

Hegler, Suzanne

From: Teisha Mechetti <moondynamicsagenergy@gmail.com>
Sent: Friday, March 25, 2016 1:04 AM
To: Richardson, Michael; Wall, Robert
Cc: Planning Clerk; Hayes, Kathy
Subject: Urgent Attention!
Attachments: Letter to the Planning Department.pub

Michael,

Thank you for returning my phone calls. I apologize for not connecting with you sooner. This week has been really touch and go and very busy.

Please be sure that this letter is distributed to all relevant members of the planning department. The second page is a list of questions that arose when picking through the ordinance. Some clarification of this would be greatly appreciated. If any questions arise, please feel free to contact me. I will be following up in the morning. Thank you.

Best,

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To the Humboldt County Building & Planning Department, Commission, and County Board of Supervisors,

It has come to my attention that there are some issues arising concerning the CCMLUO process and it has limited my firm's ability to service clientele in this process. I hope that we can get some of these questions answered soon. I understand staff are busy and I appreciate any and all time dedicated to answering these questions. It is much appreciated all the work the department is doing and I am glad to help navigate people towards moving into compliance. We have built some strong bridges of knowledgeable and qualified staff which I propose will continue to grow rapidly, and be able to help assemble the pieces for this process in the most organized fashion that is possible at this juncture. We hope to employ more people within our agency that specialize in the agricultural planning and development aspects.

Additionally, I understand that the department is extremely understaffed and overwhelmed to handle this magnitude of work in the given time frame and that further extensions are going to be in order. I'd like to propose to have the department elect an agency or several agencies as part of a 'referral' based system based on an extensive vetting process of the agency and its qualifications and an extensive background check. We are willing to participate in this program if it can be approved. We do possess many strengths, but also recognize that we will need to bring on additional qualified staff to help streamline applications to the highest degree in order to make your workload at the department a little less stressful. Perhaps we can use a sample property to generate a complete sample application for your department to your satisfaction for approval much like what the water board is requiring for third party certification. I'd be happy to discuss this furthermore with the department if we have any approved potential properties we could do this with.

Firstly, I want to be clear in stating that what we do is purely a professional service, meaning, that we do not offer legal advice, or financial recommendations, nor do we have a vested interest in any other persons or entities. Rather, we offer strategies and concrete data based on the credible information provided by your staff, qualified engineers, professionals and regulatory agencies. Additionally, we vet other businesses and service professionals extensively (Legal or otherwise) extensively before making recommendations or referrals to clients. Already, I have been hearing of businesses that are offering extremely poor advice or service to genuinely concerned individuals and existing or proposed businesses, and some of the damage has already been done. If you have a list of professionals that have also gone through this vetting process with you, we'd like to be aware of them as this progresses, due to the fact that there are many people attesting to understand this process, and I question heavily the veracity of their claims as I myself am still navigating the holes and wrinkles at hand. We are not interesting in directing anyone to participate in the CCARF or the application at this moment in time until we are comfortable with the process and have a genuine understanding of what is expected to submit something that is quadruple checked, signed off by a qualified attorney and as complete as possible.

It is urgent that the planning department develop a system to offset some of these inquiries with a 'referral system' to qualified business professionals to assist in this process, otherwise I fear that this will not work in anyone's favor. Let me know if there is a way to strategize this.

Longer term goals for our business provided timing, capital and circumstances don't restrict us, is to develop turn-key whole farm sustainable model properties for truly legitimate businesses in the near future, hence our placeholders under the CCARF. Additionally, we are proposing to offer services under Farm Labor Contracting to assist with the issues surrounding employment, such as, soliciting, recruitment, vetting, training, hiring, agricultural labor laws, worker's rights, and Agricultural work visas, etc. This is an imperative aspect to this compliant model beyond permitting and licensing and we want to see legitimate businesses develop who follow an appropriate, legal and ethical business model so may service their business(es).

I hold this opportunity in the highest regard and take this process very seriously. I hope that the County might see us as an asset in assisting people. Thank you.



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Additional Questions for the Planning Department:

RRR Program

If an existing cultivator is already in the ground for the year can they still open up the RRR process this year and continue operations throughout the season and then opt to re-locate the operation to a newly licensed area?

Underlying Land Uses

If the property has an attached underlying land use designation for Agriculture, is this sufficient for the permitting process, or does the designation have to be principally Agriculture?

New Cultivation Areas

If the property doesn't have a water right, or other non-diversionary source of water. Can a landowner obtain permitting and implement a new water source under this ordinance framework?

Also what restricts a project from implementing a new cultivation site?

Parcels over 320 Acres

Are existing and new farms eligible for this?

Are the zones allowable for this pursuant to 55.4.8.2 rather than 55.4.8.1?

Properties between 1 and 5 acres

Can you give me a definition of "existing residences on adjoining parcels"? Extracted from 55.4.8.2.1.4.

For Existing Grows

Can the operation expand from last year's cultivation area but no more beyond this year?

For Indoor Operations, Processing, Manufacturing, Distribution & Retail Nursery Facilities

Are there any proposals down the pipeline to consider other zones outside of coastal?

***There are a fair share of vacant and existing facilities outside of coastal jurisdiction that would be suitable for this type of operation.

