ATT: ARCATA LAND CO
CANNABIS PERMIT

My name is Peggy Bell-Hans- my family and I have lived at 2859 Wyatt Lane for 27 years. We have a wonderful neighborhood with the same families since we bought in 1994. We moved here to raise our 2 daughters and to be part of a community concerned with our environment/mother earth and to be good stewards of this beautiful and unique land

We are directly downwind from the proposed project (approx 1000 ft) and have alarming concerns with this proposed project as an environmental disaster waiting to happen! To begin with, this project growing cannabis in the Arcata Bottom is totally inappropriate as the cold/damp and foggy weather is not conducive to growing this crop. To combat this, an enormous amount of energy is needed to run large fans, heaters and dehumidifiers will be necessary to combat the inevitable **MOLD!** The exact amount of energy is **NOT** known because a completed **Environmental Impact Report** has **NOT** been done. There has been a lot of information coming out from commercial cannabis growers that the **energy and water usage** proposed is wildly inaccurate and lacking specific numbers in the **Mitigated Negative Declaration** report to predict what impact it will have to the Arcata Bottom and Humboldt County in general! We are supposed to be moving to conserving energy not going in the opposite direction! Let's not be shortsighted about our future and precious resources!!

This proposed project was quietly going through the planning process with **NO** notice to us or our surrounding neighbors in the Westwood area- the most impacted from this huge/mega grow! There has **Not** been the proper **CEQA Environmental Impact Study** only the **Mitigated Negative Declaration** which has

falsehoods and omitting recognition of the negative and harmful effects to our families, neighborhoods, schools, churches and recreational area (especially the newly expanding City of Arcata Ennes Park and Creekside home project.)

I'm an Occupational Therapist by profession with my field of expertise in geriatric rehabilitation with over 45 years in Home Health and Long Term Care

The new senior housing project called Creekside Homes will have a total of 100 residential "Care" beds/ with a mixture of Assistive Living units and memory care units. My concern is that the negative impact on these vulnerable seniors especially those with pulmonary problems already will be enormous.

In the **Mitigated Negative Declaration under Air Quality 1.3** states that 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 , rehab centers, convalescent centers and retirement homes. Significant impacts to air quality on sensitive receptors from the odor of cannabis, toxic odors from pesticides and chemicals will hit 8 of the 9 sensitive receptors just mentioned!! This is FAR from "less than significant"!!!!!!

How will these air quality conditions affect them and their health and well being? Will they be able to walk around the grounds for exercise ,enjoy sitting in the fresh air or confined indoors? How will noise and light pollution change these resident's sleep patterns / and behaviors? I can only predict this will change not only their health but also diminish their quality of life!

In conclusion -you must deny this project or at least **require an environmental impact report** to address these concerns- we need to get this right for our families, neighborhoods and community. Our health, safety and public welfare is at grave risk!

Sincerely

Peggy Bell-Hans (707) 845-3201

Peggy Bell-Hans

Torsten Hans

Torsten Hans

From:	lee torrence
To:	Planning Clerk
Cc:	Bohn, Rex; Bushnell, Michelle; Wilson, Mike; Bass, Virginia; Madrone, Steve; Karen Diemer; dloya@cityofarcata.org; SPereira@cityofarcata.org; Brett Watson; Stacy Salazar; Emily Goldstein; Sarah Schaefer
Subject:	Arcata Land Company
Date:	Friday, June 11, 2021 4:32:13 PM
Attachments:	image001.png

Hello Rodney,

Per the rules set out by the county, we were supposed to be notified 10 days prior to the date of the appeal hearing in order to comment. We are receiving notification today Friday, June 11 (one neighbor received her mail...mine comes close to 5pm) which leaves us 2.5 days to comment in order for it to be included in the packet.

It seems the planning department allows Lane to take extra time to get his ducks in a row while we get 2.5 days.

Where is our representation? Do we not pay for your salaries? Do you work for us? Something is definitely not right here.

We need an extension. Fair is fair. Lane had his extra time and you take your time giving us the date of the appeal and then pop this on us.

You seem to send your notifications so late to leave us at a distinct disadvantage. You've done that from the very start. Something is definitely not right with your department.

I hope to hear from you soon.

Lee Torrence

From: Yandell, Rodney <RYandell@co.humboldt.ca.us>
Sent: Tuesday, March 2, 2021 10:20 AM
To: lee torrence <ltwish@hotmail.com>
Subject: RE: website?

Lee,

Please see the attached notice. I believe this will answer your questions and satisfy your request.

Thank you,

Rodney Yandell
Senior Planner
Cannabis Services Division
Planning and Building Department
707.268.3732

From: lee torrence <ltwish@hotmail.com>
Sent: Tuesday, March 02, 2021 10:15 AM
To: Yandell, Rodney <RYandell@co.humboldt.ca.us>
Subject: Re: website?

Thanks for the quick response, Randy. I was hoping for a quick view of the letter that was sent out that summarizes the project.

About the calendar you attached. Are those meeting televised? Or available to watch online?
Thank you!
Lee

From: Yandell, Rodney <RYandell@co.humboldt.ca.us>
Sent: Tuesday, March 2, 2021 10:01 AM
To: lee torrence <ltwish@hotmail.com>
Subject: RE: website?

This is this link to the Environmental Document page for the project (see attachments).
https://ceqanet.opr.ca.gov/2021010337/2

Also, the staff report will be available March 13th at this link in the Planning Commission agenda.
https://humboldt.legistar.com/Calendar.aspx

The notice was also posted in lasts Sunday's Times-Standard.

Thank you,

Rodney Yandell
Senior Planner
Cannabis Services Division
Planning and Building Department
707.268.3732

From: lee torrence <ltwish@hotmail.com>
Sent: Tuesday, March 02, 2021 9:52 AM
To: Yandell, Rodney <RYandell@co.humboldt.ca.us>
Subject: website?

Hi Randy,
Can you tell me if there is a website to refer people in order to read the project description of the Arcata Land Company project?
Thank you, Randy.
Lee Torrence

From:	Heart Bead
To:	COB
Cc:	Yandell, Rodney; Planning Clerk; Bohn, Rex; Wilson, Mike; Bass, Virginia; Madrone, Steve; mbushnell@humboldt.ca.us
Subject:	This voter does NOT approve of the Sun Valley Mega Cannabis Grow
Date:	Monday, June 14, 2021 8:56:01 PM

Greetings Board of Supervisors et al,

I am a business owner and resident of Arcata. I vote in every election, have a teen child, and have many reasons to oppose this gigantic grow operation in the Arcata Bottoms.

There are so many reasons to halt this project, I am unsure where to start my list. The odor from such a huge farm will be unbearable, not only to the neighborhood close by, but on Summer days, when the wind blows from the north and northwest, the entire atmosphere of Arcata will be bathed in the smell of marijuana. Gross.

The security needed for such a grow will severely impact the sweet family community of the Arcata bottoms, impacting many folk who walk, ride bicycles and watch sunsets and cows through those fields. Those quiet country roads are an asset to our small community. The agrarian part of Humboldt is part of our culture and will be negatively impacted by armed security and ugly hoop tents sprawling across a huge amount of now open, pastoral, visually appealing farmland.

I strongly oppose this specific type of corporate farming practices for many reasons. Excessive electricity use for heating the 'greenhouses' and the wasteful use of non-re-usable and unrecyclable plastic hoops, ground cover, tenting etc. impacts our future through plastic waste and more greenhouse gases. This is not only a visible blight to the landscape, but creates a huge amount of waste. This is an enormous contribution to global warming and exacerbates the risk of future flooding of the location itself due to ocean rise.

Also, the fertilizers, weed control, rooting hormones and mold suppressing agents that are used in such a huge cannabis grow, so close the the water table, will seep into our groundwater, and run off into the bay. This could affect our local groundwater, oyster production in Humboldt Bay, affect cattle and wildlife, amphibians, fish (such as salmon in small creeks and sloughs) and even create poisonous algal blooms around the sloughs which could sicken cattle and housepets.

This kind of grow is not what we are about. It does not seek to better our community, it is pure greed and overuse of our county and city resources. Large industrial type agriculture does not move Arcata and Humboldt County towards a future of less waste, it does not lower greenhouse gases, and does not preserve our local beauty as a pastoral small family farm community. It is a waste of energy, and seeks to put money only into the pockets of Arcata Land Company (operating as a subsidiary of Sun Valley Floral Farms), not necessarily into the wallets of current Arcata residents.

I ask that you please do NOT approve this blight of a project.

Thank you for your consideration,
Kimberly Mallett Alvarez

Owner of Heart Bead, on the Plaza
Resident of Arcata, 21 years

From: Cathy Rigby
To: Planning Clerk
Subject: Fwd: Record #PLN-2021-17198, Appeal of Arcata Land Company, LLC, Record #PLN-12233-CUP
Date: Tuesday, June 15, 2021 4:04:13 PM

There is conflicting information out there about where to send comments about this project. I don't know if this is a deliberate strategy on your part to stifle comment. Fortunately I saw a county News Flash which gives this as the email address to which to send comments. Please see the message below and add to your record.

Sent from my iPhone

Begin forwarded message:

> **From:** Cathy Rigby <cathyrigby56@gmail.com>
> **Date:** June 14, 2021 at 12:42:37 PM PDT
> **To:** cob@co.humboldt.ca.us
> **Subject: Record #PLN-2021-17198, Appeal of Arcata Land Company, LLC, Record #PLN-12233-CUP**
>
> I am writing to express my opposition to the corporate mega-grow in the Arcata Bottom. In addition to the devastating effects on the environment, neighborhoods, schools, churches and the City of Arcata, it is unconscionable to allow this mega-grow in a time of severe drought. We do not need water going to a product that has almost no value and the growing of which benefits only a few already wealthy people. People need food, not drugs. People need safe, quiet neighborhoods, not 24/7 sounds of fans, the glare of lights, the noxious smell. That you would approve a grow right next to existing neighborhoods is horrifying. At the very least an environmental impact report should be done. You cannot trust the planning dept. nor this company to speak the truth about the effects of this project on the environment.
>
> In addition to my opposition to the project itself I am angered at the way in which the county has handled it. The rudeness of that awful Alan Bongio and his disrespect to speakers at the planning meeting at which this project was approved is appalling. He should not be in a position to treat members of the public that way. The county also waited until the last possible minute to send the letter with the date of the appeal, giving people so little time to comment, using a server though Arkansas; not including the Zoom link with the official notification; essentially trying to ensure that this project would proceed forward as secretly as possible.
>
> Please do not approve this project. It will set a precedent that means no neighborhood is safe from the corporate greed exemplified by the Arcata Land Company.
>
> Cathy Rigby

Eureka, CA

ATTENTION:
cob@co.humboldt.ca.us
rbohn@co.humboldt.ca.us
mbushnell@co.humboldt.ca.us
mike.wilson@co.humboldt.ca.us
vbass@co.humboldt.ca.us
smadrone@co.humboldt.ca.us

June 15, 2021

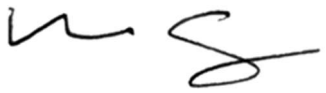
Dear Board of Supervisors,

As your constituent, I am writing to express my opposition to Arcata Land Company's proposed Commercial Cannabis Outdoor Light Deprivation and Mixed-Light Cultivation Project Application # 12255. This 8-plus acre project does not seem appropriate so close to homes, neighborhoods, parks, schools, etc. The project claims that it mitigates for air quality and for greenhouse gas emissions, but from the available information this does not seem feasible.

Regarding Air Quality and Greenhouse Gas Emissions, operation of new commercial cannabis operations under the proposed ordinance would result in an increase in particulate matter (PM10) emissions during the harvest season that would exceed North Coast Unified Air Quality Management District (NCUAQMD) thresholds and contribute to the nonattainment status of the North Coast Air Basin for PM10. No feasible mitigation is available to reduce this impact. Therefore, the impact would be significant and unavoidable (Impact 3.3-2). The project's contribution to cumulative air quality impacts involving particulate matter (PM10) emissions would be cumulatively considerable and significant and unavoidable. Operation of new commercial cannabis operations under the proposed ordinance could generate objectionable odors to nearby residents. Mitigation has been recommended to reduce this impact. However, this mitigation measure would not completely offset the odor impact. Therefore, the impact would be significant and unavoidable (Impact 3.3-4). The project's contribution to cumulative impacts from exposure of people to objectionable odors would be cumulatively considerable and significant and unavoidable.

The neighborhood and other residents in Humboldt are becoming increasingly concerned about the impacts on air quality, the noise impacts from 8 acres of hoop houses with fans, the potential impact on wells, and the impact on the viewshed. These negative externalities will affect the quality of life of residents, potentially outweighing the benefits of the project. Why is this project being allowed so close to homes and neighborhoods? How would you feel if this operation were built so close to your own home? Please do not allow this project to move forward as is and at a minimum, please require a full Environmental Impact Report so adequate community review and input can be provided.

Best regards,



Michelle Dowling
Resident of Arcata

Terrence McNally
1744 Simas Court
Arcata, Calif. 95521
arcata.mcnally@gmail.com
707-407-5627

June 15, 2021

Humboldt County Board of Supervisors
525 Fifth St.
Eureka, Calif. 95501

Dear Humboldt County Board of Supervisors,

As a 23-year neighbor to the proposed 8+-acre Arcata Land Company project, I'm requesting that it be denied. The parent company Sun Valley Group and CEO Lane DeVries certainly have the right to explore new business opportunities, but this one is entirely too close to neighboring homes and schools and with potential impacts to health and safety of the community.

But we don't really know. I use "potential impacts" because the applicant's proposal is lacking in specifics. Among other data not provided to be studied and reviewed by the Board of Supervisors and the public:

- A Traffic Study quantifying impacts to Foster Avenue and 27th Street
- A Noise Study for the fans operating in the planned greenhouses
- An Odor Study that might allay concerns for those neighbors with pre-existing conditions
- A Groundwater Impacts to neighboring wells
- Quantifiable Light Pollution Data
- Security Requirements.

There remain too many unknowns. Case in point: the applicant has stated that the impact from the project's odor releases is not "anticipated" to be great. That's very little to go on.

After a difficult pandemic year spent by Humboldt County residents continually worried for their families' health and safety, please don't also force them to shoulder the potential negative effects of Sun Valley's hoped for expansion into the cannabis industry.

Thanks very much for your time and service to Humboldt County residents.

Sincerely,

Terrence McNally

June 16th, 2021

Dear Supervisors,

I am a resident of Arcata and live in the vicinity of 12th and P streets, 1.2 miles (or 4,920 feet as the crow flies) from the proposed Foster Road entrance of the Arcata Land Company's proposed cannabis development. I breath the air, enjoy the night sky and local wildlife, and recreate by walking and biking directly adjacent to the project area. After reviewing portions of the ISMND I have several concerns that need to be addressed.

Here is bulleted list of my comments/concerns:

- No light pollution even from security lights
- No traffic increase on Foster Ave east of Alliance Road
- Organic cannabis production only
- Solar onsite and 100% renewable energy for any power from the grid
- No rodenticide use
- Road repairs to Foster Ave and Upper Bay Road
- No increased noise or back up alarms during construction
- Include "offsite" processing facility in impact assessment

I have included some portions of the ISMND below to give context to my comments, those excepts are in quotations with bold text.

Traffic Concerns:

> **"The Foster Avenue driveway has been historically used for heavy industrial traffic associated with the former mill site and is configured to accommodate service and transport trucks (170' wide driveway apron)." (Section 2.9, p. 9 of ISMND)**

The excerpt above discusses historic use, but is this consistent with the current use? I have observed personal vehicle traffic, but not heavy industrial traffic (assuming this refers to large trucks and equipment.) Traffic in this area is already problematic for bicycling and walking apparently due to staff of the existing Sun Valley Farms operations. During lockdown last year I increased my recreation along Foster Avenue within the mile of road adjacent to the proposed project. I observed a high level of traffic with many cars travelling over the speed limit. If this project is approved, I believe traffic will increase. The roads are already in terrible condition which make bicycling in the area dangerous. ALC must commit to paying taxes directly into a road improvement fund for the immediately adjacent roads. I do not want large trucks driving loudly through my peaceful neighborhood. I do not want the roads to become worse and believe that the project applicants should include local road improvements to show they will be better neighbors.

Environmental Concerns:

> **"Designated Critical Habitat: The Project areas do not contain designated critical habitat for any listed species. The closest designated critical habitat is for the Tidewater Goby (Eucyclogobius newberryi), 1.08 miles to the west of the Project area (Mad River Slough)."**

The project applicant should be required to conduct on-going water quality assessments to ensure that no detectable levels of fertilizers or pesticides reach the habitat of the tide-water goby.

"Nesting Bird Habitat: Locations with a shrub or tree canopy layer within the Project area may provide suitable nesting habitat for migratory birds. Additionally, some species, such as a western meadowlark (Sturnella neglecta), may nest in tall grasses."

How will the project applicant reduce disturbance to foraging habitats of the western meadowlark? I am concerned the construction activities will create noise disturbance enough to disturb this species' natural behavior.

Raptor/Owl Health Concerns:

The project areas include raptor foraging habitat; therefore the use of rodenticides would be highly destructive. There must be an agreement to use NO rodenticides, of any kind. This means ALC and Sun Valley must cease any current use of rodenticides. Rodent control must be achieved through physical means, i.e. snap traps and exclusion/prevention methods.

Pesticide Use Concerns:

Pesticide use in this area is already a concern to me. This project should be required to meet organic standards. Pesticide, herbicide, and rodenticide use should be prohibited to increase the health and safety of our local environment for the human and animal residents, including for pollinators and school children. Additionally, Humboldt County Cannabis has a reputation to uphold. Let's keep it organic!

Fossil Fuel Use/CO2 Output Concerns:

All power coming from the grid should be from 100% renewable resources. Because of the huge foot-print, solar panels should be required for additional power draw (not CO2 releasing boilers) and could cover parking areas or walkways.

Zoning/Forthrightness Concerns:

"55.4.8.4. Allowed zoning districts for processing facilities. N/A. The Project involves only cultivation with processing to occur at a permitted offsite location."

"a.b. The Project involves only cultivation, with processing to occur at an offsite location."

The ISMND regularly refers to the processing facility as "offsite" but we learn in the introduction that this facility would be an adjacent parcel. This seems like a sneaky way to avoid discussing the impacts of the processing facility in concert with the impacts from the larger project. These impacts including noise, smell, energy usage and output, traffic, etc. should be discussed and examined closely.

Light Pollution Concerns:

"New lighting at the Site will consist of task and operational lighting in the ancillary support structures/buildings (administration buildings), artificial lighting in a portion of the hoop structures, and outdoor lighting for security purposes." P. 29 part d. of CEQA discussion

"The project would comply with all CMMLUO performance standards for lighting, and new structures, including lighting plans, would be subject to approval by the Humboldt County Building Department. In addition, the Project has been designed consistent with, and will conform to CDFA's regulations (Cal. Code Regs. tit.3, § 8000 et seq.), which contain protections for environmental resources. With respect to aesthetics CDFA's regulations require all outdoor lighting used for security purposes shall be shielded and downward facing (§8304(c)); and mixed-light license types of all tiers and sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare (§8304(g)).

In addition to artificial lighting in the hoop structures, outdoor security/ancillary lighting must also adhere to the International Dark Sky Association's guidelines for Zone 0 an Zone 1. How will the County ensure that ALC is adhering to these promises? They must use strictest standards the most warm/low blue light as possible and ensure all lights are fully shielded.

> **"The Project includes a combination of outdoor light-deprivation cultivation (~75% of hoop structures or 17.2 acres) and mixed-light cultivation (~25% of hoop structures or 5.7 acres)."**

The ISMND discusses proposed proportions of artificial light use (and therefore increased energy use). Now that we know the project has been reduced in proposed size, will the proportion of mixed-light cultivation also be proportionally reduced? If the new overall area of hoop structures is 7 acres, then those with mixed light would proportionally be 1.75 acres. (7 x 0.25 = 1.75). I want the amount of mixed light reduced.

<u>Noise Concerns:</u>

I did not see a discussion of noise impacts. What will the increase in decibels be from the boilers, fans, and air filtration systems? I enjoy walking in the area because I can hear birds on the walk. Additionally I am concerned about (and DO NOT WANT) to hear back up alarms on vehicles for the construction period. Sound travels far in this area and I believe I would be able to hear back up alarms and construction equipment during project implementation.

Thank you for reading and hopefully addressing my concerns. I do not want increased conventional farming in my neighborhood because I want to preserve the health, safety, and peacefulness of my life and the life of my neighbors, human and animal. Please forgive any typos, I do not have time to carefully edit, nonetheless read the entire 1,419 page ISMND.

Sincerely,

Loriel Caverly

From: KC M
To: Planning Clerk
Subject: Sun Valley & Arcata Land Company concerned community member
Date: Wednesday, June 16, 2021 8:44:33 AM

I have included my opinion as well as 2 compromises that would be fair and equitable for all parties involved.

Whether this was my neighborhood or another neighborhood, I am opposed to any size commercial marijuana farm so close to schools and neighborhoods. Numerous counties and communities are already facing the negative repercussions of allowing such grows so close to communities.

Your positions surpass just checking boxes. Our community members rely on the people in positions of authority, such as yourself, to act on behalf of the community at large; not on behalf of one company or
the potential profit to the county. Community opinion should weigh heavily when the community will have to endure the burdens of the negative impacts. Unfortunately, thus far the county officials have dismissed the community.

I would like to suggest that SunValley relocate their growing operation to a more suitable area. Sun Valley & Arcata Land Company already has and can obtain other properties that would not have the proximity to neighborhoods and schools.
This compromise was facilitated previously regarding a similarly proposed Blue Lake grow. The Blue Lake grow would have impacted a fraction of the number of homes, neighborhoods, and schools. Less than
3 dozen people logged into that zoom meeting to protest. With this precedence already set, there is no reason why Sunvalley should be given “special treatment” and “an advantage” and force the surrounding community members to endure the burdens.

<u>I would also like to suggest a second reasonable compromise.</u>

Sunvalley is initially granted a 1 (one) acre “grow”. This will be over 43,000 square feet, more than adequate to allow for separate areas of nursery, vegetative, flowering, and harvesting stages.
After a year and once it is proven that the pollution and impact from odor, plant particles, light, sound, traffic, crime, electrical draw,

water consumption etc are able to be effectively managed and mitigated, then, upon annual review and verification of compliance, grant the ability to expand one acre annually, with a reasonable maximum acreage at or below 8 acres.
This will allow time for Sunvalley to prove and honor their promises and allow technology to catch up to make it easier to mitigate future impacts of expansion.

Additional contributions, conditions, and permanent future agreements that would be fair, responsible, and respectful to the community:

1. All Sunvalley operations within the "Arcata Bottoms" will be from here forth be all organic; eliminating the currently utilized dangerous chemical pesticides and herbicides.

2. Sunvalley designate specified routes for all traffic through the "Arcata area"(not just the city limits) that will be used for transport of materials, supplies, and product to and from their facilities. Initially significantly upgrade and continue to maintain all roadway routes in Arcata that are used for transport of materials, supplies, and product to and from their facilities. Add sidewalks or separate paved pedestrian paths to any of the above mentioned roadways that do not currently have separate pedestrian sidewalks or the paths.

3. Set specific and timely response periods and outline plans for addressing and mitigating neighborhood issues and each concern such as respiratory effects, smell, light, sound etc. Also, set consequences and agreement to cease operations if they cannot or will not take timely effective action to correct issues.
Example for odor issues: More than 12 complaints trigger a "violation" at which point begins a 24 hour time frame to mitigate the odor or cease operations that are causing odor. No more than 3 violations per year. If a 4th violation occurs, a cease of operations would be required until new containment process and system has been implemented and installed to mitigate odor.

A huge neighborhood concern is that there will often be odor and Sunvalley will be granted an unreasonable time frame to correct the issue; ie every harvest. At multiple cycles annually this can lead to frequent odor that Sunvalley may falsely claim is transient in nature.

Although personally I am opposed to any size marijuana grow or operation so close to any neighborhood, I do understand business. The Sunvalley / Arcata Land Company proposal is simply too large, too fast, with too many unknowns, gaps, variables, and issues that have not been adequately addressed. With compromise, time, and technology advances, I believe there can be an equitable and reasonable compromise reached.

I understand that the overall impacts of this operation do not concern the county planning officials. They stated that an EIR would only identify issues however they would acknowledge the significant impacts and still approve the operation. The planning commission's overall attitude was unprofessional and irresponsible to the community. However I do understand both parties financial motivation and desire to move forward.

In the end it will be easier for all 3 parties involved, the community, the county, and Sunvalley, to come to a reasonable compromise and work with on another for the future.

Thank you for taking the time to read my opinions.

Kathryn Melia
(707)845-8201

From: leslie quinn
To: Planning Clerk
Subject: Sun Valley cannabis permit
Date: Wednesday, June 16, 2021 9:29:05 AM

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i am writing to vehemently oppose any permitting to sun valley farms to grow cannabis. there are many other big grows planned for the bottoms . there are schools, organic farms and generations old farmers also opposed to the permit. the roads are falling apart, the night and starscape will be polluted with light. the chemicals used for indoor grows are Poison and deVries is a known polluter on seidel road.mega corporations have no business trying to curry favour with our neighbors by sending toxic lillies to them.what about all the mom and pop growers that actually know how to grow cannabis outdoors? they are completely left out of the equation. it's not Our responsibility to bail out a multi million dollar flower industry. i also had no job during the pandemic and i figured out how to survive. Sun valley can also figure that out without destroying the bottoms. they don't know anything about cannabis growing or marketing and this simply Cannot be permitted. please do not roll over to them. Deny the cannabis permit. thank you for your kind attention in this important denial of a sham.

sincerely, leslie quinn. P.S. i have lived here since 1972 and we need to save our town

From: Kristin Vogel
To: Planning Clerk
Subject: Please do not approve the Arcata Land Company Project
Date: Wednesday, June 16, 2021 3:43:26 PM

Dear Planning Director:

Please do not allow the Arcata Land Company project to be established in the Arcata bottoms. It is smelly and toxic. You would not want it in your neighborhood. It will lower the quality of life for the neighbors there. Rescind permission for this ugly project.

Kristin Vogel
POB 453
Garberville, CA 95542

HUMBOLDT BAY MUNICIPAL WATER DISTRICT

828 SEVENTH STREET, PO BOX 95 • EUREKA, CALIFORNIA 95502-0095

OFFICE 707-443-5018 ESSEX 707-822-2918

FAX 707-443-5731 707-822-8245

EMAIL OFFICE@HBMWD.COM

Website: www.hbmwd.com

June 16, 2021

Humboldt County Board of Supervisors
Via Email: planningclerk@co.humboldt.ca.us

RE: Arcata Land Company
PLN-12255-CUP

Dear Supervisors,

This letter is to provide input for the consideration of the CUP by Arcata Land Company's proposed development. Our Board of Directors has not taken up consideration of this referenced project and therefore we have no opinion either in support or opposition. The purpose of this letter is to communicate that our water district has an easement across several parcels of the former Simpson Redwood Company facility. That easement includes certain restrictions for construction of permanent structures on, over, or limiting access to maintain, operate, or replace our water lines. Consequently, we respectfully request that due consideration be afforded our easement rights when locating improvements on the respective parcels.

We are willing to work with the applicant regarding how our easement might affect future development in its vicinity on the property.

Additionally, we are willing to discuss the possibilities of providing either potable (through our domestic transmission line) or non-potable (through our industrial transmission line) to the project both of which are contained in our easement across the property. There are technical issues that would need to be analyzed in either case in conjunction with the expected demand volumes prior to making any firm commitment in this regard.

Thank you for considering our information.

Respectfully,

John Friedenbach
General Manager

Cc: Lane DeVries, Arcata Land Company

PROJECT TITLE: ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT.
APPLICATION NUMBER; 12255, CASE NUMBER; CUP16-583

June 15, 2021

Dear Board of Supervisors,

Because of the great opposition to a grow this size, and even the POSSIBLE impact it could have on the 900+ people living in the Westwood neighborhood 14000 FEET from the proposed grow and some as close as 300 feet, I would strongly suggest that each of you take a drive down Elk River Road where there are 6 greenhouses growing cannabis. This is what Director John Ford suggests is an acceptable grow. See for yourself how only **10,000 sq feet** of cannabis crop grown in green houses smells and sounds to neighbors.

When you drive to the Elk River Road cannabis grow and open your car doors you will be blasted by a wall of skunk smell. Even if you just drive by with your windows closed, you will smell it. Now, imagine what **EIGHT** acres smells like and how far the strong winds known to the Arcata Bottoms will carry it and its allergens to vulnerable receptors within a 1/2 mile radius; schools, senior living centers, and the general population.

The red line in the below photo superimposes 8 acres over the Arcata Plaza. 8 acres is approximately 42,350 sq ft. That is 4.2 times larger than the Elk River Road grow.

Regarding noise? The person living across from this 10,000 sq ft grow says he can not spend time in his back yard because the noise from the fans is so loud it's unnerving. Imagine EIGHT acres of greenhouses with HUGE fans on both sides (and 1 fan every 200 sq ft inside) going 24/7 365 days a year near YOUR home? Near YOUR loved ones. I have been told that some of these greenhouses use jet fans and are **extremely** loud.

The below photo is taken from Arcata Land Company's operations manual.

Although a particular make and model has not been selected, an example of the type of greenhouse that will be utilized is the Growspan Series 1000 Commercial Greenhouse (https://www.growspan.com/growspan- industries/cannabis/s-1000/).

The **ONLY** reason this project is possible is because of an antiquated zoning designation. It's not fair to the people in the Westwood neighborhood for the county planners to NOW, after 25 years of agriculture of this land, decide to use the antiquated zoning designation and put in a **commercial industry** that produces huge amounts of noise and odor pollution and a multitude of other adverse effects which you, by now, are well aware of.

It was only December of 2020 that John Ford had a different opinion about putting large cannabis grows near residents. He denied the permit to the Lost Boys Ranch in Hydesville saying "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." It should be noted there were only 25 letters opposing the project and 74 people living within a half mile of this proposed project. The difference between these 74 people opposing the project in Hydesville to the 900+ people in the Arcata Bottoms is economic status. This is an equity issue.

The county planners tried very hard to SLIP THIS PROJECT UNDER OUR NOSES EVERY STEP OF THE WAY. They seriously lack the integrity of Jeff Ragan who resigned from the Eureka Planning Commission because he was "appalled" by Eureka's lack of public engagement in the decision-making process regarding projects that would affect the people of Eureka for the next 50 years." We should have been informed in 2016 when Lane Devries applied for the permit.

Please vote **AGAINST** the Arcata Land Company's 8 acre cannabis permit and **FOR** a clean, safe and hopeful future for the children and grandchildren of Arcata.

Sincerely and with great hope,

Lee Torrence

Lee Torrence
1827 27th Street
Arcata, CA 95521

June 15, 2021

Dear Board of Supervisors

Subject: Record #PLN-2021-17198, Appeal of Arcata Land Company, LLC Record #PLN-12255-Cup

I am opposed to this project because locating a large industrial cannabis operation with industrial-sized greenhouses will have a negative impact next to peoples homes and neighborhoods. It is poor planning and unacceptable. Impacts to the residents would include; health impacts due top noxious ordors and emissions, reduced property values, reduced ground water availability; unacceptable noise levels; increased traffic; and a need for and increase in security.

Humboldt County is so beautiful and I would hate to see this beauty destroyed by a sea of greenhouse hoops. I enjoy being able to hike with my family here, so please vote NO on this project.

Yours truly,

Anna Gordon Eureka, CA

Eureka, CA

June 16, 2021

Dear Board of Supervisors

Subject: Record #PLN-2021-17198, Appeal of Arcata Land Company, LLC Record #PLN-12255-Cup

The headline for the Today Show today was NATION AT RISK. The news report was about the water needs of our nation due to the drought and climate change. This really hit hard especially because of the cannabis grow that is being proposed by the Arcata Land Co.

I have written letters before to Planning Department and to the Board of Supervisors, but I had to add this letter today.

I hope you look to the future of Humboldt County and to future generations and vote No on this project for the Arcata Bottom.

Yours truly,

Pam Smith Duane Smith

Duane & Pam Smith
Arcata, CA

Yandell, Rodney

From: Michael Proctor <mmhmm2@icloud.com>
Sent: Sunday, June 13, 2021 7:55 PM
To: Yandell, Rodney; Bohn, Rex; Bushnell, Michelle; Wilson, Mike; Bass, Virginia; Madrone, Steve; cob@county.humboldt.ca.us
Subject: Arcata Lnad Company PLN-12255-CUP

Members of the Board of Supervisors,

I am one of the appelants of the Arcata Land Company's (ALC) PLN-12255-CUP. I have sent you my opinions on the project in the past, which I hope that you have all read. In short, I am opposed to this 8 acre grow, so very close to neighborhoods. It will prove to use a tremendous amount of energy, water and remove precious agricultural land which is in Arcata's sphere of influence.

There has been no proof from the ALC in regards to mitigation of cannabis odors which are noxious to many people. Noise from industrial fans will be bothersome to those who live in proximity to the proposed project. Growers from, what is considered, a state of the art cannabis grow have stated that there is virtually no way to mitigate for noise nor odor on a grow of the proposed size due to the growing conditions on the Arcata Bottom.

An Environmental Impact Report is a must for this project as as members of our neighborhood has proven, with facts and science, that the ALC has not done their homework completely. Please take the time to read through the information that has been sent to you before and you will find that this statement is correct.

Finally, after our appeal was submitted, we were informed that they were required to notify us a MINIMUM of 10 days before the BOS hearing (that date for notification would have been 6/2 based on the 30 working days from filing the appeal which was filed on 5/4). We did not receive a letter until 6/11 and per the letter " documentation to be filed on this matter for the official record is to be submitted ....by noon on June 14, 2021...". I am astounded that we would be given such little time to prepare for the hearing.

Sincerely,

Paula Proctor

Yandell, Rodney

From: Michael Proctor <mmhmm2@icloud.com>
Sent: Sunday, June 13, 2021 9:35 PM
To: Yandell, Rodney; Bohn, Rex; Bass, Virginia; Bushnell, Michelle; Wilson, Mike; Madrone, Steve; cob@county.humboldt.ca.us
Cc: Michael Proctor
Subject: Arcata Land Company's PLN-12255-CUP

Members of the Board of Supervisors,

Re: Arcata Land Company's (ALC) PLN-12255-CUP.

I am urging you to consider the potential impacts resulting an industrial grow. ALC cannot be allowed to move forward in such a reckless manner. For example why did ALC hire a well digging company to assess the capacity of ground water instead of a scientific consultant? There is no mitigation regarding oder, light and noise pollution.

I am one of the appelants of the Arcata Land Company's (ALC) PLN-12255-CUP Please do not consider me a NIMBY! An industrial grow should not be in anyones back yard! I urge a hard no to all industrial cannabis grows. Until we can fully understand the impacts of Cannabis grows on the Arcata Bottom and surrounding areas the size of Cannabis grows must be limited to less than one acre and they must be held accountable if they cannot fully comply with mitigations.

Sincerely,

Michael Proctor