

From: [Ryan, Meghan](#)
To: [Lippre, Suzanne](#)
Cc: [Johnson, Cliff](#)
Subject: FW: Amarok Ventures LLC - CUP
Date: Thursday, June 18, 2020 3:29:28 PM

One more supplemental item email.

From: "Ryan, Meghan" <mryan2@co.humboldt.ca.us>
Date: Thursday, June 18, 2020 at 3:28 PM
To: Steve Weissbluth <steveweissbluth@hotmail.com>
Subject: Re: Amarok Ventures LLC - CUP

Good afternoon, Steve – Thank you for comments on the Amarok Ventures, LLC, project. I will provide your comments to the Planning Commission in a supplemental document I am preparing. I appreciate the time to you took to review the staff report. I will attempt to address some of your concerns stated in your email.

As indicated in the staff report, Planning staff is not recommending construction of the proposed structures to limit new disturbance on the subject parcel, activity associated with processing and workers on site and construction traffic. Just today, the applicant informed me that the operation will move to obtaining solar power as an energy source and only one generator may remain on site for emergency purposes. This generator will be contained.

If there appears to be any activity happening outstanding of what is allowed by the permit (if approved), including light from greenhouses or noise, for example, please contact the County Code Enforcement Unit. Below is a link to the County website for more information and staff contact information:

Website: <https://humboldt.gov/2447/Code-Enforcement>

Contact: Brian Bowes, Cannabis Cases
Bbowes1@co.humboldt.ca.us
(707) 441-2624

Please do not hesitate to contact me with any additional questions or concerns regarding the Amarok Ventures project. I really appreciate your participation in the public process.

Best,
Meghan

From: Steve Weissbluth <steveweissbluth@hotmail.com>
Date: Thursday, June 18, 2020 at 2:46 PM
To: "Ryan, Meghan" <mryan2@co.humboldt.ca.us>
Subject: Amarok Ventures LLC - CUP

Planning Commission, County of Humboldt

Thursday June 18, 2020

Amarok Ventures, LLC Conditional Use Permit

Record Number: PLN-11021-CUP

Assessor Parcel Numbers: 221-021-023 and 221-021-037

Salmon Creek Area

A Conditional Use Permit to allow for the continuation of 18,600 square feet of existing cultivation, consisting of an 10,320-square-foot outdoor and 8,280-square-foot mixed light cultivation areas.

The undersigned are landowners with existing homesteads near the proposed project. The following are general issues we are concerned about:

- *road maintenance, dust, and vibration from increased road use (diesel fuel and other ongoing supplies);

- *geologic instability of the project site and access roads (landslides);

- *noise and light from the generator(s);

- *large scale construction of new structures and the associated noise, vibration, and road inadequacy to handle the transport of the required construction materials;

- *fire hazard (large diesel tanker trucks on inadequate roads, project proposed 2 additional 1,000 gallon diesel storage tanks).

Upon review of the staff report, some of our concerns seem to be adequately addressed by the mitigation conditions proposed by staff. Specifically, we agree with the staff recommendations concerning:

- *noise and light from the generator(s)

- *project site geologic stability/placement of buildings

*routine transport of people and supplies (other than generator fuel) on the roads

***we were informed by phone that the request for 3 generators is being withdrawn, so hopefully that also means the project doesn't need the proposed 2 additional 1,000-gallon storage tanks. How is this confirmed in writing ?**

Issues that we are still worried about:

*Dust and vibration from large trucks, potential for the road to be blocked or unusable due to landslides or overturned large trucks.

*Fire hazard from the large-scale transport and storage of more than 2,000 gallons of generator fuel (diesel or gasoline) if that is still going to be part of the project.

*Authorization of construction of more buildings and larger buildings than the project requires.

Specific Comments and Issues

Issue: Diesel fuel transport and storage.

Staff report, Executive Summary, page 3 The applicant is proposing to add two (2) 1,000-gallon diesel fuel storage tanks near the existing processing facility. The applicant is proposing to build a fuel depot in the southwestern portion of the site, adjacent to the access road to house all fuel storage for the project.

Comments:

We are worried about the transport of large fuel tankers over the roads.

We are worried about the fire hazard from storage more than 2,000 gallons of generator fuel. We are worried about the environmental impact if one or more of the fuel storage tanks leaks or ruptures and drains into the watershed.

We hope these tanks aren't necessary for the project if the **request for three generators is being withdrawn. How is this confirmed in writing ?**

Issues: New Construction and Road Use

Staff report, Executive Summary, page 3 Planning staff is **not supportive of construction of three new structures** for propagation and processing within the 600-foot setback in order to

limit the activity in this area to only the existing conditions (see further discussion below).

Comments:

Any major construction means the transport of supplies over the roads, with all the potential problems that come with that, including dust, noise, vibration, and potential landslides or overturned trucks. We hope that the construction will be limited to what the project actually requires. We understand from discussions with community members that the current plan doesn't really require a three-story building. **If a two-story building is sufficient, please only approve that.**

Issue: light and sound

Staff report, Executive Summary, page 5 The proposed project would utilize gasoline and diesel generators for the artificial lighting used in the mixed-light greenhouses. The applicant proposed to contain the generators in one of the five cargo containers on-site. The containment of the generators within structure would muffle the generated sound to less than 50 decibels from the generator. Staff incorporated conditions that requires supplemental lighting used for cultivation or in the appurtenant nursery must be Dark Sky Standards and light must not be visible from an hour before sunset to an hour after sunrise. Additionally, conditions of approval require noise levels to be 50 dB at 100 feet or edge of habitat, whichever is closer when the generator is used.

Note: see also discussion on page 5-6 of BLM comments and staff input.

Comment: Light and noise from generators are an ongoing issue in the community in general, but this particular land owner has been responsive and has provided a phone number for neighbors to alert him of problems with the project. However, there is no guarantee that this particular land owner will remain in possession of the parcel. **The undersigned would like to know what the process is for reporting violations of the light and noise provisions if the property owner is unwilling or unable to correct them within a reasonable time.**

Issue: Dust, **vehicle weight**, and vibration from road use

Dust is a major problem for air quality. One of the undersigned residents already has asthma. The more traffic and the bigger the trucks, the worse it is. **Numerous heavy vehicles (fuel trucks) degrade the condition of the road.**

Most of the area is prone to slides. Weight and vibration can trigger landslides. Vibrations from all traffic is a concern, but it's much worse when it's a large truck.

Stephen Weissbluth & Christina Huff
AP# 221-062-020-000