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From: Mallory Cunningham <mallorylcunningham@gmail.com>
Sent: Tuesday, September 14, 2021 4:18 PM
To: Planning Clerk; Acevedo, Megan; 4alanbongio@gmail.com; hcpcmccavour@gmail.com; mnewman@gpins.com; noah@landwaterconsulting.com; sregon@aol.com; hrh707@outlook.com; Wilson, Mike; Ford, John; Johnson, Cliff; Bohn, Rex; Bushnell, Michelle; Bass, Virginia; Madrone, Steve; Allison Jackson
Subject: Steven Luu Special Permit/Record Number PLN-2020-17313
Attachments: Adamant Opposition to Proposed Mega-Grow on Cross Creek Road, Kneeland.pdf; 2021-09-14_Steven Luu Kneeland Project Letter.pdf

Hello All,

Please see the attached letters from myself and Allison Jackson of Harland Law Firm. I formally request that these letters be added to the agenda for the upcoming Planning Commission Meeting on October 7th (can someone please confirm the date for me?).

For all reasons noted in the attached documents, but primarily the water issue, I am deeply concerned about the well-being of this multi-generational rural neighborhood. As someone who grew up in this area and has worked extremely hard to afford to purchase a property in hopes of settling down there for the long term, I can tell you this commercial undertaking would be devastating for the community as a whole. There simply is not enough water falling annually to sustain an operation such as this. Residents who use wells on Tim Mullen Road, Barry Road, Cross Creek Road, and Paddock Road are already DRY this year, meaning they are having to have water trucked in for normal domestic use. This happens annually. There isn't enough water to sustain the existing residences on the ridge, let alone a major commercial agricultural operation. To suggest this does not need to be examined by environmental experts prior to the approval is irresponsible and, frankly, dangerous.

The residents of Kneeland choose to live several miles away from town to enjoy the quality of life and sense of community that a rural neighborhood like this provides. The odors associated with cannabis cultivation (especially on this scale) are invasive and obnoxious and can also be a health hazard for individuals, my husband in particular, who suffers from extreme environmental allergies. The smell, along with the visual blight that hoopouses and/or greenhouses and portable toilets will add to our currently beautiful, mountainous views will drastically detract from our property values and quality of life.

I look forward to attending the Planning Commission Meeting on October 7th (or whichever date you confirm for me).

Thank you,

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

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

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

- **Conserving the limited resources for residential property owners**

- Water is a very limited resource in this area. This proposed grow site shares a water source with three other parcels, who already experience a shortage of water annually and must truck in supplemental water. To propose that water catchment will be the solution is short-sighted, and drilling a well can be extremely costly and still comes with limitations as well. A well large enough to support this capacity of water usage would undoubtedly adversely affect the surrounding properties who also utilize the well system. Water catchment will also limit the runoff water that properties located below and beside this parcel currently count on for normal living. Barry Ridge and Tim Mullen Road have experienced a drastic reduction in water over the years from normal residential use. We cannot afford to deplete this natural resource further. Trucking in water for a commercial cannabis operation is illegal and will inevitably be needed at this location with such limited natural resources.
- A single 5,000 gallon water tank for fire suppression is incredibly insufficient and puts all neighbors at extreme fire risk. The risk of fire is already exceedingly high and only seems to be getting worse year by year.

- **Environmental health and safety:**

- Any leaching of chemicals or water erosion caused from the watering of plants will directly impact the drainages that are on either side of the ridge that is proposed to be used as the growsite. This will impact the native oak tree groves and other native plants as well as the wildlife that habitats here, not to mention the effect it will have on the residences located below and on either side of this grow site for potential water contamination, etc.
- This property is located at the top of a hill. Lawrence Creek, which eventually runs into the Van Duzen, is located at the bottom of this hill's drainage. The trickle-down effect from ultra-fertilizers, pesticides, rodenticides, will ultimately impact one of Humboldt County's largest rivers that has already been facing unprecedented dry years.
- **We are requesting a copy of a fully executed Environmental Impact Report related to this application.**

- **We also request that the Department of Fish and Wildlife be consulted** to ensure no species of plant or animal will be harmed in the development of this operation, nor the diversion of any naturally-occurring springs, aquifers, or rivers.
- The odor from cannabis cultivation is invasive and offensive. There is no submitted plan of how to contain the smell, and we demand that if this does get approved, that the applicant must install a full air filtration system to protect the clean mountain air.
- Portable toilets are not sustainable nor sufficient for this kind of operation. They pose a threat to the health of the ground and soil and are not weather-resistant to the extreme winds we experience on this ridge.
- This parcel's location is steep and sloping throughout. There is not a flat, buildable site that is large enough to fit the proposed amount of water tanks, let alone the 44,000 sqft cultivation site. This ground is also notorious for slippage and is extremely rocky terrain. To safely situate sixty 5,000 water tanks would mean the disruption of a massive amount of earth, leading to further slippage issues and the possibility of slides and erosion.
- **Community health and safety**
 - Kneeland has been a place to enjoy the peace and quiet of country living. This community has been family friendly and a safe place to walk dogs, ride ATVs, and just enjoy rural living in one of the most beautiful places Humboldt County has to offer. The impact of another commercial operation up here would detract from the safety of this community by encouraging more unwanted traffic and visitation of non-locals, which can lead to the defacing of private property and unwanted trespassers. Many are already experiencing this already.
 - Noise pollution is a major concern. The possibility that generators may be used is unacceptable. We understand at this time they are not proposed, but the excessive costs of implementing PG&E power to this site will most likely prevent it from being a possibility, and the costs of solar are ever-increasing also. If approved, we demand that the applicant install PG&E, regardless of the cost, to preserve the serenity of the neighborhood and to prevent further air contamination from generator fumes.
 - Kneeland School is located ONE MILE from this proposed grow site. In fact, employees commuting to and from this operation will be travelling through THREE school zones (Freshwater, Garfield, and Kneeland Schools) to get to this site. Employees of grows such as this drive with no concern for the children or locals who live here. The constant speeding, tailgating, and other aggressive driving habits are all threats to our safety.
- **Traffic impact on roads**
 - The amount of vehicles travelling Kneeland Road, Barry Road, and Tim Mullen Road has increased substantially in the past 2-3 years. These roads are not engineered for the influx of traffic that we are seeing. In

addition, the aggressive drivers' behavior travelling up a rough, windy mountain road is dangerous for locals who enjoy walking, bike riding, horseback riding, etc. I also question the legality of being able to use a narrow, shared, private, dirt road for ingress and egress to a commercial cultivation site with regular employees and associates travelling throughout the day.

- **Has any sort of traffic study been performed? If not, we request that to be done at the expense of the applicant also.**

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

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

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

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

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

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

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