

**Cannabis Project: CCUP21-0002/Harde**

Cammy &/or Michael Morreale <mcmorreale@sbcglobal.net>

Tue 1/16/2024 1:18 PM

To: Planning Department <planning@edcgov.us>

P.C. 01/25/2024  
Item # 4  
5 Pages

1 attachments (2 MB)

Cannabis Project Harde - Public Review Comments Letter to County 1-16-24.pdf;

Hello Evan Mattes and Karen Garner,

I came to your office today to deliver the attached letter in person. The individual at the counter (Ben Wehrle) said that Evan was out of the office (working remotely today) and Karen was in a meeting. Ben said he would date stamp our letter and put it on Evan's desk. I wanted to also deliver our letter via the Email address provided in the "Notice of Intent" county letter dated 12/18/23 - please see attached. This letter has been signed by 13 concerned neighbors. I have some questions for both of you and have left you messages. Can you both call me as soon as possible please?

Thank you in advance for your help,

Cammy Morreale  
818-681-8552

Cannabis Project CCUP-0002 / Harde

January 15, 2024

Mr. Evan Mattes, County Planner  
El Dorado Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667

Dear Mr. Mattes,

In the matter of project CCUP-0002 / Harde, we the undersigned have several concerns regarding this project. All of us are neighbors to the proposed site and oppose this project for the reasons stated in this letter.

We believe the impact to be significant to our community. Within a 1-2 mile radius, there are:

- Approx. 25 residential homes (with various age groups ranging from children to seniors). On these properties we have organic vegetable gardens, an organic walnut farm, a ranch stand (serving the community with organic preserves, pasture raised eggs, local honey, etc.), livestock & domestic animals (e.g. dogs, cats, cows, horses, sheep, bees, etc.) and wild animals (birds, lions, bears, coyotes, bobcats, racoons, skunks, turkeys, deer, squirrels, etc.).
  - Pioneer Park (with a children's playground, Senior/Recreation Center, and other amenities).
  - Pioneer Elementary School
  - Mountain Creek Middle School
  - Pioneer Bible Church (with a children's playground)
  - Sullivan's volunteer Wildlife Rescue
1. The growth of cannabis in an area where we live, own homes and entertain our families and friends has the potential to be a dangerous endeavor. Unlike grapes, walnuts or other crops, cannabis can attract a criminal element willing to steal or harvest illegally this cash producing crop. El Dorado law enforcement has had numerous incidents over the years regarding cannabis growth. Including gunfire, area lock downs and the shooting death of County Sherrif "Brian Ishmael". As neighbors we DO NOT want to be subject to this possibility.



2. All of us get our water from wells located on our properties. We rely on water for personal use, our gardens, livestock and fire prevention and protection. There are vineyards adjacent to the proposed site which have already put a strain on the water table. Adding another high water use crop (cannabis) will only exacerbate that problem.
3. Most cannabis farms use pesticides and other chemicals to protect and promote maximum growth. As they leach into the soil, there is risk the pesticides will negatively affect the water table, our wells, ponds and Perry Creek (adjacent the project site) and a tributary to the Consumnes River.
4. An additional pesticide concern is that many of us have organic gardens for personal use. There is an organic walnut orchard very close to the site. These air borne pesticides can negatively impact our crops/gardens. Also, these pesticides negatively affect the water troughs our pets, livestock, horses and chickens drink from.
5. We believe there is significant impact on the environment as chemicals leach into the ground where our wildlife live. Additionally plants produce harmful "VOCs" polluting and impacting the Ozone, wildlife and human health.
6. Perry Creek Road is barely a two-lane road with a **one lane only** bridge (built in 1908) less than 1/4 mile away. We are concerned there would be an increase in traffic as production vehicles and equipment pass in and out of the area and potentially clog this vital ingress / egress artery for the current residents.
7. The noise pollution from the equipment, drying fans, commercial vehicles, etc. will significantly impact our community.
8. Cannabis has a very distinct smell on it's own and with the use of drying fans, the stench will inevitably permeate through our community.
9. Cannabis plants also have a large amount of pollen which is an allergen and causes many of us to suffer from allergy symptoms (runny nose, itchy and watery eyes).
10. Cannabis operations generate a wide variety of waste requiring special handling, monitoring and disposal.
  - Stems, flowers, roots, leaves, contain THC which must be managed and disposed of as not only as a hazardous waste but as a regulated substance by the DEA (drug enforcement agency). Historically, the most common cannabis related EPA violations are due to improper or inadequate documentation and/or disposal.
  - THC extraction chemicals are toxic and flammable.
  - The use of Ultraviolet Lights generates hazardous Mercury waste.
11. There is an additional concern that the traffic, non-resident employees and equipment will increase the risk of fire in an already high-risk fire area. Fire protection insurance is already very expensive, adding a commercial endeavor that requires significant electrical usage in the form of lighting, heating and drying mechanisms could drive insurance prices even higher.



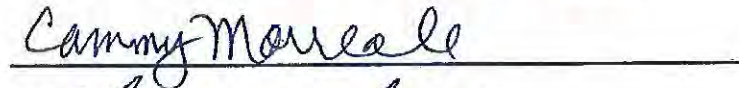
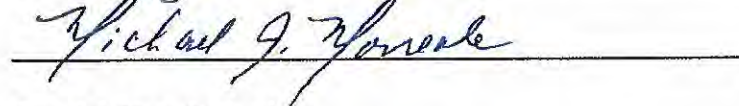
Cannabis Project CCUP-0002 / Harde

12. Insurance prices aside, the increased risk of fire (from electrical equipment, chemicals, etc.) frightens many of us. These are our homes where we house our loved ones, our most personal effects and memories. The Caldor fire is a recent example of how devastating a fire can become.
13. Many of us are concerned that our property value will drop. A few of us have contacted realtors in the area and indeed they concur that a cannabis cultivation site will discourage potential buyers from wanting to live so close to a cannabis farm.

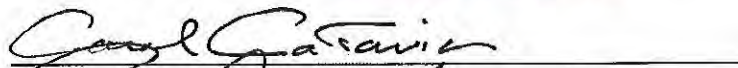
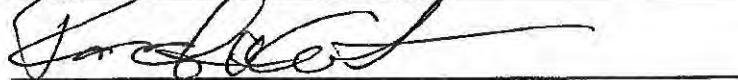
We urge you and the Planning and Building department to reject this Cannabis project and keep our homes safe, our environment clean and property values intact. Please feel free to contact any of us with any questions about our concerns.

Thank you for your consideration,

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