Cannabis grow site in the Arcata Bottoms. Arcata already smells like skunk and this will further destroy our lovely community and the pristine, natural setting which makes it such a special place to live. An Environmental Impact Study would almost certainly show the enormous negative impact a project like this would have on local groundwater, community health, air pollution, wildlife and the environment not to mention the potential for increased crime in our area.

And why has this project been shrouded in such secrecy and opaqueness? Arcata comprises only six square miles and what goes on in the Bottoms affects the entire city. Every citizen should have a chance to comment and all due diligence should be required.

Unfortunately, this reminds me of the brouhaha around Humboldt State University's outright lies concerning the proposed four building, four story Village Complex and the City of Arcata's secrecy and waiving of rules around it...until a citizen's group brought it to the public's attention.

Thank you for your attention.

Sincerely,

Stephanie McCaleb (a 37 year resident)  
341 10th Street  
Arcata, CA. 95521

## **Yandell, Rodney**

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**From:** marlenakogel@gmail.com  
**Sent:** Monday, March 15, 2021 7:01 PM  
**To:** Planning Clerk  
**Subject:** Cannabis

I cast my vote for DISAPPROVAL of the sun valley farm cannabis grow.

Sent from my iPhone

## Yandell, Rodney

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**From:** Robert Pitman <robertlpitman83@gmail.com>  
**Sent:** Monday, March 15, 2021 7:37 PM  
**To:** Planning Clerk  
**Subject:** Neighborhood development

To Whom It May Concern;

I am writing in opposition to a planned commercial cannabis grow site here in Arcata (Arcata Land Co., application #12255). This is a huge operation, 23 acres, under plastic, that will be a blight on the neighborhood due to the stench associated with the grow activities, the huge amount of water required, and the tremendous amount of noise from the fans associated with the proposed 193 hoop houses. Sacrificing our neighborhood to agribusiness would be a travesty and I vehemently oppose this development.

Bob Pitman

## Yandell, Rodney

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**From:** Kevin Nelson <kg6grmkn@gmail.com>  
**Sent:** Monday, March 15, 2021 11:47 PM  
**To:** Planning Clerk  
**Subject:** Sun Valley Bulb Farm in the Arcata Bottoms

I vehemently oppose this! I live in the Arcata Bottoms. We have enough problems without adding the strain on our water supplies that go with cannabis grows.

Kevin Nelson  
2034 Frederick Ave,  
Arcata

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"People will be people." Hmm...



March 14, 2021

Dear Planning Department:

I wish to voice my concerns regarding the proposed Sun Valley cannabis grow in Arcata Bottoms. Regardless of the size, and this seems pretty huge, we don't need any more toxics in our agricultural lands. They do not grow their flowers organically and I hardly think they are going to grow their cannabis organically either. We are very near disaster from the dioxin plume out of McNamara and Peepe that is within a mile of our intake wells on the Mad River. We have enough poisons to deal with already. Flowers, at least, are not eaten or smoked. The same cannot be said of cannabis.

Humboldt County already has growers in over-abundance. Haven't we learned from the dairy industry what happens to products that are over produced? Will taxpayers have to pick up subsidizing yet another product to keep it in a viable price range? It would be nice to have more real family farms that would provide housing and employment as well as wholesome food.

I used marijuana for three years from the age of 17 to 19. By the time I was 18 I realized it could not be a way of life. It was a learning experience, and it got me through my senior year in high school dealing with the emotional impact of the war in Viet Nam, but I realized I was just a space case and my life was going nowhere. Whether it is considered physically addictive or not, it is definitely psychologically addictive. It took me a year to stop using. Years later I was at a party where the fire from the fire place and melted candles slowly began to creep toward the wood floor and rug in front of the fire place. Several of us were sitting and watching this. I was the only one who was not stoned. One woman said, dreamily, "Maybe... we... should... put... this... out." Duh... I was the only one sober enough to actually get up and do something about the situation. Never mind that back in the day it smelled like marijuana, not skunk spray.

Do we really want the whole world to be stoned? Do we not already have enough medical CBD? I see it being sold everywhere.

Margo Gross

POB 5256

Arcata, CA 95518

**Petition Against the Mitigated Negative Declaration for Arcata Land Company, LLC Commercial Cannabis Outdoor Light-Deprivation and Mixed-light Cultivation. Arcata Land Company  
Application #12255**

**Total signatures collected as of 3/17/21 11 AM=114 (collected over 4 days)**




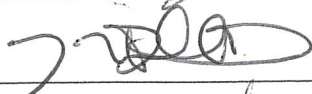
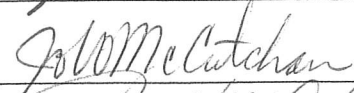
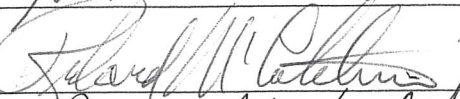
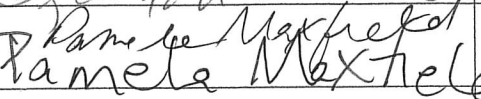
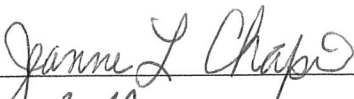



Tom EPIC lawyer

## Stop Arcata Land Company/Sun Valley Bulb Farm's 23-acre Corporate Mega Grow! Say No to the ALC/Sun Valley Sun Valley Bulb Farm 1 million sq. ft. Mega Grow

Arcata Land Company/Sun Valley Bulb Farm is trying to put in 23 acres of hoop houses filled with cannabis on the Arcata Bottom close to homes, neighborhoods (Westwood, Bloomfield, Pacific Manor, Vassaide, etc.), schools, and churches just outside the city limits of Arcata, but within Arcata's "Sphere of Influence," Community Planning Area, and Western Greenbelt. This corporate mega-grow, which would be in the top 10 in size in the U.S. and Canada, does not belong in Arcata or in Humboldt County. It will negatively impact the lives of the people in nearby homes and neighborhoods through effects in water, air, odor, noise, increased greenhouse gasses, increased traffic (especially on Sunset, Foster, Alliance, and Samoa Blvd), crime, etc. It converts agricultural lands by covering them with hoop houses on a foot of imported sand (destroying tilth) and almost 2 additional acres would be covered with concrete for offices and parking! This goes against the Humboldt County stance of supporting small, local businesses. Will your home or community be the next one threatened by a 1 million square foot corporate mega-grow like this?

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Date	Signature	Printed Name	Address	Zip code
5/13/21		Rhonda Ballance	Arcata, CA 761 Hidden Creek Rd Apt. A	95521
3/13/21		Harry Ballance	Arcata 761 Hidden Creek Rd Unit A	95521
3/13/21		Jo W. McCutchan	428 Howard Hts	95503
3/		Richard McCutchan	428 Howard Hts	95503
3/13/21		Pamela Maxfield	3125 Q St	95563
3/13/21		Jeanne L. Chapin	3602 Brier Lane Eureka	95503
2/13/21		Corrie Buerger	2070 Walker Ave	95519

7

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Date	Signature	Printed Name	Address	Zip code
3/13/21	Stacey Wolfe	STACEY WOLFE	2070 Walker ME Mick	95519
3/13/21	Bailey Shea	Bailey Shea	155 bayside Rd Arcata	95521
3/13/21	Danielle Newman	Danielle Newman	1202 Chester Court Arcata	95521
3/13/21	Ursula Newman	Ursula Newman	1202 Chester Court Arcata	95521
3/13/21	Sallie G	Sallie Grover	1162 C Street, Ca 95521	95521
3/15/21	Alenn Phillips	Alenn Phillips	4906 Valley East Blvd Arcata, Ca 95521	95521
3/15/21	Aisling Bradley	Aisling Bradley	2208 Wisteria Way Arcata Ca 95521	95521
3/15/21	Cassie Gudecki	Cassie Gudecki	830 D St Apt 3	95521
3/15/21	Chrystal Ortiz	Chrystal Ortiz	427 H St. Arcata	95521
3/15	Steven Chapman	Steven Chapman	4526 Excalibur Rd.	95503
3/15/21	Gabriella Wagner	Gabriella Wagner	420 13th St Arcata	95521
3/15/21	Kyle Shapiro	Kyle Shapiro	1876 Iversen Ave	95521
3/15/21	Kayla Land	Kayla Land	305 2nd St Apt 6	95501
3/15/21	Bobbe	Bobbe	152 100 S.	95503

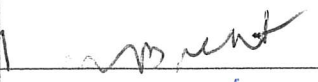
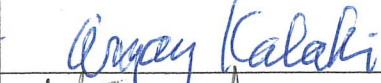
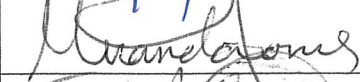
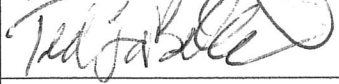
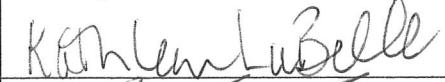

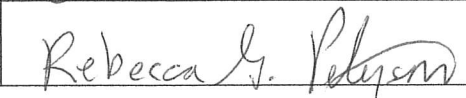


# Stop Arcata Land Company/Sun Valley Bulb Farm's 23-acre Corporate Mega Grow!

## Say No to the ALC/Sun Valley Sun Valley Bulb Farm 1 million sq. ft. Mega Grow

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Date	Signature	Printed Name	Address	Zip code
3/13/21		MARCIA BRENTA	579 Hidden Valley	95524
3/13/21		ARYAT KALAKI	579 Hidden Valley Rd	95524
3/13/21		Miranda Jones	1782 J st.	95524
3/13/21		Ted LaBelle	3142 Dolbeer St.	95503
3/13/21		Kathleen LaBelle	3142 Dolbeer St.	95503
3/13/21		Akeese Peterson	1148 Eucalyptus Rd.	95519
3-13-21		Rebecca G. Peterson	1148 Eucalyptus Rd	95519

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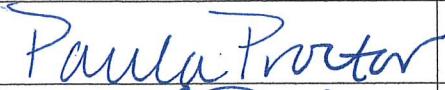

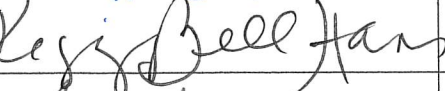
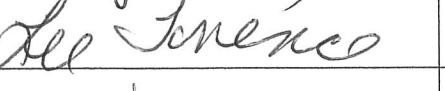





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## Say No to the ALC/Sun Valley Sun Valley Bulb Farm 1 million sq. ft. Mega Grow

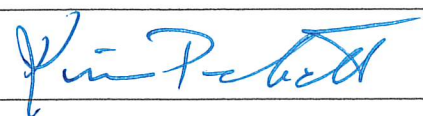
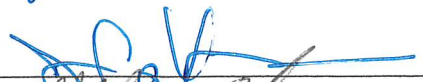
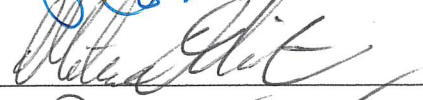
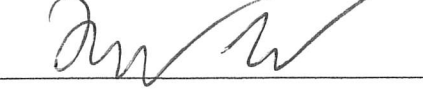
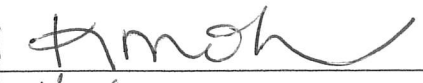
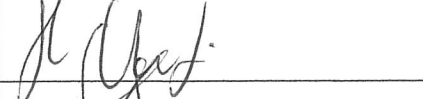

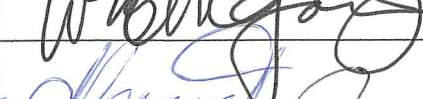

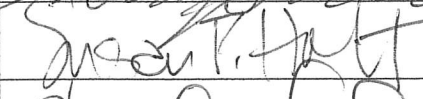


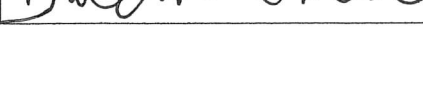

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Date	Signature	Printed Name	Address	Zip code
3/12/21		PAULA PROCTOR	2899 WYATT LN ARCAT	95521
3/12/21		MICHAEL PROCTOR	2899 WYATT LN ARCAT	95521
3/13/21		PEGGY BELL-HANS	2859 WYATT LN ARC	95521
3/13/21		LEE TORRENCE	1827 2 <sup>ND</sup> ST Arcata	95521
3/13/21		Trina Hester	1454 Peninsula Rd Arcata	95521
3/13/21		Boone Bates	1454 Peninsula Rd. Arcata	95521
3/13/21		Reagan Hester	1454 Pedro Rd. Arcata	95521



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Date	Signature	Printed Name	Address	Zip code
3/12/21		Kim Puckett	1971 27 <sup>th</sup> St. Arcata	95521
3/12/21		James Cotton	1971 27 <sup>th</sup> St Arcata	95521
3/13/21		Miles Olivart	1047 6 <sup>th</sup> St, Arcata	95521
3/13/21		Jacob Hinderer	1047 6 <sup>th</sup> St Arcata	95521
3/13/21		Karin Mohrmann	1820 Aspen Ct Mck	95519
3/13/21		Chevelle Devine	3630 3 <sup>rd</sup> Ave #1 Sacramento, CA	95817
3/13/21		Dani Devine	4203 Foster Ave Arcata CA	95521
3/13/21		William C. McGowan, Jr.	115 G St #13 Arcata, CA 95521	95521
3/13/21		JERRY BASIST	2849 GREENWOOD HTS KNEELAND CA 95549	95549
3-13		George E. Johnson	1165 15 <sup>th</sup> St	95521
3-13		Susan P. Holt	1165 15 <sup>th</sup> St. Arcata	95521
3-13		JUSTIN L. JONES	2612 MAPLE LN	95521
3-13		Tamaras Abrams	1700 27 <sup>th</sup> St	95521
3-14		DAVID MOHRMANN	1827 27 <sup>th</sup> ST, ARCATA	95521

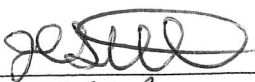

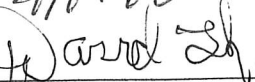

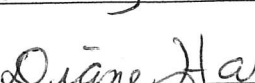
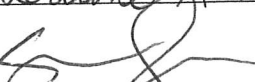
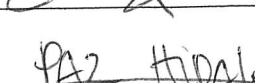
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# Stop Arcata Land Company/Sun Valley Bulb Farm's 23-acre Corporate Mega Grow!

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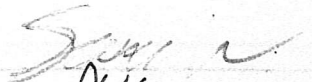


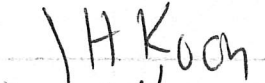


Date	Signature	Printed Name	Address	Zip code
3/13/21		Juliann Stell	3101 Fickle Hill Rd Arcata, CA	95521
3/13/21		Michael Hart	990 Adunio St	95521
3/13/21		David Thompson	258 Arcata	95521
3/13/21		Cindy Van Cleave	1816 Peninsula Dr	95521
3/13/21		DIANE HARINCAR	830 NANCY CRT - Eureka	95503
3/13/21		Sheafredonhauer	1047 6th St	95521
3/13/21		PAZ	1151 Villa Way	95521

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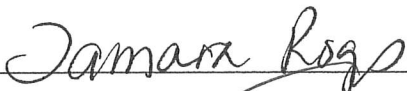




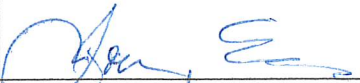
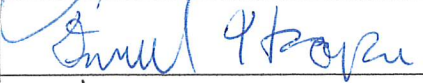


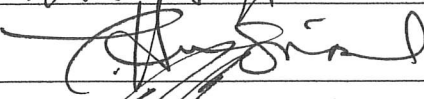
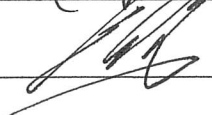
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Date	Signature	Printed Name	Address	Zip code
3/15/21		Donald Hall	2125 Hector Ln #4 Arcata, CA	95521
3/15		SARAH	2165 Heather Ln ARCATA, CA	95521
3/15		Kyra Hans	2859 Wyatt Ln Arcata, CA	95521
3/15		Clint Schroeder	2635 Susan St	95521
3/17		JH Koch	2859 Wyatt Lane	95521
3/17		TORSTEN HANS	2859 WYATT LANE	95521
3/17		Stephanie Gould	2699 Wyatt Ln.	95521



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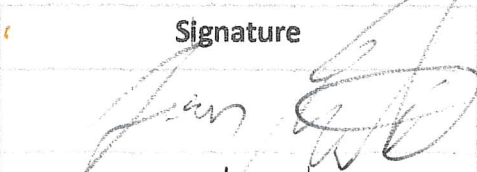

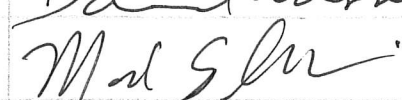


Date	Signature	Printed Name	Address	Zip code
3/10/21		Tamara Rogers	1690 Marilann Ct	95521
3/16/21		Kyle Schafer	1670 Marilann Ct	95521
3/16/21		Brian Holliv	1630 Marilann Court	95521
3/16/21		Whitney Brey	1680 Marilann Ct	95521
3/16/21		Erica Hitting	27th St	95521
3/16/21		Joan Edwards	1800 27th St	95521
3/16/21		Daniel Hooper	1800 27th St	95521
3/16/21		Anne Carlisle	1173 Madrone Wy	95521
3/17/21		Andrew Hooper	1800 27th St	95521
3/17/21		Theresa Huisman	1800 27th St, Unit A	95521
3/17/21		NIGEL Brown	1880 27th St, Unit A	95521

# Stop Arcata Land Company/Sun Valley Bulb Farm's 23-acre Corporate Mega Grow!

## Say No to the ALC/Sun Valley Sun Valley Bulb Farm 1 million sq. ft. Mega Grow

Arcata Land Company/Sun Valley Bulb Farm is trying to put in 23 acres of hoop houses filled with cannabis on the Arcata Bottom close to homes, neighborhoods (Westwood, Bloomfield, Pacific Manor, Vassaide, etc.), schools, and churches just outside the city limits of Arcata, but within Arcata's "Sphere of Influence," Community Planning Area, and Western Greenbelt. This corporate mega-grow, which would be in the top 10 in size in the U.S. and Canada, does not belong in Arcata or in Humboldt County. It will negatively impact the lives of the people in nearby homes and neighborhoods through effects in water, air, odor, noise, increased greenhouse gasses, increased traffic (especially on Sunset, Foster, Alliance, and Samoa Blvd), crime, etc. It converts agricultural lands by covering them with hoop houses on a foot of imported sand (destroying tilth) and almost 2 additional acres would be covered with concrete for offices and parking! This goes against the Humboldt County stance of supporting small, local businesses. Will your home or community be the next one threatened by a 1 million square foot corporate mega-grow like this?

We, the undersigned, are concerned citizens of Humboldt County who demand the Humboldt County Planning Commission **deny** the MITIGATED NEGATIVE DECLARATION for the ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255

Date	Signature	Printed Name	Address	Zip code
3/16/21		Jeremy Evanston	1569 Hilfiker Dr.	95521
3/16/21		Daniel M. Wassenaar	1500 Hilfiker Dr	95521
3/16/21		MARK S. AESCHLIMAN	1468 Hilfiker Dr	95521
3/16/21		Jacob Begorri	1186 Hilfiker Dr	95521
3/16/21		PAMELA SMITH	2888 WYATT LN	95521






# Stop Arcata Land Company/Sun Valley Bulb Farm's 23-acre Corporate Mega Grow!

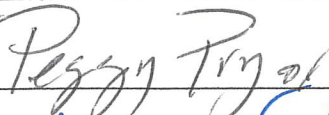
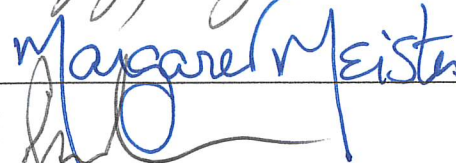
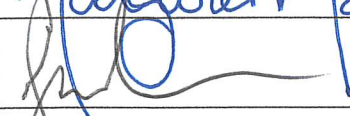
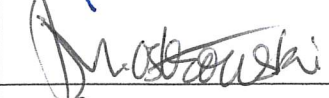
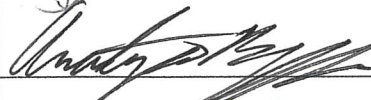


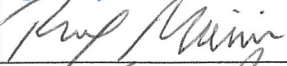
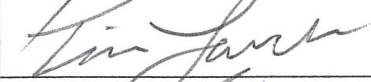
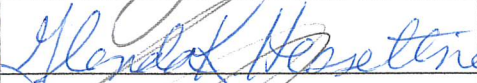

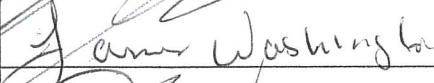
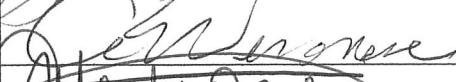
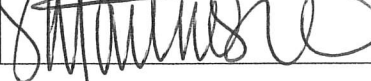
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Date	Signature	Printed Name	Address	Zip code
3/16/21		Destiny Morrison	2730 S St Eureka CA	95501
3/16/21		Chris Jolin	968 F St. CA	95521
3/16/21		Samuel Savoie	968 F St. Arcata CA	95521

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Date	Signature	Printed Name	Address	Zip code
3/15/21		Peggy Pryor	1798 Golf Course Rd Bay side	95524
3/15/21		Margaret Meister	110 Berding St Ferndale CA	95536
3/15/2021		GARRETT NADER	1723 Roberts way, Arcata CA	95521
3/15/2021		Michelle Ostrowski	235 Dogwood Rd, McKinleyville CA	95519
3-15-2021		Anastasiya Briggs	2068 Ernest way, arcata ca	95521
3-15-21		Emily R. Robbins	510 K street Blue lake, ca	95525
3/15/21		Kat Fuentes	2017 11th st, Arcata	95521
3/15/21		Rex Maillie	2318 Cochran Rd. McKinleyville	95519
3/15/21		Tim Lawck	1505 Hilfrher Dr Arcata	95521
3/15/21		Glenda K. Hesseltine	915 Madrone Eureka	95503
3-16-20		A. Vanhick	1211 Spear Ave	95521
3/16-21		James Washington	1056 11th st Arcata Ca	95521
3/16/21		Adrienne Veronesi	2331 Central Ave #R McKinleyville	95519
3/16/21		S. Martinsen	225 Silverbrook Ct MCL	95521

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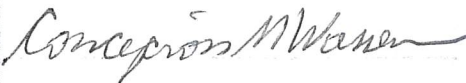

Date	Signature	Printed Name	Address	Zip code
3/16/2021		Eric Lund	1886 27th Street Arcata CA 95521	95521
3/16/21		Abraham Moshell	1775 Roberts way	95521
3/16/21		Keith Bauer	1775 Roberts way	95521
3/16/21		Ephraim Lowe	1775 Roberts Way	95521
3/17/21		Warren Blinn	2655 Wyatt Lane	95521
3/17/21		Chris Ramos	2611 Wyatt Lane	95521
3/17/21		Mandi Powell	2611 Wyatt lane	95521
3/17/21		Dionicio Jimenez-Lorenzo	1831 Stewart Ave Arcata, CA	95521
3/17/21		Ron Haddock	1741 Stewart Arcata	95521
3/17/21		Irene E. Lewis	1970 Columbus Ave McKinleyville	95519
3/17/21		Raquel Nelson	1153 Central Ave, McKinleyville	95519
3/17/21		Roger Pryor	1798 GOLF COURSE ROAD Bayside	95524
3/17/21		David Pryor	1798A Golf Course Rd Bayside	95524
03/17/21		ELIJAH HARREID	1964 ZEHNDNER AVE	95521

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Date	Signature	Printed Name	Address	Zip code
3/18/21		Concepcion Marisela Wassenaar	1500 Hilforker Dr. Arcata ca	95521
3/17/21		Laura Norin	1500 Hilforker Dr, Arcata, CA	95521

**McClenagan, Laura**

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**From:** Mark Chaet <chaetmark@sbcglobal.net>  
**Sent:** Tuesday, March 16, 2021 11:52 AM  
**To:** Planning Clerk  
**Subject:** Arcata Bottoms cannabis grow

To Whom It May Concern:

It has come to my attention that there are plans for a very large commercial cannabis grow business somewhere in the area of the Arcata Bottoms.

I am pro-business and pro-cannabis. I have no association with any businesses, cannabis or non-cannabis, however.

It is my hope that sufficient study has been done, and that there are adequate laws and/or rules in place that deal with water usage (quantity and source) and use of and disposal of pesticides and other waste products from such a commercial venture.

Thank you.

mark chaet  
707 840 6070  
427 Bayside Court, #B, Arcata CA 95521



## McClenagan, Laura

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**From:** Monica Simms <monicasimms@psychotherapist.com>  
**Sent:** Wednesday, March 17, 2021 11:54 AM  
**To:** Planning Clerk  
**Subject:** Arcata Land Co application #12255

### TO PUBLIC ZONING

ARCATA LAND CO APPLICATION # 12255  
HEARING DATE: 3/18/21

#### ONE MILLION SQUARE FOOT INDUSTRIAL CANNABIS GROW

As residence of the Arcata Bottoms we have deep concerns and OPPOSE the large Cannabis grow proposed for this valued agricultural land:

1. **PESTICIDES:** Used in the grow will impact leaching into the water table impacting the Marsh and wildlife and all of us living near the area as well. We don't want to have these dangerous pesticides in our environment impacting the health of anyone living here, our pets and the food we grow in our gardens. THERE ARE CONCERNS THAT THE STRENGTH OF THE PESTICIDES CREATE A FOG THAT LINGERS IN THE AIR AND MAY BE THE CAUSE OF FORESTS DYING IN EUROPE AND AMERICA
2. **AIR QUALITY:** These large grows put off a stench that will permeate the area and has impacted the HEALTH of residence who live near large grows in the Santa Barbara area with reported complaints of eyes watering, headaches, tightness in the chest. The actual longterm impact on health may not be known at this time from ongoing exposure.
3. **LOSS OF NATURAL BEAUTY:** There will be the equivalent of 17 football fields of plastic covering some of the most beautiful land in the area.
4. **LIGHT POLLUTION:** The night sky will be lit up from the glow of the intense lights used and this will be seen for miles around.
5. **LOSS OF PRIME AG LAND:** 70,000 SQ FT of AG land will be covered with concrete for structures as well as 23 acres of AG land covers with hoop houses and leveled using sand which will impact the soil.
6. **SCHOOLS AND UNKNOWN IMPACT ON CHILDREN:** There are 4 schools within a 1-mile radius of the huge grow. We have no idea how the off gassing of the grow the huge use of pesticides will impact them as they play out side.
7. **INCREASED TRAFFIC AND NOISE:** With all of the proposed projects to be built, there will be 1,000 additional trips/day at Alliance and Foster. There will be fans running day and night with no consideration for how it will impact people living in the area or the impact on wildlife.
8. **DEVALUATION OF PROPERTY VALUSE AND QUALITY OF LIFE:** The ARCATA BOTTOMS are a place of beauty and are to be cherished. We love living here. The diversity of wildlife is a big draw. We have people coming into the area just to go birdwatching. This kind of tourism has little environment impact and brings money to our area. Due to the loss of the beauty of the land, the pollution by the grow we will see our property values decrease. Who would want to purchase property close to these grows or consider this place as a destination of natural beauty?
9. **WATER USAGE:** It is estimated that over 26 million gallons of water will be used each year in this project. This will deeply impact local wells and cause salt water intrusion. With water quality already a global issues shouldn't we be very concerned about this? Protecting our water resources must be prioritized.

WE DEMAND AN ENVIRONMENTAL IMPACT REVIEW IS DONE TO SEE THE REAL IMPACT THESE PROPOSED LARGE GROWS WILL HAVE ON OUR COMMUNITY.

Sincerely,

Residence of the Windsong Community:

Monica Simms  
John Helie  
Lynn and Ron Erickson  
Bonita and Bob Peck  
Caryn Lowe  
Sondra Sommer  
Kiernan and Joy Powers

## McClenagan, Laura

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**From:** Yandell, Rodney  
**Sent:** Wednesday, March 17, 2021 11:16 AM  
**To:** McClenagan, Laura  
**Subject:** FW: Cannabis Grow in Arcata....

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**From:** Ford, John  
**Sent:** Wednesday, March 17, 2021 7:25 AM  
**To:** Yandell, Rodney  
**Subject:** FW: Cannabis Grow in Arcata....



John H. Ford  
Director  
[Planning and Building Department](#)

---

**From:** Wilson, Mike <[Mike.Wilson@co.humboldt.ca.us](mailto:Mike.Wilson@co.humboldt.ca.us)>  
**Sent:** Wednesday, March 17, 2021 6:46 AM  
**To:** Ford, John  
**Subject:** Fwd: Cannabis Grow in Arcata....

Mike Wilson P.E.  
Humboldt County Supervisor, District 3  
(707) 476-2393

Sent from cell phone.

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**From:** Bob Brown <[bob@perabrown.com](mailto:bob@perabrown.com)>  
**Sent:** Tuesday, March 16, 2021 11:55:00 PM  
**To:** Wilson, Mike <[Mike.Wilson@co.humboldt.ca.us](mailto:Mike.Wilson@co.humboldt.ca.us)>  
**Subject:** Cannabis Grow in Arcata....

Re: A hearing of the Hum., Co., Planning and Building Dept., on Thursday, 18 March 2021. For "Arcata Land Co., application # 12255."

Dear Supervisor Wilson:

I live at the Humboldt Plaza apartment complex, the address is: 2575 Alliance Rd., Arc. I DO NOT WANT, this grow operation, "In My Back Yard." I understand that tax revenue can come from this business, both for the Co., and the City of Arcata. Though, I DO NOT WANT the Co., Planning and Building Dept., to approve, "ANYTHING," for this application

or project. I want to know that this will be completely, "DENIED."

Not to mention all of the other issues involved. Like air quality, health, crime, water and noise pollution, etc., etc. I know time is short, the hearing is the day after tomorrow. I call upon you and the other Supervisors to end this project before it even gets, "OFF THE GROUND."

Sincerely, Bob Brown

Sent from my iPad

**From:** [Yandell, Rodney](#)  
**To:** [McClenagan, Laura](#)  
**Subject:** FW: public comment - Arcata Land Co.  
**Date:** Wednesday, March 17, 2021 12:00:38 PM  
**Attachments:** [image001.png](#)

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**From:** McClenagan, Laura  
**Sent:** Wednesday, March 17, 2021 10:42 AM  
**To:** Yandell, Rodney  
**Subject:** public comment - Arcata Land Co.

I received a voice mail from Robert Brown and Clair (601-2917) opposing Arcata Land Co.

Robert Brown: 3.15.2021

I received a notice today regarding the Arcata Land Co. This grow is in my back yard. I am not happy with the situation. I hope Humboldt County Planning and Building Department put time and thought into this. It is not a good idea.

Clair 601-2917 called opposing the project. (Dialog unavailable)

Thanks,



Laura McClenagan  
Executive Secretary  
County of Humboldt Planning & Building Dept.  
3015 H Street • Eureka, CA 95501  
(707) 445-7541

## McClenagan, Laura

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**From:** Larry Wade <larrywade16@gmail.com>  
**Sent:** Tuesday, March 16, 2021 11:15 AM  
**To:** Planning Clerk  
**Subject:** Opposition to Arcata Land Co. Application # 12255

Humboldt County Planning Department

Reference: Arcata Land Co.

Application # 12255

I was a long-time resident of McKinleyville and currently living out of state. However, Humboldt County is still a part of me and I recently became aware of a permit application for a 23 acre Cannabis Project in the Arcata Bottoms.

### Plus side of the equation

I would assume that this will bring in a lot of tax revenue to the county and possibly more work opportunities.

### Negative side of the Equation

I hope you are wrestling with the fact that there is a myriad of environmental problems that goes along with this endeavor.

- a. For instance sound/air pollution for Arcata Bottom residents;
- b. the amount of plastic waste generated from the hoop houses;
- c. the amount of water used;
- d. negative impact on small local Cannabis growers

I hope the planning Department will not approve this project. It will negatively impact the lives of many Arcata residents.

Lawrence Wade

Formally of 5901 Kelly Ave. McKinleyville

**From:** [Daniel Tangney](#)  
**To:** [planningclerk@humboldt.co.ca.us](mailto:planningclerk@humboldt.co.ca.us)  
**Subject:** Arcata Land Co. #12255

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To Whom it may concern,

I am writing in opposition to the 23 acre mega grow proposed by The Arcata Land Company. This project is wrong for the location on so many levels! Please look into the environmental impacts to the neighborhood as well as the long term impacts to the planet (23 acres of hoop houses and five tons of plastic landfill each year) This project is out of scale. And please ignore the ridiculous claim from the applicant that they need to do this to stay afloat. They started this application long before Covid impacted the cut flower business. This is a greedy corporate attempt to get into the weed industry and the impact on our community is way out of balance! Please vote NO

Thank You, Dan Tangney  
Arcata resident, 43 years



**From:** [Tricia Wood](#)  
**To:** [Planning Clerk](#)  
**Subject:** Concern/Proposed Grow  
**Date:** Thursday, March 18, 2021 9:24:59 AM

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Good Morning,

I have owned a home on Jessica Ct. since 1996. My home is located down the road from the proposed grow site. My concern and reason for writing you is as follows:

1. My fear is the already aggressive patrolling of 27th street will get dangerously worse. I recommend that you park your car on the corner of Wyatt and 27th and walk down 27th street. A few years ago my now 8-year old son and I walked down 27th street on our daily walk. 27th street is a long quite street with limited traffic until you come close to Sun Valley at the end of the street. As we were walking we got close to the end of the street and the circle to turn around. Suddenly a Sun Valley white truck on their property sped towards us to get to get as close to us as possible which was their fence/tree line. The white truck proceeded to follow us by driving the tree line. He was so close to the tree border/fence that his truck mirror continuously hit the trees/fence making a loud noise scaring my then 6 year old. His mirror continued to hit the trees/fence line until he could no longer follow us as we passed Sun Valley's property line. The entire time he followed us he stared at us and glared. I believe he did this to intimidate us as they are very very paranoid when you walk to the turnabout circle at the end of 27th street. This is a well known fact and I implore you to see how aggressive they are by walking down 27th and turning around at the circle. My fear is that their already aggressive security will become more aggressive and create a dangerous neighborhood and environment that I can no longer enjoy. I will not feel safe as my child grows. He won't be able to leave his home past our Court off of Wyatt to play with friends or take a walk to enjoy our neighborhood. I absolutely recommend you walk down 27th street and see for yourself.

Best,

Tricia Wood, MA, BCBA  
Board Certified Behavior Analyst  
707-498-9041

Notice: This email may contain privileged or confidential information and is for the sole use of the intended recipient(s). If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is prohibited and may be unlawful. If you have received this electronic transmission in error, please reply immediately to the sender that you have received the message in error, and delete it. Thank you!

**From:** [Yandell, Rodney](#)  
**To:** [McClenagan, Laura](#)  
**Subject:** FW: Concern/Proposed Grow  
**Date:** Thursday, March 18, 2021 10:06:37 AM

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**From:** Tricia Wood <[bxanalysis@gmail.com](mailto:bxanalysis@gmail.com)>  
**Sent:** Thursday, March 18, 2021 9:50 AM  
**To:** Yandell, Rodney <[RYandell@co.humboldt.ca.us](mailto:RYandell@co.humboldt.ca.us)>  
**Subject:** Fwd: Concern/Proposed Grow

Please see my email below. I was just informed of your email address and wanted to share my concerns with you regarding cannabis grow, Sun Valley. Thanks

Best,

Tricia Wood, MA, BCBA  
Board Certified Behavior Analyst  
707-498-9041

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Begin forwarded message:

**From:** Tricia Wood <[bxanalysis@gmail.com](mailto:bxanalysis@gmail.com)>  
**Date:** March 18, 2021 at 9:24:54 AM PDT  
**To:** [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us)  
**Subject:** Concern/Proposed Grow

Good Morning,

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the street and the circle to turn around. Suddenly a Sun Valley white truck on their property sped towards us to get to get as close to us as possible which was their fence/tree line. The white truck proceeded to follow us by driving the tree line. He was so close to the tree border/fence that his truck mirror continuously hit the trees/fence making a loud noise scaring my then 6 year old. His mirror continued to hit the trees/fence line until he could no longer follow us as we passed Sun Valley's property line. The entire time he followed us he stared at us and glared. I believe he did this to intimidate us as they are very very paranoid when you walk to the turnabout circle at the end of 27th street. This is a well known fact and I implore you to see how aggressive they are by walking down 27th and turning around at the circle. My fear is that their already aggressive security will become more aggressive and create a dangerous neighborhood and environment that I can no longer enjoy. I will not feel safe as my child grows. He won't be able to leave his home past our Court off of Wyatt to play with friends or take a walk to enjoy our neighborhood. I absolutely recommend you walk down 27th street and see for yourself.

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Board Certified Behavior Analyst  
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**From:** [Yandell, Rodney](#)  
**To:** [McClenagan, Laura](#)  
**Subject:** FW: No Grow on Foster  
**Date:** Thursday, March 18, 2021 9:09:30 AM

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-----Original Message-----

From: Jennifer Taylor <jftaylor@suddenlink.net>  
Sent: Wednesday, March 17, 2021 11:55 PM  
To: Yandell, Rodney <RYandell@co.humboldt.ca.us>  
Subject: No Grow on Foster

Hello,

I'm sorry I missed your advertisement for comment on this terrible idea.

I'd appreciate learning how this project was justified in receiving a Negative Declaration. I'm stymied at how a 22.9 acre grow has no environmental impact?

I'm especially interested in the light and smell pollution issue. But the planning of pesticide runoff into Liscom Slough is also important.

Especially since the location has two elementary schools within less than a diagonal mile (On Janes), and a Catholic Church.

Thank You for your assistance.

Jennifer F Taylor

Arcata

PS Also, is there any access to the actual permit?

Sent from my iPhone

**From:** [Yandell, Rodney](#)  
**To:** [McClenagan, Laura](#)  
**Subject:** Fwd: Proposed Cannabis Grows Foster Ave., Arcata  
**Date:** Wednesday, March 17, 2021 8:09:22 PM

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Sent from my Metro By T-Mobile 4G LTE Android Device  
Get [Outlook for Android](#)

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**From:** Ramona Fair <msmadrone@gmail.com>  
**Sent:** Wednesday, March 17, 2021 6:03:44 PM  
**To:** Yandell, Rodney <RYandell@co.humboldt.ca.us>  
**Subject:** Proposed Cannabis Grows Foster Ave., Arcata

I am writing to you again to voice my OPPOSITION to the proposed cannabis mega grows on Foster Ave. & the Bottoms of Arcata!!  
Here are some of the reasons/concerns:

\*WATER! The negative impact such a project/s would have on the areas' residential wells that people (me) use for their Only source of water for households; the pollution of toxic chemicals & fertilizers that WOULD negatively compromise the aquifer via groundwater seepage and runoff; the depletion of the aquifer by the proposed onsite well/s in using HUGE extreme amounts of water; the negative impacts on the river by same runoff and seepage.

\*Toxins in the environment; large amounts of chemicals, fertilizers, fungicides, fuel runoff- all into the groundwater, aquifer & air, exhausts from boiler use, potential (probable) spills of all the above. The list goes on!

\* Visual & noise pollution; a blight on our beautiful Arcata Bottoms and pastoral area- such huge grow/s would Ruin that forever.

\*Traffic! We already deal with too much increased traffic from Sun Valley, people taking the 'back way' to & from Eureka, 2 schools, farm & ranching vehicles, etc. Residents & local community enjoy Foster Ave. and area/s for recreation from walking, running, bicycling, etc. Plus the new 'Creekside' development in the future works. WAY too much traffic for the area!!

\*Negative impact/s on values of neighboring properties. This is a GIVEN.

\*Security of the neighborhoods. A large cannabis grow/s will surely attract negative elements and compromise the health & safety of our peaceful neighborhoods.

\*DUMB IDEA! The coastal environment is a terrible place to cultivate cannabis; it's too damp, not enough sunshine, it molds! They'd need to use toxic fungicides, supplemental lighting, mega fans and heaters, etc. There are Far better places to grow cannabis commercially, inland areas in the sunshine that would be easier, healthier and not have the Many huge negative irreversible impacts this project would have on our community, environment & natural resources.



\*I appreciate the Countys' desire & need for the tax revenue & fiscal impact this could have from a large project/s such as this and also the owners of the proposed project/s thinking it could be a good business venture- BUT, this is just a BAD IDEA all around.

Sincerely,  
Ramona Fair  
Arcata

**From:** [Anne Braak Katz](#)  
**To:** [Planning Clerk](#)  
**Subject:** I am in opposition of the Arcata Bottoms, Sun Valley Bulb Farm  
**Date:** Wednesday, March 17, 2021 8:32:33 PM

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Mega cannabis grows are popping up all over California. These industrial operations have been approved by planning departments without proper notification to, or response from their local communities. Residents are up in arms; now subjected to living with the stench of skunk, light pollution, noise from fans; a huge unexpected change in quality of life. I am concerned about Pesticides, Air quality, Loss of natural beauty, Light pollution, Loss of prime AG land, Schools in proximity to proposed grow, Increased traffic and noise, Loss of the quality of life in the bottoms, Lowering of property values, and Water usage as results of this mega grow. I am in opposition of the Arcata Bottoms, Sun Valley Bulb Farm is proposing the 9th largest cannabis grow in North America. 22.9 acres, 193 hoops houses, one million square feet of marijuana plants; equal to 17 football fields. The public was not informed. Only 5 people received letters regarding this on January 26, 2021. This a huge project that can cause irreversible damage to our community. It requires an Environmental Impact Statement not the Mitigated Negative Declaration they have submitted.

Sincerely, Anne Braak-Katz

**From:** [J Taylor](#)  
**To:** [Planning Clerk](#)  
**Subject:** NO GROW on Foster: violates the Law in Arcata, doesn't it?  
**Date:** Wednesday, March 17, 2021 6:28:59 PM

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Good Afternoon Planning Commission and others,

I was shocked to learn of the recent annexation of land to develop the Foster Avenue housing and senior living Memory Services Complex. My major concern is for the lack of adequate roadways transporting the over 150 new cars--- this will significantly and negatively impact current residents of the Jane's Creek street area, as well as those along Foster Avenue. This area does not have the infrastructure to sustain the new development.

Then came the news reports regarding a \*major\* grow planned by the owner of Sun Valley Farms. Lane reported he has had a difficult year-- too bad he failed to obtain the Paycheck Protection Program! (or maybe he just didn't mention this).'

Very few Arcata \*residents\*, (not sure where Lane lives, but this grow scene is not likely in his own backyard), have gone through 2020 unscathed. Many local business have had to give up; many more are hanging on only due to the financial support provided by COVID relief and state/local grants.

Lane wants to grow because "it's been financially difficult". Whine.....

I protest the permit he is seeking; I protest the NEGATIVE DECLARATION attached to the current permit to grow FLOWERS.

Floral farms everywhere are suffering and they are not allowed to grow cannabis in lieu of flowers. My own business has gone down, yet I nor my neighbors are growing cannabis to make a quick buck.

This man has no concern for the negative and long-term impact his \*scene\* will cause to the local residents; evidently not above a bribe, Lane delivered flowers to some "neighbors".

The City of Arcata has laws still on the books prohibiting the locals from growing more than their "fair share" of plants. How many local permitted and unpermitted "Mom & Pop" grows will go under if Sun Valley grows \*millions\* of cannabis plants? Too many.

The dilution of the Arcata brand name and Humboldt County crops alone is enough to warrant stopping this \*major\* mistake. Please consider the many instead of the one.

Prevent this grow, please.

Jennifer F Taylor, Arcata Resident since 2007

--

"Be the change you wish to see in the world" Mahatma Gandhi

\*\*\*\*\*

**From:** [Lin Glen](#)  
**To:** [Planning Clerk](#)  
**Cc:** [mike.wilson@co.humboldt.ca.gov](mailto:mike.wilson@co.humboldt.ca.gov)  
**Subject:** Please submit this comment to the Humboldt County Planning Commission regarding ARCATA LAND CO APPLICATION # 12255  
**Date:** Wednesday, March 17, 2021 5:54:17 PM

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To: Humboldt County Planning Commissioners

From: Lin Glen, PO Box 1004, Blue Lake, CA 95525

Regarding: Sun Valley's application to locate an over-sized industrial cannabis growing operation in the Arcata Bottoms next to people's homes: ARCATA LAND CO APPLICATION # 12255

As a home-owner and a 50-year county resident, I am strongly opposed to this application and this project.

Locating a large industrial cannabis operation with industrial-sized noise, odor, and other negative impacts next to people's homes is poor planning and unacceptable.

Impacts to the residents would include: health impacts due to noxious odors and emissions, reduced property values, reduced ground water availability; unacceptable noise levels; increased traffic; and heavy negative impacts on the viewshed, the land, and the water.

If the Planning Commission approves this project, it will set a terrible precedent and be a threat to all Humboldt county residents in the unincorporated areas, knowing that our county Planning Commission finds it acceptable to locate enormous cannabis grows - with all the accompanying negative impacts - next to people's homes.

The state of California says that planning commissioners shall "act in the public interest". In this case, the public's interest is to allow us all the quiet enjoyment of our homes. PLEASE REJECT THIS APPLICATION.

**From:** [stodd.fortuna@acs.com](mailto:stodd.fortuna@acs.com)  
**To:** [Planning Clerk](#)  
**Subject:** Public Comment Regarding Industrial Cannabis Cultivation in the Arcata Bottoms  
**Date:** Thursday, March 18, 2021 1:05:13 PM

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Hello,

Thank you for your call back and voicemail message.

I will make my attempt both ways to try and make my comment heard.

Industry has left rural areas in desertion, exploiting resources until they are completely exhausted beyond point of return. We are constantly reminded of this history from sites such as the Scotia Millyard and the Samoa Pulp Mill, represented by populations of working-class people left behind once the land became beyond the point of profit for the out of state corporations that siphoned money from this land to their distant offshore bank account. Industrial Agriculture has been deadly to our environment, our water, our soils, damaging all elements and leaving nothing behind to restore. By allowing industrial cannabis cultivation in the bottoms, you are not only trading one harmful industry for another but bringing the physical infrastructure and junk that comes along with, likely to be left behind for future communities to clean up. This measure will damage our environment and enable industrial agriculture to continue acting as a band aid for a serious wound our society faces. Keep small farms, buy local, keep the money here.

Thanks,  
Sean Todd



## McClenagan, Laura

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**From:** Lissie Rydz <lissieryd@gmail.com>  
**Sent:** Thursday, March 18, 2021 1:17 PM  
**To:** Planning Clerk  
**Subject:** Public Comment Regarding Sun Valley/Arcata Land Company Grow

I am very concerned about this proposed project and would like to voice my objections;

- Sun Valley as a company has repeatedly abused undocumented labor (even being raided by ICE for hiring dozens of undocumented immigrants). Not all jobs are good jobs, especially low-paying agricultural jobs that Sun Valley is known for  
<https://www.times-standard.com/2008/09/05/more-sun-valley-workers-detained-by-ice/>
- There is evidence that even after the ICE raid that they've been utilizing undocumented labor through a middle man Jesse Rapan  
<https://www.northcoastjournal.com/humboldt/los-hechados/Content?oid=2131092>
- They have repeatedly been asked to stop using pesticides like glyphosate and chlorothalonil  
<https://www.times-standard.com/2019/09/24/state-of-pesticide-rules-seeds-doubt/>
- Neighbors to the project have publicly voiced objections to the 1,000,000 sq ft of cannabis that will affect property values

Due to their history as a dubious neighbor and employer, I don't believe that they would be good stewards of the land for this project. Many smaller cannabis farmers have been waiting years for their permits, have had to deal with constantly changing regulations and fines, and now this large irresponsible corporation is getting fast-tracked. This project does not align with Arcatan values and should be reconsidered.

Thank you for your time,  
Lissie Rydz

**Lissie Rydz**

*web design | graphic design | illustration*  
(707) 267-1686  
[lissieryd.com](http://lissieryd.com)

To: Planning Commissioners

From James Cotton

Re: Arcata Land Company application no. 15522

18 March 2021

- I'm am James Cotton, we own the **closest** house to **east** of this permit **and we were not notified** of the project.
- I am a **Retired Federal Wildlife Research Biologist** with > 10,000 hrs. in the field conducting bird and mammal surveys.
- In reviewing the Biological Assessment in the **Initial Study** my conclusion is the county **cannot adopt any stance regarding environmental impacts based on this study as the study does not hold up to scientific scrutiny.**
- The study failed to disclose the survey methodology.
- The sample size was too small to be statistically significant.
- And despite a **lit** review to **identify potential bird species** within the study area **at least 14 species were not included, (see my written comments.)**
- Literature citations were also missing from the report.
- The **most obvious omission** from the **literature review, and observations,** were the geese.
- During the **peak of their migration** upwards of 60,000 Canadian and Aleutian geese are commonly seen foraging in the pastures in the **Humboldt Bay Region.**
- The reason geese, the **most noticeable user of the study area, were not seen during the survey** is because the study was conducted **outside the geese migration period (Jan – Apr).** This is a contradiction to the statement that the study was conducted during the appropriate times.
- The study says that no migration corridors were detected. **The entire county coastline** is a bird migration corridor.
- What will be the impact **for the species that use this site?** It is easy to surmise that geese, along with other birds, will **not land atop the one million sq feet of plastic hoop houses to forage.**

- What is the cumulative impact of this **25-acre conversion of ag land combined** with the existing **80 acres of greenhouses, 5-acre warehouse** and the **as yet permitted 160,000 sq ft cultivation site on the adjacent parcels? These cumulative impacts are unknown as both the study and county failed to address any cumulative impacts on any topics in the IS/**

The impact of this project will have an **adverse social impact** on our neighborhood **that cannot be mitigated**. Gone will be the days of taking the family to watch geese from Ennes Park, as the geese won't be there because the agriculture fields will be covered to hoop houses and other structures. This conversion from **foraging fields** to the ninth largest grow in the country **not only compromises the well being of the neighborhood but also removes the carbon sequestration of over 26 acres of ag land**, again **the cumulative impact of the loss of ag lands have not been accounted for**. **This permit needs an EIR for all the above reasons and the permit should not be approved until further studies can be concluded.**

As commissioners, you hold the public trust and the responsibility to act in a way that protects the well-being of everyone. I trust you will do so.

Thank you for listening

Bird species missing from the literature review IS/MND:

Peregrine Falcon, Marsh Hawk, Red-shoulder hawk, White tailed kite, Hummingbird species, Raven, Barn owl, Killdeer, Western meadow lark, Crow, Egret's **and** Great blue heron, to name just a few.

## McClenagan, Laura

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**From:** Althea Newman <altheanewman8@gmail.com>  
**Sent:** Thursday, March 18, 2021 4:11 PM  
**To:** Planning Clerk  
**Subject:** SAY NO TO SUN VALLEY!!!

I beg you to say a big fat NO!!!!!! To the proposed sun valley cannabis farm. The company has an awful reputation of being a terrible employer and using disgusting amounts of chemicals and pesticides on their flowers and will do the same on their cannabis. Absolutely disgusting to have that many chemicals and pesticides on 23 acres in town! The light pollution from their greenhouses will be extreme and effect wildlife especially the diverse bird population. I'm a Humboldt county local born and raised in sunnybrae where my parents own a home. They and my grandparents are fiercely against this project. My grandparents love birdwatching in the humboldt Bay Area for its rich wildlife they don't want light pollution. The smell of these greenhouses will be disgusting and sooooo close to town where children go to school and countless people live. People will be bothered by this!! My parents and grandparents are both homeowners in arcata and soon my partner and I will be as well. I intend to have children and raise my family here and I absolutely do NOT!!! Want this project happening. Arcata is getting more and more expensive and to maintain the high quality of life here and the quaintness of our town, natural beauty and wildlife, safety for children, and the small family owned local cannabis farms I begggg!!! you not to pass this through. The small time mom and pop growers have already been fucked by your countless rules and regulations. Let the ones that jumped through all the hoops and spent all the time and money and effort getting permitted be the ones to profit! Support small time family owned local cannabis and the boutique organic cannabis industry. Please I'm begging you let those small time growers who were grandfathered in be the ones who get to profit. Not fucking asshole pesticide sun valley whose already making millions selling flowers to asshole Jeff bezos at Whole Foods. Please maintain the values and integrity of small time humboldt and small time cannabis. Thank you!!

-Althea Newman (age 21 born in Arcata student at HSU studying to be a history teacher)

**McClenagan, Laura**

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**From:** Suzanne Hurley <kindred12u@hotmail.com>  
**Sent:** Thursday, March 18, 2021 4:18 PM  
**To:** Planning Clerk  
**Subject:** Public comment submission for Cannabis cultivation project on Foster in Arcata, CA

Dear Planning Commissioner,

I am a resident who lives less than a mile away from this proposed project and am very concerned about the lack of transparency and insufficient information regarding the harms this project will cause if allowed to go forward.

I am concerned in particular about the odors, pollution and noise this project will generate for me and in the nearby Arcata downtown areas, the negative impact on property values likely to result from these impacts. There is not enough information provided in the MNR to understand the magnitude of these possible impacts. This neighborhood is frequently impacted by foggy weather and studies have shown pollutants like pesticides and fumes are carried in fog to a much greater extent. As a senior citizen and retiree, I moved here from Shasta county specifically to avoid the fires and the smell of cannabis being cultivated nearby my home. I am concerned that this project will have the same impact on me since I live downwind from this site.

I am requesting a full environmental impact report to address these concerns.

Thank you,  
Suzanne Hurley  
707-241-5862



## McClenagan, Laura

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Voice Mail Received: My name is Charles King: I am strongly opposed to the Sun Valley project and feel that it would be a huge environmental impact so close to the ocean and the flood zone all the other issues regarding the residents close by and the effects it could have on our community. Again I am in opposition to their permit and hope you do not allow it. My name is Charles King and if you want to call me my number is 707-499-5929.



Laura McClenagan  
Executive Secretary  
County of Humboldt Planning & Building Dept.  
3015 H Street • Eureka, CA 95501  
(707) 445-7541

**McClenagan, Laura**

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**From:** Asteria Pontoni <asteriapontoni@gmail.com>  
**Sent:** Thursday, March 18, 2021 5:04 PM  
**To:** Planning Clerk  
**Subject:** Arcata Land Company, LLC, conditional use permit.

I am writing this email to tell you that I am extremely opposed to the idea of Sun Valley putting in a mega grow in the bottoms of Arcata. Grows this size hurt everything around us. They hurt the local economy, and they hurt the small farmers that legalization was supposed to protect. It also has a bad effect on the name of Humboldt County pertaining marijuana as a craft product. If we are trying to make this the Napa county for weed we should keep our farms small. Grows this size cannot produce quality weed. And last but not least it hurts the environment. They want to put this grow in in the coastal zone which is supposed to be protected. Grows this large should not exist here. Let them do it down in the central valley or in southern California.

Allowing this grow to go in shows a lack of morals and is not what is best for this rural county.

Thank you, Starry

## McClenagan, Laura

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**From:** Magret Draper <maggi00jd@gmail.com>  
**Sent:** Thursday, March 18, 2021 6:06 PM  
**To:** Planning Clerk  
**Subject:** arcata land company proposal for 23 acre grow before planning commission 3/18/21

Dear County Planning Commission, and County Supervisors who will eventually hear the appeal of this proposal:

I missed the comment period for this, as I was so concerned about the McCann proposal that was 5 acres - too large! Now I am stunned to find out about a 23 acre grow in greenhouses next to sun valley farms. It sets an absurd precedent for ag in this area. Even industrial zoning should not be abused. This is simply too big. It has given rise to public controversy, as evidenced by the public comment already in the record, and cannot be authorized to proceed via Neg Dec for a Conditional Use Permit. The criteria must be carefully reviewed by county, as it any permit granted by the commission leaves the County subject to appeal and likely litigation.

While I missed the comment period, there is ample information in the public comment to serve as an adequate appeal record for serious opposition if this is not handled with sensitivity and a willingness to help stakeholders come to a consensus.

I urge the County to be sensitive to the needs of smaller local farmers who are subject to expensive licensure and review - larger grows should be given the same scrutiny, or the code should be adjusted as small farmers requested years ago. The chickens have come home to roost for an overly permissive structure, and it falls on the Planning Commission to use discretion commensurate with the values of the majority of Humboldt Residents and businesses.

Thanks for all you do,

Best,

Margaret Draper  
Attorney at Law  
POB 176  
Bayside, CA 95524

## McClenagan, Laura

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**From:** Rebecca Crow <watergirl64@gmail.com>  
**Sent:** Thursday, March 18, 2021 5:43 PM  
**To:** Yandell, Rodney; Planning Clerk; Wilson, Mike; Ford, John  
**Subject:** Public Comments: Conditional Use Permit Record No.: PLN-12255-CUP  
**Attachments:** PLN-12255-CUP\_Comments\_Rcrow20210318.pdf

Mr. Yandell,

Attached are additional comments in response to the Staff report and draft Resolution.

Rebecca Crow, PE C69664

## McClenagan, Laura

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**From:** Suzanne Hurley <kindred12u@hotmail.com>  
**Sent:** Thursday, March 18, 2021 4:40 PM  
**To:** Planning Clerk  
**Subject:** Re: Public comment submission for Arcata Land Company, LLC Cannabis cultivation project on Foster in Arcata, CA

This email is in reference to:

Arcata Land Company, LLC, Conditional Use Permit Record Number: PLN-12255-CUP Assessor Parcel Numbers (APNs) 506-231-021 and 505-151-011

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**From:** Suzanne Hurley  
**Sent:** Thursday, March 18, 2021 7:18 PM  
**To:** Planningclerk@co.humboldt.ca.us <Planningclerk@co.humboldt.ca.us>  
**Subject:** Public comment submission for Cannabis cultivation project on Foster in Arcata, CA

Dear Planning Commissioner,

I am a resident who lives less than a mile away from this proposed project and am very concerned about the lack of transparency and insufficient information regarding the harms this project will cause if allowed to go forward.

I am concerned in particular about the odors, pollution and noise this project will generate for me and in the nearby Arcata downtown areas, the negative impact on property values likely to result from these impacts. There is not enough information provided in the MNR to understand the magnitude of these possible impacts. This neighborhood is frequently impacted by foggy weather and studies have shown pollutants like pesticides and fumes are carried in fog to a much greater extent. As a senior citizen and retiree, I moved here from Shasta county specifically to avoid the fires and the smell of cannabis being cultivated nearby my home. I am concerned that this project will have the same impact on me since I live downwind from this site.

I am requesting a full environmental impact report to address these concerns.

Thank you,  
Suzanne Hurley  
707-241-5862