

McClenagan, Laura

Subject: FW: Comments Pertaining to PLN-11181-CUP

From: Anonymous

5 Star Cali, LLC – Record Number PLN-11181-CUP, Public Hearing March 3, 2022

We request that the Humboldt County Planning Commission not approve the Conditional Use Permit for this project until the following impacts are properly mitigated:

The project executive summary states that: “Bear Creek Road is maintained by an informal neighborhood road association.” This is a true statement confirming that maintenance of the only available roadway from Highway 36 to the mountain top and other unpaved access roads results from donations, volunteer time and equipment primarily from a few longtime residents. Year to year there are no guarantees of roadway funding and/or volunteer efforts nor are there any mechanisms in place to require funds from the primary roadway users - commercial operations.

We have owned property above Dinsmore for almost 40 years and have witnessed significant increased vehicular use of Bear Creek Road, the majority being non-resident delivery trucks and two-wheel drive passenger vehicles associated with both legal and illegal growing operations. These vehicles cause the overwhelming majority of damage to unpaved Bear Creek Road and other associated roads. The donations and volunteer efforts by a few are not sufficient to keep up with roadway use by non-residents and commercial operations nor was this area subdivided, planned and designed for this level of roadway use. Additionally, it is my understanding that the parcel in question has not actively contributed funds for roadway maintenance.

We have further concerns including of overdraft of groundwater (numerous parcels have shared wells), proper fuel storage, spill containment and protection of groundwater quality, light pollution, generator noise, etc.

We request that the Conditional Use Permit be denied until costs associated with roadway maintenance are equitably shared by this and other commercial enterprises operating in the mountain areas accessed by Bear Creek Road, and confirmation that the other listed concerns are properly addressed and actively monitored.