

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
August 20, 2020

- | | | |
|-------------------------------------|------------------------|----------------|
| <input checked="" type="checkbox"/> | Consent Agenda Item | |
| <input type="checkbox"/> | Continued Hearing Item | |
| <input type="checkbox"/> | Public Hearing Item | No. E-6 |
| <input type="checkbox"/> | Department Report | |
| <input type="checkbox"/> | Old Business | |

Re: Yeti Enterprises, LLC Conditional Use Permit

Record Number: PLN-12241-CUP
Application Number: 12241
Assessor Parcel Number: 510-211-053
2220 McKinleyville, CA

Attached for the Planning Commission's record and review is the following supplementary information items:

1. Letter opposing the project, from Kevin and Jennifer Porter, dated August 3, 2020.
2. Letter opposing the project, from Leilani Bubier dated August 1, 2020.
3. Letter opposing the project, from Pamela Siino, dated August 2, 2020.
4. Email opposing the project, from Carol Grimes, dated August 17, 2020.
5. Email correspondence between County Staff and Pat Egbert regarding the project, dated August 4, 2020.
6. Email opposing the project, from Kathryn Johnson, dated August 18, 2020.

Aug 3, 2020

RECEIVED

AUG 04 2020

Humboldt County
Planning Dept.

Dear Planning and Building Department,

I write in great concern for the proposed project in my neighborhood. My family, which includes my sons (ages 8 and 11) have owned our house on North Park Lane for 11 years.

We have numerous concerns for this project including:

- ① The site is on a major thoroughfare that is traffic for elementary school children that walk to and from school, possibly exposing kids to criminal behavior derived from marijuana farm.
- ② The site should not be built in a residential neighborhood. This kind of activity belongs in industrial areas. If the zoning allows this at proposed site, then I strongly recommend that changes.
- ③ The smell that is associated with growing marijuana and, drying, extracting oils is not pleasant. Even if filtration devices are employed, the smell still gets exhausted into the air and then blown to the east (which is a direct hit on my house). I worked next to an extraction lab and know that this was the case.

Our neighborhood is full of young families w/ young children and I can't imagine many of them are too excited at the proposal of this project.

I've forgotten one of the more important issues I fear with this project.

I'm worried that our property values will suffer significantly with this farm in our neighborhood. It will turn away lots of potential buyers looking to buy a new house in our area. With house prices already booming, this would cause an already difficult situation of trying to upgrade to a newer house even worse if the values in our neighborhood go down. Less equity, less chance to afford a different house.

We were raised in Humboldt County, work, live and contribute to the economy in which we live. We don't believe that this proposed project would be a positive addition to our neighborhood.

Please consider our concerns over this matter. Thank you for your time.

Sincerely,
Kevin Porter
Jennifer Porter

1300 North Park Lane



Aug 1-2020

Dear Sir

I am writing
this letter in
regards to project
2220 McKinleyville
Ave

I am against
this & do not
want to have
this type of
operation in my
area

Sincerely
Leelanu L. Ruben
1121 Jordan Rd
McKinleyville
Ca 95519

ph 707-839-3415



August 2, 2020

County of Humboldt
Planning and Building Dept.
Attn: Meghan Ryan, Senior Planner
3015 H Street
Eureka, CA 95501

RE: Project Title: Yeti Enterprises Record # PLN-12241-CUP
Project Description: Conditional Use Permit, Parcel Number 510-211-053, New
Indoor Cultivation

Dear Ms. Ryan,

I'm writing to object to this conditional use permit. This is a residential area with many single-family houses and family apartments and several churches. This project is within walking distance to 2 schools and the sports and outdoor spaces for students at these school locations. The students walking to these schools each day, pass this project everyday, to and from school.

As we spend more time at our homes and outdoor patios and yards, due to covid-19 restrictions, we do not need to be exposed to the odors, chemicals, oils, and noise from fans and added lighting. This is a very quiet neighborhood, and in the evenings and nights when we can leave our windows open, we can hear the ocean and feel the sea breezes. We do not need to smell the most recent cutting or hear the added noise from the cultivation from this new indoor grow.

This business does not belong here in this neighborhood, where our children, pets and ourselves should be exposed to the 4-5 cultivation cycles per year.

Please take our concerns into account, when we hope you will deny this conditional use permit.

Sincerely,

Pamela Siino, 1255 North Park Lane, Mckinleyville, CA 95519 (661 435-7958)

Moreno, Elizabeth

From: Carol Grimes <cgrimes@arcatasd.org>
Sent: Monday, August 17, 2020 2:33 PM
To: Moreno, Elizabeth
Subject: Fwd:

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

From: Carol Grimes <cgrimes@arcatasd.org>
Date: Mon, Aug 17, 2020 at 2:31 PM
Subject:
To: <smadrone@co.humboldt.ca.us>

8/17/20

Hello,

I am writing to let you know how I feel about the proposed development of 2220 McKinleyville Avenue.

This said person already has a grow operation at this site, and now wants to build another building.

The permit PLN-12241-CUP is for a 3,844 two story building for a new indoor cultivation operation.

I object to this happening at this parcel, as it is in a family neighborhood.

Thank you,

Carol Grimes

Carol Grimes
Maintenance, Operations, and Transportation Director
Arcata School District
p: 707-822-2614 f: 707-822-2119 m: 707-834-5293
a: 2400 Baldwin St, Arcata, CA 95521
e: cgrimes@arcatasd.org w: arcataschooldistrict.org



Moreno, Elizabeth

From: Moreno, Elizabeth
Sent: Tuesday, August 04, 2020 8:18 AM
To: Pat Egbert
Subject: RE: 2214 Commercial Ln. Mckinleyville, CA

Hi Pat,

No, the project is proposing odor mitigation, which means that no odor shall escape the facility.

Let me know if you have any other questions.

Thank you,

Elizabeth Moreno
Planner II

Cannabis Services Division

Planning and Building Department

707.445.7245

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

From: Pat Egbert <pat-egbert@sbcglobal.net>
Sent: Monday, August 03, 2020 7:32 PM
To: Moreno, Elizabeth <EMoreno@co.humboldt.ca.us>
Subject: 2214 Commercial Ln. Mckinleyville, CA

Is this marijuana growing and cultivation plant going to make our neighborhood stink like marijuana? Pat Egbert, 1291 Railroad Drive, Mckinleyville

Sent from my iPhone

Moreno, Elizabeth

From: Kathryn Johnson <kjdancensing@gmail.com>
Sent: Tuesday, August 18, 2020 12:15 PM
To: Moreno, Elizabeth
Subject: comments on 2 permits in McKinleyville; yETI & ECD

Re: PLN-12249-CUP & PLN-12672-CUP located at the same general location of 2220 McK. ave. and 2212 Commercial Lane

I am a long-time resident living just off McK. Ave. a few blocks from this site & while I support business in that zone- & prefer the quieter cannabis growing operations, I have a few concerns regarding water use, sewer effluent & odor filtration for that amount of square footage.

Personal issue: being among the downwind neighbors that do not want to have their own air quality & outdoor enjoyment of their property marred by the possibility of nauseous odors. My home is surrounded by several indoor grows that make use of excellent air filters so this is rarely an issue. The permittees should be able to GUARANTEE they will use top quality, efficient filtration systems & regular testing of them should be contingent to granting use permits!

MCSD WATER usage: with recent droughts & population growth estimates in McKinleyville it would be essential for the district to "sign off" on the increased use of 1200 gal/day (app.360,000/yr.) of water for ONE address to ensure that residents have sufficient water going forward, without cost increases such as those recently incurred for the river water access. Sewer increases to the upgraded facility for the non-recyclable discharge should also be considered, & where necessary permittees should pay for the additional costs, if significant in the opinion of the MCSD.

FLOOD RISK to adjacent properties: the proposed 8 storage water tanks (Yeti) holding a total of 2900 gallons should be verified earthquake-stable by a Co. engineer to prevent collapse.

Thank you for giving the nearby residents the opportunity to give feedback! K. Johnson