

**From:** [Mallory Cunningham](#)  
**To:** [Planning Clerk](#); [Acevedo, Megan](#); [alanbongio@gmail.com](mailto:alanbongio@gmail.com); [mrbrian707@gmail.com](mailto:mrbrian707@gmail.com); [hpcpmccavour@gmail.com](mailto:hpcpmccavour@gmail.com); [mnewman@gpins.com](mailto:mnewman@gpins.com); [noah@landwaterconsulting.com](mailto:noah@landwaterconsulting.com); [sregon@aol.com](mailto:sregon@aol.com); [hrh707@outlook.com](mailto:hrh707@outlook.com); [Bohn, Rex](#); [Bushnell, Michelle](#); [Wilson, Mike](#); [Bass, Virginia](#); [Madrone, Steve](#); [Ford, John](#); [Johnson, Cliff](#)  
**Subject:** Adamant Opposition to Proposed Mega-Grow on Cross Creek Road, Kneeland  
**Date:** Wednesday, September 08, 2021 1:26:42 PM  
**Attachments:** [Screen Shot 2021-09-08 at 10.09.01 AM.png](#)  
[Screen Shot 2021-09-08 at 10.07.58 AM.png](#)  
[Screen Shot 2021-09-08 at 10.08.38 AM.png](#)  
[Screen Shot 2021-09-08 at 10.07.09 AM.png](#)  
[Screen Shot 2021-09-08 at 10.08.27 AM.png](#)  
[Screen Shot 2021-09-08 at 10.06.40 AM.png](#)

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Dear Planning Department, Commissioners, District Supervisors, Director Ford, and Senior Planner Johnson,

I am reaching out to you all today to make it known that our community on Kneeland, consisting of Barry Road, Cross Creek Road, Paddock Road, Tim Mullen Road, and Kneeland Road, is utterly appalled and adamantly in opposition the proposed commercial cannabis operation that is currently undergoing the application process for 400 Cross Creek Road, APN 314-311-037 (Steven Luu). For many reasons, this would adversely affect the entire neighborhood and Kneeland area as a whole. Here are some bullet point reasons why this grow should NOT be approved:

- **Conserving the limited resources for residential property owners**
  - Water is a very limited resource in this area. This proposed grow site shares a water source with three other parcels, who already experience a shortage of water annually and must truck in supplemental water. To propose that water catchment will be the solution is short-sighted, and drilling a well can be extremely costly and still comes with limitations as well. A well large enough to support this capacity of water usage would undoubtedly adversely affect the surrounding properties who also utilize the well system. Water catchment will also limit the runoff water that properties located below and beside this parcel currently count on for normal living. Barry Ridge and Tim Mullen Road have experienced a drastic reduction in water over the years from normal residential use. We cannot afford to deplete this natural resource further. Trucking in water for a commercial cannabis operation is illegal and will inevitably be needed at this location with such limited natural resources.
  - A single 5,000 gallon water tank for fire suppression is incredibly insufficient and puts all neighbors at extreme fire risk. The risk of fire is already exceedingly high and only seems to be getting worse year by year.
- **Environmental health and safety:**
  - Any leaching of chemicals or water erosion caused from the watering of plants will directly impact the drainages that are on either side of the ridge that is proposed to be used as the growsite. This will impact the native oak tree groves and other native plants as well as the wildlife that habitats here, not to mention the effect it will have on the residences located below and on

- either side of this grow site for potential water contamination, etc.
- This property is located at the top of a hill. Lawrence Creek, which eventually runs into the Van Duzen, is located at the bottom of this hill's drainage. The trickle-down effect from ultra-fertilizers, pesticides, rodenticides, will ultimately impact one of Humboldt County's largest rivers that has already been facing unprecedented dry years.
  - **We are requesting a copy of a fully executed Environmental Impact Report related to this application.**
  - **We also request that the Department of Fish and Wildlife be consulted** to ensure no species of plant or animal will be harmed in the development of this operation, nor the diversion of any naturally-occurring springs, aquifers, or rivers.
  - The odor from cannabis cultivation is invasive and offensive. There is no submitted plan of how to contain the smell, and we demand that if this does get approved, that the applicant must install a full air filtration system to protect the clean mountain air.
  - Portable toilets are not sustainable nor sufficient for this kind of operation. They pose a threat to the health of the ground and soil and are not weather-resistant to the extreme winds we experience on this ridge.
  - This parcel's location is steep and sloping throughout. There is not a flat, buildable site that is large enough to fit the proposed amount of water tanks, let alone the 44,000 sqft cultivation site. This ground is also notorious for slippage and is extremely rocky terrain. To safely situate sixty 5,000 water tanks would mean the disruption of a massive amount of earth, leading to further slippage issues and the possibility of slides and erosion.
- **Community health and safety**
    - Kneeland has been a place to enjoy the peace and quiet of country living. This community has been family friendly and a safe place to walk dogs, ride ATVs, and just enjoy rural living in one of the most beautiful places Humboldt County has to offer. The impact of another commercial operation up here would detract from the safety of this community by encouraging more unwanted traffic and visitation of non-locals, which can lead to the defacing of private property and unwanted trespassers. Many are already experiencing this already.
    - Noise pollution is a major concern. The possibility that generators may be used is unacceptable. We understand at this time they are not proposed, but the excessive costs of implementing PG&E power to this site will most likely prevent it from being a possibility, and the costs of solar are ever-increasing also. If approved, we demand that the applicant install PG&E, regardless of the cost, to preserve the serenity of the neighborhood and to prevent further air contamination from generator fumes.
    - Kneeland School is located ONE MILE from this proposed grow site. In fact, employees commuting to and from this operation will be travelling through THREE school zones (Freshwater, Garfield, and Kneeland Schools) to get to this site. Employees of grows such as this drive with no concern for the children or locals who live here. The constant speeding, tailgating, and other aggressive driving habits are all threats to our safety.

### **Traffic impact on roads**

- The amount of vehicles travelling Kneeland Road, Barry Road, and Tim Mullen Road has increased substantially in the past 2-3 years. These roads are not engineered for the influx of traffic that we are seeing. In addition, the aggressive drivers' behavior travelling up a rough, windy mountain road is dangerous for locals who enjoy walking, bike riding, horseback riding, etc. I also question the legality of being able to use a narrow, shared, private, dirt road for ingress and egress to a commercial cultivation site with regular employees and associates travelling throughout the day.
- **Has any sort of traffic study been performed? If not, we request that to be done at the expense of the applicant also.**

This commercial operation is opposed by the vast majority of property owners who reside in the affected area of Kneeland, and also by those who reside in the areas leading to Kneeland, which includes Freshwater and Greenwood Heights. Residents are tired of the aggressive traffic and drain on our natural resources. This community is no place for commercial/industrial activity of any kind, regardless of its Agricultural zoning status.

Here is the link to the petition organized by Kneeland locals in opposition to this project. <https://www.change.org/p/humboldt-county-supervisors-save-kneeland-water-for-residents-wildlife-and-fire-suppression-not-a-mega-grow>

Please see the attached screenshots of comments made by residents of not just Kneeland, but all over Humboldt County, regarding this proposed commercial operation.

**\*\*At this time I am demanding to be sent a copy of:\*\***

1. **All Notices served to any community members regarding this project.**
2. **All permit applications and related documents pertaining to said applications.**
3. **A complete and detailed project description.**

I will be attending the Public Hearing, along with several other concerned community members, on September 16th to verbalize my comments. Thank you for your time.

**Mallory Cunningham Finley**  
900 Barry Road  
Kneeland, CA 95549  
707-498-4065



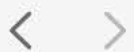












**Lacey Cunningham**

2 days ago

In addition to my concerns on water usage, having commercial and/or mega cannabis grows in our residential community jeopardizes the safety and security of our families, is an environmental risk and negatively affects our property values.

♡ 1

[Report](#)



**Marianne Williams**

2 days ago

I'm a Kneeland resident and I vehemently oppose the proposed mega grow primarily because of already existing severe water issues up here, affecting both residents and wildlife, but also including the traffic/road issues that this project will bring. It's ridiculous to even consider allowing this in light of worsening droughts and climate change. This is a Complete misuse of our precious water. Please put a Stop to this Now. Thank you.

♡ 1

[Report](#)



**Philippe Lapotre**

2 days ago

Water is a precious resource in the Kneeland area. We need a complete study before we agree to our water being used for these huge grows. Let's make sure we are protecting our water!

♡ 1

[Report](#)



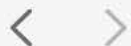
**Cheryl Furman**

2 days ago

I've been a Kneeland resident for 8 years, my husband since 1984, and this will directly adversely affect us.

♡ 1

[Report](#)

**Jane Bothwell**

2 days ago

Kneeland is a rural neighborhood not an industrial area Conducive to a large marijuana operation. Please have respect and keep it that way. There are already issues with water so we certainly do not need a further threat to wildlife, vegetation, livestock and humans.

[Report](#)**Tim Doherty**

2 days ago

According to a Times Standard article on August 11, 2021, "In August of 2020, there was really a precedent-setting court case where the Supreme Court decision said well permits are subject to (the California Environmental Quality Act)..." Has this particular well permit been subject to CEQA? There is currently a backlog of 30-40 well permits according to the article. A complete environmental impact study would have to be done before any approval could be made. This mega grow will impact all Kneeland residents, sign the petition and stop this ludicrous project!

[Report](#)**Jim Moore**

2 days ago

During a megadrought, when wells are already stressed in an upland area, is it even sane to propose a major agricultural project? At the VERY LEAST, it needs an exhaustive EIR and opportunity for \*thorough\* review by all the homeowners along roads connecting the site with Freshwater Corners.

[Report](#)**Lee Dedini**

2 days ago

This would be a Huge mistake for the County to approve this Mega grow. There would absolutely be a need for studies on impact to the area. Water is already precious in the hills, and conditions will be worsening with climate change.



**Melinda Bailey**

1 day ago

I am signing this petition because I live have lived in Kneeland within view of the TV and cell towers for ten years. Residence who live on top of Kneeland already occasionally get water trucked in. We have a severe water shortage this year without this crazy project in place. For the second time, one of the main branches of Freshwater Creek is dry. Plants and wildlife have to be negatively effected from lack of water and drought conditions may persist. This project needs to be stopped in its tracks. A very BAD idea.

♡ 0

[Report](#)



**Richard Salzman**

1 day ago

I want to support the mom and pop growers of Humboldt County.

♡ 0

[Report](#)



**jennifer Messana-Eaton**

1 day ago

I want to keep Humboldt county beautiful

♡ 0

[Report](#)



**peggy darm**

2 days ago

Water is life.

♡ 0

[Report](#)



**Ryan Bode**



**Joan Crandell**

15 hours ago

This grow will severely impact the watershed where this commercial property is planned. This is extractive ag, not regenerative. Please do not let this project move forward

♡ 0

[Report](#)



**Sharon Paddock**

17 hours ago

My husbands family has lived on Tim Mullen Rd. for over 100 yrs. We built our home her 23 years ago to raise our family in a rural country setting. Not a commercial Marijuna setting. The odor, the blight on the landscape an the clientele that surrounds it has no place in our family oriented neighborhood. Needless to say, the effect it would have on our limited water resources an the potential fire hazards . Our local springs, Wells An creeks have been steadily decreasing. We strongly object to this proposed grow in our neighborhood. Respectfully, Bill and Sharon Paddock 1024 Tim Mullen R. Kneeland, Calif. 95549

♡ 0

[Report](#)



**MaryKate Kelley**

19 hours ago

This is absurd!  
The potential for detriment is glaringly obvious.  
Please think further into this. Look into the families on the land around, look at the factors. Kneeland is not the spot for that mess.

♡ 0

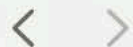
[Report](#)



**Melinda Bailey**

1 day ago

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♡ 0

[Report](#)



**Valerie Grant**

13 hours ago

Mr.Luu's project is not consistent with our community character and values. This would be a conversion of land use inconsistent with and damaging the view-shed and watershed. This is a commercial scale project better suited for an industrial or urban area. Our rural roads, community values and open space are at risk. Once approved what's stopping the entire Kneeland community from becoming an industrial area?

Rangelands provide a host of ecosystem services in addition to forage and habitat for wildlife. Put this project somewhere we have already degraded. We can't replace our precious rangeland resources once they are graded, compacted and altered by a project with no intention of sustainability.

I grew up here, returned and purchased property to steward the land. Projects like this jeopardize what makes Humboldt a beautiful and good place to live.

The county general plan describes goals and polices for use and protection of natural resources in our community.

"Humboldt County General plan 2017-

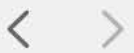
Open Space and Agricultural Lands

Agricultural land vistas are too many a quintessential characteristic of Humboldt County; agriculture and grazing land uses comprise 15% of unincorporated lands. Scenic protection of agricultural lands is, for the most part, accomplished by policies in the Land Use Element, by encouraging continued agricultural production and discouraging conversion to residential, commercial, or industrial uses."

Are 60, 5,000 gallon water tanks and a 40,000 square foot structure what the permit and rules in our county intend? This is boom and bust mentality with greed rather than community in mind.

♡ 0

[Report](#)



**leslie quinn**

1 hour ago

there is no water up kneeland

♡ 0

[Report](#)



**Leandra Swanner-Taylor**

2 hours ago

This project is subject to multiple lawsuits if an environmental impact statement is not completed. Humboldt county has an obligation to steward its fragile watersheds, especially during a mega drought.

♡ 0

[Report](#)



**Sierra Ventuleth**

10 hours ago

This is essentially an ask for a 60 home subdivision equivalency assuming most residents use 5k gallons of water in Summer.

How is that even a possibility to consider? There is simply not enough water on the Barry ridge.

♡ 0

[Report](#)



**Nancy Lewis-Gardner**

11 hours ago

I believe it's time to stop illegal grows and protect the property rights and water rights of the real owners. Save California

♡ 0

[Report](#)



**Valerie Grant**