

David Callow
69 Riverview Lane
McKinleyville, Cal 95519-9263
dcallow@humboldt1.com
(707) 599-5004

March 31, 2024

Re: Heavenly Rooted Estate Conditional Use Permit for Special Events, PLN-2024-18884

Dear Planning and Building Dept,

I live less than a quarter of a mile away from the proposed "Event Site". A more accurate description would be a "Noise Site". Music played at that volume is no longer music, it is an assault.

I suffered through several of their events last summer and I dread the thought of them becoming legal and pounding the surrounding area with booming music on a regular basis, ruining every Saturday.

Please deny their application.

Sincerely,

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Please deny their application.

Sincerely,


David Callow

March 29, 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Letter submitted in opposition to Conditional Use Permit Application PLN-2024-18884, APN 312-071-050 "Heavenly Rooted Estate"

To Whom It May Concern:

I am writing to oppose the subject CUP permit application.

The applicant's CUP Application map show lots of parking on that property that has not been used for parking during previous events. I can see that from our property during events. All the pavement spots are used for the party/wedding attendees, the food caterers, bands and serving alcohol, DJ, tons of chairs and dancing along with any trailers and trash containers. We have observed that they do use the side grassy field on the west side of the property to park 10-20 cars there. They have also repeatably used the lower part of Hilltop enough to have a neighbor put up a no-parking sign on their property and confront some party attendees. This property has very limited parking and making up spots on the map that just are not used goes to the heart of the intentions behind the applicants in so many ways.

For an example on how large the events have been, there was one that was so big that had people park at the Blue Lake Casino, and then bused people to and from the event. I drove down and followed a few buses picking up and dropping off and will gladly testify to this. I have tried to document much of this disruption the past year. I'm not willing to give up my retirement years listening to noise every weekend until I die so that people in Pennsylvania can get richer at our neighborhood's and community's expense. It's all of us suffering this abuse, the whole community. Just to stay with that point, you cannot have 100 or more people drinking alcohol that starts at 2-3pm and goes until midnight or even 10:00 for that matter and be quiet, not disturb the neighbors, and drive home safe.

Speaking of noise, they have repeatedly gone into the night with outrageous noise. No matter how many Sheriff visits there are, they just turn it down a bit until the Sheriff leaves and then it's up again. On one call the Sheriff came to our property to listen to the sheer volume of that noise and agreed it was not acceptable. His name was either Ryan Stockhoff or Cole Kane, not sure which, as I have talked to so many of them about noise over the years. He had them turn the music down and within ½ hour it was back up again. These are the neighbors who are asking to get a permit to legitimize more noise, more events, and more bad behavior that shows they couldn't care less about their neighbors and our community. One other note on noise. They have a large P.A. system on property that announcers, DJ's, and attendees, yelling, which is outrageous. And yes, it's a P.A. system like you would hear at Redwood Acres.

In terms of the proposed “strict alcohol policy”, they said they will have an on-site chaperone, but “no employees”, which leaves me wondering what is the chaperone’s job. The alcohol consumption has not been chaperoned in the past. It’s been such a drunken brouhaha that twice last summer I called the highway patrol to come out at events end to get the drunk drivers before they killed folks on the way home. The highway patrol was very good about responding as they have had so many drunks already crashing on Glendale leaving the casino. In fact, just a few weeks ago one took out about 50 feet Of Kern Chain-link fence in middle of day and got away. We need more drunk drivers like we need more rock trucks. This is a public safety issue and just to remind the Department and Commissioners, they have done this unsupervised open catered bar many times (the worst by far was a huge retirement party). Again, the applicant says alcohol is permitted under strict supervision. But, just like the noise, traffic, and 40 cars parked at the venue (but they need Blue Lake casino buses for the few extra folks attending), it is all a fantasy. I like fantasies as much as the next guy but the applicant’s rules and expectations for proposed venue reads like Fantasy Island in terms of what’s gone on for years at this venue.

Let’s speak about the community. These applicants live over 2,000 miles away and have shown in the past few years a total disregard for their neighbors and our local community in all aspects. With this type of permit, the burden should lie with the applicants on mitigating the venue in terms of not disturbing the peace and the neighborhood. But last summer and fall, there were over ten documented complaint calls to the Sheriff (see attachment to Artie Skeeters letter to your Department), which proves that this was not the applicant’s priority. Not once has the applicant reached out explaining their intentions or the noise or traffic to anyone I know. It’s just been an in-your-face approach and a “we have the right to do whatever we want to do on our property” attitude. To me this is the definition of bad-faith actors and bad neighbors.

I have lived on this property for over 51 years now and have been through a lot of chaos in the neighborhood. With Kern Construction and rock trucks running over 50 trucks trips a day up Liscom Hill Road five days a week. With work noise at the rock/cement crushing plant they operate year around on Glendale. The lack of noise on weekends is this community’s only time for solitude. With all this chaos and noise, none compares to the outrageous party /wedding noise this property has generated on evenings and weekends. Along with an attitude that they have the right to do what they want. No threat to our community’s peace and quiet has come close to this as they have gone ahead and operated for a few years now as a non-permitted venue with no rules or oversight. Without a noise ordinance in our county, they have used this lack of rules to do whatever they wanted. The Sheriff has their hands tied because of this as well. We need a noise ordinance badly in Humboldt County but this is another issue for another day. Think about a P.A. system on your neighbor’s property, turned up loud for 6-7 hours. This should not be allowed, period!

While we are on the subject of non-permitted use and even though this is a separate issue it needs to be connected as they also have operated a VRBO simultaneously to their wedding /party venue the past few years and we strongly object to this as they are likely to operate the venue with wedding and parties as a VRBO so any permitted VRBO use under 30 days minimum should not be permitted. The behavior of applicants and please check with your code

enforcement person as they have direct knowledge of all said behaviors. My fear is they will just keep doing this as the county has no real enforcement tools to shut them down. Any large events at this property should not be allowed; letting bad actors have any conditional use permit is just plain bad governing.

One other note on closing is property value, I mean all of ours in the community. We all know this is not going to enhance our neighborhood value-wise. It is a detriment in every sense of the word. More noise, more traffic, and more drunks, and to what benefit? The only reason I can come up with is so one family can benefit financially. We all suffer so they can benefit two thousand plus miles away.

In summary, many of our neighbors (at least 20 so far) in this community have signed a petition to deny this venue from ever moving forward for noise, traffic, economic decline and general degradation of our local community. We will present the signed petition at the Public Hearing for this permit. I, for one, say please consider all the negative impacts and deny the applicant's CUP. I am amazed that with this history - including an open code enforcement case – that the applicants have shown, that this would ever even get to this stage. That said, please act in favor of our community's greater good and peace and quiet and dismiss this as the bad dream it is. No venue - no exceptions.

Sincerely,

Mark Cortright
212 Liscom Hill Road, McKinleyville, CA 95519
onocort@gmail.com
(707) 668-5983

cc: Megan Marruffo, Senior Planner, LACO Associates, marruffom@lacoassociates.com
Iver Skavdal, 1st District Planning Commissioner, skavdalz11@gmail.com
Thomas Mulder, 2nd District Planning Commissioner, hrh707@outlook.com
Noah Levy, 3rd District Planning Commissioner, noah@landwaterconsulting.com
Jerome Qiriazzi, 4th District Planning Commissioner, hcpc.qiriazzi@pridethebus.com
Peggy O'Neill, 5th District Planning Commissioner, sregon@aol.com
Lorna McFarlane, Planning Commissioner At-Large, ljm3142000@gmail.com
Sarah West, Planning Commissioner At-Large, srhawest@gmail.com
Steve Madrone, 5th District Supervisor, smadrone@co.humboldt.ca.us
John Ford, Director, Planning and Building Department, jford@co.humboldt.ca.us

March 29, 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Letter submitted in opposition to Conditional Use Permit Application PLN-2024-18884, APN 312-071-050 "Heavenly Rooted Estate"

To Whom It May Concern:

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The applicant's CUP Application map show lots of parking on that property that has not been used for parking during previous events. I can see that from our property during events. All the pavement spots are used for the party/wedding attendees, the food caterers, bands and serving alcohol, DJ, tons of chairs and dancing along with any trailers and trash containers. We have observed that they do use the side grassy field on the west side of the property to park 10-20 cars there. They have also repeatably used the lower part of Hilltop enough to have a neighbor put up a no-parking sign on their property and confront some party attendees. This property has very limited parking and making up spots on the map that just are not used goes to the heart of the intentions behind the applicants in so many ways.

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Peggy O'Neill, 5th District Planning Commissioner, sgregon@aol.com
Lorna McFarlane, Planning Commissioner At-Large, ljm3142000@gmail.com
Sarah West, Planning Commissioner At-Large, srhawest@gmail.com
Steve Madrone, 5th District Supervisor, smadrone@co.humboldt.ca.us
John Ford, Director, Planning and Building Department, jford@co.humboldt.ca.us

April 8, 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Subject: Notice of Application, Heavenly Rooted Estate Conditional Use Permit for Special Events;
PLN-2024-18884, APN 312-071-050

I am writing to urge the Humboldt County Planning and Building Department to reject the application for a Conditional Use Permit associated with “Heavenly Rooted Estate” on 95 Hilltop Lane (PLN-2024-18884, APN 312-071-050). The location is inappropriate for weddings and similar events.

The 2300-sq-ft home has 3 bedrooms and 2 baths and is on an approximately 4-acre lot. As such, the property has a similar home and yard as many of the surrounding properties, in what we consider to be a rural-suburban neighborhood setting. This site does not represent a facility (i.e., a place used for a particular purpose) suitable for weddings or other large events hosting up to 120 people. Parking is inadequate for 40 cars, as evidenced by vehicles getting stuck on the steep hill during events.

Prior wedding events have generated exceptionally loud noise and have been disruptive to the surrounding community. On all occasions, the loud music and microphone chatter was intolerable when outside. During most events, the music was loud enough to hear inside our home, even with all doors and windows closed despite our home being located over 700 ft away. We empathize with those living closer to the 95 Hilltop Lane site, as the noise and commotion emanating from “Heavenly Rooted Estate” events has likely been intolerable. It is our understanding that the Humboldt County Sheriff’s Office has been called on many occasions regarding noise complaints from the site. We appreciate their responses to these calls and the time Sheriff’s Office staff has spent in response. However, their time is a valuable resource that would be better spent protecting our community than responding to repeated noise complaints from an unresponsive wedding planner.

I urge the Planning and Building Department to reject the Conditional Use Permit application for the “Heavenly Rooted Estate”. Prior events at the site have been incompatible with surrounding land use and a major disruption to our community, and the property owners have demonstrated negligence in response to community concerns.

Sincerely,

Scott Demers

Humboldt County Planning and Building Department
3015 H St
Eureka, Ca 95501

Hello,

This is in reference to Record Number PLN-2024-18884, APN 312-071-050. I want to vehemently voice my opposition to this proposed project. My property is directly below this planned operation and the noise is deafening. There is absolutely no way to block the noise since I am directly in the line of sight of this property and there is nothing in between to absorb the sound. Parking is also an issue. Having 120 people at 40 events per year would completely disrupt this quiet residential neighborhood. The traffic would be unbearable. I have read the description and the property owners plan to move out of the area and conduct and run this business from an east coast location without a local person. Who then are people supposed to complain to when the property owners are not even in Humboldt County! Do you think they would even care? This is not a commercial location and this activity is not allowed. Do not let this project move forward.

Tim Doherty
2480 Glendale Dr

From: [Tim Doherty](#)
To: [Yandell, Rodney](#)
Subject: Record # PLN-2024-18884
Date: Friday, March 22, 2024 2:58:12 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Rodney Yandell
Senior Planner
Humboldt County Planning and Building Dept.

Hello,

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This is a Yelp review from an actual participant of a wedding on October 16, 2023 at Heavenly Rooted Estates.

I had the unfortunate experience of going to a retirement party at Heavenly Rooted Estate several weeks ago. The parking was atrocious. I had to park on a dusty hillside and got stuck (but didn't realize it until after dark!). someone with a 4 wheel drive truck pulled me out, but my car was filthy and covered with dirt and weeds. Other cars were stuck too. The party was loud and crowded and there weren't enough bathrooms for everyone. The bathrooms smelled like urine.

The music was way too loud, so loud in fact, that the sheriff showed up. After the sheriff left, the music was turned up even more which made me very uncomfortable. I couldn't even talk to anyone because of the volume.

I do not recommend this place for parties. It was poorly planned, very unprofessional, with no respect for our hard working police.

Do not book a party here. Do not go to a party here! It was a complete disaster!

Tim Doherty
2480 Glendale Dr



February 14, 2024
Donna R. Evans
P.O. Box 752
Blue Lake, CA 95525

Humboldt County Planning and Building Department
3015 H. Street
Eureka, CA 95501-4484

Dear Sirs:

I am writing in response to your January 31, 2024, Notice of Application, and I thank you for sending it.

Regarding the Project Title: "Heavenly Rooted Estate Conditional Use Permit for Special Events" I *may* well have some input for you to consider. However, I don't know the names of the streets in the area, so I'm not sure that is the site of the loud gatherings I've had to endure for some time now.

My house and property is located at 245 Liscom Hill Road in McKinleyville. I bought on the left-hand side of this road 24 years ago, mainly because it was the closest I could find to "out of town" that I could afford. And, being out of town away from city streets, and being able to enjoy the forest and the wildlife that live there, was important to me.

The interruptions of my peace of mind by loud gatherings are coming from approximately across Liscom Hill Road (and the neighbor's property directly across the road from me), and higher in elevation. The bright lights from parties shine directly at the front of my house, and the amplified music, talking and other sounds that I have suffered for some time also comes from beyond the neighbors property (and up above them somewhat). So, if that corresponds with the location your notice is about, then yes, I do have an opinion and wish to comment.

I would like to be able to continue to enjoy my home, property, and the wildlife that live here (who are also affected by the unnecessary noise), without those interruptions of our peace. Individuals that want to have that kind of gatherings should do so at some out of the way places ***that do not infringe on other people's rights to free enjoyment of their home and property.***

I, and probably many of the people living in this area for the peace and quiet, can't afford to buy elsewhere and relocate, and ***we shouldn't have to.*** Therefore, I hereby fervently request that you think of the quiet-loving people that already live here (whether or not they responded) **and deny the application PLN-2024-18884, APN 312-071-050.**

Sincerely,

Donna R. Evans
Donna R. Evans

From: [Melissa Furbee](#)
To: [Yandell, Rodney](#)
Subject: PLN-2024 - 18884 Heavenly Rooted Estate
Date: Saturday, April 6, 2024 9:54:43 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello,

I wanted to write to express some concern over the conditional use permit that I was recently made aware of by the County of Humboldt.

I am in favor of this project occurring, however the frequency of the proposed events is very concerning. We are a small neighborhood, and the proposal of having every weekend, up to 24 weddings and 40 events is far too much for the area. If this number could be down-sized by half, it would be easier for me to accept. The noise, traffic, and peace of this neighborhood is important to the individuals who live here and impacts my family's quality of life, and should be taken into consideration. Having this rental accessible every weekend, for 6 months of the year is not acceptable. This property has been rented on numerous occasions already, before the permit has been finalized, and I've seen some of the concerns mentioned manifest. I want to find compromises to be made to mitigate further concerns occurring.

My second concern is that our street has very shallow water lines along the street going to 95 Hilltop and there have been numerous times when people have parked directly on top of these lines, and my fear is this will only worsen with the number of proposed events and traffic that will result. I read the proposal and understand the owners stated that sufficient parking is available on their property, and while this could be true, I have witnessed people renting this property park on the areas I've mentioned, which puts all the houses at incredible risk of losing water access - which has happened on at least two occasions.

I recently received a petition from neighbors trying to prohibit this permit from moving forward. I am not in agreement with trying to stop this all together, however, I do want modifications to be made. Please tell me how I can make my concerns heard beyond this. I want to be supportive and understand why the owners want to use their property for these purposes - it is a beautiful place and should be appreciated for said purposes, however, considerations from neighbors must be taken into consideration as well.

Thank you for your time,

Melissa Furbee
707-834-8719

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"They say time changes things, but you actually have to change them yourselves" ~ Andy Warhol

Grochau, Augustus

From: Terry Gordon <tbgordon26@gmail.com>
Sent: Monday, July 1, 2024 6:56 AM
To: Grochau, Augustus
Subject: PLN-2024-18884, APN 312-071-050, PLN-00039-ADM-STR

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Mr. Grochau,

My name is Terry Gordon and I live at 368 Liscom Hill Rd. My property borders the basketball court of the property at 95 Hilltop Ln.

When there is an event or short-term rental at that location the noise coming from there is very loud. We are on a hill and the noise travels right up the hill. Many nights the loud noise coming from said property goes on past 10:00 PM. I work at 5:30 AM on weekend mornings and this is a problem for me because the noise (music, karaoke, drunken whooping and hollering) keeps me awake at night.

I respectfully request that you do not grant the permits and/or licenses for these activities to continue. The property owners don't live here anymore and are not subjected to the happenings and noises on their property as the people who do live here are.

Sincerely,
Terry Gordon
tbgordon26@gmail.com

July 15th, 2024

To whom it may concern,

My name is Beth Herring and my family and I live at 65 Hilltop Ln. McKinleyville CA, directly next to Heavenly Rooted Estate (95 Hilltop Ln. McKinleyville, CA). I am writing to give my opinion on the debate of the event site. The owners of the property have been nothing but exceptionally respectful, very responsive, and responsible. They have even personally bought us a "Slow Down" signs for the road as our kids play outside a lot. The music level has never been an issue for us and is always turned off or down by 10pm. We do not have an issue with them having events at this property and is an added benefit for the community.

Sincerely,

Beth Herring

A handwritten signature in cursive script that reads "Beth Herring". The signature is written in black ink and is positioned below the printed name "Beth Herring".

From: [Artie and Julie](#)
To: [Yandell, Rodney](#)
Cc: [Bartles, Allison](#)
Subject: Opposition to special use permit #PLN-2024-18884 APN:312-071-050
Date: Wednesday, March 6, 2024 9:56:10 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I am writing in opposition to Heavenly Rooted Estate's request for a special use permit.

My husband and I have lived in the Glendale neighborhood for thirty five years. We raised our family here and have now finally retired. Sadly, the illegal For Profit Parties at Heavenly Rooted Estate, 95 Hilltop Road, McKinleyville have shattered our retirement and our peaceful neighborhood.

I am absolutely opposed to a special use permit being granted to Heavenly Rooted Estate. This is a nuisance property that has been operating an illegal party business for several years. I have the misfortune of living directly across from them on Liscom Hill Road. They have bands that are so loud that I cannot be outside. It is impossible to converse with my husband, friends, or family. We have to retreat inside to try to escape from the noise. It is no exaggeration to state that the decibels generated by the PA system are ear damaging. Even indoors with all the windows closed, my husband and I cannot talk. We have had to call the sheriff on multiple occasions due to the disruptions and havoc these parties generate. What a waste of valuable resources for our county! The law enforcement of Humboldt County should be responding to crimes and accidents, not parties!

I am also appalled at the open bar and the alcohol being consumed at these events without proper oversight. This is a tragedy waiting to happen.

The Heavenly Rooted Estate property has inadequate parking for the number of party participants. Traffic from the parties impact Glendale Road, a narrow and curvy residential road.

The special use permit must not be granted.

If Heavenly Rooted Estate continues to operate without a permit as I suspect they will, I will ask law enforcement to press charges for disturbing the peace each and every time they hold an illegal event. These irresponsible and uncaring people must not be issued a permit under any circumstances.

Julie Jonte
236 Liscom Hill Road
McKinleyville CA
95519
707-834-2667
Sent from my iPhone

Re: Heavenly Rooted Estate Conditional Use Permit for Special Events
Record Number PLN 2024 18884 APN 312-071-050

To Rodney Yandell,

After reading the proposal for the use of this property, our concern is parking for the 120 people. The strip of land on the south side of Hilltop Lane leading to the property has several buried utilities, some of which are less than 12" deep. The utilities buried include natural gas lines, cable, and water. In the past, water lines have proven very difficult to repair. These buried lines continue up to the cul de sac and the water lines serve at least 6 parcels, each with their own lines. Parking for events should be on the property of the venue.

As for the music playing at night: Our only concern is that there be a required ending time (like 10 pm) that considers the needs of the neighborhood.

One last concern: How can the septic system handle this much use?
Has the Health Department been included in the application?

Thanks for your consideration,

A handwritten signature in black ink, appearing to read "Bill and Lisa Landis". The script is cursive and fluid, with the first names being more prominent.

Bill and Lisa Landis
70 River View Lane, McKinleyville, Ca

March 29, 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Letter submitted in opposition to Conditional Use Permit Application PLN-2024-18884, APN 312-071-050 "Heavenly Rooted Estate"

To Whom It May Concern:

I have lived on our property on Liscom Hill Road for 28 years, and my husband has lived here for 51 years. For at least a couple of years now, we have noticed a **lot** more noise coming from 95 Hilltop Lane. Last summer and fall, they held a lot of extremely loud outdoor events. It took us a little while to realize that they were holding *commercial* events next door, e.g., weddings, retirement parties, baby showers. Please check with Code Enforcement, there is a file on this property. The applicant has also been renting the home out for short-term rentals on VRBO. Unfortunately, due to the Short-Term Rental Ordinance being close to finalized, Code Enforcement has held off on further enforcement.

In June 2023 there was a loud party every weekend, with a P.A. system, DJ, announcer, or live band, and my husband noticed they were bussing people to the events using Blue Lake Casino busses. We called the Sheriff's Office several times last summer and fall to get them to turn the music down. They would sometimes turn it down a bit, but then back up again within minutes. I called the Event Coordinator listed on their website during one event, and asked if they would please turn down the music and keep the noise down. She was quite rude, saying that she was planning to move in and "then she would have events whenever she wanted".

A Wedding/Event Venue is very inappropriate for this neighborhood. This is a quiet, rural neighborhood, and the other homes are way too close for such events to be considered appropriate (there are at least seven homes that are between 285 to 700 ft as the crow flies from the location of the DJ on the applicant's map). There are families here, and many neighbors have gardens and chickens. It's a quiet, rural residential neighborhood. Most of us cherish the peace and quiet that we have at least on evenings and weekends when Kern Construction and quarry trucks are not operating. We certainly don't want more noise on the weekends and evenings!

The parties have included lots of people, alcohol, a P.A. system with a DJ or live band; and lots of whooping and partying late into the night. The sound blasts right across the creek to our house (600 ft as the crow flies from applicant's mapped DJ station location; 240 ft from parcel line to parcel line) and is so loud it's almost as if we are at the party ourselves.

The venue application states that music must be turned off at 10 pm, and at a "respectable" volume until 10 pm. What is a "respectable" volume? What they have already subjected us and our neighbors to is certainly not a "respectable" volume. When the neighbors farther away from the venue than we are can't put their child to bed at 8 pm because the music is so loud, that is not respectable.

What is the “strict alcohol policy” the applicant states? Is it one or two drinks per person? Or when they get out of line, they get cut off? They don’t give these details. Glendale Drive is already a dangerous road. Many large trucks use this narrow, two-lane, curvy road, as well as pedestrians and cyclists. There have been multiple crashes along the road every year, involving drunk drivers. We do not wish to make the road more dangerous with drunks and more traffic from the proposed event venue.

They state that they will have an “on site chaperone to ensure rules are followed”. This certainly wasn’t the case the time I called the event coordinator (the one listed on the Applicant’s website) during an event last August. Not only did the music not get turned down, but she was quite rude.

Another thing to note is that in the Applicant’s plans, all aspects of the events (except cooking/catering) will be held outside. They have an outdoor kitchen/BBQ, DJ locations, tables and chairs for ceremonies, dance floor on the patio - *all outdoors*. We have been told by someone who has been inside the house that it is very small. How will the noise from the proposed venue be mitigated, if all aspects of the events will be outside?

Even if they have enough room for 40 parking places on the property, which is questionable, is this really enough for 120 people? Many people who attend parties or weddings go as a couple. That is only 80 people. Where will the other 40 people park their cars?

The applicants “hope to have 40 events a year”, and up to 24 weddings per year - every Saturday May through October. I and many of our neighbors simply don’t understand how the applicants think this type of use could be appropriate in this neighborhood. It is ***entirely unacceptable*** to us.

This event venue, if approved, will lower all of our property values.

Please do not permit this Conditional Use Permit; an event venue is not appropriate in this rural residential neighborhood. Thank you for considering my comments.

Sincerely,

Linda Miller
212 Liscom Hill Road, McKinleyville, CA 95519

cc: Megan Marruffo, Senior Planner, LACO Associates, marruffom@lacoassociates.com
Iver Skavdal, 1st District Planning Commissioner, skavdalz11@gmail.com
Thomas Mulder, 2nd District Planning Commissioner, hrh707@outlook.com
Noah Levy, 3rd District Planning Commissioner, noah@landwaterconsulting.com
Jerome Qiriazzi, 4th District Planning Commissioner, hcpc.qiriazzi@pridethebus.com
Peggy O’Neill, 5th District Planning Commissioner, sregon@aol.com
Lorna McFarlane, Planning Commissioner At-Large, ljm3142000@gmail.com
Sarah West, Planning Commissioner At-Large, srhawest@gmail.com
Steve Madrone, 5th District Supervisor, smadrone@co.humboldt.ca.us
John Ford, Director, Planning and Building Department, jford@co.humboldt.ca.us

March 29, 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Letter submitted in opposition to Conditional Use Permit Application PLN-2024-18884, APN 312-071-050 "Heavenly Rooted Estate"

To Whom It May Concern:

I have lived on our property on Liscom Hill Road for 28 years, and my husband has lived here for 51 years. For at least a couple of years now, we have noticed a **lot** more noise coming from 95 Hilltop Lane. Last summer and fall, they held a lot of extremely loud outdoor events. It took us a little while to realize that they were holding *commercial* events next door, e.g., weddings, retirement parties, baby showers. Please check with Code Enforcement, there is a file on this property. The applicant has also been renting the home out for short-term rentals on VRBO. Unfortunately, due to the Short-Term Rental Ordinance being close to finalized, Code Enforcement has held off on further enforcement.

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The parties have included lots of people, alcohol, a P.A. system with a DJ or live band; and lots of whooping and partying late into the night. The sound blasts right across the creek to our house (600 ft as the crow flies from applicant's mapped DJ station location; 240 ft from parcel line to parcel line) and is so loud it's almost as if we are at the party ourselves.

The venue application states that music must be turned off at 10 pm, and at a "respectable" volume until 10 pm. What is a "respectable" volume? What they have already subjected us and our neighbors to is certainly not a "respectable" volume. When the neighbors farther away from the venue than we are can't put their child to bed at 8 pm because the music is so loud, that is not respectable.

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Another thing to note is that in the Applicant's plans, all aspects of the events (except cooking/catering) will be held outside. They have an outdoor kitchen/BBQ, DJ locations, tables and chairs for ceremonies, dance floor on the patio - *all outdoors*. We have been told by someone who has been inside the house that it is very small. How will the noise from the proposed venue be mitigated, if all aspects of the events will be outside?

Even if they have enough room for 40 parking places on the property, which is questionable, is this really enough for 120 people? Many people who attend parties or weddings go as a couple. That is only 80 people. Where will the other 40 people park their cars?

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This event venue, if approved, will lower all of our property values.

Please do not permit this Conditional Use Permit; an event venue is not appropriate in this rural residential neighborhood. Thank you for considering my comments.

Sincerely,



Linda Miller

212 Liscom Hill Road, McKinleyville, CA 95519

cc: Megan Marruffo, Senior Planner, LACO Associates, marruffom@lacoassociates.com
Iver Skavdal, 1st District Planning Commissioner, skavdalz11@gmail.com
Thomas Mulder, 2nd District Planning Commissioner, hrh707@outlook.com
Noah Levy, 3rd District Planning Commissioner, noah@landwaterconsulting.com
Jerome Qiriazzi, 4th District Planning Commissioner, hcpc.qiriazzi@pridethebus.com
Peggy O'Neill, 5th District Planning Commissioner, sregon@aol.com
Lorna McFarlane, Planning Commissioner At-Large, ljm3142000@gmail.com
Sarah West, Planning Commissioner At-Large, srhawest@gmail.com
Steve Madrone, 5th District Supervisor, smadrone@co.humboldt.ca.us
John Ford, Director, Planning and Building Department, jford@co.humboldt.ca.us



Monty & Cynthia Mola
2458 Glendale Dr.
McKinleyville, CA 95519

February 17, 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

RE: Conditional Use Permit Application: PLN-2024-18884, APN 312-071-050

To Whom it May Concern:

We would like to submit this letter in strong **opposition** to the conditional use permit application submitted by Heavenly Rooted Estate, PLN-2024-18884, APN 312-071-050. This property has operated for some time without permit as an event venue (weddings, bridal showers, retirement parties, etc.) and it has created a neighborhood nuisance. Many neighbors are concerned about this and we urge the Planning Commission to deny this application.

Heavenly Rooted Estate resides approximately a hundred and fifty meters from our home and has caused a significant disturbance since they began operating as an event venue. During this time, we have seen a dramatic increase in traffic on our two lane road as workers and guests come and go. However, the most upsetting consequence of their operation is the incessant noise. Amplified music and voices are common during the summer and fall months until late in the evening and are often loud enough to be heard inside our home. Even without amplification, guests can be heard yelling and screaming until after dark. Such noise pollution is disruptive and ultimately reduces the value of neighboring properties.

We find it intolerable that the owners of this property thought it was okay to come to a quiet, rural neighborhood to open up a business that is loud, disruptive and inconsiderate of the neighbors. We hope the Humboldt Planning Commission understands that we feel that this venue is absolutely inconsiderate of the families that live in close vicinity to the venue and incompatible with our neighborhood.

Sincerely,

Monty & Cynthia Mola

From: [Heather Simas](#)
To: [Yandell, Rodney](#)
Subject: Concerned about permit for my neighbor
Date: Thursday, February 1, 2024 12:43:35 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Applicant- Heavenly rooted estate.
95 hilltop lane. McKinleyville,CA 95519

I received a letter in the mail about an application to hold large gathering for party's and wedding up the hill from me. They already throw partys there often that go till 2 in the morning and are extremely loud. I just really hope if this goes through there will be a limit on how late the event can go on. I have a baby at the house and a dog who all get kept up by the noise. Im all for them being able to do as they please at there house for themselves but to bring random people over every weekend in the summer seems extreme for the neighborhood to deal with. I'm sure this won't stop them from throwing these evens but I just wish they would be respectful to those around and stop when it gets late.

Thank you for hearing me out and for the letter.

-concerned neighbor

Steve and Mary Wilson
4434 Glendale Drive
Mckinleyville, California 95519

March 18, 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka, California 95501

RE: Conditional Use Permit Application PLN-2024-18884, APN 312-071-050

Mary and I would like to state our strong opposition to a conditional use permit application submitted by Heavenly Rooted Estate, PLN-2024-18884, APN 312-071-050. ***We have experienced loud music, late hours and traffic congestion of Heavenly Rooted Estate party events.*** Music and amplified announcements often continue after 10 PM. We have heard loud screaming and yelling often and the party goes on which suggests alcohol is being consumed. We live in a quiet rural neighborhood and move here for that very reason. The event site is located about 500 feet as the crow flies from our house. Their events create loud noise, which is the opposite of what we moved here for and is are totally uncontained.

We understand that Heavenly Rooted Estates is planning on hosting 40 or more events per year with up to 120 people at each event. This includes 24 weddings every Saturday May through October. Parking for 120 people could exceed over 50 cars at a given event. There is limited parking at the event site on an unsafe excessive sloped hillside which I would think would result in overflow parking on both Hilltop and our busy Glendale Drive neither of which have safe parking on the roadside in my estimation.

In light of our opposition stated above if you only limited Heavenly Rooted Estates for noise and size of events, I think it would be very difficult to enforce. That being said, we oppose issuing a conditional permit for Heavenly Rooted Estate.

Respectfully submitted
Steven and Mary Wilson
707 498 7216

A handwritten signature in blue ink, appearing to read "Steven Wilson", with a long, sweeping horizontal line extending to the right.

Grochau, Augustus

From: swilson444.sw@gmail.com
Sent: Thursday, June 27, 2024 10:15 AM
To: Grochau, Augustus
Cc: Steve Wilson at GMAIL
Subject: Permit request from Heavenly Rooted Estate, PLN-2024-18884, APN 312-071-050.
Attachments: Conditional Use Permit Application PLN-2024-18884 APN 312-071-050.pdf;
CONDITIONAL USE PERMIT.docx

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello Mr. Augustus Grochau,

My name is Steve Wilson and am responding to your upcoming license request from Heavenly Rooted Estate, PLN-2024-18884, APN 312-071-050. You should *have letters on file from myself and my neighbors, but your convenience I have included them as attachments. I continue to object to the loud music, loud and yelling voices, congested traffic and late hours for parties currently be held most weekends and sometimes weekdays at the Heavenly Rooted Estates. My major concern is when parties "get out of hand" we as neighbors have no way to stop the parties so we can sleep. The owners and operators of this venue can just rent it and walk away and ignore any negative feedback we have. With parties in excess of 100 parking in the very steep field looks like an accident waiting to happen and the noise is deafening. **Please consider limiting time and the number of the party size.** It would be helpful if you also gave the **quite rural citizens of this area a way to bring a halt to the large upcoming parties and a way to report complaints to the parties that can control or revoke the permit when things get out of hand.***

Thanks

Steven J Wilson 707 498 7216

To: Humboldt County Planning and Building Department and Planning Commission
3015 H Street
Eureka, CA 95501

Petition in opposition to approval of Conditional Use Permit application
PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA
95519 (APN 312-071-050, "Heavenly Rooted Estate")

We, the undersigned, oppose the approval of the above referenced Conditional Use Permit:

NAME (print)	Address	Signature
Troy Leopardo	145 Liscom Hill Rd	<i>[Signature]</i>
ARTIE SKIFFETER	236 Liscom Hill	<i>[Signature]</i>
Shane Tilley	2379 Glendale	<i>[Signature]</i>
Ellie Perry	2379 Glendale	<i>[Signature]</i>
Linda Miller	212 Liscom Hill Rd	<i>[Signature]</i>
Julie Jonte	236 Liscom Hill	<i>[Signature]</i>
MORTY MOCA	2458 Glendale Dr	<i>[Signature]</i>
David Costa	2496 Glendale Dr	<i>[Signature]</i>
MARY V WILSON	2434 Glendale Dr.	<i>[Signature]</i>
Steve J Wilson	"	<i>[Signature]</i>
MARK CORTRIGHT	212 Liscom Hill Rd - McKin	<i>[Signature]</i>
Gina & Brad Rother	213 Hilltop Ln McKin	<i>[Signature]</i>
Brad Rother	213 Hilltop Lane	<i>[Signature]</i>
Donna Rae Evans	245 Liscom Hill Rd. McKinleyville, CA	
Yorie Von Kahl	245 Liscom Hill Rd. McKinleyville, CA	

To: Humboldt County Planning and Building Department and Planning Commission
3015 H Street
Eureka, CA 95501

Petition in opposition to approval of Conditional Use Permit application
PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA
95519 (APN 312-071-050, "Heavenly Rooted Estate")

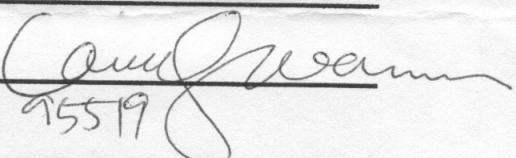
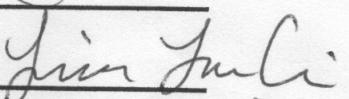
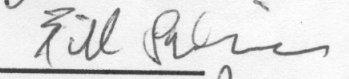
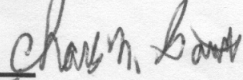
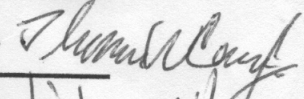
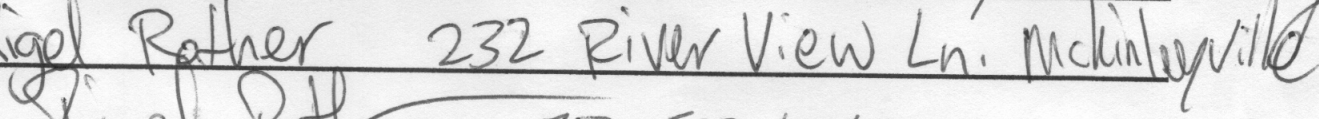
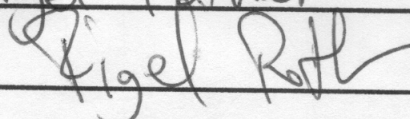
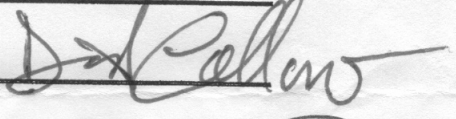
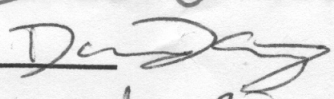
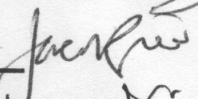
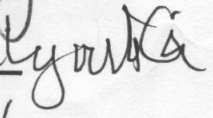
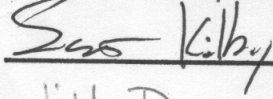
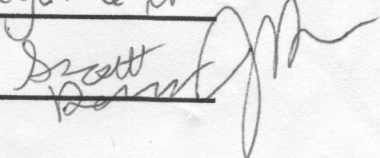
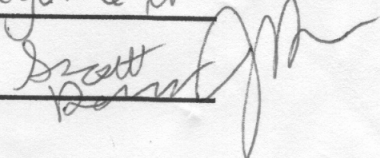
We, the undersigned, oppose the approval of the above referenced Conditional Use Permit:

NAME (print)	Address	Signature
Barbara Russell	1901 Glendale Dr.	[Signature]
Isaac Hagmann	86 Liscom Hill Dr	[Signature]
MIKE KILBY	218 LISCOM RD	Mike Kilby
Jam Johansen	2161 Glendale Dr	Mck [Signature]
Cindy Trobitz-Romas	2145 Glendale Dr.	Cindy [Signature]
Claire McAdams	295 McAdams Rd	McAdams D.C. [Signature]
DAVE TROBITZ	2101 Glendale Dr. MCK	1750 - Trobitz [Signature]
Heather Trobitz	2101 Glendale Dr. MCK	Heather Trobitz [Signature]
KYLE KEBLAN	2411 GLENDALE DR.	[Signature]
Joseph Wilhelm	1847 Glendale Drive	[Signature]
Maria Porcuniska	295 McAdams Rd	Porcuniska [Signature]
Ethan Luckers	295 McAdams Rd	[Signature]
Linda Johansen	2161 Glendale Dr.	Linda Johansen [Signature]
Nik Janta	236 Liscom Hill Dr	[Signature]

To: Humboldt County Planning and Building Department and
Planning Commission
3015 H Street
Eureka, CA 95501

Petition opposing the approval of Conditional Use Permit application PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA 95519 (APN 312-071-050, "Heavenly Rooted Estate")

We, the undersigned, oppose the approval of the above referenced Conditional Use Permit:

NAME (print)	Address	Signature
Laurel G Wanner	85 Riverview Lane McKinleyville, Ca. 95519	
Lisa Landis	20 Riverview Ln. Mck.	
Bill Landis	20 River View Lane McKinleyville	
Charles Garbett	130 Riverview Ln, McKinleyville	
Thomas W. Cairns Jr.	131 Riverview Ln McKinleyville	
Rigel Rather	232 River View Ln. McKinleyville	
Rigel Roth	707 502 4512	
DAVID CALLOW	69 RIVERVIEW Ln, MCK	
Dane Curry	67 Riverview Ln McKinleyville CA	
Jackie Riccio	67 Emerson Ln McKinleyville CA	
Kim Tyner	180 Liscomb Hill Rd M ^c Kinleyville	
Sue Kirby	160 Liscomb Hill Rd M ^c Kinleyville	
Jill Demers	205 Liscomb Hill Rd, McKinleyville CA 95519	
Scott Demers	205 Liscomb Hill Rd, McKinleyville CA	

To: Humboldt County Planning and Building Department and
Planning Commission
3015 H Street
Eureka, CA 95501

Petition opposing the approval of Conditional Use Permit application PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA 95519 (APN 312-071-050, "Heavenly Rooted Estate")

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NAME (print)	Address	Signature
Terry Gordon	368 Liscom Hill Rd.	Terry Gordon
Lisa Dallam	1465 Liscom Hill Rd	Lisa Dallam
Andy Ardehl	1461 Liscom Hill	Andy Ardehl
Mindia Klein	2411 Glendale Rd.	Mindia Klein
BODHI KLEIN	2411 GLENDALE DR	Bodhi Klein
Kyle Kerlan	2411 GLENDALE DR.	Kyle Kerlan
James Pickel	2411 Glendale Pk.	James Pickel

Duplicate

To: Humboldt County Planning and Building Department and
Planning Commission
3015 H. Street
Eureka, CA 95501

Petition opposing the approval of Conditional Use Permit application PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA 95519 (APN 312-071-050, "Heavenly Rooted Estate")

We, the undersigned, oppose the approval of the above referenced Conditional Use Permit:

NAME (print)	Address	Signature
--------------	---------	-----------

Diana Gassaway,	37 Hilltop Ln., McKinleyville, CA	
	95519	

Diana Gassaway

Keith Coronado 149 Hilltop Ln. Keith Coronado
BARBARA AZBILL 149 HILL TOP LN Barbara Azbill

To: Humboldt County Planning and Building Department and
Planning Commission
3015 H Street
Eureka, CA 95501

Petition opposing the approval of Conditional Use Permit application PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA 95519 (APN 312-071-050, "Heavenly Rooted Estate")

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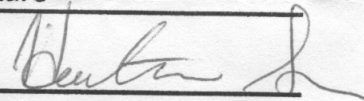
NAME (print)

Address

Signature

Heather Simas

2379 Glendale Dr
McKinleyville, CA 95519



To: Humboldt County Planning and Building Department and
Planning Commission
3015 H Street
Eureka, CA 95501

Petition opposing the approval of Conditional Use Permit application PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA 95519 (APN 312-071-050, "Heavenly Rooted Estate")

We, the undersigned, oppose the approval of the above referenced Conditional Use Permit:

NAME (print)

Address

Signature

Sharon Urlick 351 Liscom Hill

Sharon Urlick

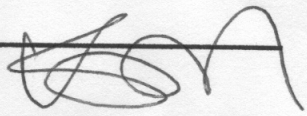
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Petition opposing the approval of Conditional Use Permit application PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA 95519 (APN 312-071-050, "Heavenly Rooted Estate")

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NAME (print)	Address	Signature
--------------	---------	-----------

Kenneth C. McIsland		
---------------------	--	--

215 RIVER VIEW LN		
McKinleyville CA 95519		

1

We, the undersigned, oppose the approval of the above referenced Conditional Use Permit:

Signature _____

Tim Doherty 2480 Glendale Dr

Jim O'Neil

To: Humboldt County Planning and Building Department and
Planning Commission
3015 H Street
Eureka, CA 95501

Petition opposing the approval of Conditional Use Permit application PLN-2024-18884 for an event venue at 95 Hilltop Lane, McKinleyville, CA 95519 (APN 312-071-050, "Heavenly Rooted Estate")

We, the undersigned, oppose the approval of the above referenced Conditional Use Permit:

NAME (print)

Address

Signature

ELAINE WEINREB PO Box 427, TRINIDAD, CA 95570 Elaine Weinreb