

Elevated Solutions, LLC  
3943 Walnut Drive, Ste. E  
Eureka, CA 95503  
(707) 798-6686  
[info@elevsolutions.com](mailto:info@elevsolutions.com)

Re: CAV Mattole River Farms, LLC. APP 11752

Attached you will find the collection of data in which we have based the CAV for Mattole River Farms, LLC. The property was purchased in 2018 with an active Interim Permit for 17,000 SF of Pre-Existing Outdoor Cultivation and 4,727 SF of Pre-Existing Mixed Light Cultivation. At the time of the purchase the new property owner retained our office to review the submitted county application and material regarding the ongoing application. As of June of 2018, there was no information in the file questioning the CAV. The current owner purchased the property assuming that the Interim Permit was accurate.

The Cultivation was relocated from the three separate cultivation area in the field to its current location in the center of the field after the property was purchased in 2018. The relocation was due to flowline that was cut by the previous property owner in order to control water run-off and sediment delivery from the road system. This flow line is not classified on the LSAA as a watercourse and therefore isn't listed on the site map. Because this flowline channels water it was determined that the relocation would be appropriate and a 50' setback from the flowline should be established.

I have attached a letter from the previous owners stating that cultivation had occurred between 2009-2018. CDFW stated in their referral that their CAV of the pre-existing cultivation was 8,000 SF of outdoor. CDFW staff has also visited the site and an LSAA was issued after the 2018 purchase. The cultivation occurred in between the trees in the orchard. The pre-existing cultivation holes still remain in the field today. There is currently a total of 234 holes in the field some of which still have remaining stocks with dripline ran to each hole. If the County Standard of 36 SF per whole is used to calculate the pre-existing foot print the total cultivation area in the field is 8,424 SF, 2300 (county CAV) SF in the garden area below the solar panels, and 3400 SF around the greenhouse. Based on this information we believe that there is 14,124 SF of credible pre-existing cultivation. Please see the proof attached of Pre-Existing holes.

The solar system permit was finalized on 08/30/2012. Our office contacted Greenwired regarding the timeline of the photo of the solar array that is currently on their website. They looked by in their records and the photo was taken on August 12, 2013 as a part of their marketing collection. This image doesn't represent the cultivation that would have occurred in the field in 2014-2015. In the image you can see the white frost protection surrounding the fence in the three side of the field. In the available images in 2014 that screen material has been removed.

We would like to request that the Planning Department support on an outdoor cultivation area of 10,000 SF. Based on the aerial photos, statement from the previous owners, photos of pre-existing cultivation holes in the field, the 2014 footage from "Pot Cops" a show in which Humboldt County Sheriff's Department made statements while showing footage of the field located at 569 Huckleberry Lane regarding outdoor cultivation and other supporting data provided.

We held a community meeting on October 26, 2020 @ 6:00pm. A total of 24 letters were sent out to the neighbors inviting them to attend and address any questions or concerns regarding the project. One Neighbor, Jordan Lourie attended the meeting and John and Linda Crook left a letter on gate thanking us for the invite but stated they were unable to attend. In our opinion the meeting went well. Jordan acted as a liaison for the neighbors that had written in with concerns. During the meeting the project practices and goals were relayed to Jordan. Jordan seemed welcoming of the cultivation plan and said he felt 10,000 SF was reasonable considering the neighborhood. The applicant offered to perform/pay for annual ground water well testing to assure that ground water wells are not being contaminated from the applicant's cultivation. These tests will be conducted by North Coast Laboratories in Arcata, CA and paid for by the applicant on an annual basis. Water tests will also be conducted on the water at Mattole River Farms as well to get a community baseline. Mattole River Farms already conducts soil testing several times a year to monitor the health of the soil in the field and in order to amend to soil. The applicant doesn't have a problem providing these results to the Planning Department along with the other annual reports that will be required under the conditions of approval. They would not see an issue adding these items as a part of their conditions of approval.

A to remove the Greenhouse structures from the field. The cultivation that is proposed to occur in the field would be done in the native soil in full sun. The applicant is requesting to have two cultivation beds that would be 5,000 SF each with 12' row in between to allow space for air flow and access for the tractor. Once the CAV is agreed upon a revised site map will be provided, the operations plan will be revised to reflect the CAV and submitted to the Planning Department.

Please feel free to reach out to our office with any questions.

Thank You,

Lesley Doyle  
Elevated Solutions, LLC  
3943 Walnut Drive, Ste. E  
Eureka, CA 95503  
(707) 683-6686  
[lesley@elevsolutions.com](mailto:lesley@elevsolutions.com)



569 Huckleberry Lane Whitehorn, 95589  
ex: 1600 Pennsylvania Ave, 20500

Get Directions History

569 Huckleberry Ln

- My Places
- Sightseeing Tour  
Make sure 3D Buildings layer is checked
- 40.2626, -123.7865
- Untitled Polygon
- Geotagged Photos
- Geotagged Photos
- Jet D Entrance Gate
- Start of Burr Valley Road
- Temporary Places

- Layers
- Primary Database
- Announcements
- Borders and Labels
- Places
- Photos
- Roads
- 3D Buildings
- Weather
- Gallery
- More
- Terrain



Google Earth

Imagery Date: 9/17/2015 40°03'33.82" N 123°58'59.91" W elev 986 ft eye alt 3342 ft

Image © 2020 Maxar Technologies

532 ft

2005

40,0591,+-123,9814

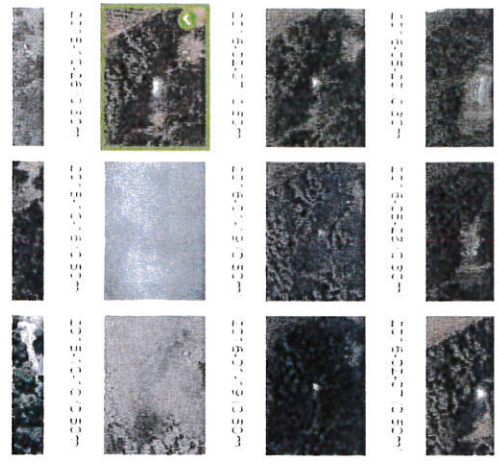


### Image Drawer

Three Storage



All Images



© 2017 TerraServer, DigitalGlobe

[Check Purchase Options →](#)



A: 3,187 sf  
 B: 15,585 sf  
 C: 124,222 sf  
 D: 92,815 sf  
 GH1: 4,727 sf

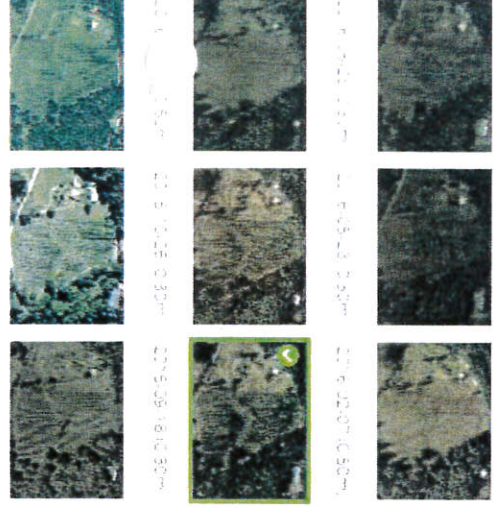
Approximately:  
 235,809 sf existing  
 cultivation

*Org. County CAU*

Latitude: 40.0605 Longitude: -123.98



Image Drawer



234 holes in Field 234/30 = 8424 SF

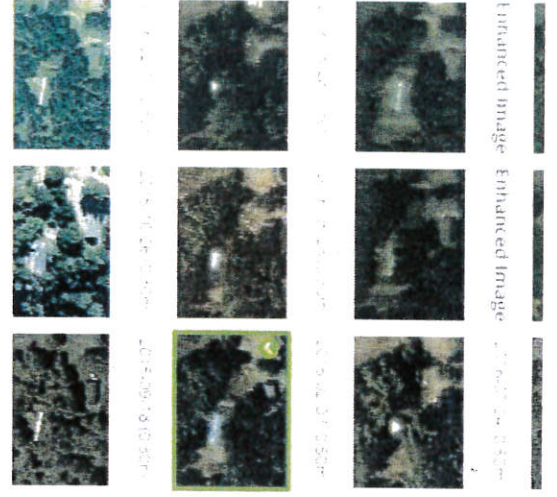
County CAW  
2800 SF = 9.18.15

County CAW  
3400 SF  
9.18.15

Latitude: 40.0584 Longitude: -123.98



### Image Drawer

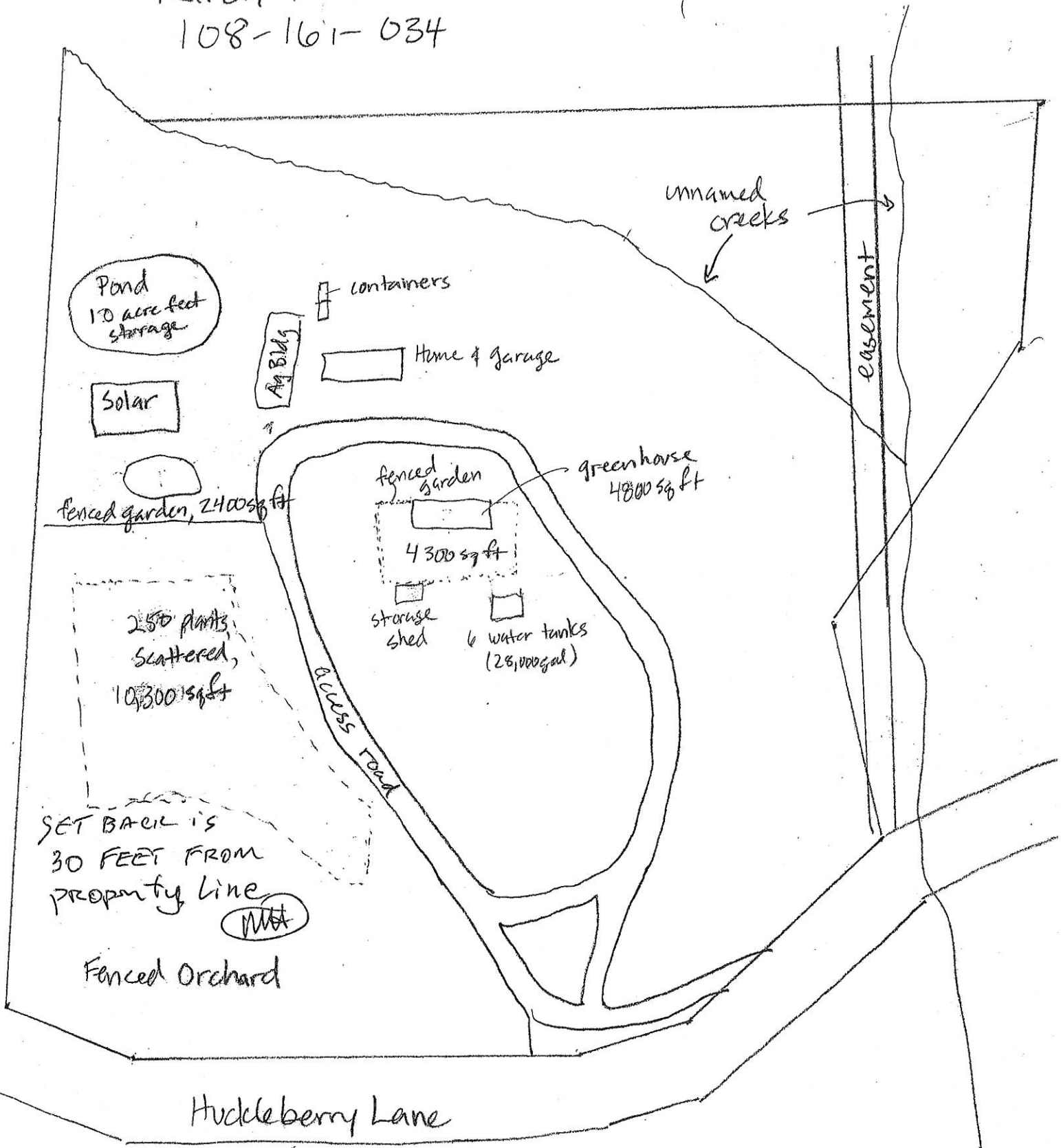


approx. 2300 sq. ft.

approx. 4600 sq. ft.

approx. 3400 sq. ft.

Karen Ru  
108-161-034

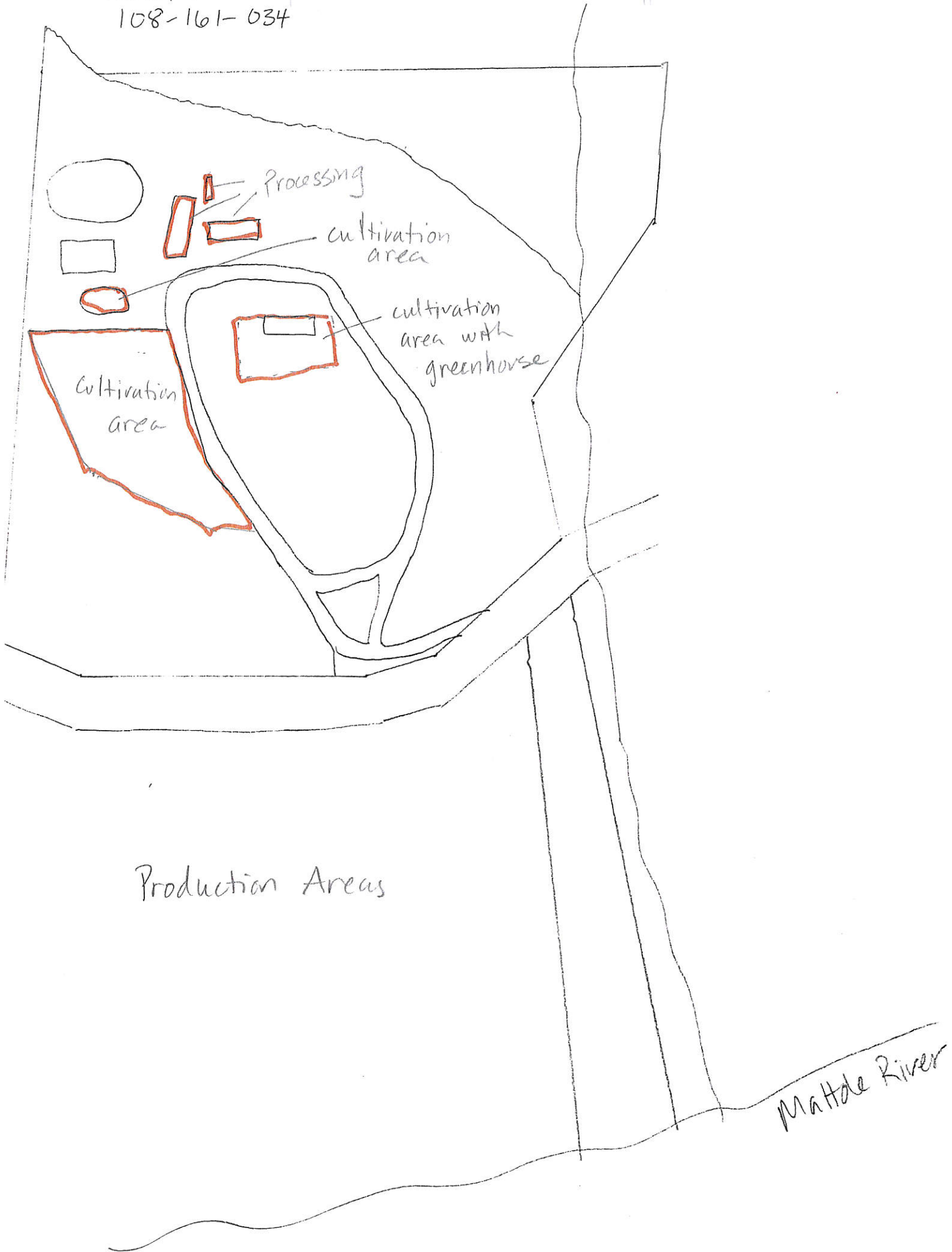


	Start	Final Permit	
Home	2004	2014	processing
Ag	2010	2010	processing
Pond	1995	2011	
Solar	2012	2012	

All cultivation more than 30 feet from lot line  
Containers are used for processing



Karen Ruth  
108-161-034



Production Areas

Matilde River

RE: 569 Huckleberry Lane, Whitethorn, CA 95589

This letter is to validate the cultivation that took place as well as our experiences with the neighbors during our time living at 569 Huckleberry Lane in Whitethorn. The hypocrisy started when the property was purchased to develop an organic apple and quince orchard. The complaints immediately began. A small, outspoken group did not want a fence, did not want an orchard. The "reasons" stated in letters and phone calls to the State Water Resources Control Board in an attempt to deny the water permit were eventually dismissed and the permit was granted. There was verbal harassment and vandalism. These same tactics were attempted with the permit process for the pond, again they were dismissed. Now the same obstructionist tactics are being used to try to deny a cannabis cultivation permit. Is this same group of people complaining about all the illegal, unpermitted cannabis cultivation on Huckleberry Lane? Are they complaining about illegal, unpermitted water diversion? Are they complaining about non-conforming wells, septic systems and unpermitted structures?

We cultivated in the orchard in the years of 2009-2018 until we sold the property to the current owners. There were approximately 500-600 plants directly in the native soil (about 36 sq. ft. per plant). Outdoor cultivation also took place in the area surrounding the greenhouse and below the solar panels, for a total of ~17,000 sq. ft. of outdoor cultivation.

Thank You,

A handwritten signature in black ink, appearing to read "Karen Ruth & Michael Hoffman". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Karen Ruth & Michael Hoffman













California Department of Fish and Wildlife  
CEQA Referral Checklist

Applicant: Michael Hoffman		Date: 6/18/2018	
APPS No.: 11752	APN: 108-161-034	CDFW CEQA: 2017-0613	Case No.: CUP16-376
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Mixed-light (SF): 4,800	<input type="checkbox"/> Outdoor (SF): 17,000 <input type="checkbox"/> Indoor <input type="checkbox"/> RRR

Thank you for referring this application to the California Department of Fish and Wildlife (CDFW) for review and comment.

CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code Section 21000 *et seq.*). These comments are intended to assist the Lead Agency in making informed decisions early in the planning process.

- Recommend Approval. The Department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions below.
- Applicant needs to submit additional information. Please see the list of items below.
- Recommend Denial. See comments below.

**Please provide the following information prior to Project Approval:** *(All supplemental information requested shall be provided to the Department concurrently)*

- Provide additional information on the water source(s) for the parcel(s) including both domestic use and irrigation.
  - a. If the source is a well(s), provide a copy of the well completion log.
  - b. If the source is municipal water, provide documentation that municipality/CSD/etc. is willing to provide all water necessary for the subject parcel (include the specific amount that is approved).
  - c. If the source is surface water (spring, stream, or hydrologically connected pond or well) CDFW recommends that the applicant notify our Department, pursuant to Fish and Game Code Section 1602, of all unpermitted points of diversion located on the parcel or provide a copy of the non-jurisdictional letter issued by CDFW.
- Include a topographic map that identifies all surface water, wetlands, or other sensitive habitats onsite and the appropriate buffer distances for each.
- Identify all energy sources for project.
  - a. If generator, identify the size and location of the generator and describe measures that will be incorporated to avoid or minimize impacts to fish and wildlife, such as secondary containment.



- b. If micro hydropower, provide detailed information regarding the existing or proposed system. CDFW requires that the applicant notify CDFW, pursuant to Fish and Game Code Section 1602, of all micro hydropower systems located on the parcel.

**Please note the following information:**

- Aerial imagery suggests that the cultivation area, prior to January 1, 2016, was approximately 8,000 square feet of outdoor and 4,800 square feet of mixed-light. CDFW requests, prior to Project approval, a copy of the County Cannabis Area Assessment (CAV) and that the applicant provide substantial evidence, of existing cannabis on the parcel, prior to the cutoff date, or that the application be reconsidered for Project approval.
- Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
- Leave wildlife unharmed. If any wildlife is encountered during the Authorized Activity, Permittee shall not disturb the wildlife and shall allow wildlife to leave the work site unharmed.
- The environmental impacts of improper waste disposal are significant and well documented. CDFW requests, as a condition of Project approval, that all refuse be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
- The referral materials state that there is a rainwater catchment pond onsite. CDFW requests:
  - More information regarding how the pond is filled, spillway construction, whether the pond contains a liner or natural bottom, etc.
  - That the applicant comply with the attached CDFW Bullfrog Management Plan (**Exhibit A**). Reporting requirements shall be submitted to CDFW at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
- Human induced noise pollution may adversely affect wildlife species in several ways including abandonment of territory, loss of reproduction, auditory masking (inability to hear important cues and signals in the environment), hindrance to navigation, and physiological impacts such as stress, increased blood pressure, and respiration. To avoid disturbance, CDFW requests, as a condition of project approval, the construction of noise containment structures for all generators, fans, and other cannabis related processing equipment on the parcel; noise released shall be no more than 50 decibels measured from 100ft.
- This project has the potential to affect sensitive fish and wildlife resources such as Chinook Salmon (*Oncorhynchus tshawytscha*), Coho Salmon (*O. kisutch*), Steelhead Trout (*O. mykiss*), Coastal rainbow trout (*O. mykiss irideus*), Pacific Lamprey (*Entosphenus tridentatus*), Inland Threespine Stickleback (*Gasterosteus aculeatus microcephalus*), Foothill Yellow-legged Frog (*Rana boylei*), Pacific Giant Salamander (*Dicamptodon tenebrosus*), Red-bellied Newt (*Taricha rivularis*), Northern Red-legged Frog (*Rana aurora*), Western Pond Turtle (*Actinemys marmorata marmorata*), and amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

Thank you for the opportunity to comment on this Project. Please send all inquiries regarding these comments to [kalyn.bocast@wildlife.ca.gov](mailto:kalyn.bocast@wildlife.ca.gov) .

Please confirm that you have received this email.

Sincerely,

California Department of Fish and Wildlife  
619 2nd Street  
Eureka, CA 95501