

From: [Ino Riley](#)
To: [Planning Clerk](#)
Date: Wednesday, February 14, 2024 12:30:48 PM

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For public hearing on tomorrow February 15th at 6pm
PROJECT TITLE- conditional use permit number : PLN-2022-17880 # Apn-511-141-015
Applicant - ECD holdings, inc

I am a neighbor adjoining the parcel to the east ,north east ,and south of the site .
The biggest concern I have is the road.

It's very narrow in most parts and there is only 2 turn outs ,but there is a steep blind corner ,the site of an accident with a minor child amd a car driven by the employee. The corner is blind and it's steep and barely enough room for 1 car . There should be a large mirror in that spot it's right below "the cattle grate " a well known identifiable part of the road.

-the end 400 yard of the rd is very narrow with no turn aroudbs,many days cars must stop amd one must back up a great distance. There are large mature trees in this section with prime mushroom habitat. That would be lost if the trees were cut .

-another different concern was that 6 mo ago the owner if the oarcel proposed to do a lot line adjustment in the area of 5 acres ,so he could split the parcel into 2 lots andcseperate the cannabis part from the residential part .he said it was for saving money on interest rates ,and that the savings were nominal, and he could offer a split(part) of the 100k(est) savings . Now that this project has come forward I see that he may have been dishonest and concealed his motives. In fact he said in text I don't plan on doing an expansion so the value is low . I feel that this was dishonest and if I had let go of the land for that little amount then he would have had an easier time figuring the expansion which he said nothing of.

In this regard our trust has eroded so I would not believe ourselves the communication set forth .

-the road will be taking a considerable toll in the future with construction and its maintained very poorly ,there is a constant apication of rock and gravel which erodes very quickly . Costing significant amounts of money . We have lived on tge road for 16 years and saw a long period of proper maintenance by our previous neighbor Ben/Wendy Shepard,and we gladly participated in an RMA. But with the techniques used it's constant laying down of gravel which just runs into the drainage systems downstream. Thus with the projects proposed increase we would expect 4x the traffic after construction and thus even more use of rd disproportionate by one neighbor. Thus the bulk of the costs should fall upon them.

Thankyou and I appreciate your consideration

Ino and lauren riley and family