

Acevedo, Megan

From: Ivan savinskiy <ivan32120@gmail.com>
Sent: Wednesday, March 02, 2022 9:26 PM
To: Acevedo, Megan
Subject: MDRV Realty Holdings, LLC PLN-11214-SP and PLN-11212-CUP

Doing away with gallons per plant

Early efforts to quantify facility water use focused on gallons per plant, but that model didn't take into account the variability in plant density, size and cultivation period.



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To: Magan Acevedo.

Hello, thank you for the opportunity to address the commission/Zoning administrator with my concerns in regards to proposed special permit of the cannabis farm at APN 208–241–006. That parcel of land had been issued interim permit in conjunction with adjacent APN 208–241–007 since 2018 operating as a single- sharing infrastructure cannabis farm (water sources and storage, parking, cannabis processing- drying areas, tools and equipment, workers, owners, suppliers and visitors etc.). Owners/operators of that farm have to travel almost a mile on the Eight Mile Ridge Road from one property to another through three neighboring parcels including mine. For most of the year them being the only ones using the road- sometimes dozens of time a day with heavy equipment, trucks, trailers, ATVs and UTVs at high rate of speed destroying privately maintained road for many years, littering the hillsides along the way with trash. Utilizing part of Ridge Road through the corner of their bottom parcel as a parking for vehicles, construction equipment, trailers etc. restricting the passage (Require continuous road maintenance and off street parking?)

Initial 4 miles of the County Line Creek Road is unpaved dirt Road from Highway 36 in Trinity County with a road sign “commercial use by permit only“ continuing into Humboldt County through annually graded dirt Road by a road association but not extending grading on to Eight Mile Ridge Road.

There had been multiple of car crashes in the last few years involving one of the workers from aforementioned farm in multi day and multi agency search and rescue, finding missing person and his dog deceased in the crashed vehicle down the steep 70 foot drop of the river bank. Increased traffic from commercial cannabis farming on aforementioned roads is negatively impacting residences along the way with dust, noise and significant road deterioration, impacting wildlife of national forest and polluting watershed of Mad River that the road runs along by for 10+ miles. Staff report contains road evaluation report prepared by the previous owner of the aforementioned farm in 2018 - not current. (A road and traffic impact evaluation by certified civil engineer needed?)

Claimed existing water storage and self reported estimated water usage for both parcels are grossly underestimated in accordance with information from Resource Innovation Institute, Berkeley Cannabis Research Center and New Frontier Data (screenshot and website data attached). By combining mixed light (greenhouse) cultivation area of Parcel number 006 with cultivation area of parcel 007 at 8450 Square foot and multiplying it by 80 gallons per square foot resulting in 676000 gallon per year. Combining outdoor cultivation area of both parcels at 16500 Square foot and multiplying it by 11 gallons per square foot per year equals to 181500 gallons per year. Combined total of water storage for both properties will have to be equal to 857,500 gallons.

Increased water diversion by the cannabis farm in question from the only year around spring in the neighborhood located three-quarter up from the bottom of the hill in the national forest significantly decreases and sometimes prevents water availability in the hydrologically connected springs and streams down the hillside through the neighboring parcels, especially now with decreased precipitation in the area.

Stated proposition for the future solar generation on that farm has been on paper since 2018 yet continuing commercial usage of gas powered electrical generation . Increased generator usage by inapt seasonal workers and owners hiding behind out of the area business front entities who can't care less about our fragile environment have subjected our rural community to elevated fire danger, threatening lives and properties. The rate of potential fire spread would be counted in minutes due to steep terrain. Lack of access roads throughout both parcels will hinder and prevent timely fire suppression efforts. Nearest volunteer fire department is 7.5 miles away with approximately one hour of travel time to the aforementioned farm. (Sunset date for generator use? Fire prevention, protection, suppression and mitigation measures?)

Light pollution at night from greenhouses, generator noise, constant traffic, dust and noise on bad private road that they don't maintain has been a plague for this once scenic and tranquil national forest hillside neighborhood since 2016 when interim permits were given to purely self- planned, self-regulated and un-inspected self-certified profit driven cannabis farms in the area, with no improvements in site but degradation of quality of life and environment.

I would like to stay anonymous due to potential repercussions from owners/ operators of the Farm in question in the form of property theft and vandalism since I am not there all the time to guard it, especially since one of the owners/operators was involved in the property theft from my neighbor a couple of years ago. With a matter not being reported to the police after the owners of the Farm in question returning some of the stolen property to the victim.

I hope zoning administration and the planning commission will address my issues in their decision.

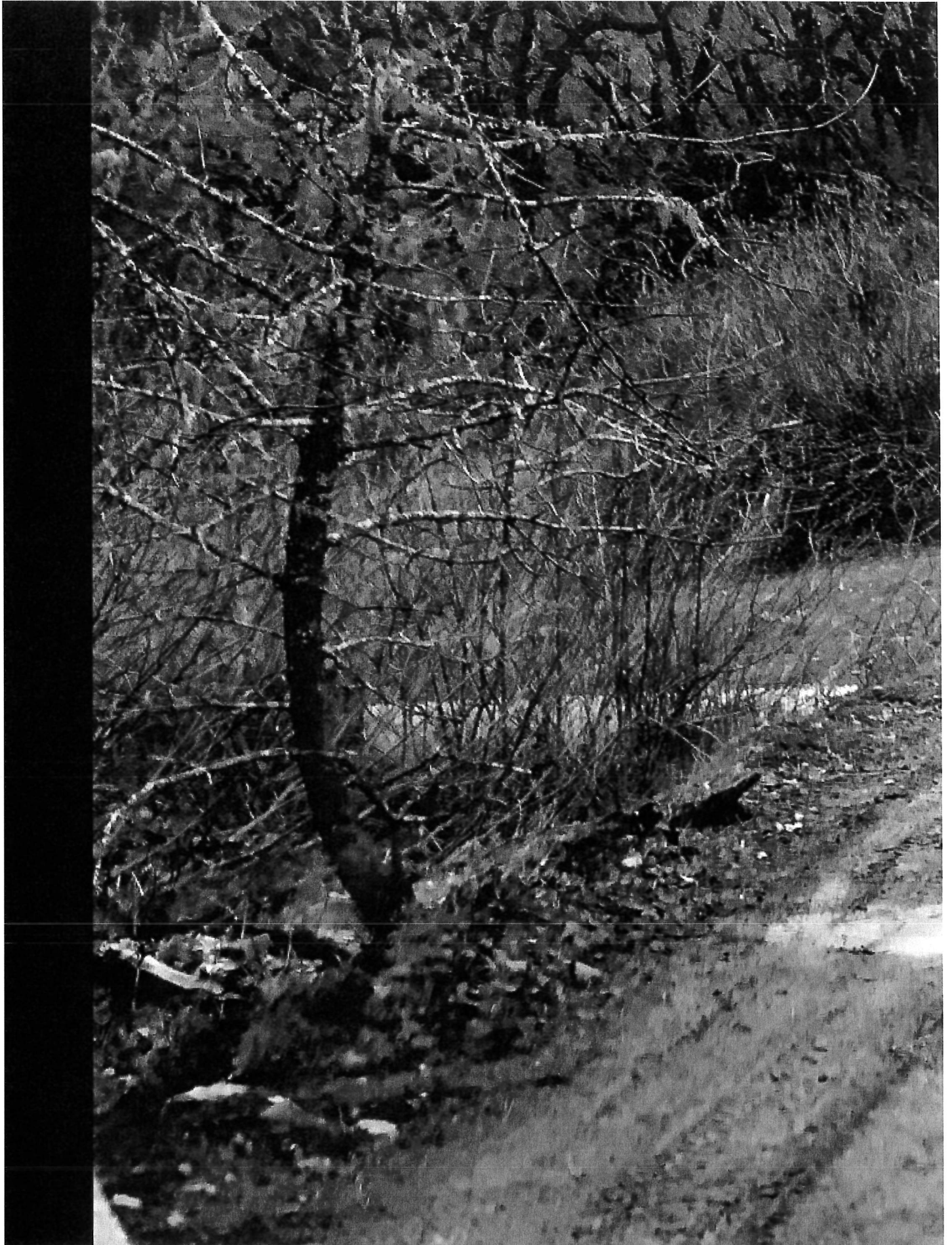
Ivan Savinskiy

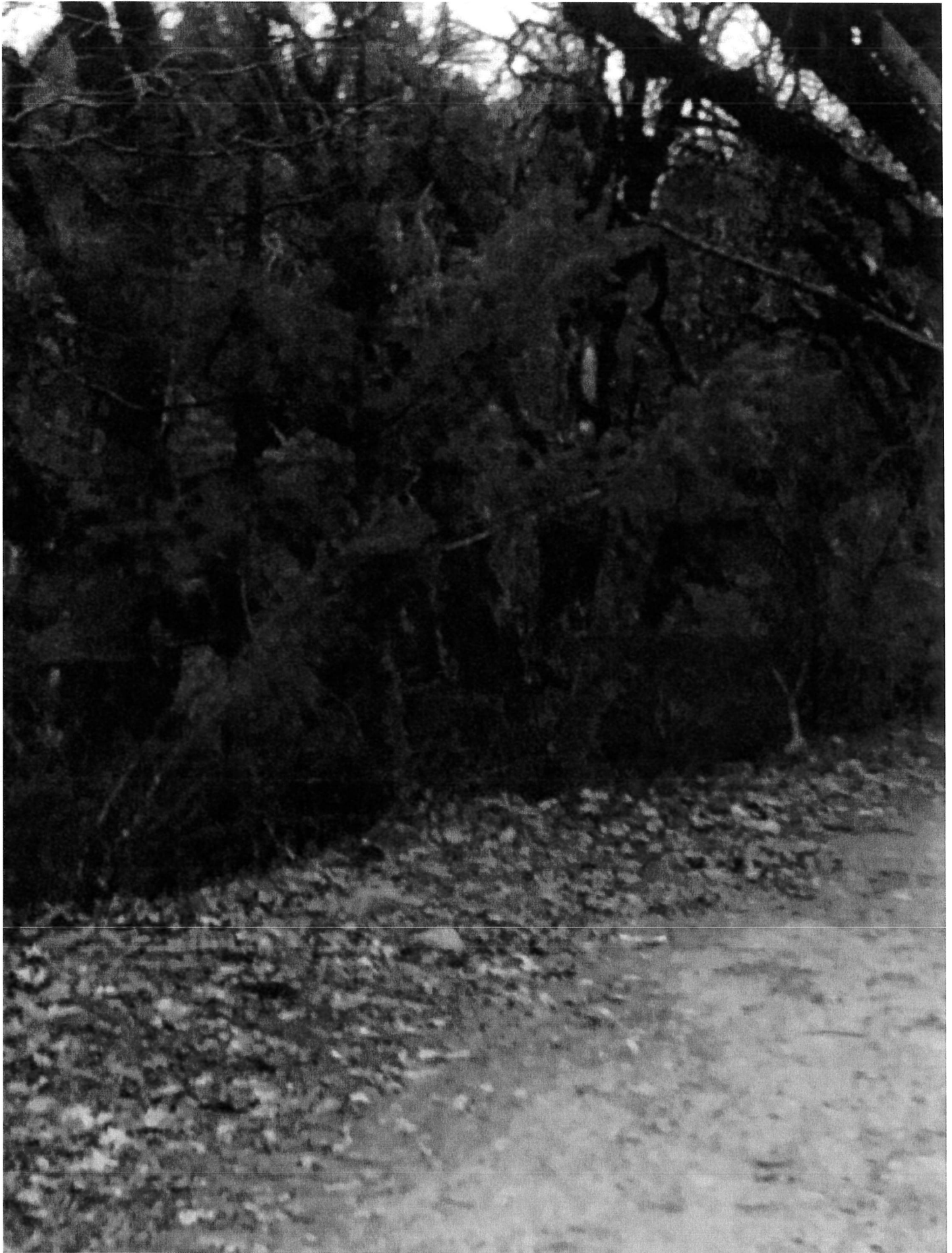
Acevedo, Megan

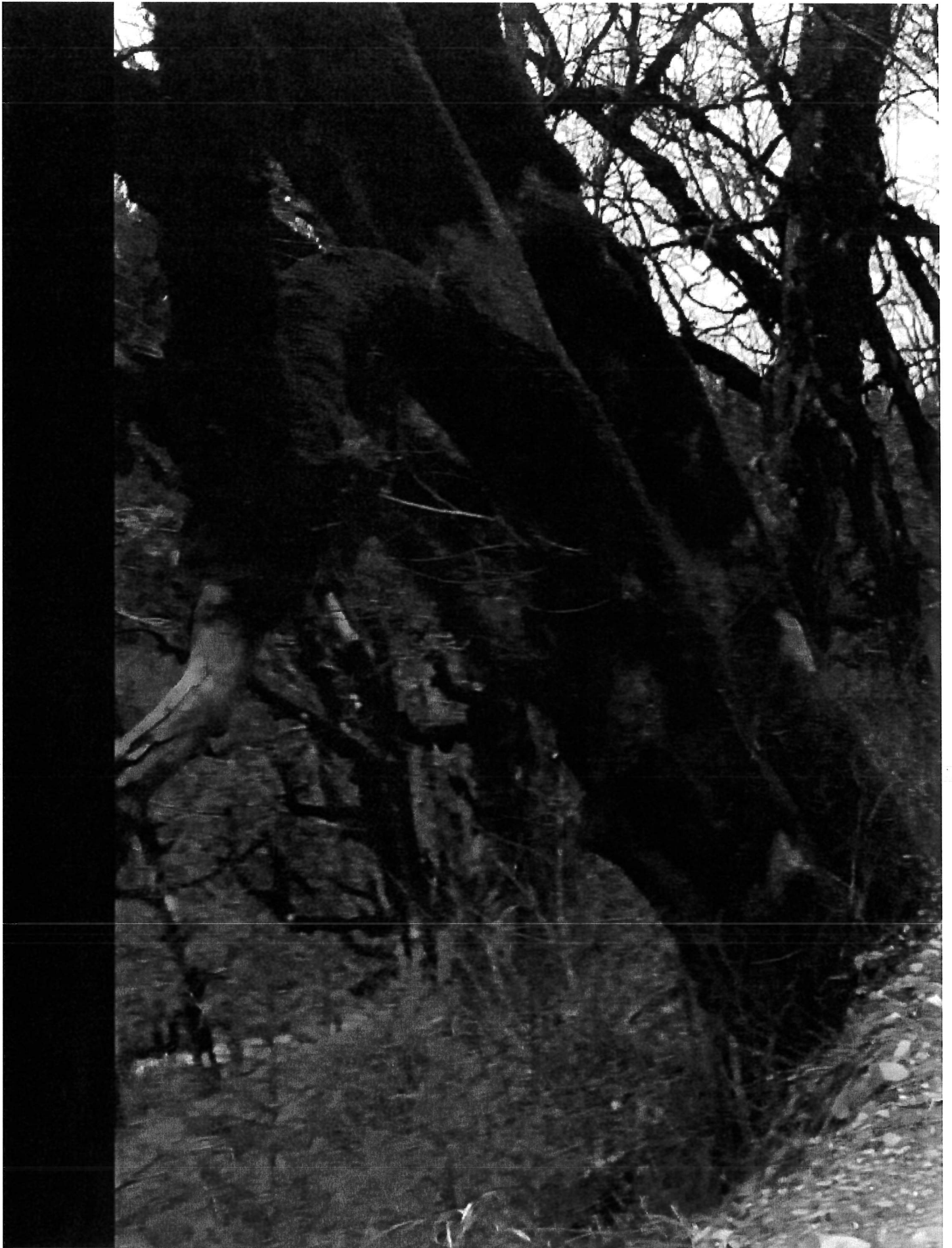
From: Ivan savinskiy <ivan32120@gmail.com>
Sent: Wednesday, March 02, 2022 10:44 PM
To: Acevedo, Megan
Subject: Re: MDRV Realty Holdings, LLC PLN-11214-SP and PLN-11212-CUP

Here is some fresh pictures of mad river road from highway 36 to the ridge road. Email application arranges the pictures out of order.





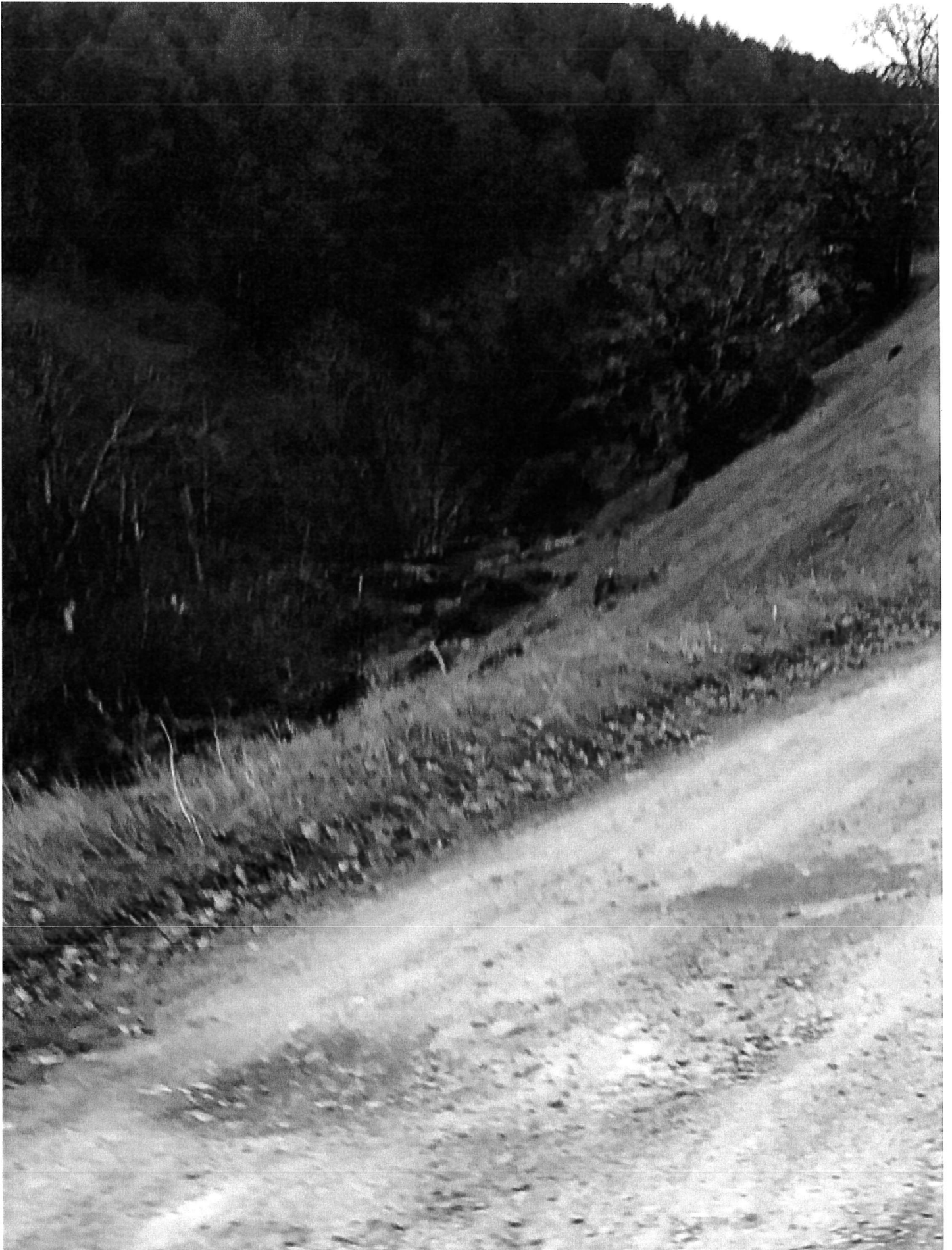


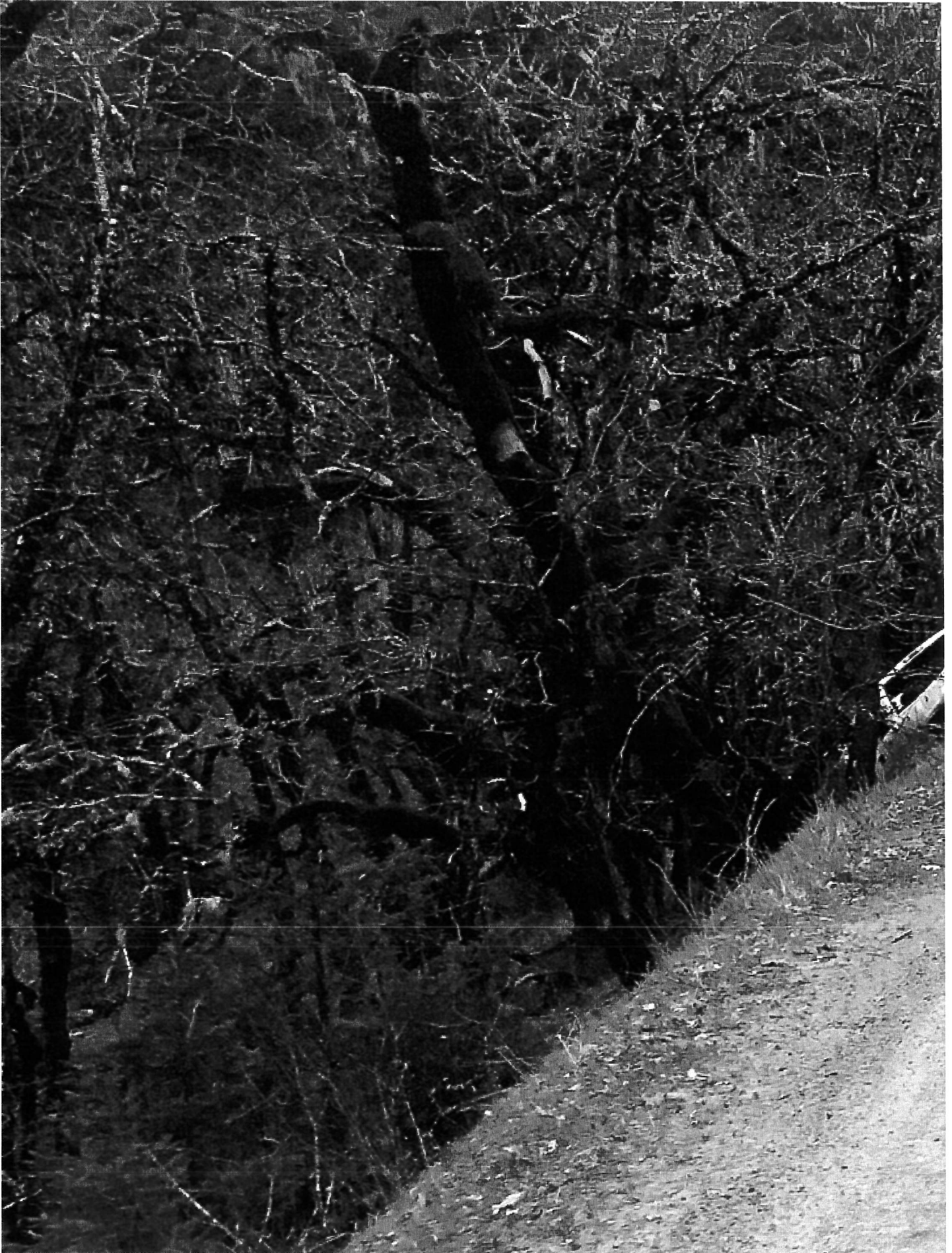


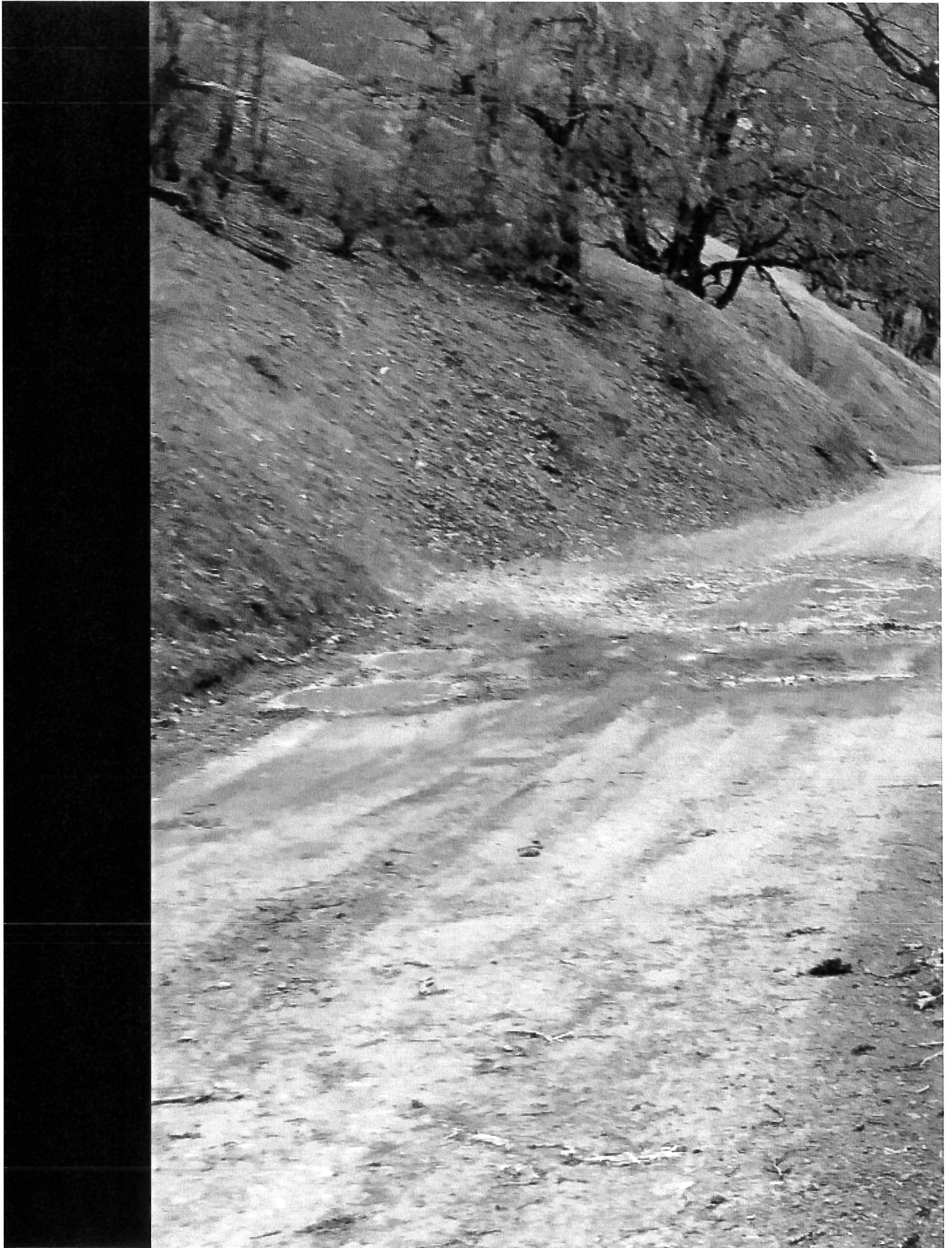


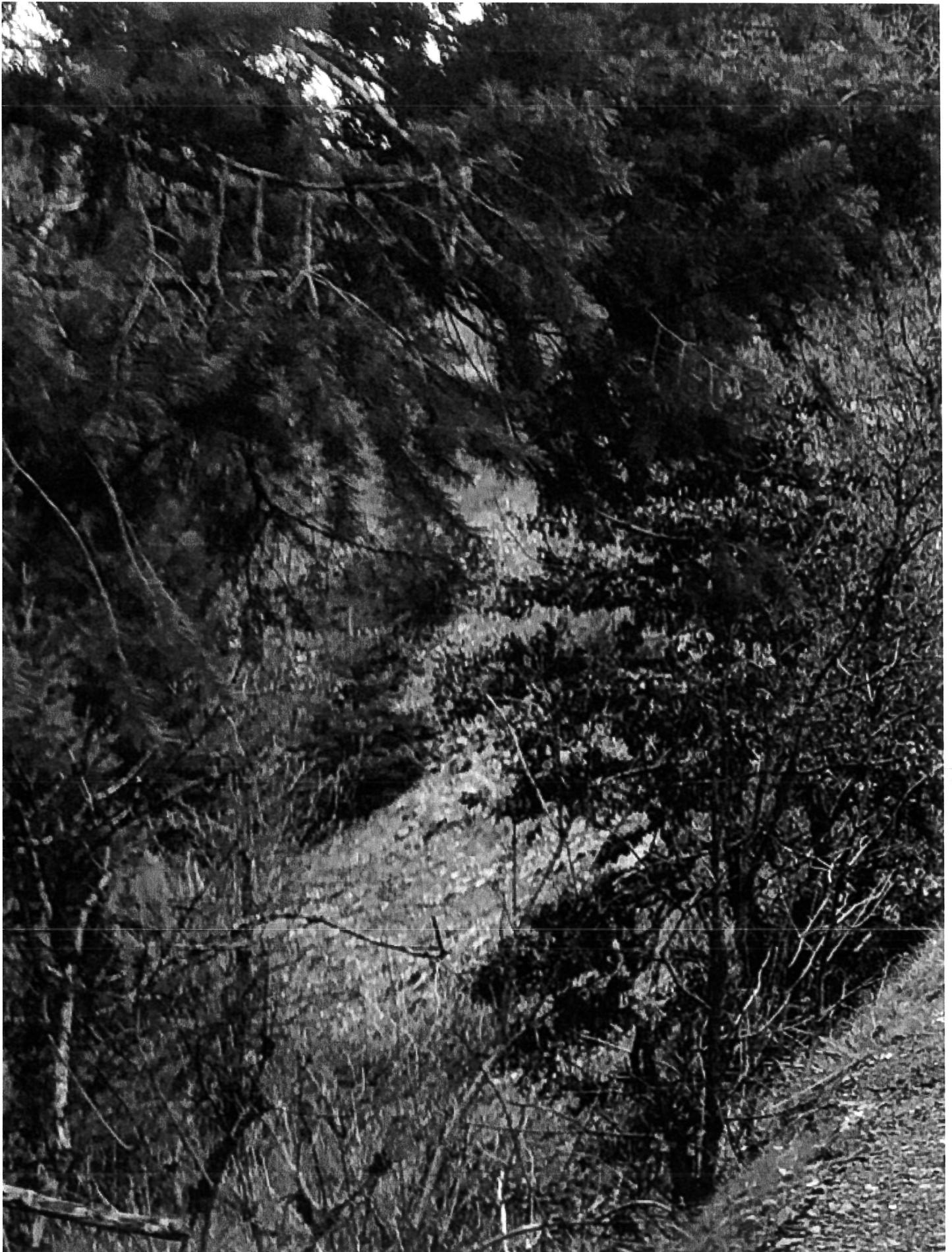




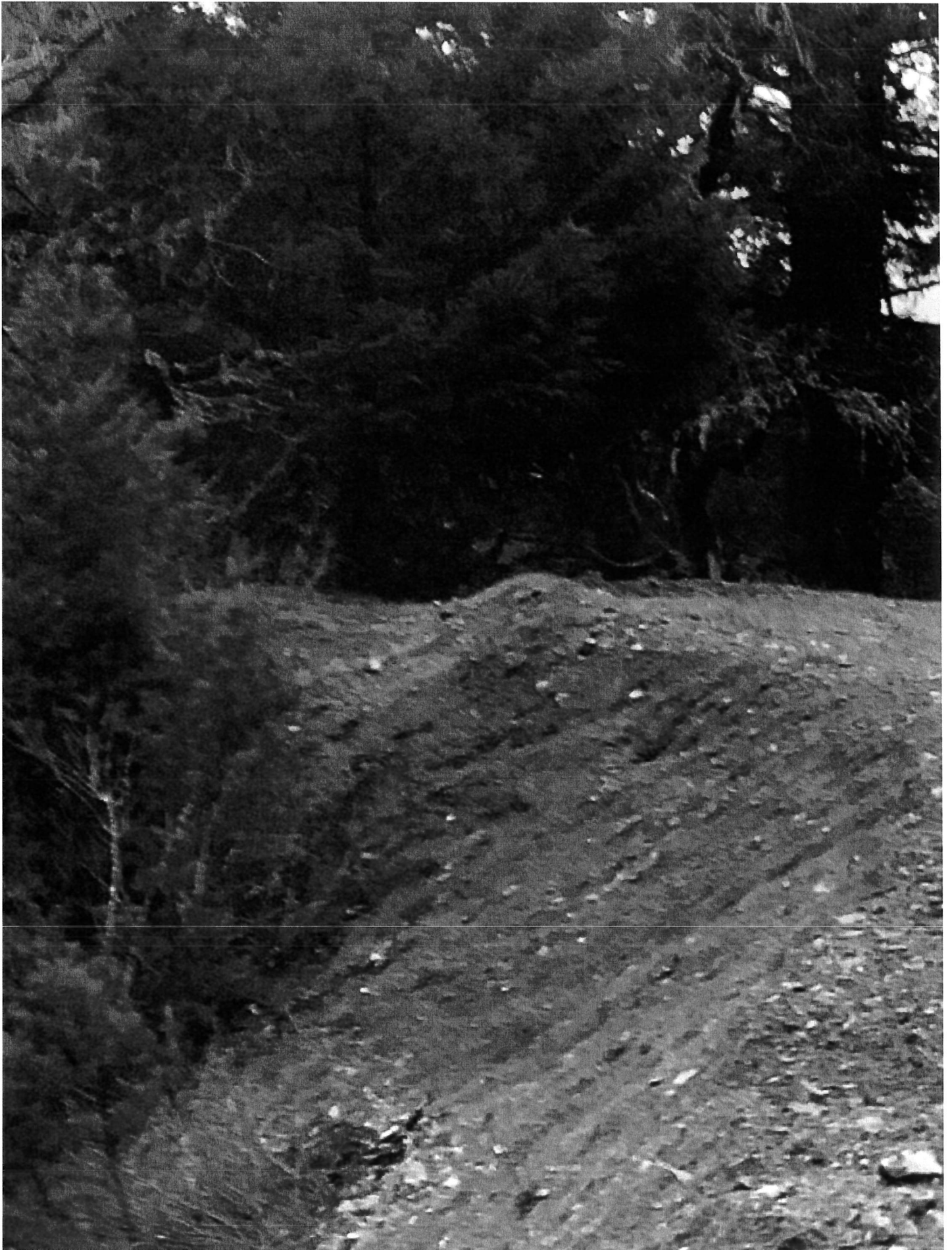


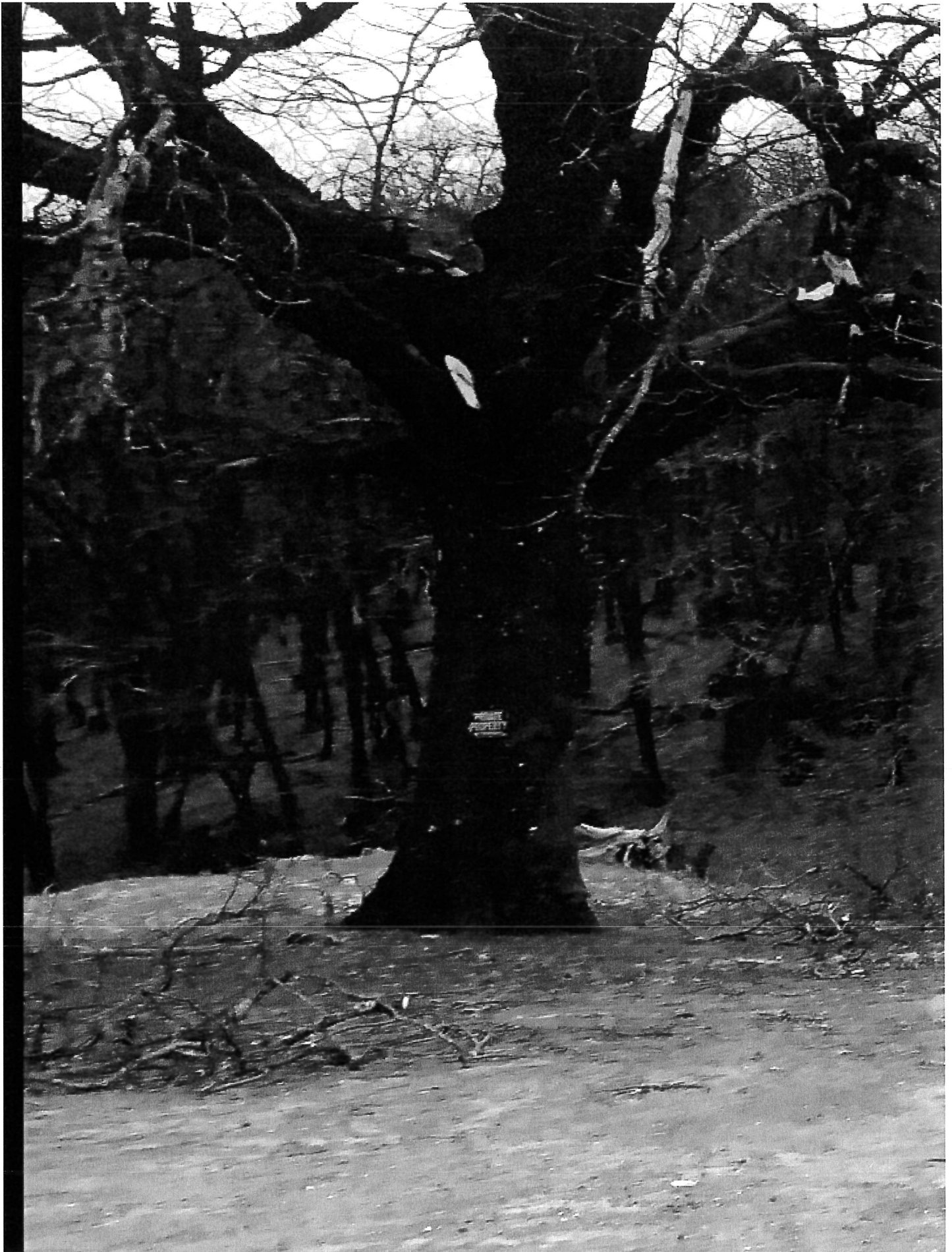


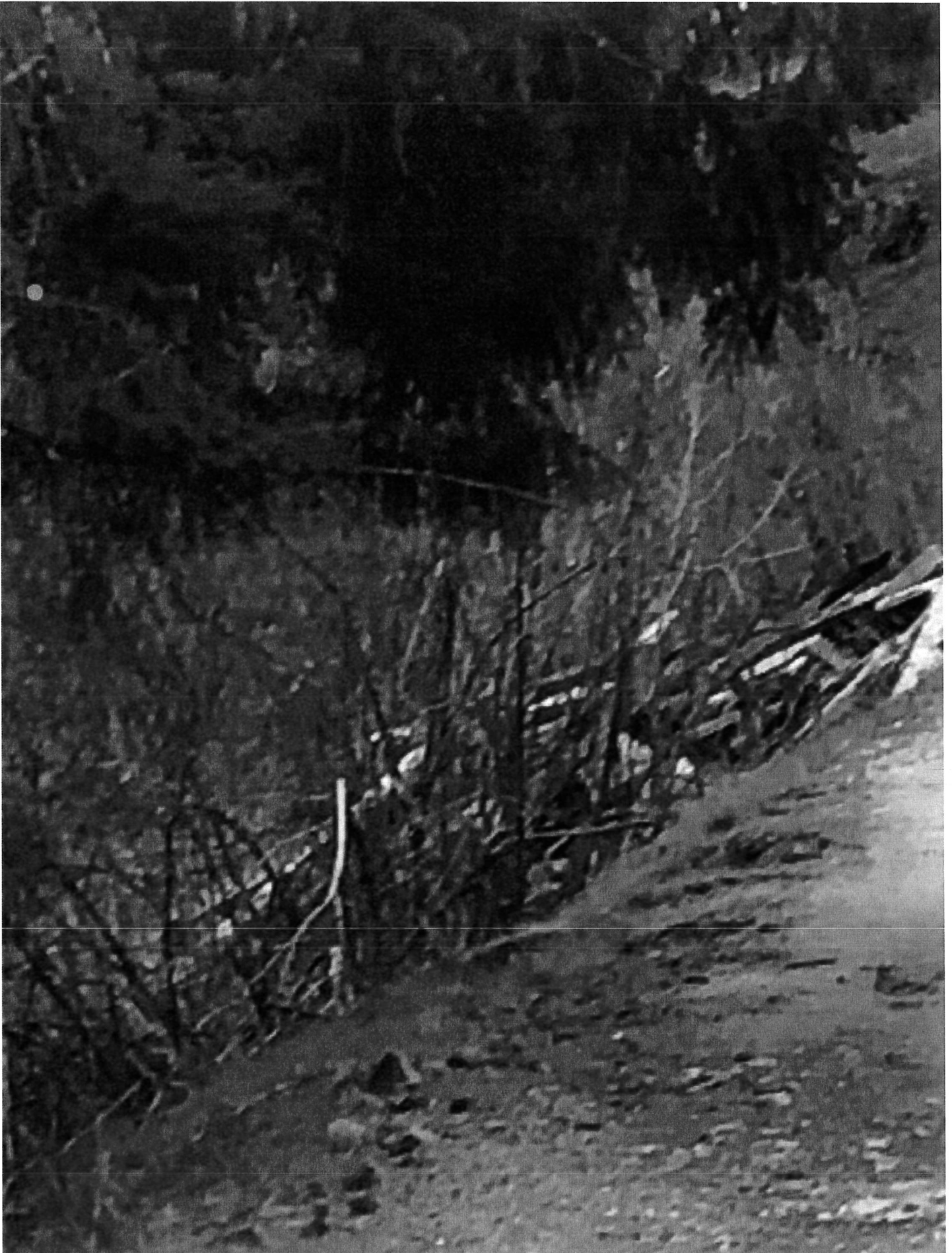




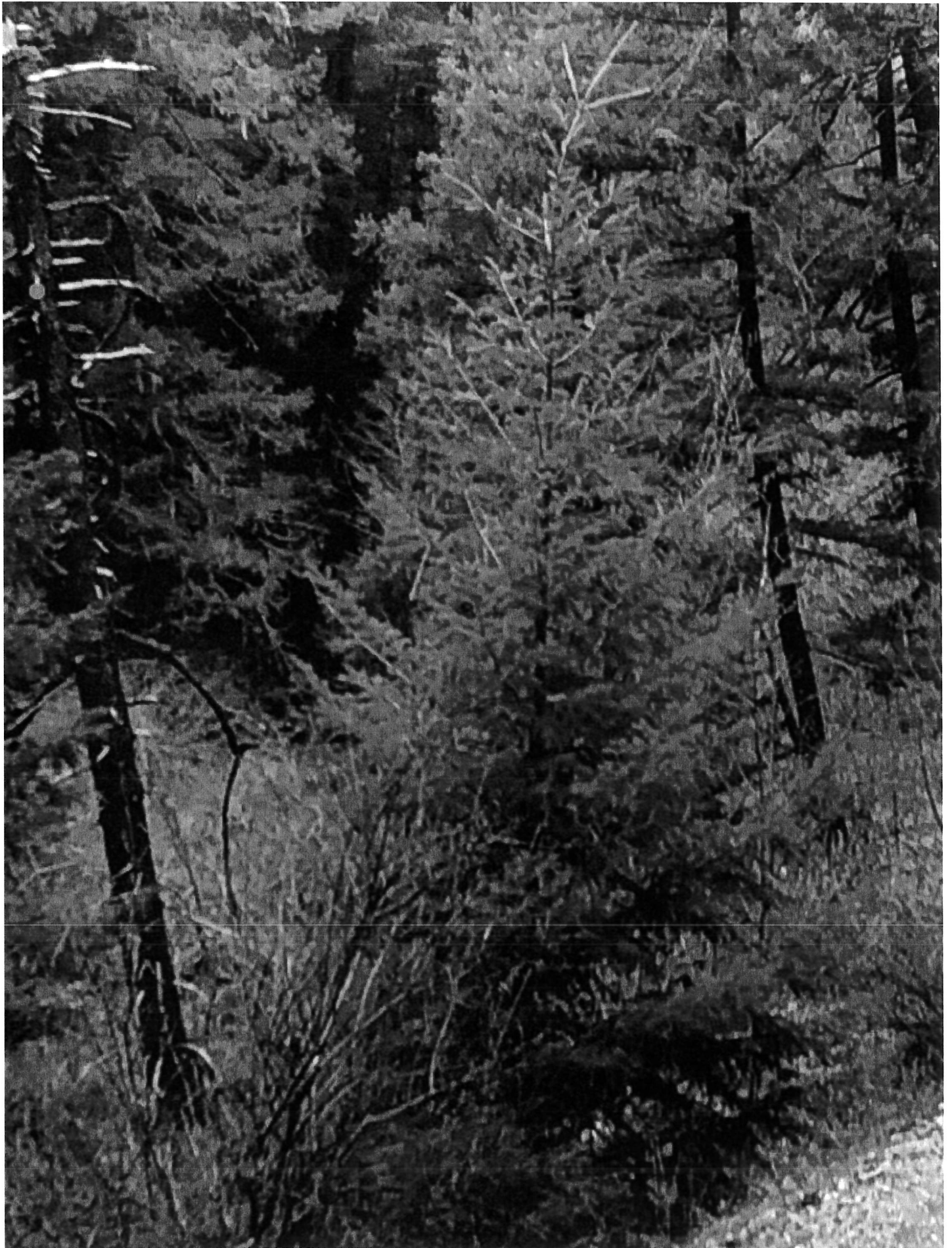


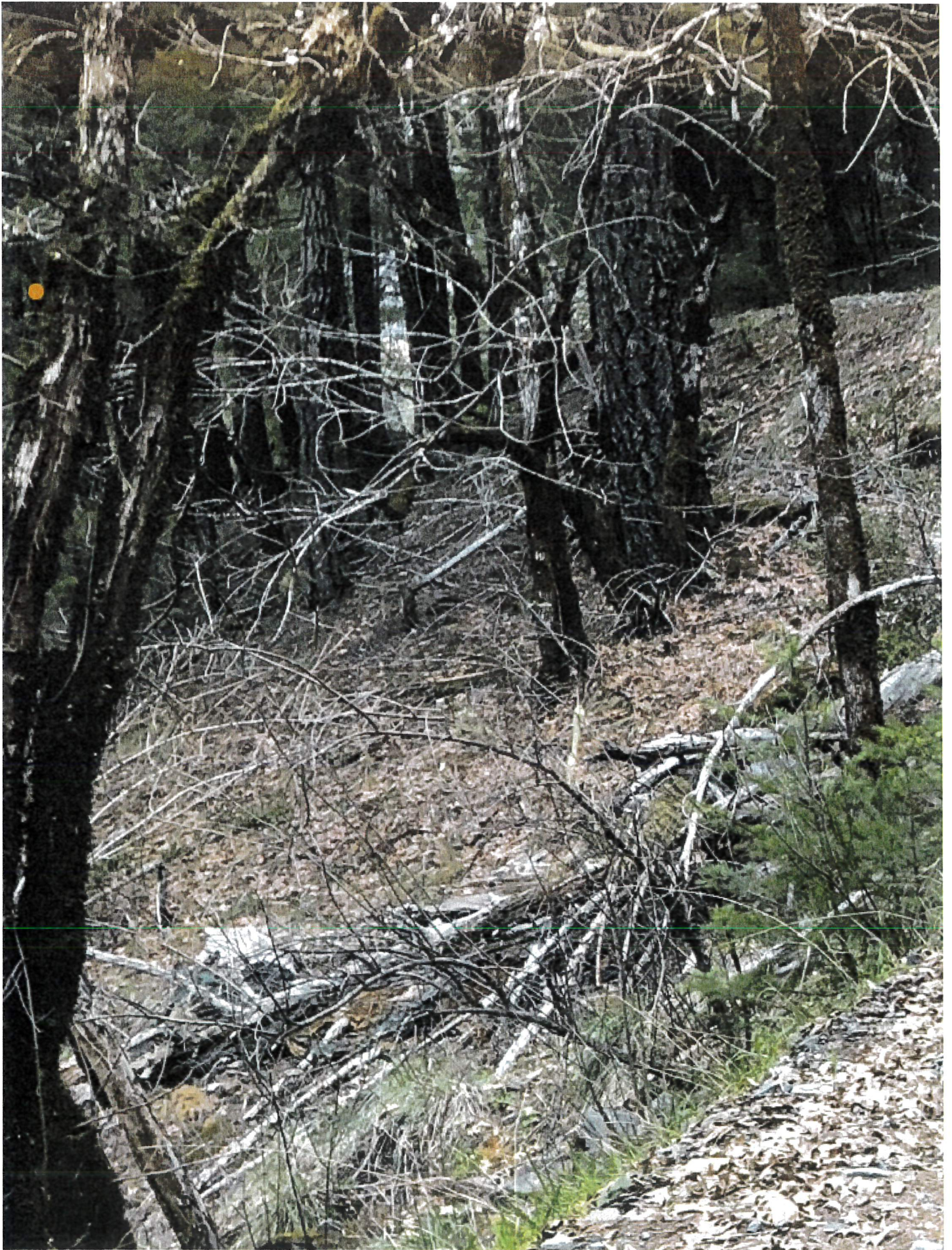


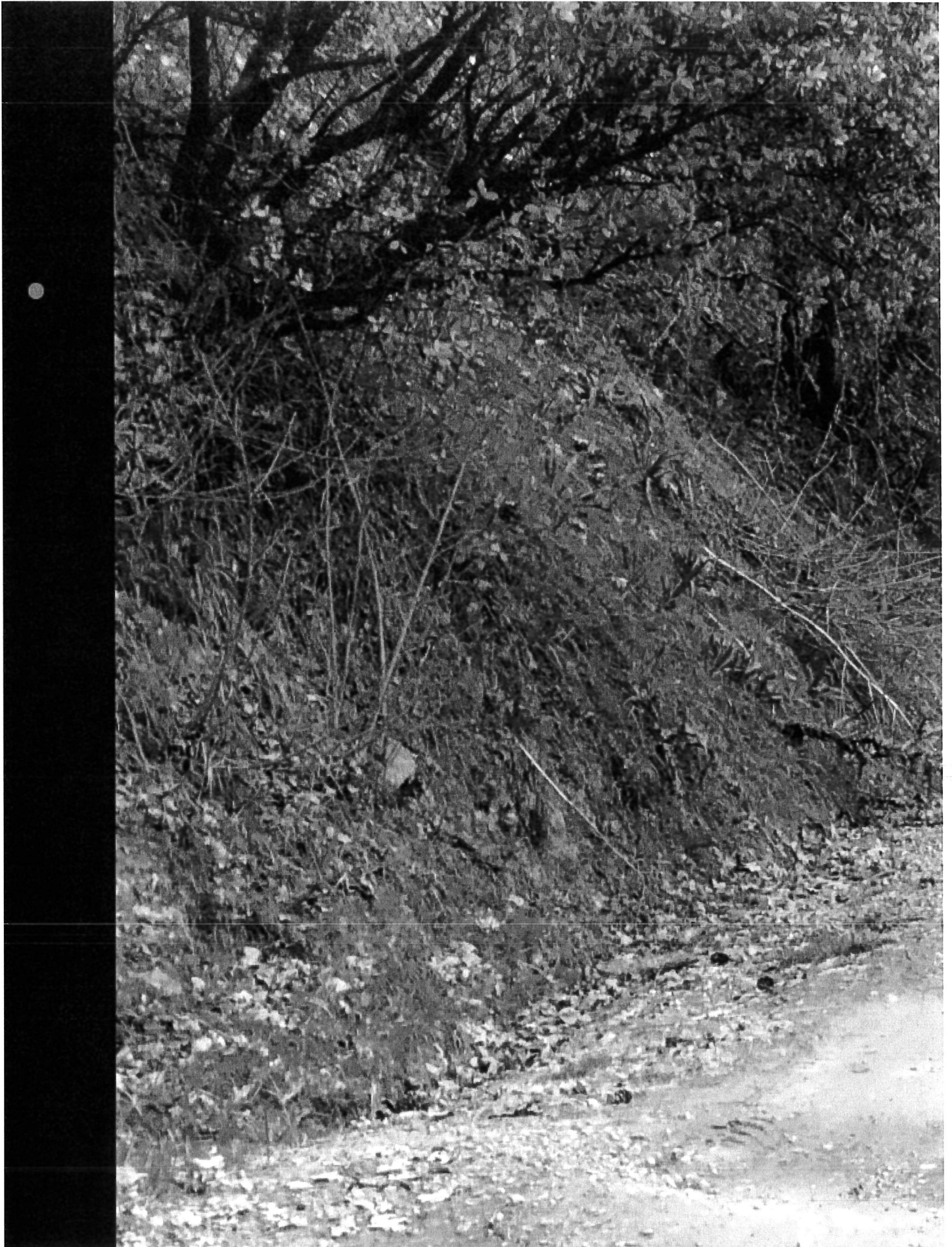












On Wed, Mar 2, 2022 at 21:26 Ivan savinskiy <ivan32120@gmail.com> wrote: