

Sharp, Ryan

From: Laura Costa <minervacirca2013@gmail.com>
Sent: Friday, August 21, 2020 6:11 PM
To: Bohn, Rex; efennell@co.humboldt.ca.us; Wilson, Mike; Bass, Virginia; Madrone, Steve
Cc: COB
Subject: Costa Appeal for 8/25,

rbohn@co.humboldt.ca.us
efennell@co.humboldt.ca.us
mike.wilson@co.humboldt.ca.us
vbass@co.humboldt.ca.us
smadrone@co.humboldt.ca.us
cob@co.humboldt.ca.us

To the Humboldt County Board of Supervisors,

My name is Laura Costa, wife of Rocci Costa who's cannabis permit appeal will be before you this coming Tuesday.

I am reaching out as I believe that many of the most salient points about our farm vision have been overshadowed by a long process and vociferous group of fearful neighbors.

Our vision for Roc Squatch Farm is to be a small environmentally positive full sun outdoor dry farm. My husband and son are the farmers and are passionate about holistic and regenerative farming practices. We didn't know about dry farming cannabis when we originally applied in 2016 and after visiting Chrystal Ortiz's and Sunshine Johnson's farms, we were convinced. We subsequently updated our plans to reflect our commitment to this exceptional opportunity to work in concert with the land and elements. We understand that the very soil of the Blue Lake valley is unique and will be essential in pursuing Appellation recognition as that develops, benefiting our farm, the local community and all of Humboldt.

It breaks my heart that had we opted to enclose our cultivation, we could obtain a permit without the influence of the neighbors to this extreme. But to do so would be to give up on the terroir and appellation qualification, dry farming and full sun, on the perfectly ag zoned parcel.

I am also heartbroken that the neighbors are unwilling to work with us towards solutions regarding the road and to engage with us so that we can build mutual trust. I absolutely understand their concerns about road usage but we differ on the solution, they want to leave it as is, despite the many blind spots and narrow sections. We are willing to pay to have the road improved as a requirement of permitting, but this is not to their liking either, possibly because many have encroached on the road and would need to accommodate improvements. Still, there must be a way forward together.

May I reiterate there will be only my son and my husband farming except for the short time of planting and harvesting when an additional 2 people will be needed and accommodated via carpool. 2 vehicles. 2 harvests a year (one autoflower, one full term). No onsite processing. No customers and few suppliers will come to this less than 1/4 acre plot. We intend to sell to one licensed processor.

Should we launch a 100,000 sq ft vegetable farm, we would not be restricted in our road use, nor would there be any recourse by the neighbors. By permitting us, we are signing up for transportation limitations, intense scrutiny and oversight, as well as required safety measures and of course, taxes.

I am terribly saddened to hear about the concerns for safety expressed by the neighbors, and I can assure you that they have nothing to do with the members of my family. We truly wish to be a regenerative, multigenerational family farm,

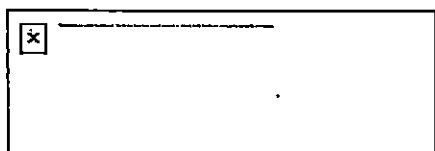
good permit holders, and good neighbors. We hope we are given the opportunity to show that we are indeed good neighbors, bringing peace to what has been a chaotic parcel.

Lastly, we want to be part of preserving farming in the face of agricultural gentrification in which some folks living on residential ag land don't want to be amongst farms and their normal operations. We must preserve farming as a community.

I look forward to the Board of Supervisors meeting where we can address all these points collectively.

Thank you,
Laura Costa

Cara Cordoni
(415) 699-4286



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Sharp, Ryan

From: Gail Whitty <gailwhitty@prodigy.net>
Sent: Friday, August 21, 2020 6:52 PM
To: COB
Subject: Application for Roc Squatch Farm, on agenda August 25, 2020

RE: Hearing on August 25, 2020, Humboldt County
FROM: Gail and Mike Whitty (248) 723-0105
DATE: August 21, 2020

We strongly support the application by Laura and Rocci Costa for an outdoor dry-farmed cannabis grow called Roc Squatch Farm in Warren Creek (approximately 10,000 square feet) that is on the agenda of the Humboldt Board of Supervisors on August 25,

Their effort is consistent with the aims of the Humboldt County ordinance to be a grow that uses bioregenerative dry farming techniques to improve the land while growing vegetables and flowers as well as cannabis.

Over the years (after applying before the December 2016 deadline), Laura and Rocci and their family proposed plans to address county concerns over roads, odor, noise, and security. They have acted according to the rules to the best of their abilities.

We are residents of California and of Michigan. We are a former adjunct professor of business at University of San Francisco and a retired attorney. We have made many trips to Arcata and Eureka to research and study small business potentials in Humboldt. We are strong believers in the importance of economic development to Humboldt County; the many small cannabis farms, most family owned businesses, offer Humboldt not only jobs, growth and taxes but an important way to keep family members from leaving the County or going on public assistance. It is in the interest of neighbors and well as county officials to see the net benefit of cannabis as a manageable, small business which broadly contributes to an increase in tourism and long-term economic growth.

Small minded "NIMBYISM" which leads to over regulation is not the heart of Humboldt that we have come to know and love. The drug war is over. Stop over regulating it. Let Humboldt breathe. If Humboldt is going to have a sustainable cannabis industry based on small farms,

heritage farmers like Laura and Rocci must be allowed to legally do the work that they do well.

Michael and Gail Whitty

Sharp, Ryan

From: Barbara Blaser <barbarablaser@sbcglobal.net>
Sent: Sunday, August 23, 2020 7:38 PM
To: COB
Subject: Roc Squatch Farm

My name is Barbara Blaser. I am writing to support Rocci and Laura Costa who operate Roc Squatch Farm.

I am a 74 year old. I have been a Registered Nurse for over 50 years. Up until 2014 I had only minimal interest in cannabis and I had never tried it. I was raised in the Midwest and was not fond of Nancy Reagan and her just say no campaign but I was busy and had other things going on.

In 2014, following a minor repair of a major surgery, I was left in a coma, on a ventilator. Dying. When I was finally taken off the ventilator, I had a feeding tube for 1 year. It took me 6 months to relearn to walk. I was bald. I had insomnia, Massive pain. Anxiety off the charts and PTSD. I have to sleep in a recliner the rest of my life because I must sleep at a 45 degree angle. I had two deep vein thrombosis and 1 pulmonary embolism. I had aspiration pneumonia multiple times. It was a rough year. I was discharged with 4 drainage tubes. I only left home to go to doctors.

Since I had nothing but time, and was afraid of narcotics, I began researching cannabis as a medication. I started with kids who have Darvet's Syndrome. It causes hundreds of seizures a day and can be successfully treated with cannabis as a medication. I read about seniors in Israel suffering from dementia who were able to regain some function using cannabis as a medicine. 10 mg of THC a day has shown to make amazing changes in functioning-improved appetite. Decreased anxiety and aggression. Less insomnia. The more I read, the more I wondered if I could get help.

My pain was constantly between a 6 or 8 out of 10. I was sleeping 3 or 4 hours a night, awake waiting to die. Every night. For months. I was scared and angry.

Interestingly enough, the more I learned, I started reaching out to seniors I knew as cannabis users. I actually took a job at an Oakland dispensary to work with medical patients. Before I personally tried cannabis myself. After much research, I started low and slow with CBD as a medication. It is a non-psychoactive cannabinoid that can be used for treating a wide variety of symptoms. It is important that you understand I did not start my cannabis regime without seriously exploring the risks and benefits. Cannabis is a legal product that can provide clinical treatment without devastating side effects. It is non-addicting. Products sold in legal dispensaries are tested for pesticides, solvents, microbial impurities and foreign ingredients.

As a cannabis nurse for 5 years, I have met with hundreds of patients who report symptom reduction using cannabis. Many of them want relief without getting high. Some, hey, do want to be high. Personal choices. They want to know their medicine is dependable. I take very low doses of cannabis daily. 5mgs of THC in the morning at 8am and 10mgs at 8pm. My pain is usually a 3. I can handle that. I sleep 7 to 8 hours a night. We can verify this on my Fitbit. My anxiety is decreased although between Covid-19 and the fires, I may take a PRN during the day. My PTSD is also triggered but the medication that helps my anxiety also helps the PTSD. I don't have to take two different meds.

I had hoped to attend the meeting Tuesday to support Roc and Laura Costa in their appeal. The Humboldt area is well known for their small cannabis farms. The cannabis there is a superior product. Grown using ethically sound methods, by people who really care. As a nurse I feel this is important. I want to know I am working with growers who care about the land. Who care about producing the best products. That describes Roc and Laura perfectly.

As I watch the fires, I am even more concerned about the fate of Roc Squatch Farm. Please do not be misled. Many people who are not supporting this effort may have little actual knowledge cannabis. Cannabis is a viable medicine that

can provide treatment for not just pain, anxiety, depression and PTSD. It can be used for conditions like HIV, shingles, nausea, anorexia, Parkinsons, dementia, MS and lupus. I always tell people I am not a cannabis expert. But-I was a Director of Nursing in several Long Term Care facilities. I was the Director of Clinical Services in a hospice. I was the Director of Nursing in a mental health facility. And, perhaps foremost, I was the Director of the Illinois MISA Institute at the University of Chicago. I also am one of the authors of a chapter in the recently published book "Cannabis Conversations". I was a grant reviewer for NIMH. And I worked for the Illinois Department of Mental Health and Developmental Disabilities for over 30 years. I often felt, based on what I heard about cannabis, we should have been using it in those settings.

I need you to understand this is an important hearing. Lives depend on it. I believe, when you have time, you should have me provide an overview of cannabis. From a 74 year old RN who is not an expert, but who has successfully treated conditions that might otherwise killed me. Please do not be swayed by the uneducated. Support Roc Squatch Farm.

Thank you.

Barbara Blaser RN
#asknursebarbara
510-390-3525

Sharp, Ryan

From: Cara Cordoni <cara@asherahconsulting.com>
Sent: Monday, August 24, 2020 11:50 AM
To: Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Madrone, Steve; COB
Cc: Laura Costa; Moreno, Elizabeth; Johnson, Cliff
Subject: Omission from Supervisors' 8/25 Agenda Item.I.1 – RocSquatch Farm
Attachments: 12176 Rocci Supplemental 1_3.5.2020 (2).pdf; AC-Email-Bug.png

To the Humboldt County Board of Supervisors and the County Clerk,

I noticed that "PLN-12176-CUP Rocci Costa PC Supplemental #1 3.05.2020" is missing from the Agenda/packet that was provided by the Planning Commission to the Board.

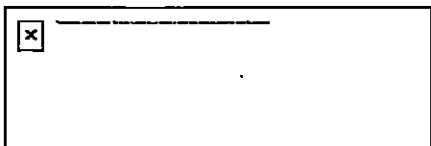
This supplemental document was prepared by planner Elizabeth Moreno and was provided to the Planning Committee on March 5, 2020 as part of the permit hearing.

It includes a letter of support from Thomas Edrington, as well as 3 pages of Applicant responses to neighbor concerns (pages 18-20), neither of which were provided elsewhere in the packet.

Thank you for your attention in reviewing this material,

Cara Cordoni
Agent for Roc Squatch Farm

--
Cara Cordoni
(415) 699-4286



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SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
March 5, 2020

<input checked="" type="checkbox"/>	Consent Agenda Item	
<input type="checkbox"/>	Continued Hearing Item	
<input type="checkbox"/>	Public Hearing Item	No. E-6
<input type="checkbox"/>	Department Report	
<input type="checkbox"/>	Old Business	

Re: Rocci Costa Conditional Use Permit

Record Number: PLN-12176-CUP
Application Number: 12176
Assessor Parcel Number: 516-211-025
1734 Warren Creek Road, Blue Lake Area

Attached for the Planning Commission's record and review is the following supplementary information items:

1. Letter of support from Thomas Edrington, dated February 4, 2020.
2. Additional information from the applicant's agent, Cara Cordodni dated February 4, 2020.
3. Petition opposing the project from residents on Warrant Creek Road, dated March 4, 2020.
4. Letter opposing the project from Jeffrey Kinzer dated March 4, 2020.



**Thomas Edrington,
Strategic Consultant**

3318 Harrison Ave. Unit B
Eureka, CA 95503
humboldtnomad@gmail.com

February 4th, 2020

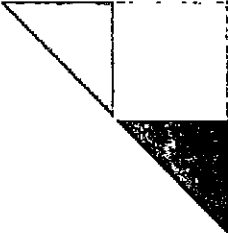
Humboldt County Planning Commission
Humboldt County Courthouse
825 5th Street
Eureka CA, 95501

Commissioners,

I am writing this letter in support of Rocci and Laura Costa's application for a conditional use permit to cultivate cannabis. I am a cannabis business strategist, freelance cannabis compliance officer, and general Humboldt cannabis policy wonk. I have been involved in cannabis activism my entire adult life, and was deeply involved in the movement toward regulation in Humboldt County.

It was during my service in that capacity performing neighborhood meetings and community rallies that I first met the Costas, who were interested in being able to operate legitimately but concerned that regulations would favor large industrial grows over family farms. They were not alone in this concern. I've been working since then to support small family farms like the Costas. Making these farms the backbone of Humboldt's cannabis industry is broadly recognized as the most sustainable economic and environmental strategy, and is the stated goal of the Board of Supervisors.

After continuing to get to know the Costas, I have had the opportunity to witness the depth of their commitment to this community. I have seen their values in action, and been given a window into the history of cannabis activism in California through Laura Costa's deep roots in the movement. They give time, energy, resources, and make personal sacrifices for causes that are important to them, including extensive work with veterans. They have a deep love of family, both blood and found, and a respect for the land they inhabit. They actively work to improve the lives of the people around them without expectation of favor or reward. I believe them to be



exactly the sort of farmers Humboldt county's officials had in mind as the CMMLUOs were being crafted.

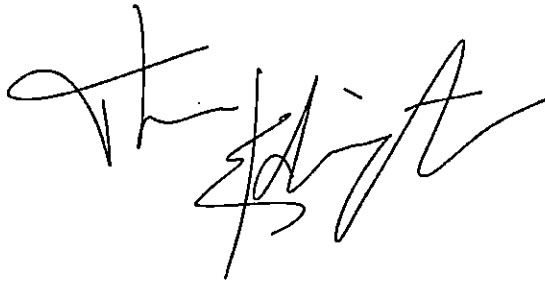
I've reviewed all available documentation, and I see no flaws in the Costas' plan. Dry farming provides the least possible impact to nearby watersheds. Solar power not only limits the carbon footprint of the site, but increases the emergency preparedness and resilience of the area. The farm's cultivation schedule and layout will minimize odor, and they've even taken into account prevailing wind conditions. The state of the road is of concern, but the County's recommendations in place to improve it will benefit the entire neighborhood.

I've also reviewed the community concerns regarding the parcel. None of them are unique. These are the exact complaints we expected when we were campaigning for regulations, and the CMMLUO ordinances were written to make sure that the process of compliance naturally improves conditions in the surrounding community. A regulated cannabis farm in a neighborhood provides resources for road associations (or other less official neighborhood agreements) to improve outdated infrastructure. A permitted farm's security plan guarantees the site doesn't fall prey to squatters or trespass grows that will antagonize residents. Regular environmental scrutiny, more intense than any other agricultural product, ends the incentive to resort to practices that damage the land and threaten watersheds. Simply put, since the intent of the regulatory process is that nuisance elements of pre-regulation cultivation will end on permitted farms, the most effective way to address these concerns is to approve the Costas' permit.

Humboldt County has, up to this point, not fulfilled its promise to prioritize and support small family cannabis farms in the permitting process. This arises from a host of factors outside the control of the County or the Planning Commission, including financial and social barriers to entry, shifting state processes, and the slow pace of building trust with cannabis farmers. But the Costas have, at great cost to themselves, surmounted all these obstacles so that they can openly practice their craft and support their community. They are exactly the sort of cannabis farmer that the County has hoped to bring out of the shadows. It would be a shame to fail to support this small family farm after so much work by everyone involved.

I stand in support of the Costas. Granting their permit will improve Humboldt County. Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Th Edrington', written in a cursive style.

Thomas Edrington

February 4, 2020

From: Cara Cordoni on behalf of Rocci Costa and Roc Squatch Farms

APN 516-211-025

APP#PLN-12176-CUP

To Elizabeth Moreno, the Planning Department, and the Board of Supervisors,

We are thrilled that the Planning Department is recommending approval of the Applicant's permit pending the following conditions and addressing the concerns of the neighbors.

To that end, regarding the **Recommended Conditions of Approval** on pages 14-15, the applicant agrees to the conditions of approval and has the following updates:

1. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity. The plans submitted for building permit approval shall be consistent with the project description and approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.

Response: The Applicant agrees.

2. Applicant shall install the eight turns-outs and the signage on Warren Creek Road prior to any commencement of operations, as detailed in the map provided Green Road Consultants dated January 2020. In addition, the applicant shall restrict from the use of wider than a regular pickup to off peak hours, being 9:00 AM to 4:00 PM. The operation must strictly follow the Traffic Management Plan, prepared by Green Road Consultants dated January 2020. The applicant shall submit evidence of a road maintenance association was form or evidence of an attempt to form a road maintenance association.

Response: The Applicant agrees to install the turn-outs and restrict the use of wider than regular pickups to off peak hours. In addition, the Applicant has contacted the neighbors per the formation of a road association as evidenced below:

From: Cara Cordoni <cara@asherahconsulting.com>

Date: Mon, Feb 3, 2020 at 12:29 PM

Subject: Warren Creek Road Neighborhood Road Association

To: <kinzers5@gmail.com>, <billayton@suddenlink.net>, <zpainter@suddenlink.net>, <myrna325@aol.com>, <jellis.murray@gmail.com>, <debbie.stamper@humboldt.edu>, <ron@bettendorfrucking.com>, <katmlee@suddenlink.net>, <BBronkall@co.humboldt.ca.us>, <cataubin@hotmail.com>,

<CJohnson@co.humboldt.ca.us>, <zkayaker1@gmail.com>,
<susansmith116@gmail.com>, <marcile525@gmail.com>, <janaashbrook@gmail.com>
Cc: Laura Costa <minervacirca2013@gmail.com>, Moreno, Elizabeth
<EMoreno@co.humboldt.ca.us>

Good Afternoon,

I am writing on behalf of Rocci Costa and Roc Squatch Farms which, as you know, is pursuing a cannabis permit at the end of Warren Creek Road.

As requested by the Planning Department, we are reaching out regarding joining or forming a road association for the maintenance and improvement of the road.

We understand that there are a couple of informal maintenance agreements between neighbors and have contributed through Robin Costa, Rocci's brother, on more than one occasion.

While Rodney Costa has owned the property for 20 years, he has not lived on site or participated extensively in the local community. Rocci and his family look forward to improving the conditions of the property and road, as well as getting to know each of the neighbors.

We look forward to hearing back from you as to how we can work together to form a road association or join an existing association.

Thank you,
Cara Cordoni

3. Before initiating in cannabis cultivation onsite, the applicant shall submit grading plans prepared by a qualified engineer for the relocation of the road and record an easement to ensure that the people who currently have access will continue to have access.

Response: The Applicant will hire a qualified engineer to create a grading plan. The Applicant will record an easement to ensure that the people who currently have access will continue to have access.

4. The applicant will conduct a R-2 soils Report and complete the Engineering Geology Report Checklist prior to any ground disturbance.

Response: The Applicant agrees.

5. No lights, generators or fans are permitted by this permit until a scoping report for Northern Spotted Owl and Marbled Murrelet habitat is prepared by a biologist or forester with experience in the life history of the species and approved by the Planning Director. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife prior to the use of any lights, generators or fans. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and Wildlife Service and any other relevant published literature. No generators are permitted.

Response: The Applicant agrees to all points.

6. The applicant shall provide the Planning Department of copy of the Site Management Plan developed for the parcel prepared pursuant to Tier 1 enrollment under the State Water Resources Control Board (SWRCB) Cannabis Cultivation Policy, General Order. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Notice of Applicability and the Site Management Plan. The applicant shall provide substantial evidence that all corrective actions detailed within the Site Management Plan have been completed. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.

Response: The Applicant was enrolled with the State Water Resources Control Board (SWRCB) for over 2 years during the permitting process. The Applicant agrees to re-enroll and have an appropriate Site Management Plan created by a professional. The Applicant agrees to adhere to the Board, Order, Notice and Site Management Plan.

7. The applicant is to submit a Notification of Lake or Streambed Alteration with the California Department of Fish and Wildlife and submit a copy to the Planning Department.

Response: The Applicant agrees and has submitted an updated LSA and is actively working with Fish and Wildlife to complete it.

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Applications

Current Applications

The applications below are associated with recent Opportunities and are in Esting, Screened, or Correcting statuses. To view old or applications, click on the Archived Applications link.

ID	Status	Stage	Project Name	Opportunities	Region	Deadline
04147	Esting	Final	Construct greenhouse for growing cannabis on an existing parcel served by a well. No screens or drainage will be required.	01434 - 3rd Certification for Cannabis Cultivation	Region 1	Deadline Not Applicable
04100	Esting	Final	Cannabis cultivation on existing parcel served by licensed domestic well.	01443 - General Agreement for Cannabis Cultivation	Region 1	Deadline Not Applicable
04105	Esting	Final	Construction of greenhouse for production of cannabis. Water service from a well. No screens or drainage will be required.	01444 - Standard Agreement	Region 1	Deadline Not Applicable
04106	Esting	Final	Construction of greenhouse for production of cannabis. Water service from a well. No screens or drainage will be required.	00055 - Cannabis Cultivation LSA Notification	Region 1	Deadline Not Applicable
04107	Esting	Final	Construct greenhouse for growing cannabis on an existing parcel served by a well. No screens or drainage will be required.	01434 - 3rd Certification for Cannabis Cultivation	Region 1	Deadline Not Applicable

Archived Applications

8. A metering device shall be installed and maintained at or near the outlet of all water storage for the nursery. The applicant shall maintain a weekly record of all water used in the nursery. A copy of these records shall be stored and maintained at the cultivation site and kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. PLN-12176-CUP Rocci Costa February 6, 2020 Page 14 Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials

Response: The Applicant agrees to all points.

9. The applicant shall submit a comprehensive Light Pollution Prevention Plan for the project including all measures necessary to adhere to International Dark Sky Association standards, demonstrating that the proposed project would not deliver or have the potential to deliver light pollution, during the hours of sunset to sunrise, affecting fish and/or wildlife directly or from a distance. The plan shall include information about any outdoor lighting utilized and measures to down-shield this lighting. The plan shall be submitted to the satisfaction of the Planning Division within six months of the effective date of this permit, or prior to use of lighting, whichever occurs first.

Response: In the time since initiating the permit process, the Applicant revised their Cultivation and Operations Plan and will not be using greenhouses, except one for a 1000 sq ft Nursery Greenhouse. As outlined in the plan page 10, 2.3 Watershed and Wildlife Habitat Protection and page 11 Light Pollution and Spillage, any lighting will comply with "International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1."

The Applicant agrees to submit a comprehensive Light Pollution Prevention Plan within six months of receiving approval for this permit or prior to the use of lighting.

10. No processing can be approved until an acceptable site suitability report can establish potential for onsite waste treatment system for a processing building. An invoice, or equivalent documentation, is to be provided to the Department of Environmental Health and the Planning Department to confirm the continual use of portable toilets to serve the needs of cultivation staff prior to reissuance of annual permit.

Response: The Applicant agrees that no processing will take place on site and agrees to provide the requested invoice/documentation confirming the continual use of portable toilets.

11. No employees shall live onsite, unless proper employee housing has been approved.

Response: The Applicant agrees.

12. The applicant is to construct a fire turn-around and pull-out area for emergency vehicles and management of trees and vegetation around structures to maintain the required 100-foot

defensible space, in addition to installation of a dedicated 2,500-gallon tank with SRA riser and hydrant if required by CAL FIRE. The applicant shall submit a revised Map showing the turn-around and pull-out area for emergency vehicles.

Response: The Applicant agrees and will create and submit an updated Site Map.

13. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.

Response: The Applicant agrees.

14. If applicable, the applicant shall secure permits from the North Coast Unified Air Quality Management District. A letter or similar communication from the North Coast Air Quality Management District verifying that all their requirements have been met and/or no additional permitting is required will satisfy this condition.

Response: This is not applicable to the Applicant's project. As no generators will be used, there is no reason to register or obtain a permit from the North Coast Unified Air Quality Management District.

15. The property owner shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

Response: The Applicant agrees..

16. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

Response: The Applicant agrees.

In addition, the applicant commits to remove the existing mobile home.

The Applicant has made attempts to have abandoned cars removed from the property and has enlisted the assistance of the sheriff's office.

Neighbors

Regarding the many concerns of the neighbors, the Applicant first wishes to note that the Applicant clearly missed the opportunity to educate them regarding the Rocci Costa's family

long and good standing in the local community, as well as their intentions with their permitted cultivation, for which they apologize.

At the request of the Planning Department Planner, Elizabeth Moreno, Laura Costa, Rocci's wife, did reach out to Myrna Weburg in the email below. Elizabeth provided Laura with the email address:

From: Laura Costa <minervacirca2013@gmail.com>
Subject: Costa Permit
Date: October 30, 2019 at 2:38:09 PM PDT
To: myrna325@aol.com
Cc: "Moreno, Elizabeth" <emoreno@co.humboldt.ca.us>

Myrna S. Weburg
1712 Warren Creek Rd
October 30, 2019

Dear Neighbor,

I'm writing on behalf of the Costa family, of which I am a member. We have been pursuing a single 10,000 square foot permit since December 2016. Since our initial filing we have determined to dry farm instead of building raised irrigated beds, otherwise nothing has changed.

We are working with Green Road Engineering to assess the county road as required by the planning dept.

We understand you may have questions or concerns and we would like to address them directly. Do you have any unanswered questions about our plans or property? We are happy to reply to written questions or to schedule a call or meeting. We would hope to have good relations with all our neighbors if possible.

If we are not able to obtain a cannabis permit, we will still qualify for 3,000 square feet to grow 99 medical plants for patients.* We will move the access road either way as it is so detrimentally positioned for farming, running through the flat and so far from the property line. We will also plant a food forest of fruit trees and vegetables to provide for our families and possibly a small farmer's market supply.

We look forward to hearing from you and coming to an amicable understanding of each other's concerns and working together to find solutions.

Please reach out directly, or through Elizabeth, perhaps it is all much a do about nothing?

Thank You

Laura Costa
707 496 4612

*This statement is not accurate.

No response was forthcoming.

There are some outrageous claims, and also many valid ones in the letters, which are addressed specifically below. To better acquaint the neighbors and the Planning Commission with the Applicant, many members of the community have written letters of support which have

been sent to the Planning Department via Planner Elizabeth Moreno and some of which are included on the following pages:

Support Letter-1

From: Nancy Cavanaugh <ncavana@gmail.com>

Date: Tue, Feb 4, 2020 at 12:15 PM

Subject: Costa Conditional Use Permit

To: <EMoreno@co.humboldt.ca.us>

Ms. Moreno,

I have had the pleasure of knowing Laura and Rocci Costa since moving to Eureka in 2006. We first became acquainted over "Babe Ruth Baseball" at Redwood Acres. Their son played, my son coached, Laura and I did fund raising and worked in the snack bar.

They have always impressed me as good consciousness neighbors, aware of their surroundings and keeping their neighborhood safe for their own family and families around them. When I met "Grandma Nita", who lived with them, I was surprised to learn that "Grandma" was actually the lady next door, not a blood relative, but family just the same, elderly, widowed, and unable to live alone. She lived in the Costa home as family until she required more nursing care and supervision. Today she lives at a local retirement home, the Costa's cover her expenses.

Over the years, Laura, Rocci and I have supported numerous not-for-profit organizations in Humboldt, Miranda's Rescue, Humboldt Botanical Gardens, Raven House and Sisters of Perpetual Indulgence to name a few.

These are people who care for the community in which they live. They are life long residents, not opportunists arriving to make a fast dollar. They respect the land, the people and they respect the law.

I highly endorse the Costa's in their Permit Process.

N.J. Cavanaugh

Support Letter 2

From: Wayne Justmann <waynejustmann@mac.com>

Subject: Re: references

To: <EMoreno@co.humboldt.ca.us>

To whom it may concern,

It is with deep respect that I write a letter of support for the Costa family, Rocky, Laura and son Rocky. I have had the pleasure of visiting them in their home in Eureka, and was impressed with their family unit, that extended to visitors like myself.

I have been a leader in the medical cannabis community, and continue to be active, on the federal, state, and local level at this time. I played an important role in the development of California state proposition 215 in 1996 that allowed for the possession and cultivation of cannabis for individuals with a doctor's recommendation.

In addition, my advocacy for medical cannabis allowed me to be the first individual in the United States to be recognized to use medical cannabis by a governmental agency (San Francisco Department of Public Health).

In my almost 30 years of advocacy for the medical use of cannabis, it has been imperative to associate with responsible and transparent growers that have provided cannabis to sick and dying individuals. It has been the Costas who have stepped forward during difficult times to share their compassion for those in need. In my almost 10 years of sharing a friendship with this warm and generous family, I have found them to be of tremendous character and high principles. They continue to demonstrate a desire to reach out for any need they might satisfy.

Their honesty and transparency allow for a complete dialogue relating to any business in which they may participate. Their reputation in the cannabis community is one of highest respect and regards, and their leadership is strong and necessary. Your community will continue to be properly served by allowing the permitting process to proceed to a successful conclusion of unanimous support.

Respectfully yours,

Wayne Justmann
655 Hyde Street. Apt. 7
San Francisco, California
94109

Support Letter 3

From: Jeff Peron <jeffperon58@gmail.com>

Date: Mon, Feb 3, 2020 at 8:47 PM

Subject: Reference Letter for the Costa Family

To: Elizabeth Moreno <EMoreno@co.humboldt.ca.us>, Laura Costa
<minervacirca2013@gmail.com>, Cara Cordoni <cara@asherahconsulting.com>

To: Elizabeth Moreno

I would like to introduce myself: I am Jeffrey Peron, brother of Dennis Peron, the author of the Compassionate Use Act, Proposition 215. I am also the father of a twenty-two-year-old son with Autism.

My brother Dennis introduced me to Laura Costa some time ago. My family and their family have come to be good friends. Laura was very helpful to our family in the twilight of my brother's life. She helped him stay active and engaged in the cannabis community traveling with him often when he needed assistance. The entire Costa family was there for us; they are some of the kindest and most compassionate people I know with good family values. My wife, Jill, and I have been to their lovely and welcoming Victorian home in Eureka, California. Laura invited Jill for a respite. Jill was brought to the Costa family reunion, Sunday family brunches, had tea parties with Thalia (Laura and Rocci's then 2-year old granddaughter) and was even permitted to cuddle with Bella (a "hot dog" dog) on the couch at night!

My family, led by my brother Dennis, spent decades fighting for cannabis rights and supporting small family farmers including the Costas. Research is showing that cannabis products can help many conditions. It is true that cannabis products will not work in all cases, but neither do the traditional pharmaceuticals currently being used. Modern medicine has an arsenal of drugs. Most traditional pharmaceuticals can be safe and therapeutic when used correctly. Even so when misused and in some cases, dispensed correctly, they can trigger medical emergencies. The chance of any cannabis product triggering a medical emergency is low.

The enactment of AUMA brings us to the dawn of a new era. Stereotypically, cannabis users are said to be lazy and unmotivated. But the truth is we are doctors, engineers, businesspeople, your neighbors and your friends. Many cannabis users choose to stay in the closet about their cannabis use for fear of having the stereotype stamp on them. But now we have corporate players and big money investors entering the cannabis industry. These corporations are not always known for being good neighbors and tend to squeeze out mom and pop farms like the Costas and small business.

We can choose to support corporate America with their alcohol, tobacco and opioids or we can choose to enact some social change now.

Please feel free to contact me if you have any questions.

Sincerely, Jeffrey Peron

Jeffperon58@gmail.com

415 779-2686

Support Letter 4



To Whom It May Concern:

I have known the Costa's for well over 15 years. Their constant support to Miranda's Rescue makes it possible for us to continue our work in caring for animals. As life-long residents of Humboldt County, they truly encompass a love and respect for the community. I would not hesitate to recommend their application for a Conditional Use Permit.

Thank you,
Shannon Miranda

Support Letter 5

From: mary engle <missmare1@yahoo.com>

Date: February 4, 2020 at 1:30:59 PM PST

To: "EMoreno@co.humboldt.ca.us" <EMoreno@co.humboldt.ca.us>

Subject: Re: Conditional Land Permit

February 4, 2020

To whom it may concern:

My name is Mary Engle, and I am writing this in reference to a conditional land permit for Rocci and Laura Costa.

I have known the Costas for approximately 10 years. In that time I would describe their character, individually and as a couple as people that are here to serve their community and the residents of Humboldt.

Through their generous actions, I have witnessed their selflessness for elderly, helping house veterans that are down on their luck and also the care for their grandchildren.

They truly are champions of all their causes, and should be given the assistance required to continue their excellent work.

Thank You,

Mary Engle

Support Letter 6

Date: Tue, Feb 4, 2020 at 3:07 PM

Subject: Permit recommendation

From: <terry-byrd@sbcglobal.net>

To: EMoreno@co.humboldt.ca.us

Cc: cara Cordoni <caracordoni@gmail.com>

Katy Bird
Fortuna CA

Dear Ms. Moreno and the Planning Commission,

I am a lifelong resident of Humboldt County and a retired educator. I taught elementary school for 40 years in Northern Humboldt.

I have known Laura Costa since she was four years old and she was a quintessential child of the sixties. I saw her as a shy teenager, and later a young adult traveling the world. I was at her wedding to Rocci and I've seen them build a wonderful family.

The Costa Family are solid and dependable, they are kind and compassionate in their actions. I advise that the Planning Commission approve their request for a conditional use permit for their farm.

Thank You

Support Letter 7

(next page)



BOISE STATE UNIVERSITY

COLLEGE OF HEALTH SCIENCES

Center for Health Policy

February 3, 2020

To whom it may concern:

I write this letter today to recommend Rocci Costa in his application for a Cannabis Conditional Use Permit (Application Number: 12176). I have had the privilege to build a relationship with Rocci over the past 15 years. In these many years, he has served as a mentor and adult figure in my life, an educator, and more importantly, a genuine friend of mine. Rocci has been exceedingly supportive in my efforts to obtain my master's degree and become not only a Research Associate but also an Adjunct Professor at Boise State University. Through his continuous support, I have successfully achieved both of those goals of mine. As a first-generation college student, it was incredibly important that I had support around me as I navigated academics blindly without experience. I feel very indebted to Rocci for being an integral part of that support system, and for being a champion in my pursuit of a higher education.

An irrefutable characteristic of Rocci is his sincere passion around medical marijuana and helping those who will benefit from its use. It is infrequent to meet an individual who has pure and true passion. People go their entire lives seeking out their passion in life and what they want to do with their lives. Rocci embodies his passion and his deep desire to help others, and to make a difference in the lives of those around him. We need more people who truly want to make an impact and a difference on the world as Rocci does. We are desperate for people who want to make a difference in the lives of those around them and in their community.

As a Research Associate for Boise State University's Center for Health Policy, holding a Master of Health Science degree, and being an adjunct professor in the Department of Psychological Science, I am well informed about the research around medical marijuana. I am also aware of the significant medical benefits of cannabis. As well, as the potential down sides. While I, personally, do not use cannabis, I am certainly an advocate for its medical uses. The undeniably promising research along with the anecdotal evidence of its medical benefits excites me as a researcher and as a health professional.

When I think about Rocci, I think about him as an endearing husband, a selfless father, an incomparable grandparent to a young granddaughter he and his wife, Laura, adopted, and as a devoted friend. I strongly advocate for the acceptance of Rocci's application for a Cannabis Conditional Use Permit in Humboldt County, CA because I undoubtedly know the benefit he will have on both a macro-level and a micro-level with his passion for medical marijuana and the endeavors of helping those in need.

Sincerely,

Tyrin Stevenson, MEd
Research Associate/Adjunct Professor
Center for Health Policy/Department of Psychological Sciences

1910 University Drive Boise, Idaho 83725-1810

Phone (208) 426-8547 Fax (208) 426-4241 Email tyrin.stevenson@boisestate.edu

Specific Neighbor Letter Responses

Below the Applicant addresses concerns raised in specific letters:

Per Page 65, from An Anonymous Warren Creek Resident

The following history of the property will help clear up some of the valid concerns expressed.

- 1) The property is owned by the Applicant's brother and the Applicant agrees that his brother has not been a good steward of the property. In the past, there were unsavory tenants and eventually squatters on the property. The Applicant and his family pursued and completed the eviction of the squatters at their own expense in 2017. The Applicant had 2 dumpster loads of refuse removed from the property after the eviction. There is additional clean up of the land required, which the Applicant will also complete. A legal permitted farm with regulatory oversight would prevent a repetition of the issues of the past. The Applicant looks forward to continuing to be a positive influence on the property and community.
- 2) The Applicant and his family will farm on this property, either as a permitted cannabis farm or, barring that, as an organic vegetable farm. One way or the other, the Applicant and his family will be cultivating on this property.

Page 66, Thomas and Susan Smith

Page 67, Bill and Gaye Aylon

- 1) Regarding the road and the Green Road Consulting Road assessment: The Applicant agrees that the road is a concern that needs to be addressed and that the Green Road Consulting Report is flawed. The Applicant understands the neighborhood concern regarding the timing of the vehicle count. In an effort to comply with the County request to provide a road assessment, the Applicant engaged Green Road Consulting at the end of the year. The timing was not nefarious on the part of Green Road Consulting or the Applicant, merely an effort to comply prior to this hearing.
- 2) The Applicant has approached Green Road Consulting regarding the concerns per placement of the road counters, and the misrepresentation of the number of potholes. However, the Department of Public Works has reviewed the Green Road report and made their own updated amendments, by which the Applicant is ready to comply.
- 3) The Applicant has offered to join and/or participate in a road association, and to cover the cost of the road improvements should the neighbors not wish to contribute. As noted on page 80, Robin Costa, the Applicant's other brother, has contributed to road maintenance. The Applicant looks forward to making Warren Creek road safer for everyone in the neighborhood and community.
- 4) Regarding the concerns over the smell of cannabis from the cultivation site, the following information is meant to assuage any fears by the neighbors as it confirms that they are upwind during the flowering season and downwind off season:

<https://weatherspark.com/y/370/Average-Weather-in-Blue-Lake-California-United-States-Year-Round>

Wind

This section discusses the wide-area hourly average wind vector (speed and direction) at 10 meters above the ground. The wind experienced at any given location is highly dependent on local topography and other factors, and instantaneous wind speed and direction vary more widely than hourly averages.

The average hourly wind speed in Blue Lake experiences mild seasonal variation over the course of the year.

The windier part of the year lasts for 4.9 months, from November 16 to April 12, with average wind speeds of more than 6.7 miles per hour. The windiest day of the year is December 12, with an average hourly wind speed of 7.6 miles per hour.

The calmer time of year lasts for 7.1 months, from April 12 to November 16. The calmest day of the year is September 24, with an average hourly wind speed of 5.9 miles per hour.

The predominant average hourly wind direction in Blue Lake varies throughout the year.

The wind is most often from the north for 7.7 months, from March 15 to November 7, with a peak percentage of 71% on June 23. The wind is most often from the south for 4.3 months, from November 7 to March 15, with a peak percentage of 39% on January 1.

As noted, the neighbors are North of the property and they will only be downwind of the cultivation site in the off season of November to March.

Page 68-69 From Dave and Robin Kinzer

- 1) The Kinzers are outside of the 600 ft smell setback for residential areas. It is worth noting that the smell abatement refers to residential areas, and those surrounding this property are specifically Residential Ag. In addition, based on the prevailing wind patterns, the Kinzers are upwind and unlikely to ever smell the cultivation site.
- 2) The Applicant will ensure that the moved easement is available to all those who have had access to it to date, as detailed above.
- 3) The Applicant looks forward to participating in the traditional 4th of July Warren Creek parade with his wife, son, daughter and granddaughter. There will not be any smell as the plants will be very small and not in flower.
- 4) As the Applicant will only be legally cultivating cannabis (not processing, distributing or dispensing), there will be no increase in 'transient traffic.'
- 5) The Applicant looks forward to becoming a productive member of what is described as an idyllic rural community, contributing their share of aid and assistance.

Page 70-73 From Dave and Robin Kinzer

- 1) There is confusion regarding Green Road Consulting mentioning 2 cannabis related applicants on Warren Creek Road. The Applicant is only associated with APN 516-211-025 and is not associated with the nursery referenced associated with APN 516-241-024.
- 2) As Warren Creek and West End Roads are County designated hiking and bicycle trails, the road improvements recommended will increase the safety of these individuals.
- 3) Per the concerns about 3 culverts which are failing on Warren Creek Road, the Applicant is willing to contribute time/labor and money to the road association along with the relevant neighbors to address these road concerns.

Page 82 From Kathleen Zeppegno

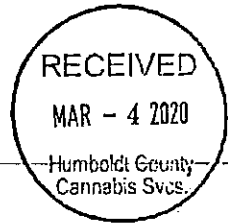
- 1) The Zeppegnos are outside of the 600 ft setback for smell. Based on the prevailing wind patterns for the area, the Zeppegnos are upwind of the property and unlikely to smell the cultivation site at any time.
- 2) Per the Applicant's updated Cultivation and Operations plan, there will not be any fans, or generators used on the property or in association with the cultivation. Lighting will be limited to the Nursery and will comply with "International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1," Such that no light will be visible to neighbors or wildlife.

Page 98 From Marcile Raney

- 1) As mentioned earlier, the Applicant intends to move the road and honor the easement, such that the road is open to all those to whom the Weburges have given access.
- 2) Based on the prevailing wind patterns, the Weburges' property is upwind of the cultivation site, therefore the Weburges are unlikely to smell the site at any point.
- 3) The Applicant is very concerned with Security and has outlined a Security Plan in the updated Cultivation and Operations Plan.

Thank you,
Cara Cordoni

Asherah Consulting
415-699-4286




March 4, 2020

Elizabeth Moreno
Cannabis Planner
Humboldt County Planning Department
3015 H Street
Eureka, CA

Subject Rocci Costa Grow Permit

Elizabeth the following is a signed petition opposing the Costa permit. The letter was signed by forty one residents living on the unpaved section of Warren Creek Road and the feeder roads Blackberry Lane and Cedar Hill. We would like our petition added to the packet for the Planning Commissioners.

Thank you,


Mike Zeppegno

The following signatures are of neighbors on the unpaved portion of Warren Creek Road, Cedar Hill Lane and Blackberry Lane opposing the application of Rocco Costa for a commercial marijuana cultivation operation. Application Number: PLN-12176-CUP, on property known as 1734 Warren Creek Road.

Address

1088 Warren Creek Road

1116 Warren Creek Rd

1116 Warren Creek Rd

180 Blackberry Lane

180 Blackberry Lane

640 Cedar Hill Lane

" " " "

1102 Warren Creek Road

1102 Warren Creek Road

545 Cedar Hill Ln.

545 Cedar Hill Ln

1143 Warren Ck.

280 Cedar Hill Ln

535 Cedar Hill Ln

536 Cedar Hill Ln

Printed name

Kathleen Lee

Blackberry

Susan Smith

Thomas Smith

Robin Kinzer

David Kinzer

Karen McCarty

James E. McCarty

Michael Fields

Lynne Horigan

Suzanne R. Burke

Russell R. Burke

For Borge

Mark Duse

CE

John Lima

Signature

John Lee

Chris Lee

Thomas Smith

Thomas Smith

David Kinzer

David Kinzer

Karen McCarty

James E. McCarty

Michael Fields

Lynne Horigan

Suzanne R. Burke

Russell R. Burke




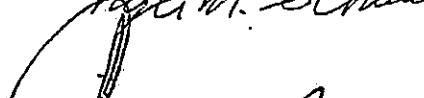
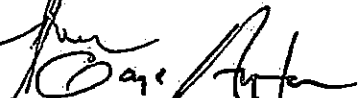

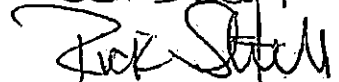
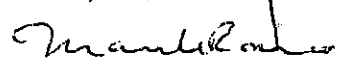
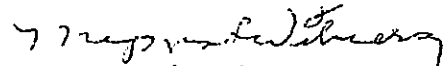
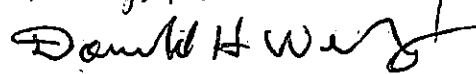
For Borge

Mark Duse

CE

John Lima

The following signatures are of neighbors on the unpaved portion of Warren Creek Road, Cedar Hill Lane and Blackberry Lane opposing the application of Rocci Costa for a commercial marijuana cultivation operation. Application Number: PLN-12176-CUP, on property known as 1734 Warren Creek Road.

Printed name	Signature	Address
William L. Abler		1200 Warren Creek Road
Patricia Ehler Abler		1200 Warren Creek Road
LYLE Schmidt		1236 WARREN CREEK ROAD
Jason Simas		320 Cedar Hill Lane
GAYE AYTON		1746 Warren Creek Rd.
WM B. AYTON		1746 Warren Creek Rd
Rick Steele		160 Blackberry Lane
Marcile Dancy		1712 Warren Creek Rd
Megana S. Weburg		1712 Warren Creek Road
Donald H Weburg		1348 OTIS RAY LN Wickliffeville (WEBURG TRUST)

The following signatures are of neighbors on the unpaved portion of Warren Creek Road, Cedar Hill Lane and Blackberry Lane opposing the application of Rocci Costa for a commercial marijuana cultivation operation. Application Number: PLN-12176-CUP, on property known as 1734 Warren Creek Road.

Printed name

Signature

Address

Frank Lovio

Frank Lovio

890 Warren Creek Rd.
Arcata, CA 95521

Terry Wingenbach

Terry Wingenbach

915 Warren Creek Rd

Suzanne Collins

Suzanne Collins

Arcata CA 95521

Quincy Collins

Quincy Collins

1002 Warren Creek Rd. Arcata CA 95521

Forrest Stampet

Forrest Stampet

" "
932 Warren Creek Rd Arcata 95521

Debbie Stampet

Claudia Lima

Claudia Lima

932 Warren Creek Rd
535 Cedar Hill Ln Arcata

Vic Arbin

Vic Arbin

1002 Warren Creek Rd Arcata

Mike Zeppegno

Mike Zeppegno


1740 Warren Creek Rd, Arcata

Kathleen Zeppegno

Kathleen Zeppegno

1740 WARREN CREEK Rd Arcata

The following signatures are of neighbors on the unpaved portion of Warren Creek Road, Cedar Hill Lane and Blackberry Lane opposing the application of Rocci Costa for a commercial marijuana cultivation operation. Application Number: PLN-12176-CUP, on property known as 1734 Warren Creek Road.

Printed name	Signature	Address
Brock S. Davis		536 Warren Creek Rd.
Marcia Davis	MARCIA DAVIS	536 Warren Creek Rd.
Mike Zeffagne	Mike Zeffagne	1740 Warren Creek Rd
Julie Dusek	Julie Dusek	280 Cedar Hill Ln.

signed
on and
page

To whom it concerns,

I am writing this to express my opposition to the proposed cannabis cultivation site owned by the Costa family located on Warren Creek Road.

My parents live on this road at the house where I was raised from the age of 5. I no longer live there but I love to visit with my son who is 7 now, and am always pleased at how little the neighborhood has changed in over 30 years. My memories from childhood are of a beautiful, idyllic dirt road with friendly neighbors and very little traffic. As a 12 year old I could walk home from the bus stop alone with no fear of any danger, even from a passing car. Such a peaceful rural neighborhood is a very rare occurrence, even for Humboldt County.

I also remember accessing the river bar by walking or driving through the Weburg property, which they graciously allowed us to do. I am told the Costas would like to eliminate this river access, denying the entire neighborhood a unique privilege that I and my siblings cherished in our youth. Trouble began once the Costas purchased the property adjacent to the Weburgs'. Over the years there have been many nuisances that I have heard of. They allowed people to squat on the land which in turn brought a criminal element, potential hard drug use, and two incidences where buildings exploded and then caught fire. I'm also told that my brother was threatened with a baseball bat while trying to access the river bar via the Weburg property.

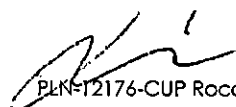
In addition to the aforementioned, I am concerned with the impact a cannabis farm will have on the neighborhood regarding the use of the road itself. I work in the cannabis industry and can say from personal experience that it is unlike other types of farming. Warren Creek Farm, though quite large in physical size, has never had any negative impact on the road because they require few employees and do not produce heavy vehicle traffic. This is typical of a traditional vegetable farm. In my experience with cannabis farming, there are significantly more supplies brought to the location on a regular basis, more workers who all drive to the farm, and more visitors in general who are not familiar with the navigation of the road. I can also tell you from experience that many in the cannabis industry drive large trucks at excessive speed with little to no regard for the community they are impacting.

I do not need to delve too deeply into the negative impact that the required changes to the road would have on various property owners but I can say that any major modifications will be harmful to the nature of the neighborhood that was a very influential part of my upbringing. I am also aware that there have been some serious fabrications and inaccurate information presented by the engineers hired on behalf of the Costas.

Based on these observations, and the general consensus between myself and all I have spoken to on this subject, I highly recommend against the approval of this project. I am not against cannabis cultivation, but they have chosen the wrong location. Time and money would be better spent elsewhere and not in a place that would be harmed so much by the existence of this farm.

Thank you for your time.

Jeffrey Kinzer
jdkinzer@gmail.com



PLN-12176-CUP Rocci Costa



Sharp, Ryan

From: Melissa Reid <melissareid.uk@gmail.com>
Sent: Monday, August 24, 2020 2:26 PM
To: Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Madrone, Steve; COB
Subject: Recommendation for Rocci and Laura Costa's cannabis permit application

Board of Supervisors and the Clerk of the Board,
Humboldt Planning Dept.

This is a letter of support and recommendation for Rocci and Laura Costa's Roc Squatch Farms cannabis permit application.

My name is Melissa Reid, I am an international cannabis editor and writer.

I believe their intended regenerative outdoor cannabis farm would be a tremendous addition to the existing legal farms in the Emerald Triangle. The fact that the Costas are generational farmers in the area and proposing consciences farming practices is a reflection of their integrity, conspicuousness and thoughtful practicality.

I first met the Costas in 2016, during my initial visit to Humboldt, and know them to be amongst the most generous, thoughtful, compassionate and kindest people I have ever met. Our friendship has grown into one I hold dear to my heart, to the extent that their granddaughter was the flower girl at my wedding in Sonoma last year.

Through Laura's deep roots in the cannabis activism movement, I was given a window into a world that would have otherwise remained shrouded in mystery. Laura introduced me to Dennis Peron, the man who spearheaded legal cannabis with Prop 215. He was against the passing of Proposition 64 because of the potential damage it would do to small farmers, like the Costas in this instance.

In fact, Laura introduced me to many people and opened many doors for me. Her knowledge, spirit and consideration for others is incomparable.

Two years ago, Laura took me to Sunshine Johnson and her intelligent, pioneering dry farm. Outdoor sun-grown family farms like Sunshine's and the one proposed by the Costas is in line with California's appellation recognition, which will add value to the local Humboldt community.

The California Department of Food and Agriculture states that, "[T]he use and protections of cannabis appellations can help old school cultivators in California's historic cannabis areas, such as Mendocino, Humboldt, and Trinity counties, and increase demand for products grown in those areas and in particular appellations".

The ordinance legalizing cannabis farming in Humboldt was meant for exactly this kind of small family farm to come into compliance on appropriately zoned agricultural land. Farmers should not have to defend their right to farm on land zoned for agriculture — especially when they are proposing to implement environmentally friendly, soil regenerative farming, considered to be the next step in cannabis farming.

By denying the Costas a permit based on neighbor complaints, the Planning Commission and now you, the Supervisors, will be responsible for setting a very dangerous precedent — especially when said neighbors refuse to engage to find solutions.

You are vilifying the wrong people.

Thank you for your time. I hope you find a positive solution for this reasonable request that is within the boundaries of state and county laws.

Sincerely,

Melissa Reid

Sharp, Ryan

From: Alan Bobillot <alanbobillotathome@gmail.com>
Sent: Monday, August 24, 2020 3:49 PM
To: COB
Subject: Re: Rocci Costa

August 24, 2020

Alan R. Bobillot

To Whom It May Concern,

I have known Rocci all of my life. Growing up in Fieldbrook as a child we used to play down at the Costa Ranch. Over the years, I have stayed in contact with Rocci and his brothers enjoying good conversations.

I know that Rocci is a man of his word and will be a good steward of the property that is in question. I'm confident that Rocci will be a good neighbor and will help the community all that he can.

I am confident that Rocci will make his endeavor that he is proposing a viable community asset.

Sincerely,

Alan Bobillot

--

Alan Bobillot
abobillotathome@gmail.com

Sharp, Ryan

From: Julie Chiariello <julie@skunkmagazine.com>
Sent: Monday, August 24, 2020 7:14 PM
To: Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Madrone, Steve; COB
Cc: Laura Costa
Subject: Permit request and Appeal of Rocci and Laura Costa

To whom it may concern:

This is in regards to the the permit request and appeal on behalf of Rocci and Laura Costa.

I have known Rocci and Laura for several years and know them to be upstanding, integrous community members who have helped so many selflessly and tirelessly for decades. They care about the land, they care about the community, and they have devoted their lives not just to their own family's health and well-being but the health and well-being of their community. I am owner and Editor in chief of SKUNK Magazine, I have been in the Cannabis industry for 20 years globally and Rocci and Laura for me are the epitome of people who are stewards of the land and their community. We have also featured Laura in our magazine which is 16 year old publication that is sold all across North America and has a global audience around the world. We would have never featured Laura if it was not for the incredible example she has set as a woman and community leader. It greatly saddens me that Laura and Rocci are being forced to deal with this situation of their permit request being denied by people who are not aware of the decades-long important work that they have done in devotion to their community. All they wish to do is have land to organically farm both cannabis and food and live out their golden years in peace with their family, working legally within the system making their dreams become a reality. It would be wonderful if the entire board was willing to take heed that these two are the types of people that you want leading the cannabis industry in your area. They want to be an example of eco-friendly organic cultivation, and responsible business ownership. Please reconsider and make the right choice for them and for the community at large which will certainly benefit and be enriched by the work that they wish to do. Thank you so much for your consideration and your time in this matter.

In gratitude,

Julie Chiariello
Editor-in-chief
SKUNK Magazine

Sharp, Ryan

From: Jeff Todoroff <jeff.todoroff@gmail.com>
Sent: Monday, August 24, 2020 7:35 PM
To: COB; Wilson, Mike
Subject: Agenda item I 1 " Rocci Costa Appeal of the Planning Commission Denial of Conditional Use Permit to cultivate Cannabis

Attachments: Denial of Cannabis Cultivation Permit Warren Creek Rd. Costas.docx

Dear Mr. Wilson and the Board of Supervisors,

Please find attached my letter supporting the Planning Commission's denial of a permit to grow cannabis on Warren Creek Road by Rocci and Lauren Costa.

Thank you for your consideration.

Jeff

Richard J. Todoroff
Lynne M. Todoroff
1117 Burlwood Lane
Arcata, CA 95521

Mike Wilson

Supervisor, District 3, Humboldt County

Cc: Board of Supervisors, Humboldt County

Re: Agenda item I.1 on August 25, 2020

Dear Mike and Supervisors,

This letter supports the Planning Commission's denial of a Conditional Use Permit to cultivate cannabis by Rocci and Laura Costa. As members of the Warren Creek neighborhood for the past decade, we have delighted in meeting most of our neighbors. Indeed, one of the longstanding families holds semiannual open house get-together potlucks to celebrate our nation on the 4th of July and the Holidays in late December. These are events that introduce and bond the residents of this neighborhood, many of whom have lived here for three or four generations.

The presence of agriculture on Warren Creek road is also longstanding; the Giuntoli farm has been an anchor of the neighborhood for decades. This farm was exemplary in minimizing its use of the road and local resources. Indeed, it has been dry farmed for decades. THEY GREW ACTUAL FOOD TO BE CONSUMED BY ACTUAL PEOPLE. These were not commodity crops or recreational drugs.

There is already far too much drug activity along Warren Creek road. Indeed, the recent- third?- arrest of a leaseholder for importing and distributing heroin was made only a month ago. How is it possible to have such persons in a fine residential neighborhood? If they were easily and legally evicted, this would have already been done. Instead it is apparently the choice of the landowner to lease the house to these people and we can do little about it. I will be damned if I will support any other drug venture over which I exert any control into this neighborhood. We do not desire the increased traffic, or violence, or the stench that accompany such ventures.

We have families with small children in the neighborhood. Despite any protestations to the contrary we have all seen inebriated or stoned careless drivers on our road. Does a family have to be wiped out by a "buzzed" driver to get the Board of Supervisors' attention?

Warren Creek Road itself is hazardous. There are several choke points where automobiles must slow down and pass carefully, and one place where one needs to move off the road onto a driveway. Shoulders are narrow and hazardous with some severe drop-offs where a wheel could be trapped. It is hard enough to negotiate this road cold sober; I sure do not want to meet stoners on it.

I have no reason to think the Costas are anything but fine people. If they were growing food crops or had a small ranch I would have no problem and would welcome them in any way I could. I just do not want any more recreational drugs grown near our neighborhood, legal though they may be. I am sure there are far more welcoming areas for small pot farmers in Humboldt County- the Costas should seek them out.

Sincerely,

Richard J. and Lynne Todoroff

1117 Burlwood Lane

Arcata, CA 95521

Sharp, Ryan

From: Rico Park <ricoparkaic@gmail.com>
Sent: Monday, August 24, 2020 9:24 PM
To: Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Madrone, Steve; COB
Subject: Thank you for your time

To the Humboldt County Board of Supervisors, I am Rico Park, a local Army veteran.

In the time that I spent as a working member of society in Humboldt county, I have learned a few things. The most important thing I can think of is how supportive everyone is to our troops and especially our veterans that have given a big chunk of themselves to enforce the freedoms we enjoy every day. No one has done more for the local veterans than the Costa family. Rocci and Laura Costa have been the greatest influences to me and have done wonders for my self esteem and pride. I could not be more thankful to them for everything they have done for me in particular, and it didn't stop with me. They have employed me and supported me during my most vulnerable times.

I personally cannot think of anyone more worthy of a permit to freely making a living in farming and continuing to be a big help in our growing veterans community here in Humboldt County. Right now we are making history in Humboldt county, and during these times we need our locals to continue to thrive and provide jobs for our working class citizens. Our small farmers that have continued to contribute time and time again to a greater cause. People like that are the heart of a great community.

The Costa's are drug free and judgment free, also hard working and completely loyal to doing what they can to better everyone around them. I am not only in support of them getting a permit to continue to farm, but I also don't think anyone is more deserving of one. Please support our local farmers and the love they continue to spread.

Thank you

Sharp, Ryan

From: Justin Garwood <justingarwood@gmail.com>
Sent: Monday, August 24, 2020 10:18 PM
To: COB; Wilson, Mike
Subject: Regarding Agenda Item I: The Rocci Costa Cannabis Conditional Use Permit

Dear Humboldt County Board of Supervisors, I am a resident of the Warren Creek community. I strongly urge you to deny the Conditional Use Permit as recommended by staff for the Rocci Costa cannabis project on Warren Creek Road. This project is a poor fit for our small tight-knit community centered around a narrow single entry and exit road. This project would bring significant unavoidable impacts to our way of life. We do not want it here.

Thank you,

Justin Garwood

Sharp, Ryan

From: Shanti Chakravarti <chakravarti.shanti@gmail.com>
Sent: Monday, August 24, 2020 11:50 PM
To: Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Madrone, Steve; COB; Minervacirca2013@gmail.com
Subject: Character Reference letter for Laura and Rocci Costa

Character reference letter for Laura & Rocci Costa

By Shanti Chakravarti
8/24/2020

As an American, I believe in due process and free enterprise. It would be a shame on this court to deny Laura and Rocci Costa their constitutional right to liberty and the pursuit of happiness. The case before us matters not down to growing rights of a particular plant, but a constitutional right to achieve liberty and the pursuit of happiness. I challenge the court system to 100% prove, without a doubt, the plaintiff has acted within an un american manner. My name is Shanti Chakravarti, I support the agricultural community and I am willing to testify against any individuals that oppose any basic American law. Furthermore, I stand by Laura and Rocci Costa to contest any and all erroneous statements that have been made to grossly misrepresent the Costa's. If the court so wishes, under oath, I will testify on behalf of the Costa's, as I have known this family for more than ten years.

Sharp, Ryan

From: Brian Shields <sixriversdevelopment@gmail.com>
Sent: Tuesday, August 25, 2020 6:46 AM
To: COB
Cc: Cara Cordoni; Laura Costa
Subject: Board of Supervisors Public Comment Agenda Item 20-1005
Attachments: Appeals Letter.pdf

Hello,

My name is Brian Shields,

Please add the attached letter to the public comments for the Board of Supervisors meeting today August 25th, 2020 9am

Agenda number 20-1005
Appeal- PLN-2020-16376
APN- 516-211-025
Applicant- Rocci Costa

Thank you,

Brian Shields
Six Rivers Development LLC
707-498-1791

To: Humboldt County Board of Supervisors, Planning Department, Director John Ford,
Recording Clerk
From: Brian Shields Six Rivers Development LLC

APPEAL-PLN-2020-16376
APN- 516-211-025
APPS # 12176

This letter is to be entered into the public records and distributed to members of the Board of Supervisors regarding appeal PLN-2020-16376

I am writing this letter today to express great concern regarding a commonality I have seen amongst outspoken members of the community that have opposition to the cannabis industry gaining a legal foothold here in Humboldt County.

The applicants, of APN-516-211-025, APPS #- 12176, and appeal number PLN-2020-16376, Rocci and Laura Costa of RocSquatch farms are long-standing members in the Fieldbrook and Blue Lake community. They contribute to the Blue Lake volunteer fire Department, Agricultural Grange, and various other organizations throughout the Humboldt community.

I have personally known the Applicants for four years, during which time I have worked with them in some capacity to complete their application for their proposed new development in the Warren Creek area.

I have visited the Warren Creek site multiple times and have never had any interaction with any of the neighbors while on-site performing the various tasks or duties I was contracted to perform.

The applicants have been nothing but respectful during the whole process with everything they have had to endure and overcome to make it thus far.

The commonality I see amongst outspoken members of the community that have great antipathy towards legal cannabis operations here in Humboldt County generally followed the same thread.

As an applicant you are required to provide factual evidence supporting the claims that your project meets all the requirements of the ordinance that governs its approval. On the other hand, neighbors or opposing members of the community do not have to adhere to these guidelines, and the claims made against the applicant are fabricated with no evidence to substantiate them.

I've read each of the public comments submitted and the trumped-up claims and allegations are flat out blatant lies and should be disregarded as there is no evidence to support them.

The applicants are upstanding citizens with a long-standing history in Humboldt County, in the fabricated claims and outright blatant lies from the opposition are clearly meant to defame and slander the applicant.

It is important to acknowledge that there have been land stewardship issues with the above-mentioned parcel, additionally, it is important to differentiate that the applicant and the owner of the parcel are not one in the same.

~~I see this all too often in Humboldt County, an absentee landowner lets the property go and then~~ a slew of issues surrounding the lack of land stewardship and management is ushered in. In this case, lack of land stewardship led to squatters moving into the unattended lands, these people were the leading cause of the complaints from surrounding neighbors regarding the project's approval.

If it were not for the applicant, these bad apples would still be present on site. I personally was there to bear witness and provide added security to the applicant in the event the squatters became hostile toward the applicant.

This was a multi-month process which had to eventually involve law enforcement to remove these people from the lands.

It is also important to point out that the applicant, out of their own pocket, will be providing much needed updates to supporting infrastructure for the community in Warren Creek by way of making the area more accessible by repairing and maintaining the private road.

Everything that I have reviewed about this application meets the requirements for approval based on the Commercial Medical Marijuana Land Use Ordinance 1.0.

The project is proposing 10,000 ft² of outdoor, sun grown, dry-farmed, cannabis on a parcel that is zoned for agricultural use.

This project embodies everything that the ordinance and the County of Humboldt hopes to see regarding legal Cannabis cultivation.

Furthermore, this project based on the CMMLUO qualifies for a zoning clearance certificate which does not even necessitate Planning Commission approval or public comment.

It is understood that there is an active addition to the ordinance for the city of Blue Lake regarding odor control for all cannabis projects. The odor ordinance requires this project to be classified as a Conditional Use Permit (CUP) as opposed to the Zoning Clearance Certificate (ZCC) that is spelled out in the CMMLUO.

It is questionable that this additional requirement is even legally applicable to the applicant as the additional requirement came well after the applicant had already been enrolled in the CMMLUO 1.0 process. As an applicant seeking the most non-invasive process to procure a cultivation license a Zoning Clearance Certificate (ZCC) is the way to go. It is straight forward, or so it may seem, you meet all the requirements you gain approval.

The additional requirement imposed upon the project well after the applicant was enrolled in the process is a classic bait and switch scenario.

Here, you have an applicant that has willingly come in to the permitting process under the pretense of procuring a zoning clearance certificate for their project only later to be hit with additional requirements that were not clearly stipulated at the onset of the permitting process, requiring the applicant to adhere to a much more stringent process and shell out thousands of more dollars to meet the additional requirements.

This is called "moving the goal post", and the legality of which is questionable.

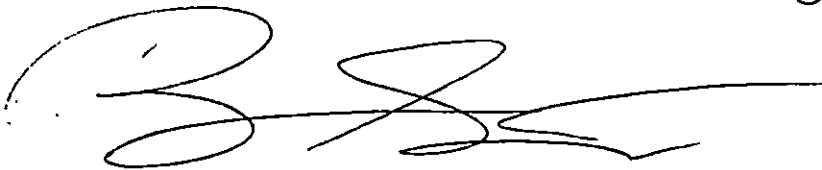
The main purpose of this letter is to address the concerns of the community members in Warren Creek, and their outlandish fabricated claims against the applicant, which again have no factual evidence to substantiate these trumped-up claims.

It is my hope that the Board of Supervisors will use better judgment than the Planning Commission when ascertaining the public comments and the additional background that I have provided regarding the applicants' project.

I thank you for your time and consideration,

Brian Shields

Six Rivers Development LLC

A handwritten signature in black ink, appearing to be 'B. Shields', with a long horizontal line extending to the right.

8/23/20

Sharp, Ryan

From: Shanti Chakravarti <chakravarti.shanti@gmail.com>
Sent: Tuesday, August 25, 2020 10:20 AM
To: Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Madrone, Steve; COB; Minervacirca2013@gmail.com
Subject: Re: Character Reference letter for Laura and Rocci Costa

On Monday, August 24, 2020, Shanti Chakravarti <chakravarti.shanti@gmail.com> wrote:

Character reference letter for Laura & Rocci Costa

By Shanti Chakravarti
8/24/2020

As an American, I believe in due process and free enterprise. It would be a shame on this court to deny Laura and Rocci Costa their constitutional right to liberty and the pursuit of happiness. The case before us matters not down to growing rights of a particular plant, but a constitutional right to achieve liberty and the pursuit of happiness. I challenge the court system to 100% prove, without a doubt, the plaintiff has acted within an un american manner. My name is Shanti Chakravarti, I support the agricultural community and I am willing to testify against any individuals that oppose any basic American law. Furthermore, I stand by Laura and Rocci Costa to contest any and all erroneous statements that have been made to grossly misrepresent the Costa's. If the court so wishes, under oath, I will testify on behalf of the Costa's, as I have known this family for more than ten years.

The Costa family has immensely helped my family and I through the most challenging times in our lives. Laura and Rocci Costa have provided my family with relentless essential and emotional support, as we adapted to how our mom was facing terminal cancer. Through my hardships, the Costa family has provided to me and my family a sanctuary and a stable home. With kindness, Laura and Rocci always have made sure that my well-being is cared for. Thank you for listening.

From: [Diana Minton](#)
To: [COB](#)
Cc: [Wilson, Mike](#)
Subject: Agenda Item I (Rocci Cannabis Conditional Use Permit)
Date: Tuesday, August 25, 2020 2:48:25 PM

To Whom it May Concern:

I am a homeowner at 1102 Burlwood Lane, Arcata 95521, which is a private side road off Warren Creek Road.

My husband and I are adamantly opposed to a cannabis farm at the end of Warren Creek Road. This narrow, winding road can barely manage the amount of vehicular traffic as it is. There are at least five places along Warren Creek Road that are one-lane, AND blind curves. Getting from the bottom of our road and out to West End Road is a harrowing experience. We are dealing with the number of residents and renters that live in the area, as well as traffic to the frisbee golf course at the pump station.

It is an inappropriate place to have an operation such as what they are proposing.

Thank you for your time,

Diana Minton
Robert Cannon
1102 Burlwood Lane
Arcata, CA 95521