

Public Comment — Rumiano Cheese Factory Application UP26-01

Ardette Esselstrom
210 Sea View Circle
Crescent City, CA 95531

August 17, 2026

Commissioners,

I am asking you to continue this permit application and require a real traffic and pedestrian-safety review before approving this expansion.

The Rumiano facility is not located in an isolated industrial park. It operates within an established neighborhood where homes and apartment buildings sit directly along the streets used by its tractor-trailers. Residents share those streets with the facility's truck traffic every day. The impacts therefore extend beyond ordinary traffic counts: large trucks create noise, diesel exhaust, vibration, turning and backing movements, reduced intersection visibility, and conflicts with residents entering and leaving driveways, pedestrians, bicyclists, children, and people using wheelchairs.

Those existing neighborhood conditions become particularly important when the applicant proposes to increase milk deliveries from approximately 6–8 tankers per day to 14–16 per day, in addition to its other commercial truck traffic. The Commission should determine whether substantially increasing industrial truck activity is compatible with the surrounding residential neighborhood and whether it can still make the required finding that the use will have only a minor effect on present and future traffic and will not become a nuisance to the neighborhood. The people living around this facility should not be expected to absorb substantially greater industrial traffic without the City first determining what the increased noise, safety, pedestrian, access, and traffic impacts will actually be.

The City's own Municipal Code says that inadequate sidewalks are dangerous to public health, safety and welfare. The City's own safety studies have also identified missing and discontinuous sidewalks, limited ADA access, intersection problems, and the need for sidewalks to keep pedestrians out of the roadway. Those conditions exist around Rumiano today.

I have photographs showing areas around this facility where there is no continuous sidewalk and pedestrians or people using wheelchairs can be forced into the roadway. I also have photographs showing how Rumiano's trucks actually operate today.

They show semitrucks sitting across the public sidewalk while unloading, trucks maneuvering in the public street, a tanker using substantial portions of an intersection to make a turn, and a semitruck unloading close enough to an intersection to obstruct visibility.

These aren't hypothetical future problems. They are happening with the existing operation.

Now Rumiano is asking to increase milk deliveries from approximately 6 to 8 tankers per day to 14 to 16 tankers per day, in addition to its other truck traffic. That is roughly double the milk-tanker traffic.

So I have questions:

Where is the traffic and safety analysis showing that these streets, intersections, sidewalks and this property can safely handle twice the tanker traffic?

Where is the truck-turning analysis?

Where is the sight-distance analysis?

Where is the pedestrian and ADA analysis?

And where will these trucks park or stage when another truck is already unloading?

The City's own 2014 records are also important. They said milk deliveries were approximately 6 to 8 trucks per day, that milk deliveries would remain the same, and that delivery trucks were parked off-site on Northcrest Drive. Is this the case? If not, before approving 14 to 16 milk tankers per day, the Commission should determine what changed.

Most importantly, Crescent City's CUP (Conditional Use Permit) ordinance requires you to find that this site is suitable and adequate, that there is adequate off-street loading, and that the project will have only a minor effect on present and future traffic.

I don't understand how those findings can responsibly be made without first studying the conditions shown in these photographs.

I'm asking you not to double this truck activity first and study the safety consequences afterward. Please continue this application and require the traffic, truck-turning, pedestrian, ADA, intersection visibility, loading and staging analysis before you approve the expansion.

Thank you,

Ardette Esselstrom
Concerned Property Owner
575 Eighth Street Apartments
537 Eighth Street



Rumiano Cheese Factory Application UP26-01 Proposed Operation Increase

Ardette Esselstrom <ardette.esselstrom@gmail.com>
To: publiccomment@crescentcity.org

Mon, Aug 17, 2026 at 2:07 PM

I am writing to oppose the proposed application to increase the intensity of use for the Rumiano Cheese Factory from the existing use of 6-8 tankers per day to 14-16 tankers per day (365 days annually), and inbound deliveries of 1-2 semi-trailers per day to 2-4 semi-trailers per day, (Monday-Friday), powders 1-2 per day to 2-3 per day, (Monday-Friday), cheese & butter from 2 per day (Monday-Friday) to 2-3 per day 7 days a week.

This is more than doubling the incoming & outgoing commercial trucks & semi-trailers which would have a much bigger negative impact on the existing neighborhood, & creating more traffic & pedestrian safety issues which already exist under the current situation.

Attached are my public comment letter, & pictures showing the trucks & semi-trailers in the streets obstructing traffic flow, pedestrian flow & ADA accessibility.



27 attachments



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