

John Richards

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3 June 2020

John Ford
Rodney Yandell
Planner
Humboldt County Planning Department
3015 H Street, Eureka, CA 95501

Re: Black Bear Farms proposed cannabis farm at 337 West McCann rd, McCann, CA. APN: 211-283-007

**Dear John Ford
Rodney Yandell:**

We own the property directly adjacent to the east and **downwind** from the above proposed project. The wind in the Eel river canyon is notorious, especially in the McCann area. It blows the strongest in the spring and early summer sometimes all day and all night. On a typical summer day (growing season) it will be calm in the morning. By 10am the wind will begin to blow and steadily increase and peak in the late afternoon/evening and will abate sometime in the night. We didn't buy a place so remote and with the hassles of crossing the river so we could be next to and downwind from an industrial agricultural operation of this scale. We object to the scale of this project. The following are some of my concerns and comments.

1. **Odor.** Because of the way the wind blows we will be severely impacted by the odor of the cannabis as it matures. I don't know if there is a way to mitigate this other than **reducing the scale of the project and orienting the drying sheds so the fans blow out into the river area.**
2. **Spray and drift.** Again because of the way the wind blows we will be severely impacted by any agricultural sprays if they are applied when the wind is blowing. **Limit the use of sprays to the morning hours and only when there is no wind.**
3. **Traffic.** Currently we should not be impacted directly by any traffic other than the increased wear and tear on the roads by the employees and deliveries and the increased chance for accidents around the blind curves. But, once the new bridge is built and traffic is directed across it we will be impacted. The new bridge will end directly across from the entrance to our driveway. Any traffic turning left and heading west onto West McCann road will be passing in front of us so we will be severely impacted by any noise and dust created by this traffic. So, once the new bridge is built **limit the speed on West McCann road to 15 mph.**
4. **Run-off.** We have a domestic well in the lower field, under the power lines and approximately 200 feet east of the property line. There is a chance the well could be contaminated. **Put in measures to eliminate agricultural run-off and monitor the surrounding area.**

5. **Fire.** This project will increase the risk for a fire, especially with the storage of flammable materials such as fertilizers and petroleum products. Being downwind, a fire will quickly spread to our land. **If a fire breaks out when the bridge is closed there is no way for a fire truck to respond. Prohibit smoking among all personnel.**
6. We have a potential building site in the west side of our property, near the section corner, that may fall within the 270' setback. How will this affect our ability to pull a permit if it is within the setback?
7. **Noise.** The power goes out constantly and with power shut offs during high fire weather it goes off even more. We are at the end of the line in McCann: first to go off last to be restored. **A solar system with battery back-up should be required instead of a generator.**
8. **Visual.** The large water tank and hoop houses can be seen from the river which will affect the experience of people who come to enjoy the river such as swimmers and boaters not to mention the neighbors and violates the spirit of the wild and scenic designation of the river. **Reduce the scale of this project and plant a few more rows of trees along the windbreak between the field and the river as a visual screen.**
9. **Poisons.** The wood rat and gopher population in McCann is robust. Controlling their populations with poisons will adversely affect other wildlife. **Prohibit the use of poisons to control the rodent population.**
10. **Security.** Having such a valuable crop next door dramatically increases the security risk for the neighborhood.
11. I would like evidence that the Retirement, Remediation and Relocation provisions have been fully satisfied for each Zoning Clearance Certificate being applied to the project.
12. **Access.** The bridge will be closed at times during the beginning of the growing season (March – June) and during the harvest season (September and October). **What is the contingency plan for this eventuality?**
13. Cannabis does not grow without irrigation water. I request that they build out the infrastructure for water supply in appropriate stages prior to being allowed to cultivate, particularly since this is a "superior" relocation site for Retirement, Remediation and Relocation Zoning Clearance Certificates. Minimizing impacts from the water demands of cultivation should be the most important consideration in project conditioning and should not be left to a series of difficult to enforce "if-then" provisions, especially when the Eel River surface and under-flow is adjacent to the project.
14. A car-pool program is a poor fit for the informal work-force that usually provides labor to cultivation operations. Unless there is an enforcement and reporting programming associated with this condition, it will likely not occur. Pro-rate road improvements should be required assuming all employees will be accessing the site in their private vehicles.
15. I would like proof and verification that this project is within the 20% of prime agricultural soils limit. I don't think they are, the map prepared by North Point consulting includes river bar gravel and the designated wetland in the prime ag area.

Sincerely,

John