

October 1, 2021

Planning Dept.
3015 H St.
Eureka, CA 95501

To Whom It May Concern,

We are requesting and recommend not only the planning department staff but the planning commissioners do a site visit regarding application PLN-2020-16417. The complete transformation of our valley due to fencing (animal migration), seasonal trimmers, smell, traffic, water abuses, white/black market profits, annual cannabis permitting changes, etc. has left a bitter taste in our neighborhood for the planning department's zoning and enforcement policies. The consent of the governed was not given regarding what would become of our backyards. We demand and expect more of our tax paid officials to serve with due diligence and make informed decisions based on what is best for **all** the governed.

We have compiled some of the correspondence that's taken place in the last year or so between the planning dept. staff and ourselves, some of which provide evidence of violations that took place on the property aforementioned.

As mentioned in the correspondence email on June 11, 2020, the planning department's policy was for the applicant to "reach out" to the neighbors. There was no planning department personnel/representative present. As you see in the following documents, directly following that uncomfortable "meeting" (for both parties clearly, if the applicant meets the requirements, there shouldn't be a need for that anyway, obviously they were out of compliance with their waterline which they admitted to on the recorded zoom meeting that preceded the "reach out" meeting) our neighbor filed threat incident #200615009 with the county sheriffs dept. His anxious wife was pregnant at the time. She was hospitalized within two weeks of the incident due to miscarriage/DNC. They are keeping there distance this go round as she is just entering her third trimester with their current pregnancy. That being said, we will not be attending any meeting the planning department suggests without law enforcement and planning department present. We ourselves have two young boys (8,6) and I would be appalled if any mother or father on the commission could with a sound conscience overlook the events that took place last June after the "reach out" meeting took place.

This current grow season has seen nothing different than last years; stinks to high heaven with multiple harvesting just before the scheduled "inspections." Not surprising, as the county has used measure S tax to hand out tens of thousands of dollars for more and more and more grows. Clearly, these applicants are running their grey market businesses without oversight from the planning department. These practices are painting the planning department in a questionable light. This begs me to again ask the question, regarding my zone, how much is the limit? How many permits are allowed within a zone? What Eel River Watershed environmental impact reports are happening? Our neighborhood is very concerned about impacts to our well water quality and sustainability.

We ask you take all this into account as you consider application PLN-2020-16417 when it comes across your agenda next. Thank you for your time.

Sincerely,



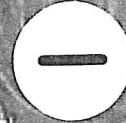
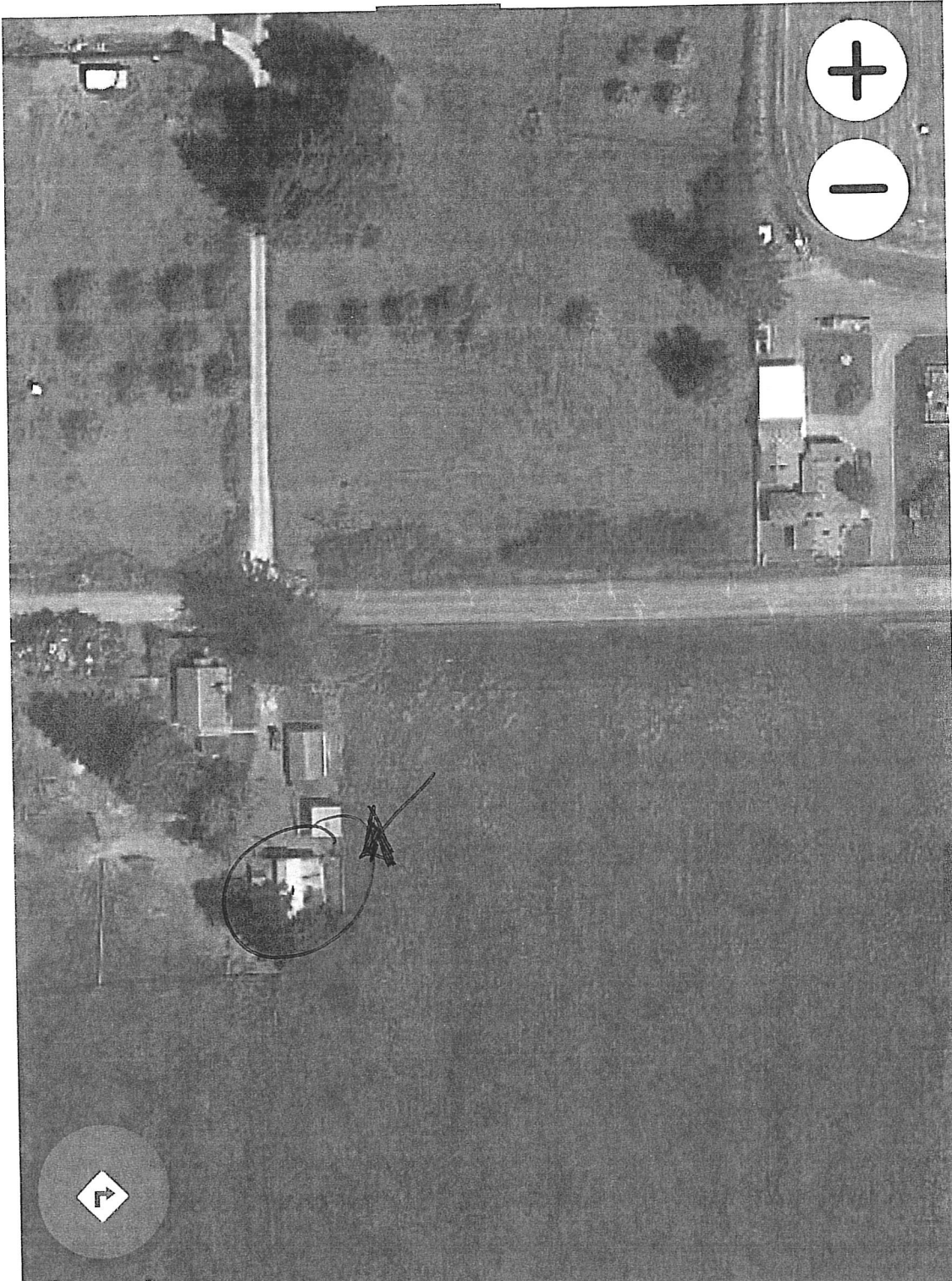
April Hubner
2nd Grade Teacher
Eagle Prairie Elem.
ahubner@riodellschools.net
707-764-5694 ext. 202
1075 Holmes Flat Rd
Redcrest, CA 95569



Map

Satellite

Lot lines



• Historic Barn
on applicants
was property that
w/ out
permit

• No permit
on current
gravel
parking
lot.





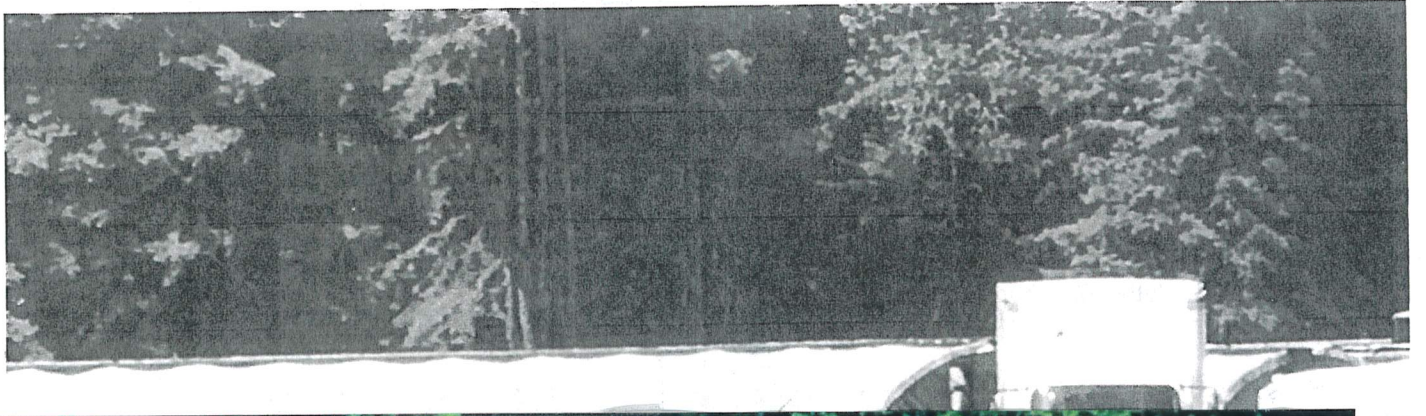
April Hubner <ahubner@riodellschools.net>

Pic of grow next door

April Hubner <ahubner@riodellschools.net>
To: "Luther, Stephen" <sluther@co.humboldt.ca.us>

Thu, Jun 11, 2020 at 10:30 AM

The following is in regard to project PLN-2019-15762. The applicant's spokes person Britt called Marvin Peachy the day after the public hearing on July 4th and claimed they wanted to keep the "good neighbors alive." After knowing the grow would have an inspector come on Friday the 12th, the applicant hauled out the cannabis from the existing 4 hoops all day during the 5th and 6th. I took these photos as they had trailer after trailer hauling out. You can clearly see the cannabis inside the house. We met outside the fence on the morning of the 10th per request of Director Ford (according to Britt) where Britt offers to plant trees in front of hoops. Our appeal is not resolved, and we are asking the applicant to move the six proposed eastward hoop houses behind the existing four already present on the property and eliminate the outdoor grow as it cannot contain the smell that affects my son's allergies.



Pic of grow next door

PlanningBuilding <planningbuilding@co.humboldt.ca.us>
To: April Hubner <ahubner@riodellschools.net>

Thu, Jun 11, 2020 at 11:10 AM

April,

I have forwarded your email to the Supervising Cannabis Planner, Cliff Johnson. Someone should respond to you soon.

Thank you,

Planning & Building Department
County of Humboldt
707-445-7245

NO response happened!!!

From: April Hubner <ahubner@riodellschools.net>
Sent: Thursday, June 11, 2020 10:35 AM
To: PlanningBuilding <planningbuilding@co.humboldt.ca.us>
Subject: Fwd: Pic of grow next door

[Quoted text hidden]

*as you read in the June 18th agenda minutes, the special permit was continued to "uncertain date".
within a year.
Hence 9/16/21*



April Hubner <ahubner@riodellschools.net>

meeting

1 message

April Hubner <ahubner@riodellschools.net>
To: "Luther, Stephen" <sluther@co.humboldt.ca.us>

Tue, Jun 16, 2020 at 7:49 AM

Good Morning,

Have not received any information regarding the hearing extension meeting time, log-in information, and agenda? Your message on my husband's phone stated you were following up on an email I had sent. Feel free to respond to any of the last correspondences I sent the last 14 days.

-April

Looking for clarification

3 messages

April Hubner <ahubner@riodellschools.net>
To: "Luther, Stephen" <sluther@co.humboldt.ca.us>

Fri, Jul 31, 2020 at 9:51 AM

Morning,

The last time we spoke, you stated you would be informing us when anything new was happening on the property across the street. This morning, a crew of boys are erecting new green houses? Has the planning department issued new "certificates/permits?" The last meeting, the planning dept issued 2 acer outdoor grow, nothing about new hoops?

The existing "nurseries" have had plants growing in them for a month now with lights on all night? Are they still permitted to clones/immature plants? Are they now permitted to be processing their mature cannabis and hauling it off on their black totes?

Marvin Peachy reached out yesterday, no response?

Im asking, what are they permitted/ certificated to do and why has it changed since we last spoke?

-April

Luther, Stephen <SLuther@co.humboldt.ca.us>
To: April Hubner <ahubner@riodellschools.net>
Cc: "Johnson, Cliff" <CJohnson@co.humboldt.ca.us>

Mon, Aug 3, 2020 at 9:03 AM

Good morning April,

ERP LLC has been permitted for three Zoning Clearance Certificates for a total of 60,000 sq ft of full-sun outdoor cultivation since we last spoke. I apologize if I neglected to loop you in on this development. These are the type of permits where they are principally permitted and there is no public hearing involved. No new hoop structures were permitted as part of this clearance. The permit is only for outdoor cultivation in the ground. Light from the nursery should be shielded to prevent light from escaping. No mature plants or processing should be occurring. I am calling Marvin back this morning. An inspection will be scheduled as necessary to verify the activity you describe.

Thank you,



Stephen Luther
Planner, Cannabis Division
Planning and Building Department
707.268.3737

[Quoted text hidden]

To: "Luther, Stephen" <SLuther@co.humboldt.ca.us>
Cc: "Johnson, Cliff" <CJohnson@co.humboldt.ca.us>

Thank you for your response.

[Quoted text hidden]



MINUTE SHEET

THURSDAY, JUNE 4, 2020

Regular Meeting - Virtual

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.

Suzanne Rippre
Zoning Administrator Clerk

John H. Ford
Zoning Administrator

- 3. Eel River Produce, LLC Special Permit
 Application Number 15762; 16332, 15674, 13290
 Record Number PLN-2019-15762; PLN-2020-16332, PLN-2019-15674, SPL-13290-SP
 Assessor's Parcel Number: (APN) 209-331-002.
 1048 Holmes Flat Road, Redcrest area

Project Description: A Special Permit for 43,200 square feet of new outdoor light-deprivation commercial cannabis cultivation, a Zoning Clearance Certificate for a commercial cannabis distribution facility, and a Zoning Clearance Certificate for a 10,600 square foot commercial cannabis nursery. There is a 6,600 square foot structure proposed that will house the distribution area, a portion of the nursery space, a retail space for nursery sales, areas for drying, processing and storage, and an ADA compliant restroom. The property will also be host to 1.5 acres of new outdoor full-sun commercial cannabis cultivation that will be relocated to the site through the Retirement, Remediation and Relocation program and evaluated through subsequent analysis. There is also a Special Permit requested for the reduction of the 600-foot setback from Redwoods State Park and a Special Permit requested for the use of a shallow well on the property for irrigation water that is assumed to be hydrologically connected to surface water. Water for irrigation will be sourced from the shallow well and rainwater catchment. There will be 120,000 gallons of tank storage on site. Cannabis is partially dry-farmed. Annual water use at total build-out for the cultivation areas is estimated at 149,500 gallons. Annual water use for the nursery is estimated at 19,000 gallons. PG&E supplies power to the site.

ACTION: The Eel River Produce, LLC Special Permit item was continued to the June 18, 2020 meeting of the Zoning Administrator.

F. ADJOURNMENT

John Ford adjourned the meeting to order at 11:31 a.m.

G. NEXT MEETING: June 11, 2020

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Zoning Administrator at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us

*ASK
 Why?
 Listen to
 video
 Convenient
 video
 access
 online
 Zoning
 Admin
 Meeting*




MINUTE SHEET

THURSDAY, JUNE 18, 2020

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.


Laura McClenagan
Zoning Administrator Clerk


John H. Ford
Zoning Administrator

File # 20-760

permitted existing mixed-light cultivation. Cultivation activities extend all year with cultivation occurring from February to October and maintenance activities occurring during the late fall and winter months. Approximately 448,000 gallons of water are needed annually for all existing and proposed cannabis cultivation. Water for irrigation is provided by a proposed, engineered 612,000-gallon rainwater catchment pond located on APN 313-102-008. There is 20,000 gallons of water storage in hard-sided tanks. Drying and curing of harvested cannabis will occur on-site in a 3,420-square-foot structure on the subject parcel. All other processing, such as trimming, will occur at a licensed, off-site processing facility. The applicant will have a maximum of six employees. Power is provided by 80% photovoltaic generation and 20% diesel generator. The use of the on-site generator is limited to power outages.

Action: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopted the Resolution approving the proposed Lynx Crossing, LLC, Special Permit subject to the recommended conditions.

E. CONTINUED PUBLIC HEARINGS

- 1. Eel River Produce, LLC Special Permit
 Application Number 15762; 16332, 15674, 13290
 Record Number PLN-2019-15762; PLN-2020-16332, PLN-2019-15674, SPL-13290-SP
 Assessor's Parcel Number: (APN) 209-331-002.
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This Eel River Produce, LLC Special Permit was continued to a date uncertain, to return again within one (1) year.

Listen to video

ask why?

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:46 a.m.

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