

Yandell, Rodney

From: Marilyn Page <jat1345@gmail.com>
Sent: Sunday, February 28, 2021 2:56 PM
To: Yandell, Rodney
Cc: Jim Test
Subject: Marijuana Permits

Dear Mr. Yandell,

I am writing concerning the proposed marijuana grows in the Arcata bottoms.
We live on Ribeiro Lane quite near Mad River Hospital and Pacific Union School.
I am very concerned for the air quality of the areas surrounding the proposed grows.
Air quality affects the health and well being of everyone who lives in proximity to any type of commercial endeavor.
Please do everything possible to protect our neighborhoods.
Any information you can give me would be much appreciated.

Thank you,
Marilyn Page

Yandell, Rodney

From: innatek <rossam.rc@gmail.com>
Sent: Sunday, February 28, 2021 6:27 PM
To: Yandell, Rodney
Subject: Letter in Support of Sun Valley Proposed Cannabis Operations

3138 St. Louis Rd. Apt. D
Arcata, CA, 95521

February 26, 2021

Senior Planner Rodney Yandell
Humboldt County Planning and Building Department

Re: Letter in support of The Sun Valley Group's proposed Cannabis Operations

Dear Senior Planner,

I am writing this letter in support of Sun Valley's proposed cannabis cultivation operations due to its potential for positive impact to the local economy and tax revenue.

The local availability of well paying jobs was significantly affected by the current pandemic and it is of paramount importance that the county support projects that will bring quality jobs to Humboldt. As a current employee of Sun Valley, I know first hand many of the hundreds of families that directly rely on Sun Valley for their living. The current pandemic evidenced Sun Valley's ability and willingness to protect its employees from infection, but also from job loss, and I believe that this interest in employee's well being should be heavily weighted against any perceived negative effects of a large scale cannabis operation.

I know that people are understandably concerned about potential health issues from a large scale operation as proposed by Sun Valley, but providing safe, well paying jobs to hundreds of people that offer benefits such as health insurance is, from my point of view, a positive health impact on Humboldt. The trickling effect such large operations will have on the local economy along with associated increase in tax revenue can also be used to further help those less fortunate in our community. Myself and multiple other families that call Sun Valley and Humboldt home, greatly appreciate your support for Sun Valley's future cannabis operations.

When the benefits are so great, it makes good sense to support Sun Valley's endeavour.

Sincerely,

Rosam Ruiz Cortes

Yandell, Rodney

From: lee torrence <ltwish@hotmail.com>
Sent: Monday, March 01, 2021 8:59 AM
To: Yandell, Rodney
Subject: article/pot farms
Attachments: Screen Shot 2021-02-28 at 3.08.55 PM.png; Screen Shot 2021-02-28 at 3.08.29 PM.png

Hi Randy,

I assume someone already forwarded this article to you, but just in case, I am. I took screen shots of what really concerns me. I have fought health issues for 10 years and am finally feeling good at 62. It will be a shame to have to live with this.

<https://www.latimes.com/local/california/la-me-santa-barbara-pot-grows-20190612-htmllstory.html>



The world's largest pot farms, and how Santa Barbara opened the door - Los Angeles Times

The hills of Santa Barbara County's famed wine region have become the unlikely capital of California's legal pot market. Now, rolling vineyards and country estates find themselves next to ...

www.latimes.com



At the south end of the county in Carpinteria, the skunky odor of marijuana pours out of the open vents of steel-frame greenhouses that the cut flower industry used for decades. Residents said the irritant makes eyes water and chests tighten. Some complain of headaches and nausea.

Casey Roberts, 61, who has taught at Carpinteria High School for 33 years, said the smell comes and goes. It's worse in the morning, he said, and it doesn't seem to have changed much with the odor control systems. "Every day you get that scratchy throat," Roberts said.





control systems. “Every day you get that scratchy throat,” Roberts said.

The county mandated that growers in the Carpinteria Valley, which sits on unincorporated land surrounding the city, install odor control systems as part of their land-use permits, and though the rule has not gone into effect, at least 12 of the 23 operations have done so, according to officials. But how much of the odor has been contained or neutralized is difficult to ascertain.

Joan Esposito, 76, lives across from a greenhouse and says the smell still “permeates everything.”



Yandell, Rodney

From: Tina Uhl <TUhl@tsvg.com>
Sent: Monday, March 01, 2021 10:40 AM
To: Yandell, Rodney
Subject: Sun Valley Cannabis Project Letter

Mr. Yandell,

I am writing my letter to cast my vote in favor of the new project for Sun Valley.

It is located away from the larger populated areas, is well planned addressing environmental, historical and wildlife requirements.

Cannabis is a part of Humboldt County. We need to increase employment and keep our current jobs.

I have enjoyed working for Sun Valley for 36 years and believe they are consistent in both the concerns of employees and neighbors. Let's keep Sun Valley Flowers growing and invest in the cannabis industry.

Thank-you,

Tina Uhl

Administrative Assistant

The Sun Valley Group

(707)825-5827

www.tsvg.com



Yandell, Rodney

From: Deanna Caris <DCaris@tsvg.com>
Sent: Monday, March 01, 2021 10:49 AM
To: Yandell, Rodney
Subject: The Sun Valley Group - Cannabis permitting

Dear Mr. Yandell,

I am submitting this past the deadline due to unforeseen circumstances and I apologize for that but still feel the need to write you.

My name is Deanna and I've worked at The Sun Valley Group for 20 years this year. I'm 53 with a house in Eureka that I'm hoping will be my forever home as I love this community and want to stay here.

As you are probably aware the farming industry in general is very tough right now. Labor taking drastic raises along with overtime restrictions changing, CV19, the list is endless. That being said, this is a good company. It's run by decent, hardworking locals and migrant workers who are trying to survive a changing economy in incredibly hard times. These cannabis permits would allow us to have options to survive. To continue employing the 300-600 people we do annually in this area. I can't stress enough how important this is to the hundreds of people that work there AND live in our community.

I'm asking that you give us the opportunity to survive by granting us these permits. It's legal and you won't find people more willing to do things the right way for the right reasons. I've heard you've received negative feedback about our requests for permits and it saddens me. All of our local communities have benefited by the farm that was established here in Arcata WAY before the current ownership. Under the current economic conditions of legalizing and promoting the sale of cannabis, I have to say that I can't imagine what complaints they could have or why they would want to deny Sun Valley access to this industry. It's a good solid business that's gone out of its way to make to not disturb the local community in any negative way.

Thank you for your consideration.

Deanna Caris

The Sun Valley Group

Executive & Administrative Reporting

Cell: 707-407-7593 (text available)

dcaris@sunvalleyfloral.com

"Pray as though everything depended on God. Work as though everything depended on you" Saint Augustine

Yandell, Rodney

From: Ford, John
Sent: Monday, March 01, 2021 11:09 AM
To: Yandell, Rodney
Subject: FW: Cannabis Site Proposed by Sun Valley Bulb Farm



John H. Ford
Director
[Planning and Building Department](#)
707.268.3738

From: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>
Sent: Thursday, February 25, 2021 6:08 PM
To: Ford, John <JFord@co.humboldt.ca.us>
Subject: FW: Cannabis Site Proposed by Sun Valley Bulb Farm

More for the record.
M

From: Pamela Smith <skilos@sbcglobal.net>
Sent: Thursday, February 25, 2021 5:45 PM
To: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>
Subject: Cannabis Site Proposed by Sun Valley Bulb Farm

Dear Mike Wilson,

We talked on the phone a couple of weeks ago about my concerns on the Sun Valley Bulb farms Project for the 22.9 acre cannabis grow.

I live due East of the property and I have several concerns about how large the grow will affect our lives.. I feel that the North/Northeast prevailing winds will be blowing the smell from 193 greenhouses in our direction and the rest of Arcata. Lane DeVries says there won't be a smell because of the fans and system in place. I can't even fathom the sound we will here from 193 or more fans will sound like to us.

The odor that exists will affect my husband because he has asthma. We built our home in this area because of cleaner air. We have noticed increased use of medications needed to deal with the air since the Bulb Farm expanded.

I have friends on Elk River Road, where several cannabis grows were allowed by the county, and they have a constant hum from the fans and generators and periodic smell. That is just several grow green houses. What will 193 produce?

I have a big concern about the traffic it will produce, both vehicle and foot traffic. We already have to deal with the Bulb Farm's trucks, but we have been good neighbors and have not complained. Maybe I should have!

I have concerns about the wells and how much water they will use for the cannabis. I was told after we bought our lot and built our home, that there is a river under our area. Has there been a geologic study of the well and where the water is flowing from. Is there a possibility of sink holes with the amount of water the grow will need?

I feel that the planning department is trying to rush this through. The evidence that only five residents were notified is suspicious. Lucky for us, we are good neighbors and we have a neighborhood watch. We try to take care of each other and we hope and pray that you as our supervisor's will be representing us. It will be better to take care of this before they complete this project, than after the fact when it is a big mess.

Pamela J. Smith
2888 Wyatt Lane
Arcata, CA 95521

Yandell, Rodney

From: Cannabis Services Division
Sent: Monday, March 01, 2021 1:30 PM
To: Yandell, Rodney
Subject: FW: Sun Valley Commercial Cannabis Facility in Humboldt County, Arcata, CA

Here is another one.

Best,



Cade McNamara

Planner -Cannabis Services Division
[Planning and Building Department](#)
3015 H Street | Eureka, CA 95501
Phone: 707-268-3777 | Fax: 707-445-7446
Email: cmcnamara@co.humboldt.ca.us

From: PlanningBuilding <planningbuilding@co.humboldt.ca.us>
Sent: Monday, March 01, 2021 8:55 AM
To: Cannabis Services Division <cannabis@co.humboldt.ca.us>
Subject: FW: Sun Valley Commercial Cannabis Facility in Humboldt County, Arcata, CA



Ashley Wilson

Office Assistant I

Planning and Building Department

3015 H Street | Eureka, CA 95501

Phone: (707) 267-9146 | Fax: 707-445-7446

Email: awilson@co.humboldt.ca.us

From: Braden Nichols <bsnichols313@gmail.com>
Sent: Thursday, February 25, 2021 5:12 PM
To: Yandell, Rodney <RYandell@co.humboldt.ca.us>; Ford, John <JFord@co.humboldt.ca.us>; Russell, Robert <RRussell@co.humboldt.ca.us>; PlanningBuilding <planningbuilding@co.humboldt.ca.us>
Subject: Sun Valley Commercial Cannabis Facility in Humboldt County, Arcata, CA

Hello,

I am reaching out to address my personal and professional concerns in regards to the proposed commercial cannabis facility to be operated by Sun Valley Co. in Arcata, CA. As a registered engineer and working within the cannabis field myself, I can see major flaws in the proposed concepts detailed in the Initial Study written for this project.

Firstly, a largely residential area on the eastern side of the proposed facility will be affected by property value decreases. The fear that a large, rather expensive commodity product like this would be drawing a lot of attention from individuals who are involved in crime/ theft into their community (myself included) has arisen from the proposal. Living less than a mile from this proposed facility I wouldn't feel comfortable with this, even with armed militants who do nothing but make the community more uneasy.

Secondly, the light attenuation put off from this sort of a facility in the hills of Humboldt County is a nuisance and has been cause for community outrage many times. This project being in line of sight for so many residences, the proposal that these facilities would not have substantial effect is outright outrageous. It is known that countless studies are needed to adjust for noise and light attenuation for any cannabis project, especially one so close to so many homes.

Last but most definitely not least is the scent/ odor that WILL be emitted from these facilities. Light deprivation greenhouses expose the crops to the open air and during the blooming/ budding period of these plants, the terpenes in the cannabis will carry odors arguably through half of Arcata or further. The initial study proposes for "exhaust fans" and "activated carbon filters" that have proven to be ineffective at mitigating this type of issue for smaller scale projects, this project is orders of magnitude larger than the other failed projects. Unless huge commercial scale air filtration or odor control systems are implemented, these Volatile Organic Compounds will cause headaches, and irritation to all members of the community especially the most sensitive communities. An elementary school and a community hospital are located within 1 mile of this proposed facility. Companies like "Ecosorb" create products to fix these types of issues, and must be considered as a **mandatory measure** for this project. This odor issue is much more harmful than the Engineer on consult tried to relay and must be addressed responsibly.

These issues must be exhausted before this project is considered feasible. Thank you for your time,

Braden Nichols - Environmental Engineer/ Consultant



Dear Supervisor Wilson and Humboldt County Planning Commission

I am writing to voice my concerns about proposed very large Cannabis project in the Arcata Bottoms area in the old Simpson Mill. The scope of project, over a million square feet, seems way out of proportion to be placed near neighborhoods. As someone who lives nearby on 27 th street I have significant concerns about Cannabis smell and question the project's ability to reduce. I have concerns about property values as they will be negatively affected by the 9 th largest Cannabis grow in the US and Canada just down the street. I have concerns that such a large grow will negatively affect smaller Cannabis grows in Humboldt. I do not trust the statements of Mr Lane who says Sun Valley does not want to go into the Cannabis industry but he is the major shareholder of the development Arcata Land . My last question is has the Cannabis industry really helped Humboldt county? We have attracted a lot of people to our community from this trade and these are not the people that form a good community base.

Please extend the discussion timeline to allow more community input.
Thank you

Andrew Hooper
1800 27 th st
Arcata CA 95521
707 496-8265

Andrew Hooper 2/23/21

Rodney Yandell

Arcata Land Company

PLN-12262 - Cup
PLN-12255 - Cup

Yandell, Rodney

From: De Zig <warriorprincss@gmail.com>
Sent: Monday, March 01, 2021 5:58 PM
To: Yandell, Rodney
Subject: Sun Valley Farms Project

Hello!

Mike Wilson said to contact you about Sun Valley proposed marijuana grow.

Personally, I figured it was bound to happen, though I am against drugs, I am not against legal businesses.

What I would propose is, like the City of Eureka did with In & Out Burgers, as well as Walgreens, is Sun Valley be required to perform road improvement on the roads surrounding their project.

Janes and Foster are both dilapidated 3rd world roads as it is, being barely drivable. Can't ride a bike on them and trip while walking.

A project of that size, creating more traffic (I believe I read an additional 200+ vehicles a day) the plans should be required to properly improve the roads surrounding their project/property. I do not think it's too much to ask. The City of Eureka made companies comply and improve roads/signals, I do not see why not Sun Valley can't improve those roads.

In the past, I have taken Mike Wilson out on a bike ride out there. He knows how bad they are. No matter how many tax increases that are voted in for roads, they never get the attention they need or are done in a shoddy manner (I know not your department). I emailed him first, he said to contact you.

This is just my thoughts on the project. Thanks for listening.

Denise Ziegler
Homeowner
707-834-6888

Yandell, Rodney

From: Lucy Salazar <soyluz@suddenlink.net>
Sent: Monday, March 01, 2021 9:07 PM
To: Yandell, Rodney
Subject: Sun Valley Cannabis Grow

I live near Mad River Hospital in Arcata. I am very concerned about the proposed cannabis grow proposed by Sun Valley Bulb Farm. Being this close to the coast, we often have very windy conditions. Especially in the summer, the cow smells from the dairy farms can be very strong.

Contemplating a 23 acre cannabis grow at Sun Valley, these strong onshore winds will also create problems for local residents and several schools - Fuente Nueva, Coastal Grove, Arcata Elementary, Arcata High School, RCM High School, and possibly Pacific Union School. Other areas near large cannabis grows have experienced the skunk odor, burning eyes, and daily scratchy throats. This is not acceptable and should not be approved, especially when you consider how close this large grow will be to many residents and schools that add up to over 1000 children.

Please do not approve this project. Thanks, Lucy Salazar

Yandell, Rodney

From: lee torrence <ltwish@hotmail.com>
Sent: Tuesday, March 02, 2021 6:34 PM
To: Yandell, Rodney
Subject: Cannabis

Hi Randy,

I found this article. <https://www.slocannabiswatchgroup.org/pot-near-you>.

Please submit it to the planning commission.

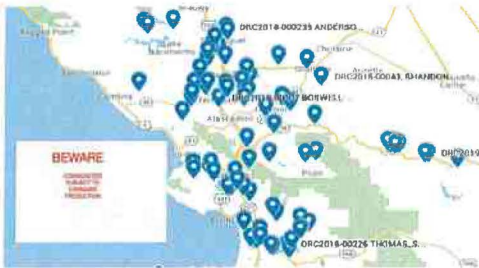
Thanks so much.

Lee Torrence



SLO Cannabis Watch Group
COUNTY

Safeguarding our Neighborhoods



NEIGHBORHOOD RISKS - SCWG

It is a normal function of local government to make sometimes contentious and objectionable land use planning decisions. They may plan for new airports, longer runways, roadways, and many other things that impact local neighborhoods, frequently in ways that disturb neighborhoods and their character.

www.slocannabiswatchgroup.org

Yandell, Rodney

From: Sarah BZ <benzvisarah@gmail.com>
Sent: Wednesday, March 03, 2021 9:02 AM
To: Planning Clerk
Subject: Record Number PLN-12255-CUP Hearing Thursday March 10 2021

RE: Record Number PLN-12255-CUP Hearing Thursday March 10 2021

To Whom It May Concern,

I write to voice my concerns for the new commercial cannabis cultivation planned in my neighborhood. I live in the Stromberg/Alliance neighborhood, just west of Murphy's market at the corner, and I'm concerned about what ramifications this new commercial cultivation might have. While I am all for legal and accessible marijuana, such a large-scale operation taking place so close to schools and homes makes me worried about traffic, and noise, and light pollution, as well as environmental impacts. We already don't have the best roads in the bottoms and I fear that such a big business will exacerbate this. I am also concerned about the odor, as such a large-scale operation so close to homes and schools suggests that the scent would be prevalent. Besides being unpleasant, the odor could trigger allergic and other unpleasant reactions in vulnerable folks.

I urge the county to think carefully about whether this operation is worth what it might provide in tax revenue and jobs if it means the safety and quality of life of the entire neighborhood is compromised.

Thank you for your time and consideration.

Best, Sarah Ben-Zvi
Resident of Arcata, Stromberg/Alliance neighborhood

Yandell, Rodney

From: Allison W Bronson <Allison.Bronson@humboldt.edu>
Sent: Wednesday, March 03, 2021 9:57 AM
To: Planning Clerk
Subject: Concern re: Sun Valley Cannabis Expansion

Dear Planning Commission,

While I will be unable to attend a public meeting, I wanted to express my concerns regarding the 22.9 acre expansion of Sun Valley's operations to include a large cannabis farm, just west of Alliance Rd.

I live ~four blocks east of there, and am particularly concerned about the smell emanating from this prospective operation. I'm a Humboldt resident - obviously I end up smelling pot a lot! - but it's usually in passing. The smell of marijuana, for whatever reason, seems to trigger severe nausea and migraines for me. I am petrified that, after purchasing a home here a year ago, in a neighborhood that I love, I will be unable to live near this facility and will have to try and sell my house (though, who knows what it's value will be if the neighborhood smells too skunky!) I am afraid of being unable to escape the smell of this new operation, and of the prospective decline in the property value of my new home.

I'm all for legal marijuana, but something this large so close to our homes has me pretty concerned. I just don't want to feel sick all the time.

Thank you for your attention,
Allison Bronson

Yandell, Rodney

From: Lynne Bryan <lynnesnewmail88@gmail.com>
Sent: Wednesday, March 03, 2021 4:28 PM
To: Yandell, Rodney
Cc: Nancy
Subject: Arcata Land Company. Cannabis Cultivation Project and Sun Valley Project - public content

Dear Mr. Yandell,

I Would like to register my strong opposition to the large scale Cannabis operation proposed by Sun Valley farm and Arcata Land Company expected to start within the next year. I was informed of this by a resident of the neighborhood directly impacted by the proposed cannabis grow. I was quite dismayed by the fact that such a huge project with major impact was basically kept under wraps until the last minute. I hope you will strive to seek as much public comment as possible from the stakeholders to protect their interests.

The neighborhood adjacent to this agricultural project is currently a young and vibrant one. Many families live there and it is home to the Deep Seeded Farm, that provides fresh, organic vegetables. How will this large growing operation impact those families and the Deep-Seeded farm that is such a valuable resource for the community? I am not convinced that proposed mitigation measures will truly protect the health of the children and families who live there. It does not seem likely that the vegetables in homeowners' gardens and local farm shares will be truly safe from the pesticides and toxins used by this farm.

Our local papers say that the proposed Cannabis farm will be the 9th largest in the United States. The sound of generators used to power the greenhouses or equipment used for planting and harvesting may be a sound pollution issue for the surrounding peaceful neighborhood. Likewise the greenhouse lights will pollute the night skies that are one of the benefits of life in a primarily rural area. And then there is the smell. The odor of cannabis will soon permeate the neighborhood. Residents who are either asthmatic or sensitive to this strong odor will be suffering.

I am counting on you, as our trusted planning department, to protect the health, property values and interests of the very special community in which we live.
Thank you for your time.

Sincerely,
Lynne Bryan

Yandell, Rodney

From: Monica Christes <mchristes@icloud.com>
Sent: Wednesday, March 03, 2021 11:03 PM
To: Yandell, Rodney
Subject: Stop the Sun Valley Farms proposed grow.

Good evening,

I live in the Vasaides subdivision up the road from Sun Valley farms and am terrified at the notion that an industrial sized grow operation is attempting to obtain permitting in my neighborhood. Aside from the stench, the value of our homes will plummet and I suspect crime will increase. This is a family neighborhood and my home for 25 years. We have schools, family parks and a wonderful community of caring people. The last thing we need or will tolerate is our neighborhood to be ruined by a pot farm! There is plenty of ag land in the county without family homes surrounding it. Please keep this insane and ill-conceived project OUT.

Thank you
Monica Christes.
Local resident

Sent from my iPhone

Yandell, Rodney

From: Jeremy Evanston <jeremyalanevanston@gmail.com>
Sent: Thursday, March 04, 2021 10:47 PM
To: Planning Clerk
Subject: Does Arcata Need a one million sq ft grow

Hello. My name is Jeremy Evanston. And I have some conservative criticism about this project. As a resident I insist on being a part of this decision.

You can email me or contact me
At 7076019080

Thank you for your response.

Jeremy

Yandell, Rodney

From: JOANNE JOY <joys5@sbcglobal.net>
Sent: Friday, March 05, 2021 12:19 PM
To: Planning Clerk
Subject: Application 12255

Hello Arcata Land Co.

Please do not allow application 12255. This huge cannabis grow is within a mile of 4 schools and the Arcata Plaza. Many folks live in this area and you must take their health and safety seriously. The smell is intolerable and causes headaches. It's bad enough for 4 or 5 plants can you imagine for 22.9 acres? You must also think about the pesticides used and it's effect on water and land. There will also be increased traffic and light pollution. These plants have a monetary value and will attract crime.

I do not support the approval of this huge grow. It is out of place and does not belong near Arcata population. The health, safety, and peace of mind of the citizens of Arcata far outweigh any financial success.

Thank you for your attention to this matter.

Jo Anne Joy
1575 Buttermilk
Arcata Ca 95521.

Sent from my iPhone

Yandell, Rodney

From: Kristi Wrigley <kwrigley@wildblue.net>
Sent: Friday, March 05, 2021 12:26 PM
To: Yandell, Rodney
Subject: Sun Valley Cannabis Grow

Planning Dept,

Please do not allow a Minimum Negative Declaration on this grow operation.

It is huge, very centrally located to populated residential and school area. Outdoor and indoor grows have far reaching effects of smell and noise.

This is an another example of an industrial ag operation in close proximity to homes, businesses and not far from a hospital.

It needs a thorough EIR to be conducted; please make sure it gets this level of analysis and input from all concerns.

Thank you,

Kristi Wrigley

Yandell, Rodney

From: Sallie Grover <sallieg15@hotmail.com>
Sent: Friday, March 05, 2021 3:59 PM
To: Wilson, Mike; Planning Clerk
Subject: Sun Valley Cannabis Production

Greetings Mike Wilson and Humboldt County Planners,

I'm writing to let you know that, as an Arcata resident, I don't support the SunValley Group's plan to create a cannabis grow and production facility.

I'm concerned about many environmental effects. These include the use of pesticides, chemicals and ground water, energy consumption, increased traffic and pollution. They effect our wildlife, health, ecosystem and quality of life.

The location is too close to Arcata—it's residents, schools, businesses, organic/family farms and community resources. In addition to environmental concerns, there's the potential for increased criminal activity.

I moved to Arcata as a student and stayed because I love the area. I'd like the town that I raise my children in to be a place that values education and sustainability and not to have its defining activity be as one of the state's largest recreational drug producers.

Thank you for reading through my concerns.

Wellness to all,

Sallie Grover

March 6, 2021

To: Planning Clerk, Humboldt County California
Mike Wilson, 3rd District County Supervisor
Steve Madrone, 5th District County Supervisor

From: Ann Warner, Arcata, CA

RE: Arcata Land Co. application #12255
Hearing Date 3/18/21

This letter is submitted in favor of requiring a CEQA Environmental Impact Report (EIR) for the proposed Arcata Land Co. 23-acre industrial cannabis grow currently under consideration. The reasons it is necessary and appropriate to complete an EIR is because of the significant change of use at the site and the unintended consequences on the City of Arcata and the County of Humboldt. An EIR also offers a structure within which to understand the actual impacts of such a project, disclose to the public how the lead government agency will deal with any environmental impacts, and allows for transparency, review and input from all public and private stakeholders.

There are many significant changes of use at the site, including the scale of activities; it also pre-supposing the site is adequately prepared as it sits right now for any use. None of the information available to the public addresses the clean-up purported to have been done by the Sun Valley Farms after acquiring the site. This information needs to be thoroughly reviewed. As you may know, attempts to repurpose a mill site for an industrial cannabis grow in Willow Creek resulted in 2 years of crops with accompanying armed guards, and the subsequent 4 years undergoing "mitigation" of ground contamination left from the lumber mill; it continues to this day. This is not a direct switch over of use, even given the stated minimal use of the site by Sun Valley Farms over the past years. Any reasonable person will recognize that this proposed cannabis grow represents a complete change of use and purpose for the site.

The project requires a full EIR because a Mitigated Negative Declaration (MND) will not allow for input and valuable insight from all affected stake holders. An MND may not consider all of the significant environmental impacts of such a project on the air, water, noise, light, animals – domestic and wild, aesthetics of the Arcata Bottoms, and the direct impact to the land itself, not to mention the community which it borders.

What needs to be considered is whether or not this is the best direction for the County and therefore the City of Arcata to go. Understandably, the County and the City are both interested in the site being fully utilized and the tempting tax revenue is an absolute lure.

HSU is the most important asset in the City of Arcata and to not fully consider all impacts to the University of such a change of use in the surrounding agriculture lands is short sighted and represents inadequate planning. I urge the Planning Commissioner and the Supervisors to consider the unintended impacts of such a large industrial cannabis grow. How will HSU and Arcata appear to parents and prospective freshmen students coming to look at colleges? No longer will it be coffee roasting or pizza, it will be a prevailing odor of cannabis. How will the University navigate relations with the City when such disregard is shown for their shared image and presence? As a resident of Arcata, I value what the University brings to the community and am greatly concerned that such a change of use in the agricultural lands surrounding the University will negatively impact recruitment, retention and growth of the University students, faculty and staff.

This is not an emergency. We do not have a cannabis shortage, either locally or throughout the state. It is clear from the local news articles on February 24 that Arcata Land Co. is a different company from Sun Valley Farms. Please take the time and offer the transparency of an environmental impact review with the resulting report to all stakeholders. Indeed, this was the very reason CEQA was adopted by the State of California.

Thank you for your consideration.

Yandell, Rodney

From: Jenifer Pace <1jeniferpace@gmail.com>
Sent: Saturday, March 06, 2021 6:43 PM
To: Planning Clerk
Subject: application #12255 - Arcata Land Co. (3/18/21 hearing)

Commenting on this industrial cannabis grow: the size alone should be reason not to permit this. What about an EIR? Public input? What about some creative thinking about what else all that square footage could become? There is opportunity here for ideas that could engage this community for positive results; this plan, however, is a real negative for Arcata.

Yandell, Rodney

From: Arlene Leong <arlene0409@gmail.com>
Sent: Sunday, March 07, 2021 1:32 PM
To: Planning Clerk
Subject: Arcata Land Co. application #12255

To the County Planning Commission:

It has come to our attention that you and others will be deciding whether to allow a huge cannabis grow in Arcata, beginning with a hearing on 3/18/21. We urge you to turn down this proposal.

We are convinced that the proposed industrial grow will forever change the character and atmosphere of Arcata. We are a small town. A grow of this magnitude would have a huge impact on the entire city; traffic, air and noise pollution, potential crime, use of our limited natural resources (e.g. water), housing prices, masking the beauty of the Arcata Bottoms, etc. We have no doubt that the county would rake in huge tax revenues if this grow is approved, but at what cost to the seniors, families and young children who call Arcata home? Would you, personally, like this cannabis grow to be in your backyard?

Having lived in Arcata since 1979, we've appreciated raising our family in this beautiful place. However, in the past several years, we've been subjected to increasingly foul-smelling air due to grows and people smoking weed in our neighborhood, and fear of crime as the cannabis industry has grown in our community. We know many friends and family who have watched as their children have been lured into drug use and addiction because of the readily available supply of weed.

We implore you to do the right thing and deny this proposal--and any future proposals--for industrial-sized grows in our town.

Sincerely,
Eric & Carolyn A. Leong

Yandell, Rodney

From: David Mohrmann <mohrmannd@gmail.com>
Sent: Monday, March 08, 2021 7:25 PM
To: Planning Clerk
Subject: Mega cannabis grow on 27th Street, Arcata

Dear Planning Clerk,

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. Many residents are up in arms for being treated with such disrespect. Now, against their will, they must put up with revolting odors, light pollution, noise from fans, increased traffic, and so much more.

Among the most important problems overlooked by those in power is the water these grows require. With climate change so obvious (think of the ongoing droughts, the now common forest fires) is this a good time to start draining our aquifers so that a few wealthy people can get richer? Why, when in the foreseeable future we will need prime agricultural land to grow food, and sources of water to make that possible, should we degrade both in the hope of...hope of what? Do we need more tax revenue, is that it? Do we need to keep growing and growing until we become another Santa Rosa? Who is it that decides?

In the Arcata bottoms, Sun Valley Bulb Farms is proposing the 9th largest cannabis grow in North America: 22.9 acres, 193 hoop houses (equivalent to 17 football fields) and one million square feet of marijuana plants. Only five people within 2000 feet of this mega grow were informed of the project. One of them called Mike Wilson, a county supervisor, to complain. This was on February 5th, and he hadn't yet heard about it.

So, again I ask, who makes the decisions here, where we live, about our quality of life?

The very least that needs to happen is an environmental impact study on this and other projected grows. Then a series of public hearings to hear what people think.

My more extensive list of why this grow is a terrible idea:

1. Aesthetics: hoop houses would take up 23 acres of our Arcata Bottoms, destroying that view for everyone in the area.
2. Water usage: a problem for the future and those who now have their own wells.
3. Family members with respiratory and other diseases would be triggered by the stench and pollens. People would not be able to enjoy their time outside.
4. We'd all have increased concerns about crime. Security in other permitted grows have security with guns walking the perimeter. Is this our future? Is this what we want our children to see when they are walking by or outside gardening at their own home?
5. We'd all worry about pesticide usage. Do we want the people in the area (including kids) to be guinea pigs for an unknown?
7. We'd worry about the potential use of new products that haven't been thoroughly tested, especially not in the foggy bottoms where effects would be worsened.

8. There would clearly be a decrease in the value of homes. Few people want to live next to a 23-acre pot grow.

I live on 27th Street, just down the street from the proposed grow. My neighbors and I demand that the planning commission not approve this mitigated negative declaration, that they 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.**

Sincerely,
David Mohrmann
1827 27th Street,
Arcata, CA.
707-822-2509

Yandell, Rodney

From: Luanne Darr <luanne970@yahoo.com>
Sent: Monday, March 08, 2021 7:34 PM
To: Planning Clerk
Subject: Sun Valley/Arcata Land Company proposed Cannabis Grow Application # 12255

To Whom It May Concern,

My name is Luanne Darr and I live at 2525 Wyatt Lane in Arcata. It has taken me a bit of time to try and gather my thoughts regarding the above mentioned application for a cannabis grow behind my house.

I am left quite shell shocked at the thought of this operation. I sold my home in the Central Valley 2 years ago to purchase this dream home. I moved my entire life AWAY from large commercial farming where my asthma was constantly aggravated to this house SPECIFICALLY for the organic farm, the dark nights, the sound of the birds, frogs and ocean, and for the clean, fresh air to breathe. I moved my 83 year old mother into my studio above my house which has the direct view out across our beautiful farmland. She has bronchitis, asthma and is in overall poor health. The peaceful view out of her studio gives her an enormous amount of serenity and her breathing has improved since leaving the Valley. She literally breathes easier here. Long story short: I bought this house specifically to get away from large scale farming operations and gain the quite, pastoral, farm life that is in my backyard currently.

The proposal for this gigantic grow seems completely preposterous for this location. Anyone who thinks that this operation will not destroy the quality of life for all of us in the Arcata Bottoms just doesn't understand the charm of this area. How can it be in the interest of public welfare to allow the 9th largest grow of this kind literally in the backyard of homes, schools, and churches?

In attempting to temper my fears over this project, I have done some research. However, my research has only fed my fears into panic. I stand firmly with all my neighbors in strongly opposing this proposal as a necessity for the public welfare!

My first concern is to our city's health. We are not left without precedence. The impact to communities from commercial cannabis has been studied in the county of Santa Barbara. From the grand jury of the county of Santa Barbara's report: "Most startling was that the Board received two letters from the Carpinteria School District prior to the passage of the cannabis ordinances. The letters detailed that the air quality in Carpinteria High School was being compromised by strong cannabis odors to the point that by afternoon the students and staff were reporting ill effects, such as headaches from the nauseating odor. Additionally, a case study from the City of Carpinteria found many residents near large, commercial cannabis grows to suffer respiratory issues due to the smell AND the chemicals used to abate the odor of the crop. This has a direct impact on me due to my mothers severely compromised respiratory system. I am sure that she represents many who would be adversely impacted by an operation of this size. Can we learn from these case studies and NOT repeat the mistakes of other cities? I feel strongly that there will be direct, negative impacts to the health of the general public, especially those living so VERY close to this parcel.

Cannabis odors are caused by Terpenes which, as i understand it, are used in turpentine varnishes. They are considered volatile organic compounds and VOCs can have certain harmful health effects. From page 10 of Journal of Waste management: VOCs are considered an "Important" pollutant because in atmosphere they transform into aerosol. They can cause headaches, irritation and worsen allergies and asthma. Children and those with chemical sensitivity (15% of the population) are especially vulnerable to VOCs. It has been widely documented that cannabis grows contribute to ground level ozone" That is a public health concern and it will come on the heels of our recovery from a global pandemic from a virus which primarily assaults our respiratory systems. PLEASE, for the sake of our health, decline the application for this grow!!!!

I also printed off the Vision Statement that can be found on the City of Arcata website. Here are two points that our city has singled out to be of utmost importance to our city:

"Our priorities are natural. From our agricultural lands to the community parks and city forests, from our exemplary marsh system and wildlife sanctuary to protected creek and river corridors, wetlands and tidelands, **we pride ourselves on our continuing efforts to preserve the unique, natural beauty within and around the City.**

We live resourcefully. Sustainability is a way of life. We reduce, reuse, and recycle, continually relearning and redefining as we better understand our local resource base. We are committed to living well, and within Arcata's resource base. Our water, wastewater, energy, and land use needs are monitored and adjusted, as we find new ways to minimize consumption. We conserve these resources so they may be enjoyed by the seventh generation."

Cannabis grown at this large of a scale has direct impacts to our environment, 193 hoop houses litters our farmland with plastic waste. Large hoop structures are a blight to our beautiful Arcata Bottoms farm land. As the lawyer for a case in Santa Barbara put it: "They (hoop houses) create land use incompatibilities and generate hundreds of tons of plastic waste annually." SBCRC attorney Marc Chrytilo. How is an operation which would create **hundreds of tons** of plastic waste annually keeping with the vision of Arcata? Additionally, as I understand it, cannabis is a thirsty crop. What will this operation do to the water table in the Bottoms and how will that impact the small farms which operate sustainably, and organically in adjacent parcels?? As stated above, Arcata's vision is to live resourcefully. Nothing about the 9th largest grow in North America is sustainable to our small city and it will leave destruction to our community.. It just doesn't belong here.

This huge scale commercial cannabis grow is in complete odds with preserving the unique, natural beauty within and **around the city**. This parcel proposed for this grow is 1500 feet from my back fence, in the city of Arcata. Ennis park, a children's playground is also 1500 feet with unobstructed views to this site. There are schools, churches, many homes and a market within half a mile surrounding this land. How, can the planning department reconcile 193 plastic covered hoop houses, the security needed to surround this operation, the smell, the noise and the blight to the vision which is the heart of the City of Arcata? And how can this be to the benefit of our entire community who trusts our planning and building department to honor that vision?

Safety is another huge concern of mine. With the city's annexation of the parcel only 700 feet from this operation designated specifically for public use, how safe will it be for children playing soccer, or families enjoying the proposed nature walk if, within feet, there would be necessary security I would assume the project requires? How safe could you expect a community to feel if they live next to land requiring a potential security force or razor wire? If you knew the life we enjoy currently; a quiet life of connected families and neighbors, you would be alarmed at the drastic shift this alone would create to our perceived safety. I lived in the Central Valley where a marijuana crop would attract gang violence. It is just unfathomable and terrifying to me!

Further, to ignore the fiscal consequences to the value of ALL the homes in this area is heartless and irresponsible. I am a mortgage underwriter by profession. I am CERTAIN that this operation will have a devastating impact to the value of all of our homes. These homes are the largest investment to the families yards away from this parcel. It would be naive to think that any potential buyer in Arcata would choose our neighborhood over others. Homeowners, many who have sunk their life's savings will lose their property values.

This scale of a project literally YARDS from an active, family community is just NOT something with which to experiment. The consequences are permanent to our community and the city at large.

I beg of you: do NOT allow this grow in my backyard.

Sincerely,

Luanne Darr

Yandell, Rodney

From: Luanne <luanne970@yahoo.com>
Sent: Monday, March 08, 2021 8:12 PM
To: Planning Clerk
Subject: Re: Sun Valley/Arcata Land Company proposed Cannabis Grow Application # 12255

I neglected to conclude with the following:

We demand that the planning commission not approve this motivated 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 and welfare.

To Whom It May Concern,

My name is Luanne Darr and I live at 2525 Wyatt Lane in Arcata. It has taken me a bit of time to try and gather my thoughts regarding the above mentioned application for a cannabis grow behind my house.

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The proposal for this gigantic grow seems completely preposterous for this location. Anyone who thinks that this operation will not destroy the quality of life for all of us in the Arcata Bottoms just doesn't understand the charm of this area. How can it be in the interest of public welfare to allow the 9th largest grow of this kind literally in the backyard of homes, schools, and churches?

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"Most startling was that the Board received two letters from the Carpinteria School District prior to the passage of the cannabis ordinances. The letters detailed that the air quality in Carpinteria High School was being compromised by strong cannabis odors to the point that by afternoon the students and staff were reporting ill effects, such as headaches from the nauseating odor. Additionally, a case study from the City of Carpinteria found many residents near large, commercial cannabis grows to suffer respiratory issues due to the smell AND the chemicals used to abate the odor of the crop. This has a direct impact on me due to my mothers severely compromised respiratory system. I am sure that she represents many who would be adversely impacted by an operation of this size. Can we learn from these case studies and NOT repeat the mistakes of other cities? I feel strongly that there will be direct, negative impacts to the health of the general public, especially those living so VERY close to this parcel.

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Safety is another huge concern of mine. With the city's annexation of the parcel only 700 feet from this operation designated specifically for public use, how safe will it be for children playing soccer, or families enjoying the proposed nature walk if, within feet, there would be necessary security I would assume the project requires? How safe could you expect a community to feel if they live next to land requiring a potential security force or razor wire? If you knew the life we enjoy currently; a quiet life of connected families and neighbors, you would be alarmed at the drastic shift this alone would create to our perceived safety. I lived in the Central Valley where a marijuana crop would attract gang violence. It is just unfathomable and terrifying to me!

Further, to ignore the fiscal consequences to the value of ALL the homes in this area is heartless and irresponsible. I am a mortgage underwriter by profession. I am CERTAIN that this operation will have a devastating impact to the value of all of our homes. These homes are the largest investment to the families yards away from this parcel. It would be naive to think that any potential buyer in Arcata would choose our neighborhood over others. Homeowners, many who have sunk their life's savings will lose their property values.

This scale of a project literally YARDS from an active, family community is just NOT something with which to experiment. The consequences are permanent to our community and the city at large.

I beg of you: do NOT allow this grow in my backyard.

Sincerely,

Luanne Darr

Yandell, Rodney

From: Sheryl Lyons <the4lyons@hotmail.com>
Sent: Monday, March 08, 2021 9:53 PM
To: Planning Clerk
Subject: Arcata Land Co./Sun Valley proposed large-scale cannabis grow

Planning Commission,

I strongly oppose the Arcata Land Co.'s proposed large-scale cannabis grow operation in the Arcata Bottom. I own & reside in a home with my family, approximately one-half mile from the Foster Ave. entrance to the grow. I have many concerns about this proposed large-scale operation, including well water & groundwater pollution & depletion; wind-carried pesticide, dust, & odors; increased large vehicle & overall traffic on county roads that are already very poorly maintained in the Arcata Bottom; increased crime & strangers wandering around looking for ways to enter the grow for criminal purposes; and the potential for overall degradation of the Arcata Bottom community, property values, & other non-tangible but healthful benefits we enjoy such as the views & fresh air. The natural beauty & peacefulness, safety, well-being, public welfare, home/land values, & general character of the Arcata Bottom will be permanently & very negatively impacted if this project moves forward.

When Sun Valley leased a neighbor's land between Janes Rd/Dolly Varden Rd/Foster Ave/Bay School Rd a couple of years ago to grow flowers, they sprayed RoundUp on a windy day across the entire field. I personally observed the words printed on the equipment they were using, went home & Googled it, & learned what they were spraying was a deadly pesticide. There had been zero notice to my address of this plan to spray pesticide, although I live directly one-quarter mile west of the leased flower field. I was dumbfounded at the decision to proceed with spraying pesticide on a windy day. We ran home, closed up the house, doors, windows, & kept our kids inside, out of fear of exposure to toxic chemical agents. Anyone who has spent time in the Arcata Bottom knows it is commonly windy out here. I am not sure how Arcata Land Co. thinks they can control the wind, but I personally have experienced their decision, whether made by their work crews or management, to spray pesticide on a windy day. I have zero trust that they would make a different choice on an even larger scale that is less directly in the public eye than the flower field we can all see from our homes.

Although cannabis regulations have stringent parts per million limits of detectable pesticides on cannabis flower for sale, the ppm limits on nearly all other kinds of cannabis products are not as low. Due to the damp Arcata Bottom climate, their operation will require the use of fungicides, pesticides, rodenticides, & herbicides. There is no reasonable way their hoop houses will be able to fully contain the presence & spread of these toxic chemicals to the immediately surrounding areas of neighborhoods, schools, homes such as mine, dairies, & beef cattle operations, much less to the ground & water table below. Due to our common Arcata Bottom fog, it is more likely than not that these chemical agents will become trapped in the ambient water vapor in the air & not just drift away or disappear as their operation proposes. So on foggy days, we will be forced to breathe the toxic soup-air this grow will create. The other side of the same coin is that indoor cannabis grows require ventilation, meaning the fans they say they will use to control for cannabis odors will also necessarily blow the herbicides, fungicides, pesticides, & rodenticides around the Arcata Bottom. That impacts my ability to safely enjoy my yard, garden, & simply taking a nice stroll around my Arcata Bottom neighborhood.

Last, the roads out here in the Arcata Bottom are laughable by most other communities' standards. They are less than two standard traffic lanes wide in many places, and are full of potholes that occasionally get 'hot top'

laid down by our county road crews when the ride gets really bad. A higher traffic volume will create more problems, causing these roads to fall apart even faster. Still, I would rather the county continue its current benign neglect of our roads & not have a large-scale grow as my new neighbor, than the county all of a sudden start plans to resurface the roadways to make Arcata Land Co. happy. I also do not support taxpayers footing the bill to 'improve' intersections nearby so that large trucks can make their way out to the grow for deliveries & shipping their products.

Do not allow this proposed project to degrade our community & harm the public welfare of the Arcata Bottom & the schools, homes, parks, organic farms, dairy & beef operations, health care facilities, etc. that exist within & near to the Arcata Bottom. This project will ONLY benefit Arcata Land Co.

Thank you,
Sheryl Lyons

Yandell, Rodney

From: Deborah Henehan <kazismom@gmail.com>
Sent: Monday, March 08, 2021 10:51 AM
To: Planning Clerk
Subject: Arcata Land Co application #12255, hearing date 3/18/21

Dear Planning Department,

I have recently learned about the proposed very large commercial cannabis grow in Arcata, CA. I am alarmed and concerned that an environmental impact study has not been made public. I would like to go on record that I oppose such a massive development. I believe the risks and negative aspects to this proposed grow are far too dangerous to the residents of Arcata.

Deborah Henehan
McKinleyville, CA
Kazismom@gmail.com

Sent from my iPad

Yandell, Rodney

From: Rhonda Ballance <ballance.rhonda@gmail.com>
Sent: Monday, March 08, 2021 11:03 PM
To: Planning Clerk
Subject: Sun Valley Mega Grow

I am once again contacting you for the purpose of stating my complete opposition to the frightening Sun Valley mega grow project. In a nutshell, it will adversely impact the health, safety, happiness, and threatens the welfare of Arcata residents, the immediate surrounding area, and Humboldt County as a whole. The well-being of the public is not only not served by this project, it will have an immense negative effect. Please remember that the proposed site is within the city of Arcata's Community Plan Area and also note the outstanding community opposition to this project.

An alarming point that I must include is the dangerous and extensive use of pesticides that Sun Valley uses. That fact honestly keeps me up at night knowing what leaches into the ground and pollutes our water and air. It's utter insanity to think that won't affect any new agricultural endeavor on their property. Sun Valley has already violated Lane Devries's 2020 commitment to the Siskiyou Land Conservancy to abandon the use of the carcinogenic herbicide glyphosate (Roundup) by spraying it on a large field on Seidel Road in the Arcata Bottoms. That lack of integrity, the dishonesty, and overall lack of concern for humankind scares me beyond the pale.

As a long time, dedicated community member I demand that the planning commission 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.**

Thank you,
Rhonda Ballance

Yandell, Rodney

From: Carol McFarland <cmfarl@gmail.com>
Sent: Tuesday, March 09, 2021 2:08 AM
To: Planning Clerk
Subject: NO SV Cannabis on Arcata Bottom

To the planning clerk:

I am a retired teacher living on a fixed income, and my home on the Arcata Bottom is my main asset. I had hoped to live out my days peacefully but the news that SV Bulb Farms plans to change its business to a 23-acre cannabis grow less than a mile from my home has dashed my hopes.

I cannot afford to relocate at this late date – I am in my 80s – and I have been increasingly disappointed by the activities at Sun Valley. Until about 5 years ago I walked daily down Foster Avenue passing the old Simpson mill site, until I began to react to the spraying. I could no longer leave my west-facing windows open at night, The lights, the malodorous breezes carry the stench of pesticides and other chemicals, there have been changes in my organic garden, this has put an end to walking there.

To live less than a mile from a 23-acre pot grow will exacerbate my persistent asthma problem and spoil my quality of life and that of the school children, their activities on the playgrounds, and the lives of those in the Bloomfield Acres and Westwood subdivision where many seniors have lived for over 50 years.

Currently I have to endure the stench and harm inherent in chemical spraying, the removal of waste soil needed to grow flowers, and the untold tons of the older polluted soil that go by my home in large trucks periodically. The increased acreage of the cannabis grow will do great harm with the increased need for pesticides, questions about security, harm to our water supply during the annual flooding, increase noise and light pollution which already disturb us, and most importantly the value of our property and homes. The thought of living near the cannabis grow means our quality of life will suffer, our health will be compromised, and we will be trapped with unsaleable homes and the choking stench of pot.

I oppose the Sun Valley cannabis project and I appeal to the planning commission to NOT APPROVE THE MITIGATED NEGATIVE DECLARATION for myself, and for the public welfare in general. There are three elementary schools barely a mile from the cannabis grow site, a church, playing fields for children, and Foster Avenue is a main stem for walkers, joggers, cyclists, and for team training from both Arcata High and CSU Humboldt. We cannot risk the harm such a grow will mean to our community both young and old.

I appeal to the planning commission — **do 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.

Respectfully submitted,

Carol McFarland
1983 Foster Ave
Arcata CA 95521
707.296.4836

Please be advised that we are strongly opposed to the Sun Valley project in the Arcata bottoms. Our objections are basically due to the potential of health issues to our community from the unknown results of pesticides used by this company. Additionally many allergies are escalated by the fumes that are admitted from this type of growing.

Also, we are a community that promotes higher education through our university. How many parents are going to want to send their children to a university about 4 miles from the largest marijuana grow in the state and possibly the United States?

Not only will this proposed project be a health hazard but also cause substantial deterioration to our safety and our economy in our community. There is also the question about the legality under the Federal Government guidelines. In the best interest to maintain a safe and healthy Humboldt County, please deny this

Application.

Thank you.

James and Edythe Vaissade

Yandell, Rodney

From: TamTam BamBam <chickaboombang@gmail.com>
Sent: Tuesday, March 09, 2021 9:02 AM
To: Planning Clerk
Subject: Sun Valley Growers 23 Acre Cannabis Farm

Hi there,

I am 100% pro cannabis. This 23 acre plan will hurt Arcata. SVG are already infamous over polluting the water supply and I cannot see them changing their mentality when even more money is involved. I do not like the idea of armed guards, more traffic, more noise, more pollution and more crime, which is inevitable if this plan goes through. This is a power grab and it is just plain greed. PLEASE do not let it go through!

Thank you

Tamaras

Yandell, Rodney

From: Elisa Abelleira <elisaabelleira@gmail.com>
Sent: Tuesday, March 09, 2021 9:08 AM
To: Planning Clerk
Subject: Sun Valley Project

Hello there:

I am writing to voice my general opposition to putting in a giant marajuana grow in the Arcata bottoms.

My main concern has to do with environmental degradation, pesticide usage and pollens generated by such a large grow.

Furthermore, the white greenhouse-hoops is frankly an eyesore! Increased traffic in the area and the possibility of increased crime are also concerns.

Generally speaking, the basic public welfare will be adversely affected. Surely there is better use of the land.

Thank you for your consideration.

Kind regards,
Elisa Abelleira

Yandell, Rodney

From: Jo McCutchan <jomccutchan@gmail.com>
Sent: Tuesday, March 09, 2021 10:18 AM
To: Planning Clerk
Subject: Proposed Marijuana Grow in Arcata Bottoms

Dear Sir,

It has come to my attention that Sun Valley plans to build a massive greenhouse operation in the Arcata Bottoms. My family is extremely concerned about the impact this will have on the health, safety, and the public welfare of our community.

A few of the effects that come to mind are:

1. Aesthetics. Hoop houses taking up 23 acres on the Arcata Bottom viewshed
2. Water usage. People with wells in that area are already worried about having enough water for their personal use.
3. Family members with respiratory concerns will be vulnerable to the stench and pollens.
4. Pesticides. Although approved by state agencies, the effect of the breakdown product of the tiny particles from these chemicals on humans and the environment are unresolved by the scientific community.

We demand that the planning commission not approve this mitigated negative declaration and enforce the Count's CCLU Ordinance 2599 and (section 55.4.5.1c) GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNIBIS 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.**

Sincerely,

Jo W McCutchan

Sent from [Mail](#) for Windows 10



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Yandell, Rodney

From: lee torrence <ltwish@hotmail.com>
Sent: Tuesday, March 09, 2021 11:12 AM
To: Planning Clerk
Subject: CCLU Ordinance 2599 and (section 55.4.5.1c)
Attachments: Letter: Cannabis Final.pdf

Dear County Planning and Building Department,

I am writing in regards to the Sun Valley Bulb Farm's proposed cannabis grow which will be the 9th largest cannabis grow in North America. This grow is a health risk to the large community it borders. In addition, the city has plans for a housing development at Foster and Alliance which includes senior and low-income housing. They are right there! In addition, there are 4 schools within a mile radius of this proposed grow. These are vulnerable populations and their health needs to be considered. There is NO QUALITY OF LIFE without HEALTH.

I live 2000 feet from this grow. I am 62 years old. I had been unwell for 10 years with pain, brain fog, dizziness, headaches, feeling unbalanced. After 8 long years of many restricted diets I am finally healthy. The idea of inhaling skunk odor day and night...all year long, has given me serious thoughts of getting my house on the market before any unsuspecting investor from SF or LA knows what's happening. I cannot take the chance of headaches, stuffy nose, watery, burning eyes, tightness of chest (yes, I've experienced that, too). See: <https://www.latimes.com/local/california/la-me-santa-barbara-pot-grows-20190612-htmistory.html> Without good HEALTH you have NOTHING!

We demand that the planning commission 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.**

I am attaching a detailed letter which I submitted to the County Planning and Building Department February 26th. It details all of my concerns.

Very Sincerely,

Lee Torrence
1827 27th St.
Arcata, CA 95521

Hello Humboldt County Planning and Building Department,

I received a letter from the county regarding the proposed commercial grow:
PROJECT TITLE: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS
OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION
PROJECT. APPLICATION NUMBER; 12255, CASE NUMBER; CUP 16-583

We are advised that the public has until Feb. 26 to send comments. Many of our neighbors (especially those closest to the proposed grow) did not receive letters from the planning and building commission. We are all wondering why?

I was surprised to see an article published on the Lost Coast Outpost on Feb. 9 (<https://lostcoastoutpost.com/2021/feb/9/today-supes-february-9-2021/>) stating that the Humboldt County Planning commission voted UNANIMOUSLY to ban all large-scale industrial hemp grows. This decision was based on the concerns of local cannabis growers about their crops being cross contaminated.

You have a 1400 page proposal from Arcata Land Company trying to address EVERY possible opposition they might have from neighbors, and the Planning Commission puts a moratorium on industrial hemp grows because of the concerns of LOCAL CANNABIS GROWERS?!

I truly hope that you will take just as seriously the concerns of us who live in the area, who will daily be exposed to this proposed industrial cannabis grow, and those who use the roads that will be impacted by increased traffic, and even those who live in the hills who will look down upon it.

Since the last paragraph of the article says the board can revoke the "permanent" moratorium at any time, I'd like to express my concerns.

- 1) AIR QUALITY - I think most of us would agree that the smell of skunk is an assault on our senses. The Arcata Land Company (Sun Valley Bulb Farm) says they are going use a special filtration system inside the hoop greenhouse to minimize the odor, but a grow near West End uses a filtration system and there is still an odor of skunk during harvest time. I spent 3 weeks last summer in my house with the windows closed because California was on fire, and would have worn a mask even if there wasn't a pandemic. Our precious air quality is already at risk. I know people who have had to move from areas near grows in Willow Creek and Redway because of their extreme sensitivity to cannabis. We have one such person in our

neighborhood. She has an extreme allergy which causes asthmatic symptoms. I'm sure she is not alone. Many children these days have asthma. I believe there are 3 schools within 2000 feet from this proposed grow. Can we provide a better childhood for them, considering the state of the planet?

2) LIGHT - They say this is a LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT. I looked that up and it sounds like the use of artificial lighting between 6 and 25 watts per square foot of canopy. At one point in the 1500 page proposed project, it says the only lights will be security lights which will be facing downward. But somewhere else it says that there will be 193 new hoop greenhouses with 25% of those operating with mixed light and artificial light. I don't believe the Arcata Bottoms has the best climate for growing cannabis and it seems to me that if this passes, you'll need to be on top of that and make sure that 25% doesn't increase.

If you want to see what light pollution looks like in the bottoms, while driving south on 101 near the exit of Giuntoli, look to the west. Sun Valley has some lights that set the sky aglow at night. I'm from Chicago, and when I first saw this glow in the Arcata Bottoms I was reminded of the huge energy plants glowing in the distance as you approach a large metropolitan area. I was so baffled by the glow, that after I got home, I got back in my car and drove over there to see what it could be. I was quite shocked to see it was Sun Valley Bulb Farm.

At this point I will mention 3 other commercial grows proposed within a 1 mile radius of the Arcata Land Company (Sun Valley Bulb Farm) Commercial Cannabis Cultivation Project.

1) The Ryan Simas Commercial grow. 10,000 sq. ft. New mixed-light commercial cannabis cultivation and 4000 square feet of new indoor cannabis cultivation. Water supplied by a proposed well.

2) Park Meadow Estates: 10,000 sq. ft. New mixed-light commercial grow. Water supplied by a proposed well.

3) WE Produce: New 160,680 sq. ft. indoor commercial cannabis operation and 30,000 sq. ft. commercial cannabis nursery. Water supplied by rainwater catchment.

So, FOUR proposed grows between Foster and 27th Street or to Upper Bay Road. One of our neighbors on the west side of 27th Street borders Sun

Valley's property. They see the constant glow from only 16 of the bulb farm's structures that use lights.

We are the last house in Arcata on 27th Street. The night sky is breathtaking on a clear night. I imagine star gazing will be out of the question with the addition of so much lighting? (Wikipedia: **Light pollution** is the presence of [anthropogenic](#) and artificial light in the night environment. It is exacerbated by excessive, misdirected or obtrusive use of light, but even carefully used light fundamentally alters natural conditions. As a major side-effect of [urbanization](#), it is blamed for compromising health, disrupting ecosystems and spoiling aesthetic environments.). The extra lighting will change the landscape below for everybody who lives up on the hillside, too. So, it won't just effect us in the bottoms. When one thinks of agriculture, one does not think of **LIGHTING**. Growing cannabis is different from regular agriculture. This should be taken into consideration when granting the right to use agriculturally zoned land.

3) Water. Quantity? [Many farmers in the Arcata Bottoms pump water from this aquifer. A proper study needs to be conducted to ascertain the impact of the proposed 52 acre feet of water that the proposed cannabis will use per year.](#)

How does this effect other farmers (DeepSeeded Farm)? Pesticides in our groundwater? Pesticides ending up in our marsh? Pesticides killing wildlife? Are we willing to sacrifice this too?

4) NOISE POLLUTION! It is so quiet where I live, I can hear the ocean at night and I'm 1.5 miles away. I hear fans will be used and wonder how that will affect wildlife. Will those living nearby be able to hear them? With fires a constant threat and shutdowns of electricity by PG&E, is there a chance that generators will be used?

5) SECURITY - CANNABIS is a valuable crop. The Sun Valley Bulb Farm planted eucalyptus trees on the south side of 27th street so people wouldn't steal their bulbs and flowers. Imagine the security needed for cannabis!? Will they also employ threatening, barking dogs we can listen to at night? Will they be hiring security guards with guns? Will we have to worry about criminal elements in our neighborhood? What are the unexpected impacts of growing a valuable crop like this in our community?

6) 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.

7) TRAFFIC - The proposed project is expected to result in 232 new trips per day during peak operation, including 40 trips during the a.m. peak hour and 37 trips during the p.m. peak hour. How much traffic do we want to see at Foster and Alliance? Add to this the 3 other proposed commercial cannabis grows using the same route. Let's not forget the proposed single family, multiple family and assisted living residential development that will provide housing for approximately 269 residents at Foster and Alliance.

8) 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. Why? For the benefit of a private venture?

9) JOBS - There is hope that this will add jobs to the community. Is it a more likely scenario that lower paid seasonal workers will come from out of the area to fill these jobs?

My husband moved here in 1990. He remembers Arcata residents given a choice to vote for a housing development to be built down 27th or allow Sun Valley Bulb Farm to move into this neighborhood. The people voted for the bulb farm thinking it would keep the population and traffic down and maintain the quiet ambiance of the neighborhood. Now Sun Valley turns their back on the community that invited them in and threatens to change the quality of life people in this area have so enjoyed. QUIET, LOW LIGHT, LOW TRAFFIC, AND FRESH AIR. Is that how you repay people who welcomed your business into their community? Is that showing gratitude, or just plain greed?

It was 10-12 years after Sun Valley started their operation when we on 27th Street started to see huge trucks moving massive amounts of dirt up and down our street several times a day. Was use of our residential street agreed upon from the start, or are they supposed to be using the Upper Bay Road entrance? Are they paying for the wear and tear for the use of this street? Companies

agree to one thing when given permission to set up business. Then, years down the road, regulations get broken. One needs to only imagine who our new neighbors will be, what regulations will get broken, and how our quality of life will suffer because of it.

I'm sure the county is thinking of the revenue they will receive from taxation of these grows. With climate change and California under constant threat of fire, quality of life should be first and foremost in decision making regarding the residents of our county.

We live in a unique place of the country and the world. Let's keep it that way.

Very Sincerely,

Lee Torrence
David Mohrmann
1827 27th. Street
Arcata, CA 95521

Yandell, Rodney

From: Jessie Wheeler <bridgevillepioneer@gmail.com>
Sent: Tuesday, March 09, 2021 1:21 PM
To: Planning Clerk
Subject: Cannabis Grow

I strongly object to this plan, this is just too big for this area and will have lasting impact on current residents and the land itself. Please do not consider this project.

This will definitely and negatively affect the Public Welfare of the community. Is there a guarantee of the containment of the smell?

this will negatively affect the property value in the entire surrounding area. Who wants to buy property next to a factory?

Yandell, Rodney

From: Julie Ross <juliem.ross2@gmail.com>
Sent: Tuesday, March 09, 2021 3:16 PM
To: Planning Clerk
Subject: Re: Arcata Land Company LLC, Record Number: PLN-12255-CUP Assessor Parcel Number (APNs) 506- 231-021 and 505-151-011

Humboldt County Planning Commission:

I am writing this because we feel that this project will adversely impact the health, safety, happiness, and welfare of residents of the Arcata Bottom and of Arcata in general. The well-being of the public is not only not served by this project, but it is negatively affected. People may end up having to sell their homes and let go of their dreams because of the impacts on their quality of their lives. 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.

1. My father has a **chronic respiratory disease** that will be triggered by the pollens that the cannabis plant puts out in late summer and early autumn. Another allergen associated with cannabis is mold and with the high humidity in Arcata we expect this to be high. We're in fear of increase trips to the ER & doctor visits. My father also has Diabetes and needs to walk every day, but because the bad air quality due to the cannabis pollens and mold he will have to be confined to the house and will not be able to enjoy being outside.
2. We are also having concerns over the **increase in crime**. According to Neighborhood Scout Arcata has one of the highest crime rates in America compared to all communities of similar size. Allowing the Cannabis farm will only increase that rate. Do we as a community want to allow that to happen? My parents are elderly and are not able to defend themselves.
3. Concerns over water **increase ground water usage**, that there will be a shortage in their well.
4. My parents moved to the Arcata bottoms to enjoy the peace and quiet that the location brings, the farm will only bring **noise pollution** from greatly increased traffic and from hoop house fans.
5. We all should be concerned over the increase of **pesticide usage and the pollution** produced by the cannabis plants.
6. And as heir to my parent's home and future resident, I too am concern about the **decrease in the value of homes**- few people want to live next to a 23-acre pot grow. Other area such as San Luis Obispo, Sacramento and Sonoma County have shown that production of cannabis near a residential area has brought down the value of homes.

I demand that the planning commission 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.**

Regards,

Julie Ross
1975 27th Street
Arcata, CA 95521

Yandell, Rodney

From: Joan Edwards <johoda63@gmail.com>
Sent: Tuesday, March 09, 2021 3:25 PM
To: Yandell, Rodney
Subject: Cannabis Grow

Dear Mr Yandell,

I am writing to ask that you slow down the process for the proposed Cannabis grow destined for the 23 acre parcel between Foster and 27th in the Arcata bottoms. This proposal is too big and represents too much of a change to the environment to allow it to proceed with just a mitigated negative declaration. It truly warrants an EIR that would ensure that you do not rubber stamp an approval for a project that will be problematic in the end. The site is in the Community Plan Area of Arcata and there is a lot of public opposition.

We who live downwind are greatly concerned about the odors from this very fragrant crop wafting throughout the neighborhood. Two in my household suffer from asthma and we are impacted by such odors in problematic ways. Neighbors to the west moved here to get away from a neighboring grow in WillowCreek and they are considering selling their property because of her asthma and the impact this will have. Noise pollution from the constant running of fans within the hoop structures. This is a very damp and cool environment, definitely not ideal for this particular crop. Those fans will be required 24-7. I have friends over on Parton in Arcata and they hear the fans whenever they are running. This will be the same. This parcel is too close to neighborhoods, schools, parks, a newly planned soccer field and long term care facility.

There is a recent article on google that is titled Insatiable demand for Cannabis has created a giant carbon footprint. I urge you to read that article and examine whether this is the best site for growing this product. Lane Devries has other options than to turn our bottoms into the ninth biggest grow in the entire United States and Canada! He could sell parcels off to farmers interested in creating CSAs. There is growing interest in CSAs and limited membership for those currently in business. With a new neighborhood planned for the area east of this grow on Foster there will be even greater interest in such options.

In my research I have learned that Colorado sees this industry as not the panacea once hoped for. They have been inundated with complaints from nearby neighborhoods, concerns about the use of pesticides (which Lane Devries uses consistently) concerns about the increased energy use to grow this product indoors, and the expected tax revenue has not met the expectations as the market fills up.

Please do your homework and review the experiences of other areas in California (Santa Barbara, San Luis Obispo) and other states before turning our precious bottoms into a huge industrial grow.

Thank you, Joan Edwards

Yandell, Rodney

From: Joan Edwards <johoda63@gmail.com>
Sent: Tuesday, March 09, 2021 3:28 PM
To: Yandell, Rodney
Subject: Insatiable demand for cannabis has created a giant carbon footprint

This is a must read before your discussion on the massive cannabis grow in Arcata Joan Edwards
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fengr.source.colostate.edu%2Finsatiable-demand-for-cannabis-has-created-a-giant-carbon-footprint%2F&data=04%7C01%7Cryandell%40co.humboldt.ca.us%7Cb7d73228205a4122b53308d8e353062e%7C00ae2b64fe844f198637b1adf4b27cb%7C0%7C0%7C637509293013138864%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sd=4Q5zwdmZes0GZ0lsyjm4IMp6B7sPi7VOP%2BsQW7g%3D&reserved=0>

Sent from my iPhone

Yandell, Rodney

From: Mike Wand <mwand93@gmail.com>
Sent: Tuesday, March 09, 2021 3:51 PM
To: Planning Clerk
Subject: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255

Dear Planning Commission:

I oppose the ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255 being granted a permit. I oppose the sun valley project entirely.

Tons of chemicals used here which runs into Liscom slough! Spraying ROUNDUP. History of employee malpractice (ICE raids)

Michael Wanderscheid
2660 Titlow Hill Road
Blue Lake CA, 95525

PO Box 362
Blue Lake CA, 95525

Yandell, Rodney

From: Morgan King <morgankingarcata@gmail.com>
Sent: Tuesday, March 09, 2021 4:05 PM
To: Planning Clerk
Subject: Deny the Sun Valley Cannabis Project

Dear Planning Commission,

For the past 19 years my wife and I have been homeowners in the Westwood neighborhood in Arcata. Living just to the east of Deep Seeded Farm, we've been active members of our community, taking great pride in our neighborhood and doing what we can to protect the surrounding environment. We are deeply concerned about the devastating negative impact the proposed Sun Valley Cannabis project will have on the diversity of bird and wildlife in the Arcata Bottoms, on the health, safety and public welfare of our neighborhood and surrounding community, and on the character of the Arcata Bottoms that defines this area and makes it unique.

What Sun Valley is proposing is not an agricultural project, but an *industrial* one, and its footprint will have far-reaching and long-term consequences for the area, including:

- Conversion of some of the best ag land in the area to substrate for hoop houses and concrete for parking and building foundations;
- Light pollution from outdoor/security lighting and leakage from the hoop houses will further stress wildlife and migratory birds, obstruct night sky viewing and disrupt circadian rhythms of nearby residents;
- Increased noise pollution from fans, forklifts, vehicles and other heavy equipment (noise pollution already emanates from Sun Valley into our neighborhood, this project will only exacerbate it)
- Additional traffic on narrow farm roads utilized by children (to get to Fuente Nueva school), joggers, cyclists and walkers
- Additional chemical usage that can never be entirely contained but will eventually leak out to the surrounding environment, negatively impacting waterways, plant and wildlife
- Loss of property values for homes in proximity to a 23 acre mega-grow.

Furthermore, at a time when the County should be doing all it can to protect its residents from the worst impacts of climate change, this project will do just the opposite - it will emit tons of greenhouse gases to the atmosphere, consume huge quantities of fossil fuels (i.e., natural gas) and electricity, and pave over ag land that could instead be better used to strengthen the resilience and self-sufficiency of our County by growing food or other truly useful crops.

We demand that the planning commission 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 has 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.**

Sincerely,

Morgan King

Roberts Way, Arcata

Yandell, Rodney

From: cindy shaw <cindyshaw7@gmail.com>
Sent: Tuesday, March 09, 2021 4:07 PM
To: Planning Clerk
Subject: RE: NO to Sun Valley's proposed cannabis grow

Hello,

I'm a resident of Arcata, and live very close to where the proposed cannabis grow is.

I feel that this proposed cannabis grow will adversely impact the health, safety, happiness and welfare of the residents of the City of Arcata. The PUBLIC WELFARE OF OUR COMMUNITY is in danger if this goes through. The well being of the public is not only not served by this project but it is negatively affected. The list is huge of what the negative impacts would be:

- the quality of our lives are at stake healthwise (I have cancer and this is detrimental to me and those of us who are challenged physically
- our homes will diminish in value
- the strong winds will transport smells, dust, chemicals and noise
- water usage
- the aesthetics of this huge project taking up 23 acres of our Arcata bottom viewshed
- Concerns about crime. Is our future here having security guards carrying guns around to protect their selfish endeavor????

Sun Valley has a terrible history of spraying our beautiful area with pesticides. What would happen if this huge grow goes through? How much would they use? It's so shameful that a company just cares about the profits and not about their neighbors. It's wrong on so many levels.

Signed,
Cindy Shaw
1836 Iverson Ave
Arcata, CA
707-296-5217

Yandell, Rodney

From: Philippe <taraphile@gmail.com>
Sent: Tuesday, March 09, 2021 6:35 PM
To: Planning Clerk
Subject: Oppose -Arcata bottoms sunny valley cannabis grow

As a community member, home owner & mother I strongly oppose this cannabis grow! I find it in poor taste that the city of Arcata would even consider allowing such an eye sore so close to a schools where children & families quality of life will be affected. In addition to it being an extreme water consumer when we are already feeling the effects of years of drought, it is a serious pollutant to everyone in the surrounding neighborhood especially those at high risk to respiratory infections. Now the crime rate is already bad in the area this will surely bring more crime & affect the safety & well being of the neighbors as well as ruin the real estate value. I do hope that you see this is a horrible plan & harmful to all those who live nearby as well as the community as a whole.

Sent from my iPad

Extremely concerned citizen, Tara Kelly

Yandell, Rodney

From: Sophia Pelafigue <spelafigue@pacificunionschool.org>
Sent: Tuesday, March 09, 2021 6:38 PM
To: Planning Clerk
Subject: opposition to the Arcata Sun Valley project

Humboldt Planning Clerk,

March 9, 2021

I am writing to express my opposition about the Sun Valley project that is within the City of Arcata's CPA. I live within a mile of this project and work at a public school. Pacific Union School within two miles of this project. I feel that this project will adversely impact the health, safety, happiness, and welfare of residents of the Arcata Bottom and of Arcata in general. The well-being of the public is not only not served by this project, but it is negatively affected. We, as homeowners may end up having to sell our homes and let go of our dreams because of the impacts on the quality of our lives by having to live so close to something like this. 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 our quality of life. For some of the reasons stated below, I strongly believe you should not allow such a large permit to be given to Sun Valley to grow marijuana.

- Aesthetics: hoop houses taking up 23 acres of our Arcata Bottom viewshed.
- Concerns over water usage and those that use wells not having enough water due to this.
- Family members with respiratory and other diseases that are triggered by the stench and the pollens. Trips to the ER, doctor visits and not able to enjoy being outside their houses.
- Concerns over crime. Security in other permitted grows have security with guns walking the perimeter. Is this our future? Is this what we want our children to see when they are walking by or outside gardening at their own home
- Noise pollution from greatly increased traffic and from hoop house fans.
- Pesticide usage. Although approved by state agency's the effect of the breakdown products of the nano particles on humans and the environment are unresolved by many scientists. Do we want the people in the area (including kids) to be guinea pigs for an unknown.
- This will be using some new products that haven't been thoroughly tested and not in the foggy bottom where effects can be worsened.
- Decrease in the value of homes- few people want to live next to a 23-acre pot grow.

As a resident of Arcata, I demand that the planning commission 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.**

Thank you for your time and considering my strong opposition to this enormous commercial grow. Please feel free to contact me with any questions.

Sincerely,

Sophia Pelafigue
1620 29th st
Arcata, CA 95521

Yandell, Rodney

From: Daniel Wassenaar <wassenaar1500@sbcglobal.net>
Sent: Tuesday, March 09, 2021 7:38 PM
To: Planning Clerk
Subject: Arcata Land Co. application #12255

Hello.

My name is Daniel Wassenaar. I have been a resident of Arcata since 1980, and a homeowner since 2003. I now own three homes here, all on the same street and all close enough to the Arcata Land Co. proposed mega grow that I am concerned.

I'm writing to express my worries about, and opposition to, this project.

First of all, Arcata and Humboldt county have way too much weed already. You may call it cannabis if you want, but weed is weed and still stinks no matter what you call it. While it may have brought money to the area it has also brought a whole host of problems including increased crime, paranoia, environmental degradation and on and on.

Besides that, this particular project will be pumping valuable water from our community-held underground water table. This water is not part of a bottomless pond. I can be pumped down and dry. If we are to pump from it, the water should be used for benefit of all, not profit for a few. ppppmmmm

rrr=

Yandell, Rodney

From: Daniel Wassenaar <wassenaar1500@sbcglobal.net>
Sent: Tuesday, March 09, 2021 8:21 PM
To: Planning Clerk
Subject: Arcata Land Co. application #12255

Hello. My name is Daniel Wassenaar. I've been an Arcata resident since 1980 and Arcata homeowner since 2003. My wife and I now own three houses in Arcata. We are here to stay

I'm writing to express my concern about, and opposition to, the proposed Arcata Land Co, mega grow.

This project has no place in this community.

My objections are this:

The project intends to pump a significant amount of water from OUR groundwater reserves. This water should be held in reserve to grow food and maybe, as climate change affects our rainfall, provide a source of clean drinking water for the whole community. As more groundwater is pumped the possibility arises of salt water intrusion into our fresh water supply

22 acres of hoop houses are just plain ugly, and will seriously erode the visual landscape.

The stench of all that weed will waft over our community whenever the wind blows and the filters fail or something else goes wrong.

The city of Arcata is committed to doing it's best to keep night- sky light pollution to a minimum. These hoop houses will be lighted when the grow cycle requires. There is no provision to keep the light inside, and not bleeding up in to the sky

There will be a big increase in traffic on roads that are already unsafe and poorly maintained.

In my 40 plus years here I have witnessed a huge increase in crime and I know it's not just weed that is to blame, but this is a serious amount of weed. It will bring more crime. Arcata Land Co will undoubtedly have armed guards and high fences to protect their own resources but that in itself brings a bad vibe that we don't need.

Overall I think this project is contrary to the health of this community
I know that some people think weed is just A-OK, but many people know better, I know better.

This proposed project will be detrimental to the public welfare of our entire community. I
I ENCOURAGE YOU TO DENY THIS PROJECT

Thank you, Daniel Wassenaar

Yandell, Rodney

From: Marianne Cipolla Knox <cipollamare@netzero.net>
Sent: Tuesday, March 09, 2021 8:21 PM
To: Planning Clerk
Subject: No on the Sun Valley Cannibus grow

Sent from my iPhone

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https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.newser.com%2F%3Futm_source%3Dpart%26utm_medium%3DUol%26utm_campaign%3Drss_taglines_more&data=04%7C01%7CPlanningclerk%40co.humboldt.ca.us%7Cfeefe3ac975d43e5a01908d8e37bfc36%7Cc00ae2b64fe844f198637b1adf4b27cb%7C0%7C0%7C637509469536041950%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6lk1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=Q86oBm%2FAZFxmVhBv6PyObK7HNZEDjl8r4QVY9W1XSVM%3D&reserved=0

Officer With 7 Life-Saving Awards Dies a Hero

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University of Texas Decides Its Song Isn't Racist

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In First Solo Dissent, Roberts Warns About 'Fighting Over Farthings'

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Yandell, Rodney

From: Michelle Mahurin <michelle.mahurin@gmail.com>
Sent: Tuesday, March 09, 2021 8:41 PM
To: Planning Clerk
Subject: Sun Valley Project

Humboldt County Planning Clerk,

I am writing to express my concern that this project will adversely impact the health, safety, happiness, and welfare of residents of the Arcata Bottom and of Arcata in general. The well-being of the public is not only not served by this project, but it is negatively affected. People may end up having to sell their homes and let go of their dreams because of the impacts on their quality of their lives. 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.

I, along with many other concerned citizens, demand that the planning commission 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.**

Thank you for your time on this matter,

Michelle Ostrowski

Yandell, Rodney

From: James Bavin <tilebybavin@sonic.net>
Sent: Tuesday, March 09, 2021 9:39 PM
To: ryandell@co.humboldt.ca.gov
Cc: Planning Clerk
Subject: Sun Valley Farms Cannabis Arcata

To Whom it May Concern,

I love Arcata! I have lived here more than half of my life (27 years so far) and I plan on living here the rest of my life. There are many cool neighborhoods in Arcata, but I feel the Westwood neighborhood is one of the best. I enjoy seeing my neighbors and friends walking down Wyatt, Roberts, Stromburg, Stewart, and 27th. Families walk with their dogs, children, roommates or solo to watch the sunrise and sunset in the field that is surrounded by Deep Seeded Community Farm. Within 1,000 feet is the bulb farm where the Sun Valley Bulb Farm is preparing to grow 23 acres of cannabis.

Seeing the sunset, and stars, and breathing the fresh air, watching the migratory geese in Fall and Spring (whom rest on their way south and north exactly where this grow is planned), hearing the ocean roar makes this the place where I want to stay. We witness owls, bats, raptors, frogs, and more recently hear the calls of coyotes in the night. This proposed 23 acre grow would impede most of my senses—sight, sound, and smell.

I am not anti marijuana, but I am opposed to such a large grow in view, and smell and sound of many people and not just in the Westwood area; most of Arcata would be effected but the smell of flowering cannabis in this quantity. In order to decrease this intense odor, fans and filtration systems will be required which will be a forever buzzing sound all day and all night. We've heard from those living near Mad River hospital they can barely sleep at night due to the fans running at the current bulb farm hoop and greenhouses near them.

There is a new development for multi family and seniors about to be built nearby with an extension of Ennis park being developed which is right near this grow. Is this really what we want our children to grow up with? The constant odor of flowering cannabis. A little bit is a fine smell, but 23 acres is beyond tolerable. Not to mention the effect it could have on people with respiratory health issues. The bottoms is notorious for the growth of mold, how will moldy weed effect us? How do you even measure this? Can you rightfully say this is safe for the surrounding community?

I feel this project will adversely impact the health, safety, happiness and welfare of Arcata residents, not just in the nearby neighborhood of Westwood and the folks on 27th street. This area is such a gem with the nearby organic community vegetable farm, small locally owned grocery store within walking distance, a playground, and an open space to walk our dogs, now we fear our property values will decline once this size of a pot farm is within feet of all our ideal settings for a neighborhood. My wife and I have spent the majority of our life together fixing up our garden, yard and home because of this epic location, we've spent our hard earned living on this property!

We demand that the planning commission 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 not he existing uses will have as significant adverse effect on the public health, safety, or welfare.

Sincerely concerned citizen,
James Bavin

Yandell, Rodney

From: Philippe Hacala <taraphile@hotmail.com>
Sent: Wednesday, March 10, 2021 9:18 AM
To: Planning Clerk
Subject: Sun Valley Floral Farms cannabis grow

To whom it may concern,

"Our family feels that this project will adversely impact the health, safety, happiness, and welfare of residents of the Arcata Bottom and of Arcata in general. As a close neighbor in the Westwood area we will be significantly impacted by such a giant operation. We have experience firsthand the impact of one acre grows from increase traffic, noise and light pollution, reduced available water, increased criminal activities... Any large cannabis operation is impactful be it from a security standpoint, environmentally, financially. How will it affect our community which has been beautifying in the last few years? Where is the money coming from? More importantly, where is it going? Smaller grows are known to benefit the community as they support a lot of local businesses where a large grow constantly strive for greater profit or a turnover to an investment firm that has no concerns for the community at large. We know that there are no guarantees of the tax benefit but it makes a lot more sense to get a larger tax base than one large tax source.

How does it impact other small cannabis productions? Are they going to be driven out of business? Isn't it safer to have numerous smaller business providing a constant stream of revenue to the city instead of a giant grow that may or may not provide a the revenue stream that a multitude of small businesses can provide?

How is the health of our community going to be guaranteed with the organic or inorganic chemicals required for a giant grow? How about the smell? How is it going to be contained? How is the waste going to be managed to protect the surrounding community? How high are the walls going to be to protect this giant grow? Where is the great sunset view going to be available to the neighbors?

In all honesty I don't believe that an operation this size will benefit the city and the local community on the opposite I think that it will be a nightmare and I am a very positive person.

We (our family) demand that the planning commission 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.

The Kelly/Hacala family

Sent from Mail for Windows 10

Yandell, Rodney

From: Ford, John
Sent: Thursday, March 11, 2021 7:16 AM
To: Yandell, Rodney; Johnson, Cliff
Subject: Fwd: Help!!!

Hi Rodney:

Would you please contact Luanne Darr. Since we will be out there on Friday afternoon, perhaps you and I can go by and visit her.

Thanks

John

Get [Outlook for iOS](#)

From: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>
Sent: Wednesday, March 10, 2021 5:38 PM
To: Ford, John
Subject: Fwd: Help!!!

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

Sent from cell phone.

From: Luanne Darr <luanne970@yahoo.com>
Sent: Wednesday, March 10, 2021 3:35:21 PM
To: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>
Subject: Help!!!

Good afternoon Mr. Wilson!

My name is Luanne Darr and I live at 2525 Wyatt Lane in Arcata.
I won't lie: I am kind of melting down about the proposed Sun Valley/Arcata Land company's HUGE cannabis grow because it is literally about 1500 feet from my backyard.
I am trying to find ANYONE who will listen to me or direct me to whom I should contact. I am not getting any responses.

This cannabis grow is HUGE. Like: GIGANTIC. From what I am reading, it will be the 9th largest commercial cannabis operation in North America. It is sort of unfathomable that it has gotten as far as it has, since this will literally devastate my neighborhood.

Can you help me bend the ear of anyone who will listen?

I'd like to invite the powers that be to my house for dinner.....where they can see for themselves what Arcata has now, and what this will do to our neighborhood. It is LITERALLY feet from a thriving community!!!

Where do I start??

I tried to email Meghan Ryan but I just get rejections from the email service.

Yandell, Rodney

From: Ford, John
Sent: Thursday, March 11, 2021 7:19 AM
To: Yandell, Rodney
Cc: Johnson, Cliff
Subject: FW: ALC MND Environmental Impact Report



John H. Ford
Director
[Planning and Building Department](#)
707.268.3738

From: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>
Sent: Wednesday, March 10, 2021 5:38 PM
To: Ford, John <JFord@co.humboldt.ca.us>
Subject: Fwd: ALC MND Environmental Impact Report

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

Sent from cell phone.

From: Michael Proctor <mmhmm2@icloud.com>
Sent: Wednesday, March 10, 2021 4:51:52 PM
To: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>
Cc: Michael Proctor <mmhmm2@icloud.com>
Subject: ALC MND Environmental Impact Report

To: Mike Wilson, Steve Madrone, Rex Bohn, Virginia Bass and Michelle Bushnell

From: Michael Proctor, resident of Arcata Ca since 1975

I'm sending this email to voice my concerns regarding the 22 plus acre industrial cannabis grow that the Arcata Land Company is proposing located on the Arcata bottoms. I have lived on the corner of Wyatt Ln and 27th Street Arcata, Ca since 1983. It's obvious how this development project will effect the public welfare and sphere of influence of the City of Arcata and the surrounding county area.

Arcata Land Company has issued a mitigated negative declaration. I've read parts of this and have neighbors who have read this as well. At least one of my neighbors has read it in it's entirety. It is clear to all who have read it in it's entirety or in part is that there is nothing in the MND that can be truthfully and realistically mitigated. The definition of mitigate is the action of reducing the severity, seriousness, or painfulness of something. In this case the emphasis on the identification and mitigation of pollution and impact to surrounding area. The MND assumes that any damages to the environment and surrounding residents have been fully considered. Have you every tried to mitigate a smog check stating that your exhaust looks just fine to you. How about mitigating a speeding tick before a judge? The list of issues and impacts of this project and mentioned in the MND is extremely long. Too long to mention. Or is that the point?

Pollution to air, water and soil are typical issues that must be approved before developers can move their projects forward. And this is true for small grows that must prove compliance. How and why is this mega industrial grow able to brush these impacts off with a MND?

As a near by Arcata resident I have concerns regarding odor, light and noise pollution as well as traffic.

Lets be honest here. By now we all have a pretty good idea what is contained in this MND and it's irresponsible nature. And we all no the importance of protections and regulations. We've all seen how the impact of other projects like this get out of hand and how their effects can't be reversed. ALC cannot be allowed to move forward with this project without a ENVIRONMENTAL IMPACT REPORT.

Thank you,

Michael Proctor

2899 Wyatt Ln
Arcata, CA
(707) 822-9573

Yandell, Rodney

From: Ann Lindsay <alindsay52@gmail.com>
Sent: Wednesday, March 10, 2021 9:52 AM
To: Planning Clerk
Subject: Arcata Land Company Commercial Cannabis Cultivation



March 9, 2021

Senior Planner Rodney Yandell

County of Humboldt Planning and Building Department

3015 H St. Eureka, CA 95501

Re: Mitigated Negative Declaration - The Arcata Land Company Commercial Cannabis Cultivation Project, Application No. 12255, Case No. CUP16-583

Dear Mr. Yandell,

Life Care Humboldt is evaluating the feasibility of developing a senior living community on Foster Avenue in the vicinity of the proposed project (APN# 505-161-011). With appropriate mitigations, we believe the proposed cannabis project is a suitable land use, consistent with the zoning and general plan designation of the property.

We respectfully submit the following comments requesting certain conditions of approval to mitigate the potential for light, odor, and bike and pedestrian impacts.

Light

Blackout curtains are commercially available that completely eliminate light and glare emissions from commercial greenhouses. We request that "best available" blackout curtain technology be required as a condition of approval for operating lights after darkness within the proposed 5.7 acre mixed-light cultivation greenhouse.

Odor

The project proposes activated carbon filtration to control odor emissions. We request a condition of approval that requires the submittal of an odor control management plan prior to operation. The plan would detail the proposed control technology and outline steps to be taken to implement additional or alternative odor control measures if the implemented approach is insufficient. Insufficiency should be determined subjectively in the judgment of the Planning Director based on the number and distribution of odor complaints in the vicinity of the project.

Complaint Process

We recommend a condition of approval establishing a publicized complaint process to enable neighbors to lodge complaints directly with project managers and with the Planning and Building Department.

Bike and Pedestrian Travel

A significant segment of Foster Avenue between Alliance Road and the project site is dangerous for bicyclist and pedestrians. Given the project will increase traffic, the project should be conditioned to make a fair-share contribution to bike and pedestrian improvements along Foster Avenue.

Thank you very much for your consideration of our comments.

Sincerely,

Ann Lindsay MD
President Life Care Humboldt
lifecarehumboldt.org

Yandell, Rodney

From: judith stover <julystover@gmail.com>
Sent: Wednesday, March 10, 2021 9:57 AM
To: Planning Clerk
Subject: Sun Valley Cannabis Project

I oppose the 23 acre cannabis grow on Arcata Bottom.

The public welfare and the health of the citizens of Arcata are fully dependent upon our agricultural areas and specifically, Arcata Bottom.

Arcata Bottom is the mother lode:

for the **healthy green space** it provides and all its scientifically proven benefits
for the community's pride in and dependence upon our independent **ORGANIC** farmers and ranchers rooted there,
for the **subsequent income** created thereby - be it personal or for the county,
and as an example to the rest of the state/world how to protect our agricultural land and our farmers

Sun Valley is notorious for their use of pesticides and the negative impact that this usage has had on the water and health of those who live near its parameters. This has been a known issue for years. The stories of health problems, destroyed safe water quality, loss of water volume and loss of home by the subsequent need to move away from the bulb farm abound. Increase the acreage on their agricultural demands and you will increase their water usage, and their pesticide usage. The harm to the health and well being of the citizens of Arcata and its wildlife will be magnified and our loss will be horrendous.

The negative impact will not be felt just by those who live nearby, but by all of us in these sphere we call home.

As far as the financial success of cannabis production (and subsequent goods manufactured) goes in Arcata, this success is dependent upon the quality of said herb. To potential buyers, this includes the given notion that it is organic. A crop of this size using pesticides (some banned in Europe) would completely override and destroy the endeavors of those who are attempting to create a market for a trustworthy product of high quality for our local community. It is our only means of competition with the growing cannabis market.

For these reasons, I therefore say no to the Sun Valley project and join others in this statement:

We demand that the planning commission 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.**

Respectfully,

Judith Stover

March 10, 2021

Dear Humboldt County Planning Department,

I am extremely concerned that you want to go forward with Sun Valley's cannabis proposal! This is just terrible for this already established neighborhood. I have so many concerns for the welfare of my health mental and physical.

I would be able to see this from my property that I have worked extremely hard to buy and care for. I can not imagine what it will look like to see green houses for miles vs the lush green pasture land. Not to mention the buzzing of fans 24/7 vs the birds chirping. The lights that would light up the entire area for miles vs the dark nights.

This is prime ag land. Why would anyone be able to put a concrete slab or sand for that matter to be able to build such massive buildings. It needs to be kept ag land. How does this go with the general plan for either the city of Arcata or the County. I assume they will get their water from the Humboldt County Municipal water districts. How many septic tanks would they need to use for this grow? They would also be putting these on prime ag land.

This will affect the water and flooding situation in many areas not to mention what will all the pesticides due to our health. There are plenty of studies about how harmful pesticides are. Not to mention all the hazardous material it would create.

This will disrupt the wildlife that call this their home. The hundreds of frogs that can be heard, the geese, the birds, the egret. I am sure there are many more species of wildlife that use this area as habitat that I do not even know about.

The odor that this would create would be gross. The green house gasses that these kind of farms produce to horrible for our environment.

The roads in this area are not maintained well now and will only get worse with the volume of traffic this would bring to the area. Most of the roads are very narrow with pot holes everywhere. Not to mention the aspect of more crime.

The fire protection is another issue. All Humboldt county fire and city fire districts are spread so thin now.

I strongly urge the planning department to not go forward with this project. It will be so harmful to this community!!

Sincerely,

Heather McKellar

Iverson Ave Arcata, CA

PROJECT TITLE: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR
LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT. APPLICATION
NUMBER: 1225,CASE NUMBER: CUP 16-583

March 10, 2021

Planning Department
3015 H Street
Eureka, CA

Re: ARCATA LAND COMPANY Project Cannabis Grow

Dear Planning Commission & Rodney Yandell

We are deeply opposed to the ARCATA LAND COMPANY PROJECT on so many levels. It is hard to believe what this Pandora's Box will open for the public welfare of our community.

We are concerned with the magnitude of 193 greenhouses. The smell will keep us from going outside and enjoying our yard. We have asthma and it could escalate our health problem.

We have friends on Elk River Road and the noise level they experience keeps them from enjoying their homes and yards. Maybe someone in your department should ask how lives have changed for the residents on Elk River Road with just two grow greenhouses.

In short, our major concerns are odor, noise level, atheistic, health hazard, water allotment, size of the project, increased traffic, public welfare, safety, and if this will establish a precedent for increased number of grow greenhouses in the Arcata Bottoms(this would destroy the Arcata Bottoms).

We had our home built in 1986 and it is our forever home. At our age, we don't want to be forced out of our forever home. Please consider our welfare and the welfare of others in our county.

Yours truly,

Duane and Pam Smith
2888 Wyatt Lane
Arcata, CA 95521
skilos@sbcglobal.net
707-599-9242

**PROJECT TITLE: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS
OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT.
APPLICATION NUMBER; 12255, CASE NUMBER; CUP 16-583
(Planningclerk@co.humboldt.ca.us)**

Dear Planning Commission,

I have written a few letters concerning the Sun Valley INDUSTRIAL SIZE cannabis grown the Arcata Bottoms because we keep discovering more and more information about how this will be a disaster for our the people of our community. There are so many angles, it's hard to cover them all in one letter. We absolutely need an EIR. Our welfare is in your hands, and this MAJOR INDUSTRIAL project **on the edge of a community** is being shoved through very irresponsibly. We need more time to let the public to get informed and weigh in.

In this letter I am focusing on pesticide abuse by Sun Valley Bulb Farm. Lane Devries' blatant disregard for regulations that are harmful to the people and wildlife in the area need to be looked into. Cultivating cannabis as a crop is new territory and we need to be sure of the impacts this project will have on the welfare of the community.

Quoted from a current article by the the Siskiyou Land Conservancy.
<https://siskiyouland.org/2021/03/09/sun-valley-floral-farms-still-spraying-pesticides-on-the-arcata-bottom-and-the-trinity-river/>

"This month Siskiyou Land Conservancy learned that Sun Valley appears to have violated this agreement by spraying Roundup on a large field on Seidel Road, in the Arcata Bottom. In 2019, when a large field in the Arcata Bottoms turned from lustrous green to a bright orange, several residents contacted us. The neighbors were right: Sun Valley had applied Roundup to the field. Worse, in the fall sprayed the field with chlorothalonil, a probable human carcinogen and reproductive toxin that easily travels well beyond the field where it is applied. Chlorothalonil is also acutely toxic to fish, crabs and frogs."

Patty Clary, Executive Director of Californians for Alternatives to Toxics, has knowledge of particular pesticides proposed for this million sq ft of cannabis grow which she discusses in the attached letter.

"When used in any quantity in a large monoculture on the edge of town near already established human populations and market farms, as is the proposed cannabis factory, the potential that large amounts of this chemical compound could be used in a space of a few days is of concern. This is just one way the potential for environmental impacts of the cannabis factory is significant enough to warrant the analysis required by CEQA. Nobody in Arcata wants to be a test animal for the nanoparticles of PureCrop1 without at least an idea of what it entails. This is why we have CEQA, to learn in advance the harms posed by an activity the government



is

Detail shows the green of neighboring pasture land compared with dead foliage on the Sun Valley parcel.

permitting, to find mitigations, to limit, to change or to can the proposal based on facts revealed in an adequate analysis. This mitigated negative declaration fails to accomplish that. Though we support using low toxicity pesticides as an alternative to higher impact pesticides, there really is no toxic substance that can be considered safe, especially when used near human and wildlife populations and in quantity.

We have lived on 27th Street for 21 years and Lane Devries is **not** a good neighbor. The Siskiyou Land Conservancy Land article is more proof. Are we going to trust him with the health of our residents, wildlife, and environment? Will you look into his farming practices before granting permission for this project? We are talking about 1 million square feet of marijuana plants on the edge of town (a proposed Greenbelt by Arcata)

<https://www.cityofarcata.org/DocumentCenter/View/7828/City-of-Arcata-Western-Greenbelt-Plan-March-2018>

We demand that the planning commission 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.**

Thank you for your time.

Sincerely,

Lee Torrence

David Mohrmann

1827 27th St.

Arcata, CA 95521

Yandell, Rodney

From: Alexandra or Jan <alexnjan20@suddenlink.net>
Sent: Wednesday, March 10, 2021 12:06 PM
To: Planning Clerk
Subject: Arcata Land Company APPLICATION NO. 12255, Case #CUP16-583; Planning Commission meeting 3/18/21

I am writing to express my **strong opposition** to the Arcata Land Company, LLC Commercial Cannabis Outdoor Light Deprivation and Mixed Light Cultivation Project. This project should not be allowed in an area that is surrounded by residences. I am against the approval of the permit because it affects the health, safety, and public welfare of the community and destroys the character of the Arcata Bottom.

I do not live in Arcata or near the project, but I have dear friends who do. They will be gravely, negatively affected by this project, as will their neighborhood and people who live anywhere nearby. I write in support of them, but also to express that no large scale cannabis project should be allowed anywhere in this County in an area that will destroy a neighborhood. I urge you to deny this application.

From: Alexandra Wineland
3438 Lowell Street
Eureka 95503

Yandell, Rodney

From: Buzz Parker <buzz@buzzparker.com>
Sent: Wednesday, March 10, 2021 12:24 PM
To: Planning Clerk
Subject: OPPOSITION to the Arcata Sun Valley project

Humboldt Planning Clerk,

I am writing to express my OPPOSITION about the Sun Valley project that is within the City of Arcata's CPA. I live within a mile of this project and my wife works at Pacific Union School. I feel that this project will adversely impact the health, safety, happiness, and welfare of residents of the Arcata Bottom and of Arcata in general. The well-being of the public is not only not served by this project, but it is negatively affected. 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 our quality of life and the peace and safety in our neighborhoods.** For some of the reasons stated below, I strongly believe you should not allow such a large permit to be given to Sun Valley to grow marijuana.

- **Aesthetics: hoop houses taking up 23 acres of our Arcata Bottom viewshed.**
- **Concerns over water usage and those that use wells not having enough water due to this.**
- **Family members with respiratory and other diseases that are triggered by the stench and the pollens. Trips to the ER, doctor visits and not able to enjoy being outside their houses.**
- **Concerns over crime. Security in other permitted grows have security with guns walking the perimeter. Is this our future? Is this what we want our children to see when they are walking by or outside gardening at their own home**
- **Noise pollution from greatly increased traffic and from hoop house fans.**
- **Pesticide usage. Although approved by state agency's the effect of the breakdown products of the nano particles on humans and the environment are unresolved by many scientists. Do we want the people in the area (including kids) to be guinea pigs for an unknown.**
- **This will be using some new products that haven't been thoroughly tested and not in the foggy bottom where effects can be worsened.**
- **Decrease in the value of homes- few people want to live next to a 23-acre pot grow.**

As a resident of Arcata, I demand that the planning commission 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.**

Thank you for your time and considering my strong OPPOSITION to this enormous commercial grow. Please feel free to contact me with any questions.

Sincerely,

Buzz Parker

Buzz Parker
707 616 8168
buzzparker.com
@buzzparker
- -

Yandell, Rodney

From: glenda hesseltine <gkhesseltine@yahoo.com>
Sent: Wednesday, March 10, 2021 1:05 PM
To: Planning Clerk
Cc: Yandell, Rodney
Subject: Proposed industrial cannabis grow: ARCATA LAND CO LLC, Record #PLN 12255-CUP

Dear Mr. Yandell and Humboldt County Planning Commission Members,

I am writing with great concern about the proposed industrial cannabis grow project entitled ARCATA LAND CO, LLC, Record # PLN 12255-CUP.

I am a resident of Eureka, not Arcata, so I am not a NIMBY, but I am concerned nevertheless on the potentially negative and harmful effects of a mega-grow of this size on our county.

My initial concern compounded into alarm when I learned that there is currently no EIR, existing or planned, for this huge project of one million square feet of plastic hooping, and over 74,000 square feet of concrete which will cover fertile farmland in the Arcata bottoms.

I am asking that this project conform with CEQA requirements, and that a full and proper EIR be established. It is not even thinkable that a Mitigated Negative Dec would satisfy all the concerns of the multitude of potential environmental impacts.

This project, if done at all, must be done with so much care and thorough attention to all manner of detail, satisfying every aspect of the CEQA, and taking into account "the greatest good of the greatest number", i.e. what will benefit and protect the entire community, not just Sun Valley and 116 new employees. As it stands now, without the proper EIR, there are many more than 116 people who stand to suffer and who will not benefit if the project is not in compliance with CEQA. Certainly the developers themselves must want to show through an adequate EIR that they are serious in their intention to work with the community concerns and protect the public from unforeseen circumstances. Anything less than a full EIR would certainly leave Arcata Land Company open to multiple lawsuits from irate neighbors and concerned citizens groups, leaving a bad taste for all.

The Mitigated Negative Declaration document is not intensive or thorough enough to guarantee or assuage the doubts of the people most affected...those living immediately in the area.

I am not a neighbor, but I care about the whole county and I shudder to think of what the draw down of the water table could do to the whole region by inviting in salt water intrusion. Once that happens, it is not easy to reverse. Planners must think carefully before approving of this project.

More information on impact on local roads, toxins from the inorganic, commercial nature of the grow, impact to local small cannabis farmers (how many locals will be forced out of business by this giant? More than the 116 who will be hired?), and many other concerns must be minutely and carefully researched and addressed. It does no good to close the barn door after the horse is out and to look back at devastation of precious environmental resources with "oops!" on our lips.

Like our Native American brothers and sisters, we must be wise stewards of the land and look forward to the long-range picture....the impact on the 7th Generation....not just the immediate profit in hand for the very few.

People come to Humboldt County for its pristine beauty and natural serenity. The esthetics of our environment are a crucial part of our economy and I can't imagine how 1 million feet of plastic and 74,000 square feet of concrete will enhance that esthetic.

And what strategy and precaution does the developer propose for the estimated sea level rise? What are the plans for the year of 2050 when our ocean will be higher? Will these plastic domes be floating across our landscape?

It may sound far-fetched, but science is backing up the inevitability of rising sea levels. Has this even been addressed in this project?

Back to work Sun Valley....much more discussion needs to happen before many of the residents feel comfortable about the huge changes you are planning to the County.

Mr. Yandell, and Planning Commission Members, I respectfully request that you ask Arcata Land Co accountable for a full and detailed EIR before progressing further with this project.

Sincerely,
Glenda Hesseltine
915 Madrone Ave
Eureka, Ca 95503
7072683936

"In a deep instinctive union with the stream of life, lies the greatest of all happiness." Bertrand Russell

Yandell, Rodney

From: Maggie McKnight <maggiemcknight@gmail.com>
Sent: Wednesday, March 10, 2021 2:02 PM
To: Yandell, Rodney
Subject: Please don't let a mega grow in the Arcata Bottoms

Dear planners,

Please, please don't let Sun Valley create a mega grow operation in the Arcata Bottoms. This will not benefit the Arcata or Humboldt County communities. Sure, it might create jobs and bring in tax revenue, but so would building a prison, or for that matter, so would taking advantage of people without the resources to fight back (which Sun Valley already does with its employees). We have to have some standards--we want Arcata to be a community our children will want to return to when they grow up and finish college--or heck, stay in for college--not a place they can't wait to get out of because it's become gross.

Please don't let the Arcata Bottoms become gross.

-Maggie McKnight
1846 Buttermilk Lane
(I don't live in the Bottoms, but I care about it as a vital and beautiful part of my town.)

Yandell, Rodney

From: Michael Proctor <mmhmm2@icloud.com>
Sent: Wednesday, March 10, 2021 1:33 PM
To: Planning Clerk
Cc: Bushnell, Michelle; Bohn, Rex; Bass, Virginia; Madrone, Steve; Wilson, Mike
Subject: PROJECT TITLE: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT. APPLICATION NUMBER; 12255, CASE NUMBER; CUP 16-583

To whom this may concern,

I am writing to express my concern regarding the proposed cannabis mega-grow in my neighborhood. We are one of only a handful of households who received a letter from the County Planning Department in late January about the project. Our home is approximately 600 feet or so from the intended grow, and other neighbors on our street. Even more puzzling was the fact that the 3 households who live adjacent to the property had no receipt of the letter.

The text of the document, a daunting 1400+ pages, was beyond my scope of investigation onto the details of the proposal. Were the applicants and the County hoping that the general public might simply toss the paperwork and forget about it? We live and play in a neighborhood that cares for the welfare of all, concerned about fresh air, recreation and simply being neighborly. If the County gives the go-ahead to this project, all of that will be destroyed. There were more than a few red flags raised in the 1400+ page report:

1. 23 acres of cannabis in hoop houses: a. We are in our 5th year of drought, and no doubt there will be more years like that. Cannabis uses a tremendous amount of water. Some of our neighbors and our CSA are dependent on well water. How will this impact those folks?

b. Light pollution from the greenhouses will be evident and alter our agricultural landscape. We presently see stars and the moon only.

c. Noise pollution due to 192 fans, generators and the increase in traffic. We presently hear only the ocean and farm animals from our home.

d. Odor pollution. We know that cannabis produces that "skunky" smell and many folks who have asthma are triggered by it. Some of our neighbors have already moved from areas due to that.

2. Prime agricultural land: a. Plans to pave over some of the land and lay down sand atop other areas. If we are in the "sphere of influence" in Arcata and part of the greenbelt, why would this be allowed?

b. Migratory birds use this land as well as other species, daily.

3. Use of electricity: a. If we are truly concerned about climate change, why would we encourage production of a product that is an energy hog? This is in contrast to the County's plan.

4. Location, in general: a. There is a small park (Ennes Park) which is slated to be expanded, within eyeshot of the project. It is not the best location for recreation in light of the odor that will most likely be emitted.

b. City of Arcata has 2 housing projects slated to be built adjacent to the project. One will be for Senior Housing. Based on dispensaries and grow operations in other areas, armed security is often necessary. Do

we really want to have to worry about that with our vulnerable population?

All in all, the Mitigated Negative Declaration is simply INSUFFICIENT! An Environmental Impact Report is necessary but MOST OF ALL, the health, safety, welfare and quality of life should of utmost importance over and above the almighty dollar.

Sincerely,

Paula Proctor
Arcata

Heather Scharlack
1805 Roberts Way
Arcata, CA 95521

March 10, 2021

To the Humboldt County Planning and Building Dept,

This comment is prepared in response to Arcata Land Co application # 12255
for the public hearing on 3/18/2021.

My main concern is that established growers -- people who have been here for decades -- just spent several years and many thousands of dollars getting compliant and certified to run legitimate cannabis businesses. They have been one of the backbones of the economy for decades and were finally given an opportunity to have a legitimate livelihood by jumping through the rigorous and expensive hoops of compliance. I can't envision the people in this community being able to rival the size and productivity of this proposed project. I observe a contradiction between the way that the county promoted the local niche product, in merchandising, tourism, etc., yet would consider a proposed project of this scale. I see this project as a real affront; it challenges the future of the industry for small growers that I thought Humboldt County wanted and for which they advocated.

I believe Humboldt Co should support the smaller local grower, who has finally become legal and compliant, and require a reduction of the scale of the proposed cannabis project.

I have also concerns that the grow would not be 100% organic. The bottoms are not uninhabited. A commercial business using non-organic practices and products inevitably introduces fertilizers, pesticides, fungicides, etc. into the food web. The vast grazing land in the bottoms currently allows peaceful co-existence of cattle and wildlife, and Arcata is a reprieve for migratory birds. The space and tranquility enables and encourages them to stop here to rest and graze, getting the distance from people they prefer.

I also wish Arcata would continue to be a progressive model for the rest of the world regarding food production. The other industries in the bottoms, like the dairies, the Deep-Seeded vegetable Farm and the Tule Fog meat Farm, are so important for a farm-to-table agenda. I would hope Arcata would strive to prioritize the development of organic production of food on its agricultural land as much as possible vs other industries.

Thank you,

Heather Scharlack

Yandell, Rodney

From: Kim Puckett <kimleepuckett@gmail.com>
Sent: Wednesday, March 10, 2021 2:56 PM
To: Planning Clerk
Cc: james cotton; Aleese Cotton
Subject: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255
Attachments: Attachment to Letter to Planning commission.pdf

Date: Wednesday 10 March 2021

To: planningclerk@co.humboldt.ca.us

From: Kim Puckett, 1971 27th Street Arcata; kimleepuckett@gmail.com

Re: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255

Dear Planning Commissioners and Planning Department,

This is an addendum to my letter, sent with my husband and neighbors, on 2/26/21.

I am writing this to state my vehement opposition to the proposed Arcata Land Company Project and I am demanding that those of us living in homes and neighborhoods near this project be afforded the same considerations that John Ford provided the residents of Hydesville regarding the Lost Boy's Farm project on 12/3/20 and have this project denied. In his statements during that planning commission meeting, Mr. Ford said that there is a "high degree of discretion in Community Planning Areas in allowing applicants to find an area without a lot of public controversy and where it wouldn't adversely affect the community" and further said that is why he chose to not allow that project to go further, and that he placed "incredible importance" upon the findings regarding public welfare as defined by Keenan Hilton during that meeting. Later in that same meeting, Mr. Ford stated that the denial of the Hydesville project had "everything to do with the fact that this is in a Community Planning Area and there is significant neighborhood opposition." I, along with most (if not all) of my neighbors and most of the residents in the Arcata Bottom, fail to see why you are not considering the Arcata Land Company project in the same light. I'd hate to think it had something to do with the average home prices in Hydesville hovering at \$476,962 as of 1/21 (Zillow) while the average home price in Arcata is \$375,679 (Zillow) for the same time period (and we know that houses in the Bottom sell for less than those in most other areas of Arcata)? Is this one more instance of putting something no one wants in the backyard of one of the most vulnerable neighborhoods in Arcata? We DO NOT want this in our neighborhood.

- This project conflicts with general plan land use policies as put forth in Humboldt County's General Plan. Allowing conversion of agricultural lands in this manner (being covered by 1 million sq. ft of plastic hoop house that are put on top of one foot of imported sand as well as covering multiple acres of ag land with concrete to accommodate structures and parking). If this whole enterprise doesn't make it, where's the deconstruction plan?

I ask you to reflect on the following:

1. My husband and I moved to 1971 27th Street Arcata (just outside the city limits but in the "Sphere of Influence" of the City of Arcata) seventeen years ago. We live about 800 feet from this parcel and it is in full view from inside our home as well as in our yard and garden. We've spent the past 17 years building the garden and greenhouse of our dreams. We moved here for the quiet, the peace, the gardening, the birds, etc. and were well aware that we were moving to an agricultural area. Keep in mind, cannabis was not legal at that time (had it

been, we would not have bought this home-our largest financial investment) and we never imagined that in the last years of our lives we'd be faced with living next to a huge industrial cannabis factory. We never, in our worst nightmares, imagined we'd be faced with the possibility of leaving our beloved home or having to put up with the horrendous stink and God-awful sight of 23 acres of cannabis grown in plastic within easy view both inside and outside of our home (the study claims there will be no impacts to the viewshed-this is patently false). We never imagined that we'd face the **possibility of having our well-water contaminated by salt water due to salt water intrusion** (and this has indeed happened at this site in years past when it was a mill site as was documented during mill site clean-up) which ruins agricultural land and causes ecosystem shifts.

2. Odors: While the Arcata Land Company Study (study) cites a mitigation measure to manage odors, there will still be a significant impact to "sensitive receptors" in the project areas, and an EIR should have been completed to address this issue. The study did not provide a copy of the Odor Control Plan that would be implemented as part of proposed Mitigation Measure AQ-1 to address odor issues, and given that there can be no assurance that odors can or will be managed. Additionally, the Operation Plan that was provided does not include mention of preparation of an Odor Control Plan. **While the study claims that the project would not produce significant quantities of criteria pollutants during construction or operation, it does clearly state in supporting documents that there will be an unavoidable odor impact.** The study also states "As a result, the Project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant." The Humboldt County Commercial Cannabis DEIR found that cannabis-related odors would result in a significant and unavoidable impact, despite the use of setback, odor prevention equipment, and prohibition on burning plant materials. **This Project does result in the exposure of sensitive receptors to substantial pollutant concentrations, and thus impacts are NOT less than significant, and should be categorized as significant and unavoidable.** I am one of those "sensitive receptors." I have asthma and am on three daily medications to control it. I have been hospitalized four times with status asthmaticus. One trigger for me is the smell of cannabis/cannabis pollen. My daughter, also asthmatic, is also triggered by the smell/pollen from cannabis. Additionally, the statement in the study that there are no sensitive receptors within the vicinity of the project, except scattered rural residential is false. There is a population of 900 people within only a ½ mile of the proposed project site including sensitive receptors of 165 Youth and 53 Seniors (not taking into account the proposed senior community that would be even closer), according to California State Parks Community Fact Finder (See Attachment at the end of this letter).

3. **Public welfare** needs to be considered here. This project would undeniably change the fabric of the Arcata Bottom. This project would completely change the character of not just the immediate area of Sun Valley, but the entire west side of Arcata, from 11th to 27th Streets, and the rural ag communities of the Arcata Bottoms. Of the population living within ½ mile of the project (from California State Parks cited above in #2 and attached), 367 live in poverty, with a median household income in the ½ mile radius of the proposed Project Site of only 55% of the statewide median household income. **Does Humboldt County really want to allow this project in an area that has a high poverty rate like this?** Would they even be considering it if this project was adjacent to a high-income area? Would Mr. Devries want 23 acres of cannabis grown next door to his home? Would any of the planning commissioners want to live next to this proposed project, breathing in the stench from 23 acres of cannabis for a good part of the year? Anyone who thinks that this operation will not be detrimental to the quality of life for those of us living in the Arcata Bottom just doesn't understand the beauty and uniqueness of this area. How can it be in the interest of public welfare to allow the 9th largest industrial grow in the U.S. and Canada literally in the backyard of our homes, our schools, our parks, and our churches? **This neighborhood does NOT want this.**

4. One of my neighbors is a mortgage underwriter. She wrote, in her letter to you, "to ignore the fiscal consequences to the value of ALL the homes in this area is heartless and irresponsible...I am CERTAIN that this operation will have a devastating impact to the value of all of our homes. These homes are the largest investment to the families yards away from this parcel. It would be naive to think that any potential buyer in Arcata would choose our neighborhood over others. Homeowners, many who have sunk their life's savings will lose their property values." A number of local realtors with whom my husband and I spoke told us the same thing. If this allowed to go forward, those of us living in what's already considered a low-income area will suffer a loss in value of our greatest fiscal asset, to say nothing of losing the peaceful sanctuary of our homes.

5. We are very concerned about the impact that growing this 23-acre monoculture will have in terms of use of pesticides and fertilizers. We know that Mr. DeVries has not been forthcoming in his use of pesticides and herbicides as evidenced by his spraying of "Round-up" in fields in the Bottom without notifying neighbors downwind of the parcel. Although the study indicates that use of these products in a cannabis farm is regulated, how can we be assured of this happening? Additionally, according to Patty Clary of Californians for Alternatives to Toxins in a letter about this project to Mr. Yandel dated 2/26/21, "when used in any quantity in a large monoculture on the edge of town near already established human populations and market farms, as is the proposed cannabis factory, the potential that large amounts of this chemical [PureCrop1, a "nano-supramolecular surfactant"] could be used in a space of a few days is of concern...Nobody in Arcata wants to be a test animal...there really is no toxic substance that can be considered safe, especially when used near human and wildlife populations and in quantity." What effect will this have on those of us living and growing our food here in the Bottom? How is it in the interest of the public welfare to allow us to be guinea pigs? What effect will these things have on Liscomb Slough?
6. Sun Valley has ignored our repeated attempts to have them shield the existing security lights that infiltrate our living room and bedrooms when it's dark outside. We've never even gotten a call back from them about this. Other neighbors have experienced the same thing. What effect will adding an additional 1.1 million acres have? How will the security lighting affect neighbors? Even if it's motion censored, there could still be an impact. What recourse is there for the neighborhood?
7. What will the "security" for this high value crop filling 23 acres look like? Will it be like the legal grow in Willow Creek a few years ago, visible from Country Club Drive, where armed guards patrolled the perimeter? Will the fences be topped with concertina wire? What will this mean for those of us with parcels fully open to the planned site? Will we be a short-cut for those that might want to access the site for nefarious purposes? It sounds laughable but you might not laugh so loudly when it's your home and neighborhood at risk.
8. Humboldt, and Arcata in particular, has always prided itself on supporting small, local businesses. This is antithetical to that concept! It threatens not only the uniqueness of the Bottom, the sanctity of the homes of those living in the area, but it is also a threat to the smaller cannabis farmers that have been abiding by the law, that are a part of the community. What happens if Mr. DeVries decides to sell this to say, Philip Morris?
9. Does the Planning Department not have an obligation to listen to the community? They arrived at their decision prior to getting much community input. We've been told they will not be responding to questions submitted with the letters as there were "far too many questions to answer." And yet, they still move forward on their mission to approve this huge industrial grow in next to neighborhoods in Arcata with a high poverty rate. This is not equity!
10. As mentioned in my 2/26/21 letter, no one in my cul de sac (800 feet from the project) received a letter about this and few that lived more than 300 feet that we spoke did receive it. We found out inadvertently from someone living further away. Had she not asked us about this, we, along with most of our neighborhood and other surrounding neighborhoods, would not have known about this project that threatens to affect our homes and neighborhoods. Not only that, but even after specifically requesting to be added to all future mailings and also being told the county was sending it to all that were within 2,000 feet of the project, we did not receive the letter with the Zoom meeting information. Our neighbors, at least, did receive that letter and were able to provide us with a copy. This is inadequate notification of stakeholders!
11. Noise is a huge concern. Given that fans will be running in 193 greenhouse, what effect will this have on the residents in the area? What effect will this noise pollution have on the wildlife including the many birds (both seasonal and migratory) that are in the area?
12. Conversion of prime ag land will indeed occur with this project. 23 acres of ag land will be covered by hoop houses. Those hoop houses will be erected on a foot of sand that will be brought in. This could destroy the tilth of the soil. Additionally, almost 2 acres of land will be covered by concrete!
13. Water-in addition to what I wrote earlier in this letter regarding salt water intrusion, I am extremely concerned about the amount of water this project will likely take. As stated in my letter of 2/26/21, this project has likely grossly underestimated (by as much as 80 plus %; citation is in my 2/26/21 letter) the amount of water this project will take. and there is nothing that obligates them to use only that amount as there is nothing that is measuring the amount of water they are using and no penalty for going over the stated amount. How is this

allowed? There are many homes here that rely on wells for their home and/or agricultural needs, including us, both our immediate neighbors, and the CSA next to us (who uses our well to supply water for his farm).

14. Greenhouse gas emissions- the project study, in response to the question will the project “generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?” that there would be a “Less-than-Significant Impact.” This is untrue, according to a new study(link to the full report in Nature Sustainability is here <https://www.nature.com/articles/s41893-021-00691-w> and a link to a summary article here <https://arstechnica.com/science/2021/03/as-a-crop-cannabis-has-enormous-carbon-emissions/>) looking at greenhouse gas emissions from cannabis grows. This study looks at the production-associated emissions of indoor grows at over 1,000 locations in the US, taking into account lifecycle emissions from upstream and downstream impacts such as transportation, fertilizer manufacturing, and waste disposal, but the majority of emissions are from energy use (natural gas, electricity). For a grow operation in California, the estimate is over 2,000 kilograms of carbon dioxide equivalent (CO₂e) per kilogram of dried flower. We're talking about two metric tons of CO₂e entering the atmosphere and oceans for every 2 pounds of dried flower produced.

2 metric tons of CO₂e is equivalent to driving an average passenger vehicle 4,963 miles, burning 2,204 pounds of coal, or consuming 4.6 barrels of oil (<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>). The article also states that the report authors estimate that “switching to outdoor production would drop greenhouse gas emissions by 96 percent...switching to a greenhouse, which would handle many of the security issues, would cut emissions... in half.” Even half of that is an outrageous amount of greenhouse gas emissions; heck, let's say ¼ or an 1/8 of that! We're looking at 23 acres of production on the edge of Arcata. There are no mitigation measures cited for this as the finding, based on lack of current data, is erroneous.

I will close by saying **I request that the planning commission not approve this mitigated negative declaration** and instead 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.

Sincerely,

Kim Puckett

California State Parks Community FactFinder Report

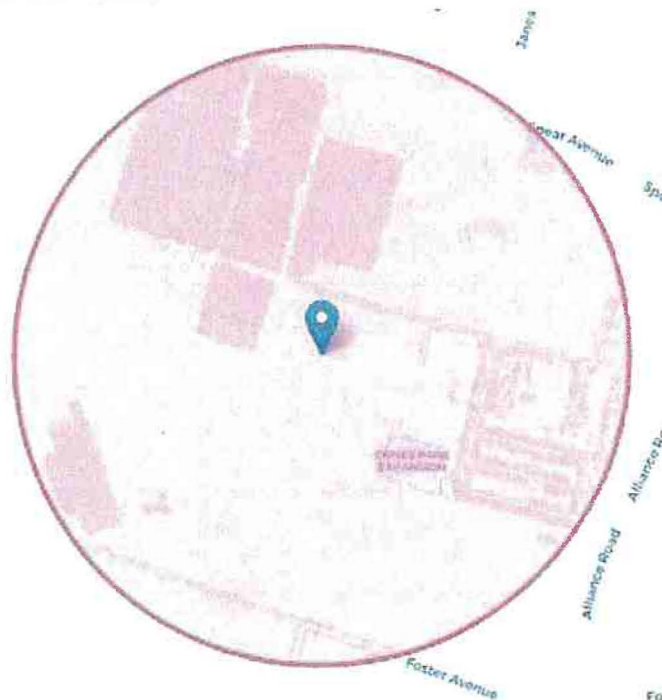
Project ID: 102219
Coordinates: 40.8873, -124.1000
Date: 2/26/2021

This is your project report for the site you have defined. Please refer to your Project ID above in any future communications about the project.

PROJECT AREA STATISTICS

County	Humboldt
City	Unincorporated
Total Population	901
Youth Population	165
Senior Population	52
Households Without Access to a Car	11
Number of People in Poverty	367
Median Household Income	\$38,177
Per Capita Income	\$19,574
Park Acres	4.69
Park Acres per 1,000 Residents	5.20

PROJECT AREA MAP



REPORT BACKGROUND

The project statistics have been calculated based on half mile radius around the point location selected. Only park acres within the project area's half mile radius are reported.

Population and people in poverty are calculated by determining the percent of any census block-groups that intersect with the project area. The project area is then assigned the sum of all the census block-group portions. An equal distribution in census block-groups is assumed. Rural areas are calculated at a census block level to improve results.

Median household and per capita income are calculated as a weighted average of the census block-group values that fall within the project area.

More information on the calculations is available on the methods page.

Demographics—American Community Survey (ACS) 5-year estimates 2014-2018; Decennial 2010 Census; the margin of error (MOE) was not analyzed.

Parks—California Protected Areas Database 2020a CFF adjusted (6/2020) - more information at <http://www.CALands.org>. Parks and park acres area based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks are defined further in the 2015 SCORP (pg. 4).

Users can send updated information on parks to SCORP@parks.ca.gov



SCORP Community FactFinder is a service of the
California Department of Parks and Recreation
www.parks.ca.gov

SCORP Community FactFinder created by
GreenInfo Network www.greeninfo.org
in consultation with CA Dept. of Parks and Rec

GreenInfo
Network

Yandell, Rodney

From: KYLE Mattingly <km.cliffside@gmail.com>
Sent: Wednesday, March 10, 2021 3:29 PM
To: Planning Clerk
Cc: Yandell, Rodney
Subject: Sun Valley/Arcata Land Co

To Whom It May Concern,

I am writing this to voice my opposition and express my concern about the 23 acre mixed light cannabis grow proposed by Arcata land company Sun Valley group in the Arcata bottoms.

My first concern is the odor and air quality impacts of a project of this scale situated so close to residential areas. At an area of this magnitude it seems common sense that odor and air quality issues will not be mitigated in totality. Even if the air filtration and odor observing technologies were perfectly implemented within the cultivation areas, (which is doubtful considering almost nothing is 100% effective). This does not address the reality that product will most likely be harvested consistently on a year-round basis and need to be transported in the open air to the processing facilities. This will obviously expose plant material to the open atmosphere where the strong and steady winds of the coast will distribute odor, plant dander and particulate matter into residential areas, directly disrupting people's safety and security with health impacts that are not fully known. Secondly, I am deeply concerned on the implications of this project on energy consumption and climate change policy I believe it is fair to say that climate change is real and that an overwhelming majority of Humboldt County residents would advocate for a rational approach to this issue. An issue that I have heard many Humboldt County government officials expressed publicly, mirroring the sentiments of their constituents, which is why I would, along with many others, consider the act of green lighting this project, proposed in one of the foggiest most overcast locations in one of the sunniest states in the country an inexcusable contradiction in adopting any sensible climate policy. Considering the local environmental factors in that light exposure of the crop undeniably correlates to the quality and yield of the crop economics and simple logic would indicate the incentive in consuming energy to nurture their bottom line. Lastly it seems apparent that there is heavy opposition to this project by a very large majority of the residents of the west side of Arcata and the overwhelming opposition by Humboldt County's cannabis businesses, as reflected in the public expression of opposition by the Humboldt growers Association. Many members of the local cannabis industry are small to medium sized operators, which in my opinion more accurately represents the historical legacy of Humboldt cannabis and is a better fit for the local landscape. While it is true that cannabis operations of this size and scale exist elsewhere in California, such as Santa Barbara and Salinas, none of the locations are in such close proximity to residential areas. Given the overwhelming opposition to this project, it does not seem as if this project "represents a legislative balance between the individual rights of property owners and the health, safety, and welfare needs of the community" as stated as the purpose of this land use element in the general plan. In my opinion, it would certainly seem undemocratic to push this project through. It does not feel as though the profits of a private company and their investors, and the annual monies that the county will receive, the private companies that win bids to develop their project, and less than 200 mostly low wage jobs can even come close to competing with, and balancing out the overwhelming opposition to this project. Therefore, we demand that the planning commission not approve this medicated negative declaration and enforce the county is CCLU ordinance 2599 and (section 55.4.5.l.c) general provisions applicable to commercial cannabis activity land-use permit, special area provisions: The hearing officer shall have the discretion to deny and 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 or welfare. Sincerely, Kyle Mattingly

Yandell, Rodney

From: peggy.pryor@yahoo.com
Sent: Wednesday, March 10, 2021 3:49 PM
To: Planning Clerk
Subject: Concern re: Proposed Large-Scale Cannabis Farm in Arcata Bottoms

March 10, 2021

City of Arcata

Peggy Pryor
1798 Golf Course Road
Bayside, CA

Re: Proposed Large-Scale Cannabis Farm in Arcata Bottoms

Dear Decision-Makers:

Please do not approve the proposed Sun Valley cannabis farm in the Arcata Bottoms **without ensuring that the following will not occur:**

1. Contamination or loss of private functioning water wells;
2. Pesticide contamination of air and soils; and
3. Use of pesticides that have not been thoroughly proven safe.

Additionally, I'm concerned about:

1. Use of chemicals not completely contained;
2. Strong smells;
3. High pollen loads for residents with allergies; and
4. Noise from greenhouse fans

I recognize that business, local people, and nature need to find balances that allow all to be supported. Please be sure that more than a nod is given to that balance, and that science shows very clear safety in all aspects.

Sincerely,

Peggy Pryor

Peggy Pryor

Trillium Creek

A solar, green, and thriving community

www.trilliumcreek.org

Yandell, Rodney

From: lee torrence <ltwish@hotmail.com>
Sent: Wednesday, March 10, 2021 4:20 PM
To: Yandell, Rodney; Planning Clerk
Subject: Arcata Land Company CASE NUMBER; CUP 16-583

PROJECT TITLE: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT. APPLICATION NUMBER; 12255, CASE NUMBER; CUP 16-583

Hi Randy and Planning Commissioners,

I am writing one last letter at 40 minutes before the deadline. I just got wind that a person in the bottoms on Mad River Road whose family has been in the area for generations is planning to do a big grow like Lane's. WHY NOT?

This madness needs to be nipped in the bud (no pun intended). Humboldt County is up for grabs. You people are allowing this precious little part of the world be destroyed for what? Tax revenue? I import fair trade handicrafts from Guatemala, India and Thailand and work with some of the poorest people in the world. We are NOT suffering in Humboldt County. We do NOT need more. Consumption is killing this planet and Humboldt County is supposed to be aware of that. We need to think who we are and what we want to be known for. Let this GREEN GOLD ruin other states. Good soil needs to be saved for growing FOOD. Not DOPE!

CHINA is buying up land all over the world to cultivate food for their people when climate change hits big time. We need to be smart like them!

I, along with many other concerned citizens, demand that the planning commission 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.**

If you do pass the mitigated negative declaration, we demand an Environmental Impact Report. Being the 9th largest cannabis grow in America and Canada, we think that is absolutely necessary.

Thank you for your time on this matter,

Very Sincerely,
Lee Torrence

Yandell, Rodney

From: jim cotton <jimcotton47@gmail.com>
Sent: Wednesday, March 10, 2021 4:25 PM
To: Planning Clerk
Cc: kim pucket; Aleese Peterson
Subject: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255 : Please acknowledge receipt of this email

To: Humboldt County Planning Commissioners

From: James Cotton, 1971 27th Street, Arcata CA 95521

Re. ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255

This is an addendum to my previous comments addressed to Rodney Yandell on 26 February 2021. Please include this in the Administrative Record along with my original letter and forward to the commissioners.

First, I would like to acknowledge the public service of the Commissioners and thank them for donating their time, many people do not recognize this is not a paid position.

On 3/9/2021 in a conversation with Rodney Yandell, Senior Planner assigned to the Arcata Land Co. (ALC) permit, I inquired if the staff report was adopting a Mitigated Negative Declaration for this project and Rodney confirmed it was.

I strongly request the Commissioners deny ALC permit based on the following facts;

1) ALC permit is within the City of Arcata Community Planning Area (CPA) which includes their Western Greenbelt Plan and is within the City of Arcata's Sphere of Influence. My home is also in these areas as are at least eight neighbors on 27th street.

2) There is a strong opposition to this permit from our community members. More than 55 from our group have commented that the approval of this permit will negatively impact their health, safety, and wellbeing and have said that others they know have done the same. Even people not living adjacent to the parcel recognize that just the sheer size of this is grossly inappropriate for the neighborhood and community and that it will change the nature of the neighborhood and community in multiple negative ways.

3) This commission denied a permit in Hydesville for Lost Boy's Farm LLC (LBF), an application that was similar to the ALC in that it, like the ALC, was within a CPA and, again like the ALC, was opposed by the community. One staggering difference between the two permits is that ALC is a 23 acre grow vs. LFB was a one acre grow. Additionally, the community opposition for the LFB was significantly smaller than is the community opposition to the ALC.

4. In reviewing the Zoom meeting recording of the Hydesville LFB permit decision (12/3/21) http://humboldt.granicus.com/MediaPlayer.php?view_id=5&clip_id=1458&meta_id=301195 , there

was lengthy discussion at that meeting about Public welfare and defining public welfare. Mr. Hilton, the county planner, stated that the term [public welfare] is not, in fact, defined but that it is one of the central parts of the conception of a general plan, to protect the health, safety, and welfare of the public of Humboldt County. Mr. Ford then went on to say that "It can be attitudes, it can be perceptions, it can be community values and so welfare is contextually dependent." John Ford spoke (at approximately video time marker 2:03:00) quite eloquently about how the LBF application was denied due to the fact that it was "in a community planning area and that there is significant neighborhood opposition." These same considerations must be afforded the neighborhood adjoining the proposed ALC site. Approving this permit would, in fact, deny those living here in the Arcata Bottom the protections that Mr. Ford gave to those in the Hydesville living near the LBF parcel.

Additional comments on the Initial Study and Draft Mitigated Negative Declaration (IS/MND):

Biological Resources page 36

Discussion (From the study)

1. SHN conducted a Biological Resources Assessment to assess the potential presence of any candidate, sensitive, or special status species within the Project area. The site was visited in December 2018 to assess available habitat for special-status species that were reported in the vicinity, and seasonally appropriate surveys occurred on May 2 and July 19, 2019.

Rebuttal:

I am a retired Federal Wildlife Research Biologist and have spent tens of thousands of hours in the field conducting population surveys for birds and mammals. The survey conducted for birds cited in this study is inadequate for the following reasons:

1. There is no disclosure of the field notes or data
2. A sample size of two days is not sufficient to draw conclusions from or base conclusions on.
3. The survey was not "seasonally appropriate" as stated in the study as it was conducted outside the migration window for the dominant species that utilize this agriculture land for forage during the months of January thru April. Neither Canadian or Crackling Geese were listed as being potentially present. From January thru April, these geese utilize the project area where they can be seen in the thousands. During the peak of the migration, upwards of 60,000 geese can be seen in the Humboldt Bay region. On a personal note, we have an unobstructed view of the project area from our living room window (as well as in our yard) and have been witnessing this marvelous migration for the past two weeks. If this project is permitted this spectacle will vanish from our viewshed and from the vantage point of our neighborhood park as this parcel will be covered with 193 hoop houses and nearly two acres of concrete plus other structures.
4. I live 800 feet to the east of the project and have observed the following species over or on the project site: sharp-shinned hawk (*Accipiter striatus*), great egret (*Ardea alba*), great blue heron (*Ardea herodias*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), falcon (*Falco peregrinus anatum*). All the above species were listed as "not detected" in the project area. Again, this points to the inadequate sampling size.
5. In addition to the birds I personally observed within the study area and that were not included in the study are the White-tailed kite (*Elanus leucurus*) and the Common raven (*Corvus corax*).

Like many topics in the IS/MND, the bird survey needs further investigation. An EIR might be able to address this inadequacy.

Water Source and Irrigation Plan

In addition to my initial comments (of 2/26/21) on this section, I would like to emphasize that food security, climate change, and water resources are all intertwined and presently topics of great concern in the scientific and health community. In order to preserve and protect our water resources, we need to accurately monitor all agriculture in real time to determine the impact on our local aquifers and surface waters. The permit for this project states an annual consumption of 52-acre feet a year for this million square foot mixed light cannabis cultivation. I and others believe this is a gross underestimation of water usage and is probably a ballpark guess given the number of plants grown and number of crop rotations for the year are not disclosed in the IS/MND. The county must require this and all future projects to measure metered water consumption in real time and report the data transparently. Such metering technology exists. Monitoring is the only way to hold the permittee accountable for their stated water usage. Additionally, there must be enforcement of the amount of water used and penalties for over usage. (show me the consequences and I'll show you the outcome). As mentioned in my previous comments of 2/26/21, saltwater intrusion, which is caused by over-pumping the aquifer, will lead to the deterioration of agriculture lands and cause ecosystem shifts which will have a significant adverse impact on soils and thus food security. An EIR must be done to assess the impacts on the aquifer. How will the projected pumping of water from this permit affect the wells in the area on which people, farms, CSAs, livestock and pastures rely? We grow a significant amount of our own food on our parcel and the neighboring CSA farm also uses our well. We are very concerned about the impact this huge grow will have on the wells in the Arcata Bottom.

Noise:

Discussion (from the study)

a. The Project parcels are a component of a large private land holding (350+ acres) of the Project applicant. The predominant land uses in the vicinity of the Project include additional land holdings of the Project applicant, as well as mixed commercial, agricultural and scattered rural residential uses. The surrounding vicinity is sparsely populated with approximately five residences located within 1,000 feet of the Project Site. IS/MND finds this to be less than significant impact.

Rebuttal:

The noise generated from the fans of the 193 proposed hoop houses will generate a substantial impact that cannot be mitigated (this is from a personal communication with a commercial cannabis farmer with 20 years of experience growing in hoop houses in Humboldt County). In the Arcata Bottom sound travels for miles. The ocean is 2.5 miles to our west and is easily heard from our parcel. It is especially noticeable during the prevailing wind events. We live 800 feet from the project site and have called Sun Valley Farms numerous times to have their field workers turn down their radios which are 1800 feet away and can be heard from inside our home. Other than sound canceling technology, mass is what stops sound waves which is why freeway sound walls are made of concrete blocks. There is no mass of sufficient size between us and the project site to stop sound (this also includes our immediate neighbors, those living on Wyatt, those on Foster and adjacent roads, those in the Bloomfield District, and those living in the neighborhood off Upper Bay Road). The absence of any fan data in the study in conjunction with the anecdotal evidence cited above requires an EIR.

I will close by saying **I request that the planning commission not approve this mitigated negative declaration** and instead 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.

Sincerely,
Jim Cotton

Yandell, Rodney

From: Deborah Orlando <deborahorlando52@gmail.com>
Sent: Wednesday, March 10, 2021 4:41 PM
To: Planning Clerk
Subject: Proposed 26 acre grow in Arcata Bottoms

Sent from my iPad

it was just brought to my attention that there is a proposal for a 26 acre cannabis grow in the Arcata Bottoms by Sun Valley Growers. I am officially going on record as a homeowner in Arcata that I am opposed to the approval of this proposal as follows:

It would be situated at a site that is within Community Plan Area (CPA) of the city of Arcata.

It is being opposed by the community for very legitimate and important reasons.

I feel this project will adversely impact the health, safety, happiness and public welfare of residents of the Arcata bottoms and of Arcata in general.

Living with the detrimental impacts of a 26 acre grow in the heart of residential neighborhoods is an abomination to say the least. The smell, noise, traffic, potential chemical hazards just to name a few.

We demand that the Planning Commission not approve this mitigated negative declaration and enforce the County's CCLU Ordinance 2599(section 55.4.5.1c) General Provisions Applicable To Commercial Cannabis Activity Land Use Permits, special Area Provisions. TheHearing Officer shall have the discretion to deny any discretionary permit application within these area 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.

In addition, I have grave concern that approving this size grow (26acre) could set a dangerous precedent for future "proposed" grows in residential neighborhoods in Arcata.

Thank you for your attention in this matter.

Deborah Orlando

Yandell, Rodney

From: Melody Madrone <melodymadrone@gmail.com>
Sent: Wednesday, March 10, 2021 4:15 PM
To: Planning Clerk
Subject: ryandell@co.humboldt.ca.us

March 10, 2021

To Whom it May Concern,

First off, let me begin by saying that Arcata is my home and I love it here. I have been raising my children here and greatly value many aspects of our city that make it uniquely its own. I cherish the community we have all built, the clean air and water, the stunning landscapes, ocean breezes and peaceful environment that makes Arcata a rare gem in this great state of California.

When I caught wind of the proposed Sun Valley Group/Arcata Land Co. massive cannabis grow, I was shocked, my heart sank and many concerns immediately came to mind. When I saw the map outlining the land area where this grow would exist I could not believe that an operation of this magnitude was even being considered in the location that it is. I fear for the health and welfare of my Westwood neighborhood and those of my neighboring residents across Alliance and along Foster and Janes Roads. To be honest I am greatly concerned for our town as a whole.

This project will directly and negatively impact so many of our residents and therefore city as a whole. How can this even be considered with all of the homes, schools, parks and churches nearby? This location is not suited for such an operation. Between the environmental impacts, the negative health impacts, the increased traffic, the light and air pollution, the noise pollution, the safety concerns, the toll it will take on those who live here and have lived here all of their lives, working so hard to invest in and make these neighborhoods happy, healthy and thriving small communities. Not to mention the negative impact it will have on property values.

The Arcata bottoms are a special and unique place that many folks are drawn to and have built their lives in. It is a place people come to for cycling, walking, nature photography, picnics, and bird watching. It is also home to small CSA's and family farms, daycares and schools. Why would we ever consider permanently altering and damaging the health of our people and our Arcata Bottoms Community, with the constant odor of cannabis, the unforeseen but potentially hazardous health effects of moldy cannabis being grown in this magnitude right next door, and the constant sound and light pollution? None of this seems worth it. I believe this operation would be detrimental in more ways than one. The list is long.

I want to note that I am not anti-cannabis and I recognize its benefits, however a much more appropriate location needs to be considered because developing a grow of this size, right behind our backyards isn't it. I am strongly opposed and many of the youth I have spoken with could not believe this was even on the table for consideration. Let's preserve this incredible community and special part of Arcata by not damaging it in the ways that this project would.

We demand that the planning commission 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 not the existing uses will have a significant adverse effect on the public health, safety or welfare.

Sincerely a Concerned Citizen,

Melody Mosolf

Mrs. Rebecca Crow
1835 Roberts Way
Arcata, CA 95521
707-497-9294

March 10, 2021

Rodney Yandell, Humboldt County Planning Department
3015 H Street
Eureka CA 95501

SENT VIA EMAIL TO: ryandell@co.humboldt.ca.gov; planningclerk@co.humboldt.ca.us

RE: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255

Dear Mr. Yandell:

This letter is to provide comments on the proposed Commercial Cannabis Outdoor Light Deprivation and Mixed-Light Cultivation Project (Project) California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (IS/ MND) circulated by the County of Humboldt as the Lead agency. The proposed 22.9 acre commercial cannabis cultivation facility is proposed on a property located between 27th Street and Foster Avenue, west of the City of Arcata.

This is an addendum to my previous comments addressed to Rodney Yandell on February 26, 2021. Please include this in the Administrative Record along with my original letter and forward to the commissioners.

I am a resident of the City of Arcata, and have lived at 1835 Roberts Way approximately 1,700 feet from the proposed Project site for the last 17 years. Our neighborhood is peaceful and folks enjoy access to the nearby City owned park (Ennis Park) and grassy field parcel less than a 1,000 feet from the proposed Project site. Many community members also use the park parcel to walk their dogs and enjoy a quiet sunset.

I strongly request the Commissioners deny the application based on significant un-mitigatable impacts related to aesthetics, agricultural resources, and noise. Please see the attached summary of comments on the IS/ MND.

Sincerely,

Rebecca Crow

Comments by Initial Study Category

1.1 Aesthetics

Comments on Page 26 – 28 Aesthetics

The IS/MND for Aesthetics states that there are either no impacts or impacts are less than significant for all rating categories, per the Table below. Comments on the ratings in dispute follow the table.

X=IS/MND Rating IMPACT = Rating the category should have received.	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Except as provided in Public Resources Code § 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	IMPACT			X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings? (Public Views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	IMPACT		X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	IMPACT		X	

a) Have a substantial adverse effect on a scenic vista?

The IS/ MND states:

- *For purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public.*
- *In addition, some scenic vistas are officially designated by public agencies, or informally designated by tourist guides.*
- *A substantial adverse effect to such a scenic vista is one that degrades the view from a designated view spot*

The project has the potential to significantly degrade a scenic vista. The site is within the City of

Arcata's Western Greenbelt Plan (City of Arcata, 2018), and is also within the City's Sphere of Influence (MSR, 2020) (See Attachment 1 for Excerpts of these plans).

In 1972, Local Agency Formation Commissions (LAFCo) were given the power to establish Sphere's of Influence (SOIs) for all local agencies under their jurisdiction. As defined by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH Act"), "'sphere of influence' means a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." SOIs are tools created to empower LAFCo to satisfy its legislative charge of "discouraging urban sprawl, preserving open space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances"

The plans and policies of the City of Arcata must be considered in the evaluation of this project in terms of consistency. The City of Arcata completed the Western Greenbelt Plan in 2018. A map showing the approximate Project location's within the Western Greenbelt is included in Attachment 1. Strategies from the Greenbelt Plan for land preservation must be considered in the evaluation of this project, and relevant strategies from the Greenbelt Plan are listed below.

Strategy 1. It is the intent of the City to protect agricultural and open space lands in the Arcata Bottom by acquiring or accepting conservation easements (partial interest) or land in fee (full interest) from willing landowners. The City of Arcata will continue to work cooperatively with willing landowners, public agencies and private conservation partners to conserve properties within the Greenbelt Area.

Strategy 2. Maintain policies that promote the long-term agricultural and open space qualities of the lands on the western edge of Arcata from Humboldt Bay on the south, to the Mad River on the north to the Pacific Ocean on the west.

Strategy 3. Incorporate passive use parks, trails and wildlife areas into the matrix of open space lands.

Strategy 6. Coordinate with the County of Humboldt to review development projects in the greenbelt area to ensure that the integrity of the greenbelt is maintained.

The proposed project is inconsistent Strategies 1, 2, and 3 above as the mega-industrial operation is not consistent with the existing agricultural and open space uses and visual character and does not allow for passive uses in the areas. Further, the County of Humboldt has failed to coordinate with the City on the proposed Project, in defiance of Strategy 6.

The proposed Project will have significant un-mitigatable impacts on the scenic vista of the Arcata's Western Greenbelt, an officially designated scenic resource.

- c) **In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings? (Public Views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

The IS/ MND states:

- *The surrounding vicinity is sparsely populated with approximately five residences located within 1,000 feet of the Project Site.*
- *The existing greenhouses are used to grow flowers, while the fields have been used for both flowers and mixed row crops.*
- *The Project proposes hoop structures, a water storage tank, and ancillary support buildings that will be consistent with the existing visual character of the Site and surrounding parcels.*
- *In addition, the new structures will be obscured from view from offsite residences and motorists on both Foster Avenue and 27th Street due to significant existing perimeter vegetation on adjoining parcels.*

The IS/MND chooses an arbitrary distance of 1,000 feet from the site to evaluate visual impacts, on the population who may view the site. There are over 150 homes and three apartment complexes within a 10-minute walk to the site. Deep Seeded Farm, a Community Supported Agriculture (CSA) Farm, attracts many to the area, who take the time to enjoy the nearby pasture while picking up their farm share. Image 1 below shows a panoramic view of the proposed Project site from the City of Arcata's Ennis Park, approximately 1,600 feet from the proposed Project Site, as visited on March 6, 2021, at the park was a family of 5, with 3 kids under 10. At almost all times one can find families, dog walkers, nature lovers, farm enthusiasts (there to feed the pigs at Tule Fog Farm), and sunset viewers at the City of Arcata's nearby Park Parcel, less than a 1,000 feet from the proposed Project site at the western boundary.



Image 1: View of Project Site from Ennis Park Play Structure

Approximately 16 acres of new hoop structures would change the view from Ennis Park, and there is currently no existing vegetation screening in that direction, with people enjoying the view of the pastures and row crops against the blue sky or orange sunset. Additionally the existing perimeter vegetation on 27th Street does not obscure the existing 7 acres of hoop structures that are proposed to be converted. See Image 2, taken on March 2, 2021 near sunset. No viewshed analysis was completed with the IS/ MND, and there is so support for the less than significant impact rating.



Image 2: View of Project Site from 27th Street

The proposed project would substantially degrade the existing visual character and quality of the public view of the site and its surroundings. As discussed above, the project would conflict with the City of Arcata's Western Greenbelt Plan. The project will have significant un-mitigatable impacts on the visual character of the Westwood Community and Ennis Park in particular.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

While the IS/ MND includes some mention of issues related to nighttime light operations and greenhouse glare, specific mitigation measures should be included to mitigation for possible impacts. The operation plan alone does not provide enough assurances that the proposed Project will abide by specific light and glare restrictions. The Arcata Land Company has not acted to shield their existing security lights that shine into nearby residences, nor responded to community members complaints about the lights from the existing greenhouses.

Image 3 shows a nighttime view of Existing Facilities owned by Arcata Land Co. Photo taken from Ennis Park approximately 1,600 feet from the proposed Project site on March 8, 2021. As can be seen from the Photo, the current processing operations are the major light pollution in the sky.

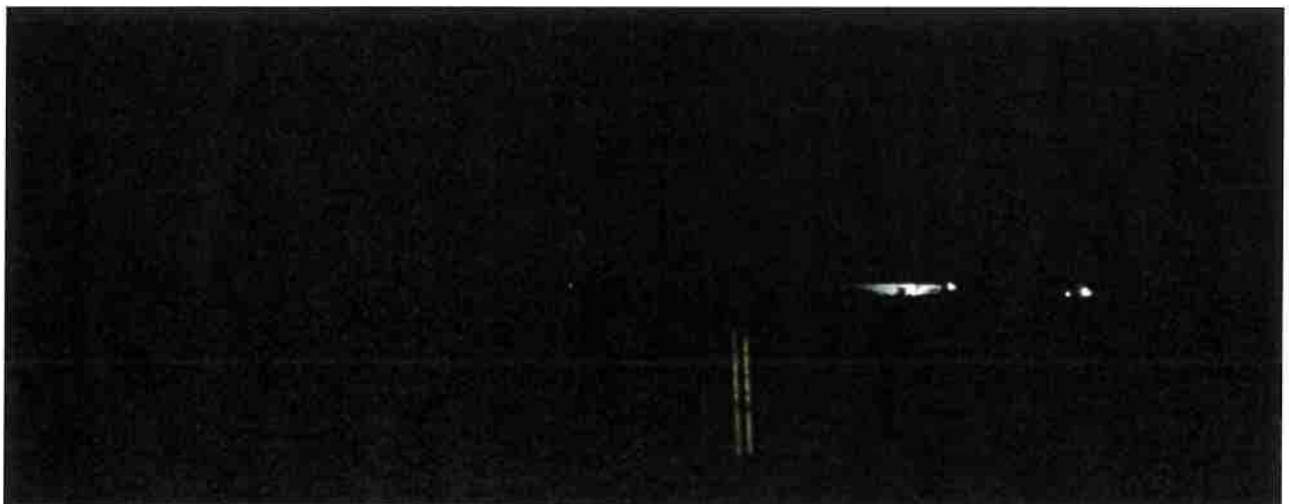


Image 3: View of Project Site from Ennis Park with light pollution from current Arcata Land Company Operation

1.2 Agriculture and Forest Resources

X=IS/MND Rating IMPACT = Rating the category should have received.	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	IMPACT			x
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				x
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				x
d) Result in the loss of forest land or conversion of forest land to non-forest use?				x
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				x

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance)?

The IS/ MND states:

- *The property is zoned Heavy Industrial (MH/Q) by the Humboldt County Zoning Regulations, and the current Humboldt County General Plan Land Use designation is Agricultural Exclusive (AE). Much of the surrounding area is active agricultural land. (Appendix L, Biological Resources Assessment, Page 1)*
- *According to the Humboldt County Web GIS, the entire Project Site (approximately 38 acres) is mapped as prime agricultural soils.*
- *The site has effectively been converted previously through the adoption of the Heavy Industrial (MH) zone district.*
- *All of the Project-related uses (e.g., outdoor light-deprivation and mixedlight cultivation, accessory buildings, access roads, parking) that will occur on the prime agricultural soils are agricultural uses or agricultural related uses.*

Appendix G to the CEQA Guidelines suggests a finding of significance if a project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps

for the Farmland Mapping and Monitoring Program (FMMP) by the California Natural Resources Agency (California Department of Conservation [DOC]), to non-agricultural uses. Humboldt County is not included in the FMMA online mapping tool FMMP, but the IS/MND recognizes the entire site is mapped as Prime Agricultural land and the Humboldt County land use designation is Agricultural Exclusive.

While the County claims the site has previously been converted, a review of historical aerial photos does not support this. The Project site is shown in Image 4 for six time periods over that last 20 years, and Google Earth was used to capture the images. The review showed that the site has been in some type of active or passive agricultural use for the past 20 years, with only the upper area of the proposed Project site under hoop structures initiated sometime before 2009. While the historic use of the site was industrial and the site zoning is Heavy Industrial, the active land use at the site remains agricultural, consistent with the County designation of Agricultural Exclusive.

Page 8 of the IS/MND states "In addition to the placement of sand/soil, Site development will include approximately 40,500 square feet of new concrete surfacing, comprised of concrete within the loading zones, walkways around the administration buildings, ADA parking stalls and ramps (12,698 square feet), green waste storage area (9,460 square feet), and walkways between hoops (18,342 square feet)." This is a total of 74,040 square feet of concrete (1.7 acres), or conversion of 7.4% of the site to non-agricultural use. No alternatives to locating these facilities off prime agricultural land has been evaluated, and not all facilities are required for the agricultural operation.

Further Image 4 shows that the associated operations to the North of the proposed Project site have remained under greenhouses for the same 20 years the rest of the site has been agricultural use. This is actively resulting in the permanent loss of prime agricultural lands at the northern portion of the site, as the soil is being sealed from the atmosphere due to concrete and other structural elements needed to support the hoop houses and flower beds.

Soil sealing can be defined as the destruction or covering of soils by buildings, constructions and layers of completely or partly impermeable artificial material (asphalt, concrete, etc.). It is the most intense form of land take and is essentially an irreversible process (Prokop et al., 2011). Sealing implies separation of soils from the atmosphere and above-ground biosphere by impermeable layers. Sealing has a strong impact on soils. The negative effects of sealing are partial or total loss of soils, e.g. for plant production and habitats, and an increase in floods, as well as an increase in health and social costs.

The Project as described in the IS/ MND will have a significant environmental effect which will cause a substantial adverse effects on human beings indirectly through the loss of prime agricultural land. At a minimum an Environmental Impact Report should have been completed for the proposed Project.

Image 4 Aerial Photos of the proposed Project Site over the last ~20 years.



November 25, 2003



December 31, 2004



May 24, 2009



August 23, 2012



May 28, 2014



October 29, 2019

The Humboldt County General Plan (2017) includes the following applicable policies regarding agricultural lands:

AG-G2. Preservation of Agricultural Lands

Agricultural land preserved to the maximum extent possible for continued agricultural use in parcel sizes that support economically feasible agricultural operations.

AG-P5. Conservation of Agricultural Lands

Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through all of the following:

- A. By establishing stable zoning boundaries and buffer areas that separate urban and rural areas to minimize land use conflicts.
- B. By establishing stable Urban Development, Urban Expansion and Community Planning Areas and promoting residential in-filling of Urban Development Areas, with phased urban expansion within Community Planning Areas.
- C. By developing lands within Urban Development, Urban Expansion and Community Planning Areas prior to the conversion of agricultural resource production lands (AE, AG) within Urban Expansion Areas.
- D. By not allowing the conversion of agricultural resource production lands (AE, AG) to other land use designations outside of Urban Expansion Areas.
- E. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability, either through increased assessment costs, degradation of the environment, land fragmentation or conflicts in use.
- F. By increasing the effectiveness of the Williamson Act Program.
- G. By allowing historical structures and/or sensitive habitats to be split off from productive agricultural lands where it acts to conserve working lands and structures.
- H. By allowing lot-line adjustments for agriculturally designated lands only where planned densities are met and there is no resulting increase in the number of building sites.

AG-P6. Agricultural Land Conversion – No Net Loss

Lands planned for agriculture (AE, AG) shall not be converted to non-agricultural uses unless the Planning Commission makes the following findings:

- A. There are no feasible alternatives that would prevent or minimize conversion;
- B. The facts support an overriding public interest in the conversion; and
- C. For lands outside of designated Urban Development Boundaries, sufficient off-setting mitigation has been provided to prevent a net reduction in the agricultural land base and agricultural production. This requirement shall be known as the “No Net Loss” agricultural lands policy. “No Net Loss” mitigation is limited to one or more of the following:
 - 1. Re-planning of vacant agricultural lands from a non-agricultural land use designation to an agricultural plan designation along with the recordation of a permanent conservation easement on this land for continued agricultural use; or

2. The retirement of non-agricultural uses on lands planned for agriculture and recordation of a permanent conservation easement on this land for continued agricultural use; or
3. Financial contribution to an agricultural land fund in an amount sufficient to fully offset the agricultural land conversion for those uses enumerated in subsections a and b. The operational details of the land fund, including the process for setting the amount of the financial contribution, shall be established by ordinance.

AG-P16. Protect Productive Agricultural Soils

Development on lands planned for agriculture (AE, AG) shall be designed to the maximum extent feasible to minimize the placement of buildings, impermeable surfaces or nonagricultural uses on land as defined in Government Code Section 51201(c) 1- 5 as prime agricultural lands.

AG-S7. Prime Agricultural Land.

Prime Agricultural land per California Government Code Section 51201(c) means:

- A. All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
- B. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- C. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.
- D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non- bearing period of less than five years and which would normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200.00 per acre. Humboldt County General Plan Adopted October 23, 2017 Part 2, Chapter 4. Land Use Element 4-32
- E. Land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than \$200.00 per acre for three of the five previous years.

Multiple Humboldt County policies above are directly affected by the proposed Project, none of which were evaluation in the IS/MND.

Per Public Resources Code Division 13. Chapter 2, Section 21082.2 (d), there has been substantial evidence, presented herein, that the Project may have a significant effect on the environment through the conversion of prime Agricultural Land, and an Environmental Impact Report is required to be prepared.

1.3 Air Quality

X=IS/MND Rating IMPACT = Rating the category should have received.	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?		IMPACT	x	
b) Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			x	
c) Expose sensitive receptors to substantial pollutant concentrations?	IMPACT		x	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	IMPACT		x	

a) Conflict with or obstruct implementation of the applicable air quality plan?

The IS/ MND states:

- Given that Project emissions will be below relative significance thresholds, and with implementation of dust control measures required by the NCUAQMD the Project will not conflict with implementation of an air quality plan, air quality standard, or nonattainment Pollutant, and impacts would be less than significant.

The project is located within the North Coast Air Basin (Air Basin) which is managed by the North Coast Unified Air Quality Management District (NCUAQMD). The NCUAQMD adopted a Particulate Matter Attainment Plan in 1995. As discussed in the IS/MND, this plan presents available information about the nature and causes of standard exceedances and identifies cost-effective control measures to reduce emissions to levels necessary to meet California Ambient Air Quality Standards. Construction activities in the project area are subject to the NCUAQMD's Rule 104 (Prohibitions) Section D (Fugitive Dust Emissions). Pursuant to Section D, the handling, transporting, or open storage of materials in such a manner, which allows or may allow unnecessary amounts of particulate matter to become airborne, shall not be permitted.

The IS/MND includes no specific mitigation measures or long term operations plan that ensure compliance. At a minimum mitigations covering reasonable precautions must be added to prevent particulate matter from becoming airborne, including, but not limited to: 1) covering open bodied trucks when used for transporting materials likely to give rise to airborne dust; and 2) the use of water during the grading of roads or the clearing of land.

c) Expose sensitive receptors to substantial pollutant concentrations?

There are significant unavoidable impacts to air quality on sensitive receptors from the odor of Cannabis.

As presented in the IS/MND "A sensitive receptor is a person who is particularly susceptible to health effects due to exposure to an air contaminant. Land uses considered sensitive receptors include residences, schools, playgrounds, childcare centers, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. With the exception of scattered rural residential, there are no sensitive land uses within the vicinity. The surrounding vicinity is sparsely populated with approximately five residences located within 1,000 feet of the Project Site."

The statement that there are no sensitive land uses within the vicinity of the project, except scattered rural residential is false. There is a population of 900 people within only a ½ mile of the proposed Project site including sensitive receptors of 165 Youth and 53 Seniors, according to California State Parks Community Fact Finder (See Attachment 2 for data print out). Of this population 367 live in poverty, with a median household income in the ½ mile radius of the proposed Project Site of only 55% of the statewide median household income. Location of the proposed project would further expose this vulnerable population to toxic odors.

Additionally, there is a community park located at APN 505-151-009 less than a 1,000 feet from the proposed Project site where community members outside the neighborhood come to walk their dogs. There is a playground on this parcel approximately 1,500 feet from the proposed Project site. Lastly, there is an elementary school site (Fuente Nueva Charter School on the St. Mary's Campus) located approximately 2,000 feet from the proposed Project Site. Another sensitive receptor identified in the IS/MND is the planned senior care center and senior housing located on the recent Foster Annex parcel (505 061 011). All properties discussed are downwind at times of the proposed Project and will be affected by odor drift.

According to the Arcata Land Company Cultivation Project Air Quality and Greenhouse Gas Emission Assessment, September 25, 2020 (2020 Air Quality Study), attached to the IS/MND the following standard from the updated Humboldt County General Plan applies to this project:

AQ-S4 Buffering Land Uses. When considering buffers between new commercial and industrial sources of emissions and adjacent land uses follow the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective (CA ARB Community Handbook) and NCUAQMD Recommendations.

According to the CA ARB Handbook, odors can cause health symptoms such as nausea and headache. Because of the subjective nature of an individual's sensitivity to a particular type of odor, there is no specific rule for assigning appropriate separations from odor sources. Under the right meteorological conditions, some odors may still be offensive several miles from the source. Given that the wind at the project site exceeds 10 miles per hours most days (NWS data), it is reasonable to assume these odors will travel. The CA ARB Handbook considers environmental justice concerns as part of the ARB's regulatory programs to reduce air pollutant emissions. As presented above the residential areas bordering the proposed Project have high poverty rates and low median household incomes, and placing a new odor emission source will continue the negative impacts of poor air quality

on disadvantaged community members.

The 2020 Air Quality Study states the odor of cannabis could be described by some as an offensive skunk-like smell. This odor is produced by terpenes, which are volatile unsaturated hydrocarbons found in the oils of various plants. Generally, the larger the size of the canopy area, the greater the potential for odor to be evident to off-site receptors. Proposed controls are to ventilate greenhouse exhaust air through activated carbon filters that are changed on a regular basis, which meets Humboldt County ordinance 2559 requirements for cannabis cultivation. Further, additional measures are proposed if the carbon filtration does not work, but no data is provided to show that either method will result in the necessary reductions in odors to avoid impacts to sensitive receptors.

The conclusion of the 2020 Air Quality Study was that "Operation of the project would result in odor impacts, but they can be managed using required odor control, setbacks, and implementation of an odor control plan." Further, the Humboldt County Commercial Cannabis DEIR found that cannabis-related odors would result in a significant and unavoidable impact, despite the use of setback, odor prevention equipment, and prohibition on burning plant materials.

The IS/MND did not incorporate the mitigations for air quality presented in the 2020 Air Quality Study into the proposed Project. While the IS/MND claims that the Project would not produce significant quantities of criteria pollutants during construction or operation. It does clearly state in the supporting documents that there will be an unavoidable odor impact. The IS/ MND also states "As a result, the Project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant."

The Project IS/MND does not include enough supporting information to make a determination on exposure of sensitive receptors, and thus impacts are not less than significant, and should be categorized as a potentially significant impact.

1.4 Biological Resources

A detailed review of the Biological Resources Section of the IS/ MND was not completed. However, an initial review revealed that the underlying studies were inadequate to make the determinations noted in the IS/MND and the mitigations included are inadequate.

In regards to the Biological Resources Assessment Completed by SHN, in Attachment L and the IS/MND, the following are noted:

- There is no disclosure of the field notes or data
- A sample size of two days is not sufficient to base conclusions on
- The survey was not "seasonally appropriate" as stated in the study as it was conducted outside the migration window for the dominant species that utilize this agriculture land for forage during the months of January thru April. Neither Canadian or Crackling Geese were listed as being potentially present. From January thru April, these geese utilize the project area where they can be seen in the thousands. During the peak of the migration, upwards of 60,000 geese can be seen in the Humboldt Bay region. On a personal note, can see the skies over the project site from my kitchen window and of enjoy the unobstructed view of the project area from nearby Ennis Park. Impacts to migration of geese must be considered.
- In conversation with my neighbors, following species have been observed over or on the project site: sharp-shinned hawk (*Accipiter striatus*), great egret (*Ardea alba*), great blue heron (*Ardea herodias*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), falcon (*Falco*

peregrinus anatum). All the above species were listed as "not detected" in the project area. Again, this points to the inadequate sampling size.

- A jurisdictional determination from the US Army Corps of Engineers is needed to make the final determination on the presence of wetlands.
- Mitigation measures did not cover period where construction has lapsed and sensitive species may have entered the site.
- Mitigation measures did not cover bats, which can be seen in the area at dusk
- Mitigation measures for protection of special status plant species is not provided
- Mitigation measures for amphibians and reptiles need to be added. The chorus of amphibian chirps at the site is overwhelming at times.
- Mitigation measures for migratory birds are weak, and do not include adequate buffers for the full list of species at the site.

1.5 Cultural Resources

No Comment

1.6 Energy

A detailed review of the Energy Section of the IS/ MND was not completed. However, the IS/MND wrongly concludes there will be less than significant impacts. The proposed Project potentially conflicts with the State of California Energy Action Plan, Senate Bill 1389, Humboldt County General Plan (Humboldt County 2017) Energy Element.

The IS/ MND state there will be no generator anticipated for the project, but the proposed Project does not address the back up plan for lack of power, which can be expected for Planned Safety Power Shutoff (PSPS) events and during severe storms. Later sections include the requirement for 24-7 fans to keep the greenhouses ventilated for safety. Back up power needs to be addressed.

1.7 Geology and Soils

A detailed analysis of this section was not completed. However, additional information on the

1.8 Greenhouse Gas Emissions

The proposed Project has the potential to generate significant amounts of greenhouse gas emissions. The analysis provided was inadequate and does not address the loss of carbon sequestration in the soils at the site as the will be covered with greenhouses and concrete.

A new report on the greenhouse gas emissions of cannabis production in the United States looked at the production-associated emissions of indoor grows at over 1,000 locations in the US, taking into account lifecycle emissions from upstream and downstream impacts such as transportation, fertilizer manufacturing, and waste disposal. For a grow operation in California, the estimate is over 2,000 kilograms of carbon dioxide equivalent (CO₂e) per kilogram of dried flower. While the proposed project may off set some energy use though the use of natural light, a deeper analysis is required to make a determination of significance.

1.9 Hazards and Hazardous Materials

No comments on this section are provided at this time, due to lack of adequate notification on the project.

1.10 Hydrology and Water Quality

No comments on this section are provided at this time, due to lack of adequate notification on the project.

1.11 Land Use and Planning

As discussed earlier, the ISMND needed to take into account the City of Arcata Western Greenbelt Plan. The project will cause a significant environmental impact due to a conflict with this land use plan, policy. The project will result in an un-mitigatable significant impact as illustrated in Image 1.

1.12 Mineral Resources

No comments

1.13 Noise

The currently proposed control to try and minimize odors is to ventilate greenhouse exhaust air through activated carbon filters. It is assumed that this ventilation will be required 24 hours a day to avoid the toxic build up of volatile fumes in the greenhouses, but it is not stated in the IS/ MND. Winds in the Arcata Bottom transport sound a long distance. Residents enjoy the peaceful sounds of nature in the evening and on quiet nights people can hear the ocean. The IS/ MND again incorrectly states that the surrounding vicinity is sparsely populated. A major subdivision is located within 1,500 feet of the proposed Project site.

The new will facility will create a permanent significant increase in ambient noise levels with machine sound from the exhaust fans, that is not addressed in the IS/MND. No mitigations are proposed for noise impacts. An EIR is required to evaluate alternatives that would not result in permanent significant impacts. See Attachment 3. Video file of sound at the site on March 8, 2021.

Sections X- XX

Remaining sections of the Initial Study were not addressed due to lack of notification on this project.

References

City of Arcata. 2018. Western Greenbelt Plan.

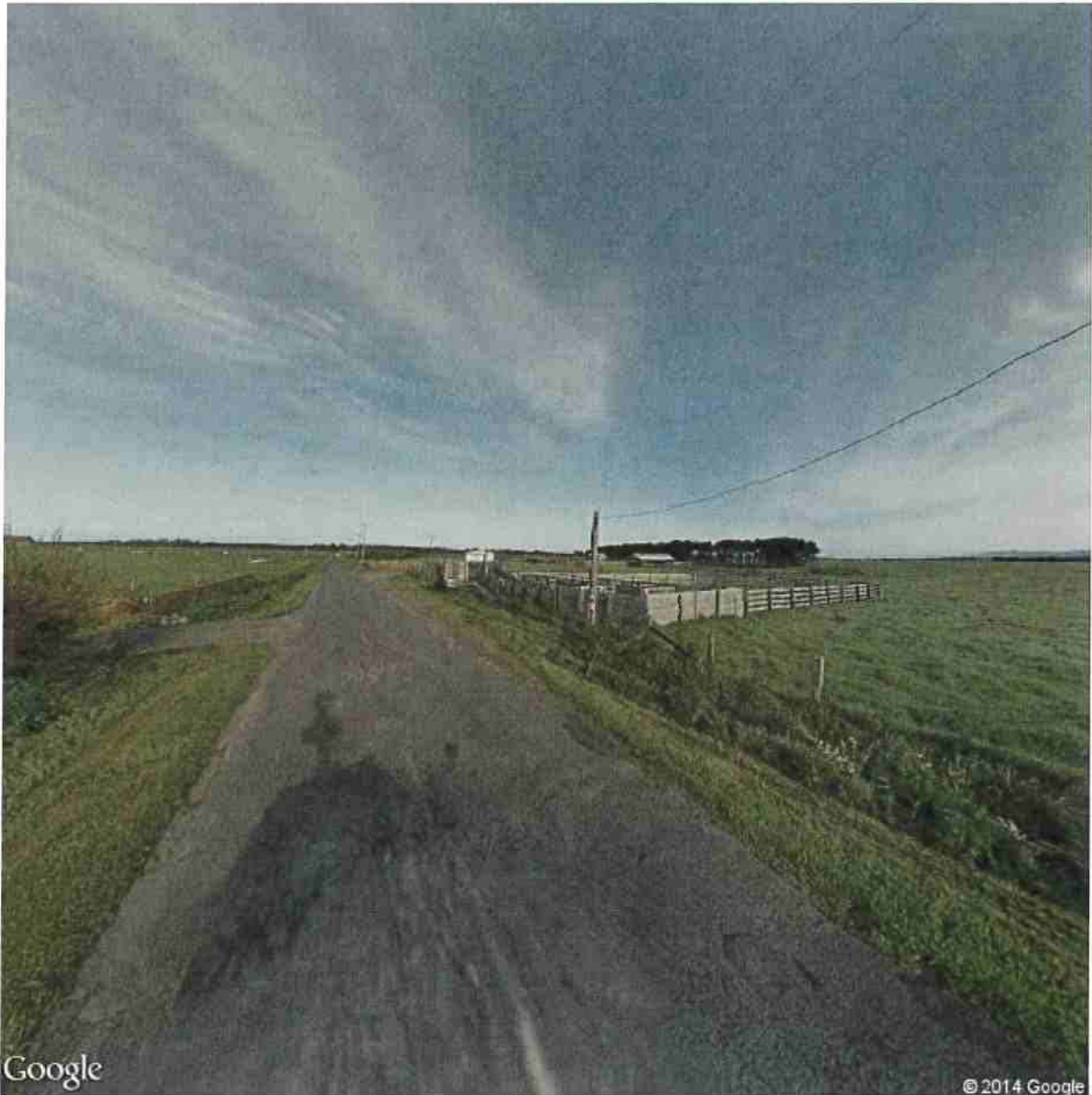
Humboldt Local Agency Formation Commission. November 18, 2020. City of Arcata Municipal Service Review.

Humboldt County. 2017. Humboldt County General Plan.

Prokop G, Jobstmann H, Schonbauer A. 2011. Report on best practices for limiting soil sealing and mitigating its effects. European Commission, Brussels. doi:10.2779/15146

California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective (CA ARB Community Handbook

ATTACHMENTS



WESTERN GREENBELT PLAN

City of Arcata
2018

Strategies

1. It is the intent of the City to protect agricultural and open space lands in the Arcata Bottom by acquiring or accepting conservation easements (partial interest) or land in fee (full interest) from willing landowners. The City of Arcata will continue to work cooperatively with willing landowners, public agencies and private conservation partners to conserve properties within the Greenbelt Area.
2. Maintain policies that promote the long-term agricultural and open space qualities of the lands on the western edge of Arcata from Humboldt Bay on the south, to the Mad River on the north to the Pacific Ocean on the west.
3. Incorporate passive use parks, trails and wildlife areas into the matrix of open space lands.
4. Work with UC Cooperative Extension to promote agritourism. Agritourism can include farm stands or shops, "U-pick," farm stays, tours, on-farm classes, fairs, festivals, pumpkin patches, corn mazes, Christmas tree farms, winery weddings, orchard dinners, youth camps, barn dances, hunting or fishing, guest ranches, and more.
5. Explore the opportunity to utilize reclaimed wastewater from the Arcata Wastewater Treatment Plant (WWTP) to be utilized for irrigation
6. Coordinate with the County of Humboldt to review development projects in the greenbelt area to ensure that the integrity of the greenbelt is maintained.
7. Establish a Parks, Open Space and Trails Fund. This Fund would be a dedicated source of funding that supports the operation and management of portions of the green infrastructure system. The City could work with a private financial institution to set up an investment account or work with a local foundation to establish the endowment. Contributions to the fund could be solicited from parks, open space and trail advocates, businesses, civic groups, and other foundations. The goal would be to establish a capital account that would earn interest and use the interest monies to support the green infrastructure maintenance and operations. Special events could be held with the sole purpose to raise capital money for the Fund. A special fund could also be used in the acquisition of high-priority properties that may be lost if not acquired by private sector. An example is the Mountains-to-Sound Greenway Legacy Fund in the state of Washington. The Mountains-to-Sound Greenway Legacy Fund is an endowment fund managed by The Seattle Foundation. Its purpose is the protection of the Mountains-to-Sound Greenway, for the public good, in perpetuity. It will be used to support restoration, enhancement, education and advocacy programs of the Mountains-to-Sound Greenway Trust. Arcata also has trust funds held at the Humboldt Area Foundation that include the "Arcata Forest Fund" and "Arcata Marsh and Wildlife Sanctuary Fund." These models could be expanded for the Western Greenbelt area.

The Western Greenbelt area is the equivalent of the City of Arcata's Planning Area west of the city limits. Priority Greenbelt areas are identified within the Plan, to help implement and focus a strategy for permanently protecting agricultural and resource lands. The Western Greenbelt Plan maps do not identify specific parcels or convey specific offers of purchase, but establish areas of interest to the City for maintaining and communicating to the County of Humboldt priority lands.

The Greenbelt includes parcels within the city limits and parcels outside the city limits with 2,331 acres that are within Arcata's Urban Services Area. It creates a community separator between Arcata's residential neighborhoods and the County's agricultural area west of the city.

spaces where agricultural lands lie directly adjacent to residential areas, causing land use conflicts. It identified the creation of a "buffer" agricultural open space zoning between urban and agricultural zones as a mechanism that could be used to decrease this conflict. The technical report identified the most productive soils as those just north and west of Arcata's urban areas and suggested that conservation easements could be utilized to protect these lands in perpetuity, since the methods utilized by the City -- zoning for agricultural use, the Urban Services Boundary, and the Williamson Act, -- were "weak and impermanent."

The City of Arcata's General Plan 2020 furthered all of these goals and more: "The agricultural lands in and around Arcata produce crops of raspberries, strawberries, lilies, daffodils, potatoes, corn, artichokes, hay (forage for cattle), and a number of other shallow rooted crops. There is community support for the continuation of dairy, beef, vegetable, fodder, and flower production in the City and the Planning Area, and recognition that protection of agricultural values, as well as open space and recreational values, is important."

Humboldt County's Bay Area Plan (1995) policy states that the "maximum amount of prime agricultural land shall be maintained in agricultural production..." and that conflicts shall be minimized between agricultural and urban land uses through "establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses." Recently, the County of Humboldt included a Greenbelt Overlay as a strategy for planning for the Arcata Bottom in their General Plan update.

While agricultural policies of the Coastal Commission are currently highly protective of prime agricultural lands, a number of parcels outside of the Coastal Zone are left unprotected and vulnerable. The City of Arcata and the County of Humboldt have many policies and mechanisms in place to help protect these resources in the short term. Permanent protection is the intended goal of the City's Western Greenbelt Plan.

Relationship to Other Plans

City of Arcata General Plan 2020 Growth Management Element

GM-1d Greenbelt. The rural and agricultural lands within the Planning Area are designated by the City as open space or greenbelt. The intent is that such lands shall not be developed with urban densities or uses and that land uses shall be limited to agricultural production and natural resources conservation.

Environmental Quality and Management

RC-5d Permanent protection for agricultural lands. Protection of agricultural resources shall be secured through the purchase of conservation easements, development rights, and outright acquisition. The City shall work in conjunction with other entities such as land trusts, whenever possible, to preserve agricultural buffers and maintain and enhance agricultural uses on prime agricultural soils.



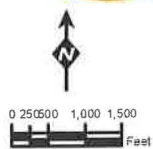
Western Greenbelt Plan Map Appendix C

Legend

- Coastal Zone Boundary
- Green Belt Line
- Arcata City Limits
- Urban Service Boundary
- In City Or Owned By City
- County Parcels
- Parcel

Project Site

Arcata Bay



This map was prepared by the City of Arcata, California, for the Western Greenbelt Plan. The City of Arcata, California, is the owner of this map. The City of Arcata, California, is not responsible for any errors or omissions in this map. The City of Arcata, California, is not responsible for any damages or losses resulting from the use of this map. The City of Arcata, California, is not responsible for any claims or liabilities resulting from the use of this map. The City of Arcata, California, is not responsible for any claims or liabilities resulting from the use of this map.

City of Arcata

Municipal Services Review

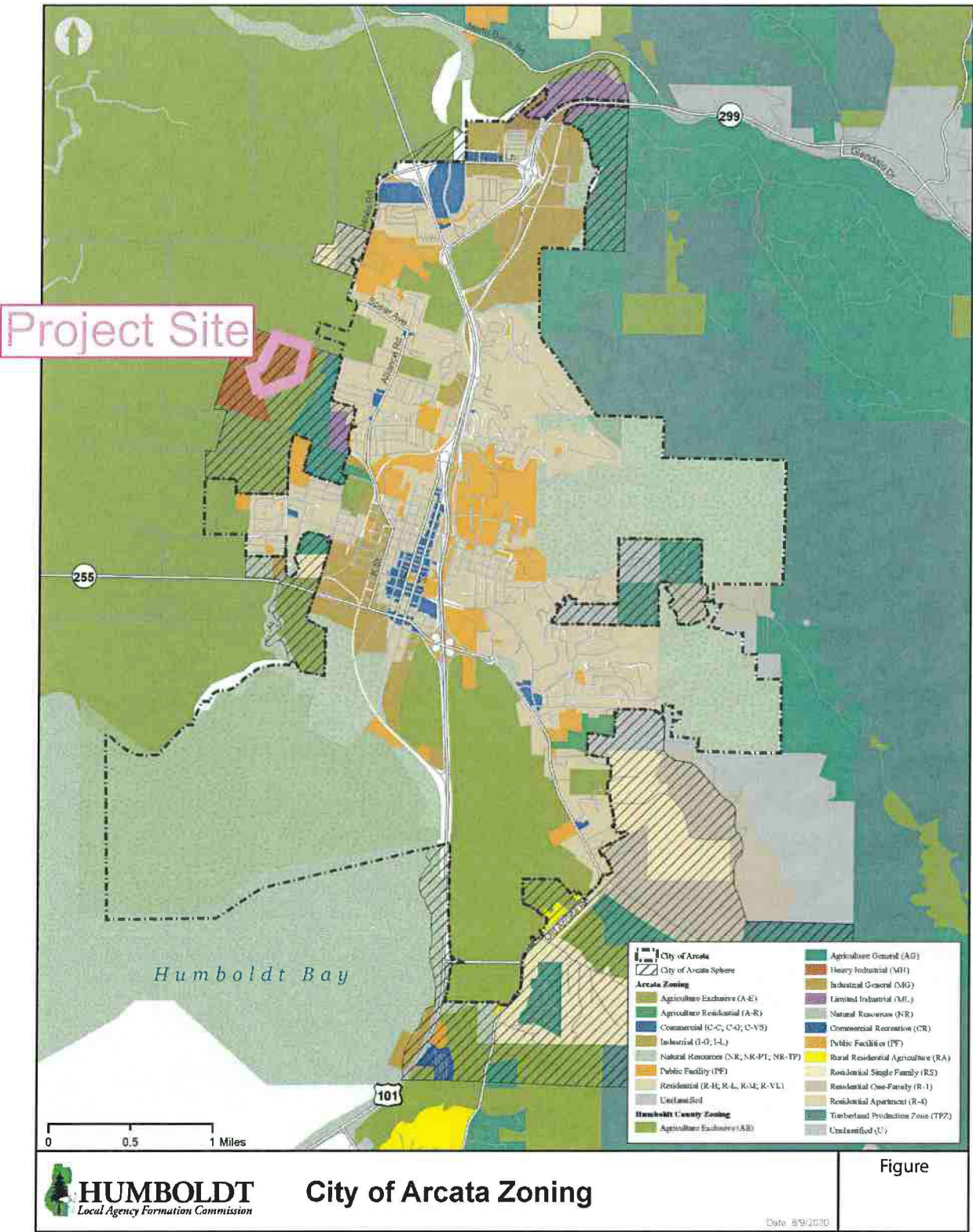


Adopted
November 18, 2020



www.humboldtla Alco.org

Figure 2: City of Arcata and Humboldt County Zoning



California State Parks Community FactFinder Report

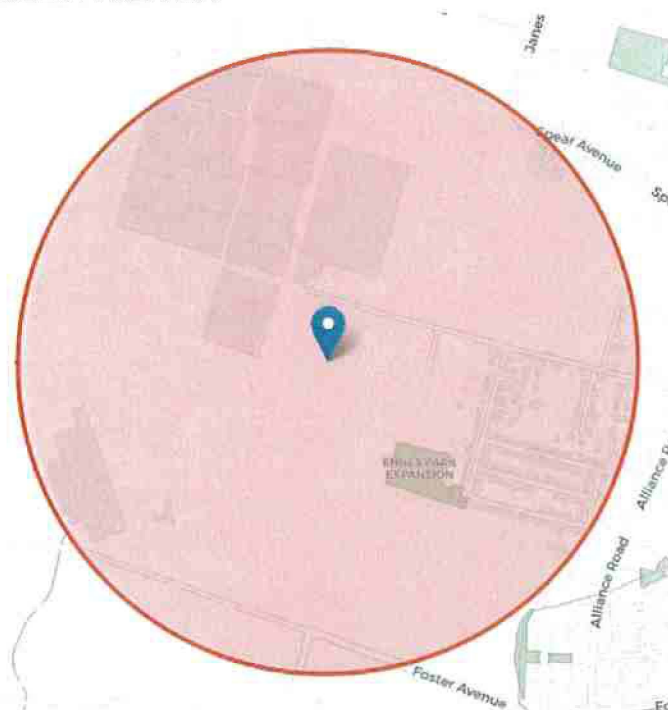
Project ID: 102219
Coordinates: 40.8873, -124.1000
Date: 2/26/2021

This is your project report for the site you have defined. Please refer to your Project ID above in any future communications about the project.

PROJECT AREA STATISTICS

County	Humboldt
City	Unincorporated
Total Population	901
Youth Population	165
Senior Population	52
Households Without Access to a Car	11
Number of People in Poverty	367
Median Household Income	\$38,177
Per Capita Income	\$19,574
Park Acres	4.69
Park Acres per 1,000 Residents	5.20

PROJECT AREA MAP



REPORT BACKGROUND

The project statistics have been calculated based on half mile radius around the point location selected. Only park acres within the project area's half mile radius are reported.

Population and people in poverty are calculated by determining the percent of any census block-groups that intersect with the project area. The project area is then assigned the sum of all the census block-group portions. An equal distribution in census block-groups is assumed. Rural areas are calculated at a census block level to improve results.

Median household and per capita income are calculated as a weighted average of the census block- group values that fall within the project area.

More information on the calculations is available on the methods page.

Demographics—American Community Survey (ACS) 5-year estimates 2014-2018; Decennial 2010 Census; the margin of error (MOE) was not analyzed.

Parks—California Protected Areas Database 2020a CFF adjusted (6/2020) - more information at <http://www.CALands.org>. Parks and park acres area based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks are defined further in the 2015 SCORP (pg. 4).

Users can send updated information on parks to SCORP@parks.ca.gov



SCORP Community FactFinder is a service of the
California Department of Parks and Recreation
www.parks.ca.gov

SCORP Community FactFinder created by
GreenInfo Network www.greeninfo.org
in consultation with CA Dept. of Parks and Rec



Yandell, Rodney

From: Rebecca Crow <watergirl64@gmail.com>
Sent: Wednesday, March 10, 2021 5:12 PM
To: Planning Clerk; Yandell, Rodney
Subject: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255
Attachments: 20210308_232635.mp4

Attached sound file is being submitted as a comment for the planning commission hearing to support the that the proposed Project will have significant impacts to noise. The proposed project will require 24-hours a day 7 days a week fans in 23 acres of greenhouses for worker safety, which will permanently change the soundscape of the fields, in contradiction to multiple local plans.

Thank you,
Rebecca Crow
1835 Roberts Way
Arcata, CA

Yandell, Rodney

From: Catherine Hart <cathihart@yahoo.com>
Sent: Wednesday, March 10, 2021 5:25 PM
To: Planning Clerk
Cc: Yandell, Rodney
Subject: deny the project application #12255 for Arcata Land Company proposed cannabis farm

Respectfully,

I am writing again to ask the Planning Commission to deny the permit for **ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION No. 12255**.

The proposed grow has the dubious honor of being potentially the 9th largest grow in the world. This is not what our community wants.

This project will destroy the health, safety, and dramatically and negatively impact the public welfare of our community.

I have serious concerns that have not been studied with a full EIR.

- 1. Concerns over water usage and those that use wells not having enough water due to this. We are all in this together and drink from the same water table.**
- 2. Pesticide usage. Although approved by state agency's the effect of the breakdown products of the nano particles on humans and the environment are unresolved by many scientists. Do we want the people in the area (including kids) to be guinea pigs for an unknown.**
- 3. Noise pollution from greatly increased traffic and from hoop house fans.**
- 4. Decrease in the value of homes. No one will want to live next to a 23-acre pot grow. This is a rural community of people, flora, and fauna.**

I am joining other residents of our community to demand that the planning commission 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 impacts of the proposed activity on the existing uses will have a significant adverse effect on the public health, safety, and our community welfare.

Please heed our public outcry and deny this permit and stop this harmful project in our local community.

Sincerely,
Catherine Hart

Yandell, Rodney

From: Luanne <luanne970@yahoo.com>
Sent: Wednesday, March 10, 2021 5:18 PM
To: Planning Clerk
Subject: Re: Sun Valley/Arcata Land Company proposed Cannabis Grow Application # 12255

One more thing:

I would like to invite the people on the commission who would make decisions on this matter out to my home for dinner. Or even for just a tour?

I feel it very important for you to come out here and see for yourself our neighborhood and the distance to this potential catastrophe!

It is like you're asking us to tear down the redwoods....

Once a grow this size starts we have lost our neighborhood completely.

If you could come and do a site visit I think you'd better understand why we are all so flabbergasted !!

Sent from my iPhone

On Mar 8, 2021, at 8:11 PM, Luanne <luanne970@yahoo.com> wrote:

I neglected to conclude with the following:

We demand that the planning commission not approve this motivated 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 and welfare.

To Whom It May Concern,

My name is Luanne Darr and I live at 2525 Wyatt Lane in Arcata. It has taken me a bit of time to try and gather my thoughts regarding the above mentioned application for a cannabis grow behind my house.

I am left quite shell shocked at the thought of this operation. I sold my home in the Central Valley 2 years ago to purchase this dream home. I moved my entire life AWAY from large commercial farming where my asthma was constantly aggravated to this house SPECIFICALLY for the organic farm, the dark nights, the sound of the birds, frogs and ocean, and for the clean, fresh air to breathe. I moved my 83 year old mother into my studio above my house which has the direct view out across our beautiful farmland. She has bronchitis, asthma and is in overall poor health. The peaceful view out of her studio gives her an enormous amount of serenity and her breathing has improved since leaving the Valley. She literally breathes easier here. Long story short: I bought this house specifically to get away from large scale farming operations and gain the quite, pastoral, farm life that is in my backyard currently.

The proposal for this gigantic grow seems completely preposterous for this location. Anyone who thinks that this operation will not destroy the quality of life for all of us in the Arcata Bottoms just doesn't understand the charm of this area. How can it be in the interest of public welfare to allow the 9th largest grow of this kind literally in the backyard of homes, schools, and churches?

In attempting to temper my fears over this project, I have done some research. However, my research has only fed my fears into panic. I stand firmly with all my neighbors in strongly opposing this proposal as a necessity for the public welfare!

My first concern is to our city's health. We are not left without precedence. The impact to communities from commercial cannabis has been studied in the county of Santa Barbara. From the grand jury of the county of Santa Barbara's report:

"Most startling was that the Board received two letters from the Carpinteria School District prior to the passage of the cannabis ordinances. The letters detailed that the air quality in Carpinteria High School was being compromised by strong cannabis odors to the point that by afternoon the students and staff were reporting ill effects, such as headaches from the nauseating odor. Additionally, a case study from the City of Carpinteria found many residents near large, commercial cannabis grows to suffer respiratory issues due to the smell AND the chemicals used to abate the odor of the crop. This has a direct impact on me due to my mothers severely compromised respiratory system. I am sure that she represents many who would be adversely impacted by an operation of this size. Can we learn from these case studies and NOT repeat the mistakes of other cities? I feel strongly that there will be direct, negative impacts to the health of the general public, especially those living so VERY close to this parcel.

Cannabis odors are caused by Terpenes which, as i understand it, are used in turpentine varnishes. They are considered volatile organic compounds and VOCs can have certain harmful health effects. From page 10 of Journal of Waste management: VOCs are considered an "Important" pollutant because in atmosphere they transform into aerosol. They can cause headaches, irritation and worsen allergies and asthma. Children and those with chemical sensitivity (15% of the population) are especially vulnerable to VOCs. It has been widely documented that cannabis grows contribute to ground level ozone" That is a public health concern and it will come on the heels of our recovery from a global pandemic from a virus which primarily assaults our respiratory systems. PLEASE, for the sake of our health, decline the application for this grow!!!!

I also printed off the Vision Statement that can be found on the City of Arcata website. Here are two points that our city has singled out to be of utmost importance to our city:

"Our priorities are natural. From our agricultural lands to the community parks and city forests, from our exemplary marsh system and wildlife sanctuary to protected creek and river corridors, wetlands and tidelands, **we pride ourselves on our continuing efforts to preserve the unique, natural beauty within and around the City.**

We live resourcefully. Sustainability is a way of life. We reduce, reuse, and recycle, continually relearning and redefining as we better understand our local resource base. We are committed to living well, and within Arcata's resource base. Our water, wastewater, energy, and land use needs are monitored and adjusted, as we find new ways to minimize consumption. We conserve these resources so they may be enjoyed by the seventh generation."

Cannabis grown at this large of a scale has direct impacts to our environment, 193 hoop houses litters our farmland with plastic waste. Large hoop structures are a blight to our beautiful Arcata Bottoms farm land. As the lawyer for a case in Santa Barbara put it: "They (hoop houses) create land use incompatibilities and generate hundreds of tons of plastic waste annually." SBCRC attorney Marc Chrytilo. How is an operation which would

create **hundreds of tons** of plastic waste annually keeping with the vision of Arcata? Additionally, as I understand it, cannabis is a thirsty crop. What will this operation do to the water table in the Bottoms and how will that impact the small farms which operate sustainably, and organically in adjacent parcels?? As stated above, Arcata's vision is to live resourcefully. Nothing about the 9th largest grow in North America is sustainable to our small city and it will leave destruction to our community.. It just doesn't belong here.

This huge scale commercial cannabis grow is in complete odds with preserving the unique, natural beauty within and **around the city**. This parcel proposed for this grow is 1500 feet from my back fence, in the city of Arcata. Ennis park, a children's playground is also 1500 feet with unobstructed views to this site. There are schools, churches, many homes and a market within half a mile surrounding this land. How, can the planning department reconcile 193 plastic covered hoop houses, the security needed to surround this operation, the smell, the noise and the blight to the vision which is the heart of the City of Arcata? And how can this be to the benefit of our entire community who trusts our planning and building department to honor that vision?

Safety is another huge concern of mine. With the city's annexation of the parcel only 700 feet from this operation designated specifically for public use, how safe will it be for children playing soccer, or families enjoying the proposed nature walk if, within feet, there would be necessary security I would assume the project requires? How safe could you expect a community to feel if they live next to land requiring a potential security force or razor wire? If you knew the life we enjoy currently; a quiet life of connected families and neighbors, you would be alarmed at the drastic shift this alone would create to our perceived safety. I lived in the Central Valley where a marijuana crop would attract gang violence. It is just unfathomable and terrifying to me!

Further, to ignore the fiscal consequences to the value of ALL the homes in this area is heartless and irresponsible. I am a mortgage underwriter by profession. I am CERTAIN that this operation will have a devastating impact to the value of all of our homes. These homes are the largest investment to the families yards away from this parcel. It would be naive to think that any potential buyer in Arcata would choose our neighborhood over others. Homeowners, many who have sunk their life's savings will lose their property values.

This scale of a project literally YARDS from an active, family community is just NOT something with which to experiment. The consequences are permanent to our community and the city at large.

I beg of you: do NOT allow this grow in my backyard.

Sincerely,

Luanne Darr

Yandell, Rodney

From: Tim Boese <tlboese@yahoo.com>
Sent: Wednesday, March 10, 2021 6:03 PM
To: Planning Clerk
Subject: Arcata Land Co. app #12255

Re: Arcata Land Co. application #12255 -- hearing date 3/18/21

I'm writing today because I am opposed to the commercial cannabis grow proposed in #12255.

I'm concerned about water usage, fertilizer pollution, noise pollution, light pollution and stink pollution. I'm concerned about the livestock and native birds in the area, and the children who attend schools in the area.

Please require an Environmental Impact Report to address the proposed project.

Thank you, Susan Boese