

Yandell, Rodney

From: Pebbles Trippet <pebblestrippet@gmail.com>
Sent: Sunday, October 17, 2021 3:36 AM
To: Ford, John
Cc: Yandell, Rodney; Karyn Wagner; Robert Sutherland; Rachele Gordon; Laura Costa; Pebbles Trippet; Eugene Denson; Marie Mills
Subject: Re: Timeline/E Moreno

To: John Ford, Planning Director, Humboldt County

I would choose to become a neighbor of Laura Costa's since she and her husband Rocci represent the very best of neighborliness, in terms of consideration and kindness toward all concerned. I'm in a position to know, after spending a week at their home in Eureka which they offered while I waited for my clutch to be repaired. I was offered a place as though it was my own home, with hot meals, hot showers, a comfortable place to sleep, treats they brought home, a computer at my fingertips, videos I saw for the first time (like 'My Octopus Teacher'), and many new people I was introduced to, with happy children in the background.

The NIMBY neighbors who are complaining are acting in self interest, making up outlandish things about Laura and Rocci that are not remotely true, judging by everything I know from personal experience. They have endured slanders and defamation of character with dignity and the Planning Director has acknowledged as much, offering to correct the permit denial and restoration of the covenant, since nothing in these 4 years of waiting and patiently complying with the rules has turned up anything to warrant denying it.

Attorney Ed Denson who they reached out to for representation will confirm my positive experience as he has known them longer than I.

I urge you to grant their long standing permit application for dry farming on their remote land, now that you have a better understanding of who they are. Due diligence is your duty, being more careful about protocol, such as impartial notice to *both sides* before a BOS vote on cannabis cultivation, given that a way of life with protections is at stake.

Respectfully
Pebbles Trippet
pebblestrippet@gmail.com

PS Laura Costa's comments are an attachment for accountability and responsibility, and for background information, concerning timeline with spreadsheet, as well as health issues. She had no choice--a form of coercion--but to reveal her personal medical information in response to her health being wrongly, egregiously depicted by oppositional neighbors. Planning Director and Mayor are aware. Her response is expected.

On Sat, Oct 16, 2021 at 7:24 AM Laura Costa <minervacirca2013@gmail.com> wrote:
Rodney,

Thank you, I know this is a tough case to catch.

I'll be working on the timeline of events.
It was 5 pages the first time John saw it.
The last time John looked it over it was 9 pages,
now it is 18 pages.

The Neighbors complaint letters are only enhancing the outcome.

Many of their comments actually support my defense and confirm the timeline..

It seems some of the neighbors are claiming that my medical history over this last five years has been fabricated for sympathy. I want to guarantee you that I have not faked my heart attack, my death, my resuscitation, my breast cancer, my double mastectomy, my ovarian tumor, the multitude of complications I suffered or my emotional and mental health during the process.

I have most defiantly been compromised and the tactic of the neighborhood community to continue use my health against me is demented.

I will provide a surgical schedule from UCSF My Chart if this form of assault is continued, but I do not think that private medical information should be at the disposal of the neighbors, or in the county records.

I am trying very hard to leave EM out of this, but many of my responses to the neighbors and the BOS drag her in, and by extension drag CJ in. If I have to hash that all out there is no way around it getting personal and messy.

The neighbors have EM up on a pedestal for getting the covenant rushed through, they don't realize that it was illegal, and that chain of evidence is expanding.

I have assembled that information together as a condensed supplemental attachment: - Covenant Timeline.

I expect to submit at least two supplemental packages to the BOS before the hearing, one early this week and another on Friday afternoon.

Thank you for helping me stay on top of everything, I appreciate you beyond measure.

Laura Costa

Yandell, Rodney

From: Christine Miller <frelance43@gmail.com>
Sent: Sunday, October 17, 2021 3:51 PM
Subject: PLN - 12176 Roc Squatch Farm

To whom it may concern.

I am writing to you today in support of Roc Squatch Farm.

This past year my beautiful daughter was left homeless after her emotionally abusive relationship ended. Lack of available housing is a continuous struggle in our area. My daughter and I are very thankful for the Costas who were there to offer her a safe space for her to get back on her feet. The Costas are today an extension of my personal family. I can not count the amount of times they have helped me be a better human and have stepped up to not only support me but also those around them.

My daughter has since started a successful business as a dog trainer and walker in Northern Humboldt. She spends most days with dogs taking them on adventures to the redwood forests and local beaches. She lives alone on 5 acres of Roc Squatch Farms. She has created a home for herself with her two dogs and cat.

On June 5th, 2021 I did talk to my daughter. She called me about an incident that had occurred on the neighbors property. An animal of some sort had attacked their chickens. She said her dog was outside for less than 15 minutes and had no blood or evidence of being in an altercation. Her animals spend everyday with her and she is very mindful of being attentive to them. There are also several other dogs neighboring their properties who roam freely in the area and the location is very rural. She understood the loss and even assisted in helping him clean up the area. Despite there being no evidence her dog was responsible in good faith to remain on good terms with the neighbor she did offer to pay towards the loss of their chickens. In their conversation via text it was 23 chickens. Later it was changed to 35. The neighbor has repeatedly told my daughter she is a good neighbor and that they are thankful she is there.

It seems the stories from the neighborhood are ever changing. Facts are being modified to whatever people see as opportunity. To push the Costas out of their farm and push blame on their property based on lies and not facts is wrong. Knowing both Rocci Costa and Laura Costa professionally and personally I have seen the true character of the people they are. I stand with integrity behind the Costas and respect their vision for the future of their land and Roc Squatch Farms. It is imperative for the future of not only our industry but also our community to include grass root members, such as the Costas, who's roots and passion run deeply within our land.

Sincerely,

Christine Miller

Yandell, Rodney

From: Robert Sutherland <woods@asis.com>
Sent: Tuesday, October 19, 2021 9:14 AM
To: Laura Costa; Ford, John; Pebbles Trippet; kew@paradigmcannabis.com
Cc: Yandell, Rodney; Chris Russo; Julie Chiariello; p lai
Subject: Re: Robert 'Woods' Sutherlands Support

Colleagues: I find Laura Costa's version of events surrounding her Warren Creek proposal to be highly plausible. In addition, her permit is supported by persons known to me to be of high standing in the community and they would not support this proposal if the innuendoes made against it were not scurrilous. Accordingly I have no ethical choice but to withdraw my opposition to her proposal and to recommend that you accord it approval on its merits. Thank you, John. Thank you, Noah.

Robert Sutherland

On 10/12/21 2:44 PM, Laura Costa wrote:

Dear Mr Sutherland,

I am writing to ask for your support for my 10,000 square foot Family Dry Farm on Warren Creek Road in Humboldt County. I would like the opportunity to change your mind.

You have previously opposed my project based on a email that you received from Commissioner Levy that was circulated amongst opposing neighbors and elected officials, before the hearing.

Director Ford has assured me over and over again that those things should have been disclosed to the department and to the applicant, and we should have not been dismissed when documents were asked for.

That document made sensationalized claims against my family that are untrue. It influenced the elected officials before the hearing, it was with-held from us and we were not allowed to answer to it until Pebbles Trippet alerted me to it.

After Pebbles called, I started investigating my bill, and I requested the emails and documents associated with my application and my appeal, and I found a multitude of problems and I created a detailed timeline that Director Ford has patiently muddled through with me, and in a effort to right the wrongs he is supporting our Dry Farm plan of 03-28-2019, with modifications, at our original location, Warren Creek Road.

I ask you to please contact Director John Ford to verify this, Director Ford is aware that the claims in that correspondence don't hold water, and much of the other information is just loud noise that has no bearing other than to confuse the decision makers. Considering the gravity of the claims that were presented against us, I ask you to question the validity of any opposing statements.

Director Ford told me that this permit process is a popularity contest, and the neighbors won the first round based on the correspondence between yourself, Levy and Wilson. He was at the meeting when the neighbors admitted that the claims against us "got out of hand" and "went too far". Director Ford has recently been supportive and The Planning Department has assumed financial responsibility for the expenses caused us previously in the appeal, and the expenses incurred moving forward.

Now is the time to correct the wrongs:

We do not drive recklessly. We do not carry guns. We do not harass people on the road. We do not assault each other or have a history of domestic violence, this is absurd that those things were circulated about us.

It has been suggested that we want fancy lifted truck for our son, let me assure you that we do not. My son has is a third owner of a Subaru and he will likely have it for another 100k miles. Currently my son does not have a license, he had a seizure about a year ago and he is on anti- seizure medication now but has not yet applied for his drivers license back. The drivers license does not effect his farming skills, he is a well educated regenerative farmer. This is another reason we want to use our own property, it is near to the hospital and a good road for a Subaru.

RRR'ing us to Honeydew is just wrong for our small family.

RRR'ing off prime AG to settle a neighbor dispute is also inappropriate.

The neighbors have questioned my health. I will attach a surgical schedule if that is necessary, but I assure you that I have been compromised and the events of the permitting process have also taken a unnecessary toll on me. In 2017/18 I had been working with writer/director Kip Anderson, (*What The Health, Cowspiracy and Seaspiracy*), on a documentary about Dennis Peron, I was responsible for Dennis, we were close, very close. I was with him the day before he died and I cherish that memory. A week later after a meeting about his memorial service, and the fundraising which I did a lot of, I had a major heart attack, I died and was resuscitated. A year after recovering I had a double mastectomy with complications, a year after that I had a substantial tumor removed along with my ovaries, and I am still going through the reconstruction process.. At one point in time I attended a meeting in John Ford's office with two surgical drains in my chest.

Surgical appointments are very difficult to change, I was horrified to find out how viciously I was attacked while absent from the proceeding, and I am further distressed at being dismissed again. My very personal cancer battle should not be a tool for their conspiracy.

The neighbors have "gone too far and "got out of hand" over and over again, their false claims and relentless emails to the planner would have been a lot for any person to process, much less someone like myself that is trying to heal, and now they question my illness.

They are "going too far" again.

Please reach out to Pebbles Trippet or Karyn Wagner on my behalf for a personal reference of my character.

My brother-in-law, Robin Costa, has very recently passed away, he was 69 years old. He had a long battle with throat cancer and I do not have a statement from him. He was a kind man who jumped for joy when he bought the very first Prius in Humboldt County, he was environmental to the core. He made the mistake of letting Vincent Thompson and his wife park their motorhome on the parcel for what was supposed to be a couple weeks. He regretted it but was helpless in getting them to leave.

As you revisit this case let me assure you that all during the occupation of the property by the "squatters" my husband and I were working dilligently to have them legally evicted, which is a long, expensive and arduous process of which I can provide documentation. They exhausted every avenue, avoiding process servers, missing court dates, stalling, stalling, stalling.... before finally leaving on the day that the Sheriff came to enforce the eviction.

The statement that was circulated to you also claims that my husband told the planning department "Fuck You" over abatement, that is not true, we have never been abated, John Ford will verify it.

The squatters left behind garbage, abandoned cars and a motorhome that we had to dismantle to remove, the local vehicle abatement program was no help. Robin worked tirelessly to remove these vehicles and he worked hard to keep the grass and weeds down for the fire safety of everyone. Our parcel has never been abated, we took care of it ourselves. The community would have you think we don't care, when the opposite is true.

With the exception of a structure fire a very long time ago, all fires at our property were controlled, permitted burns.

The community has lost a good neighbor with the death of my brother-in-law, Robin Costa.

With regard to the GOAT issue, the young man who caused all the ruckus was Paul Guintolli's employee, I am not sure that we gave permission for him to go on our property at all, much less rig goats. I believe he was dating my son's ex-girlfriend and they went there. I do remember discussing renting goats to eat the brush, but that was waiting on a fence, and the fence was waiting on the permit. The goats had been released from their rigging, by who is unknown, but I do believe that the young man who worked for Paul did know a lot about rigging goats, and he was upset at himself that they were loose and his temper got out of hand....but he didn't work for us, he worked for Paul.

The community has been relentless, blaming us for a myriad of things that are most likely associated with their Heroin problems in the area. The DTF records 11 pounds seized in the upper area of Warren Creek in a 18 month period.

The Planning Department has in the past been dismissive and has acted against procedure under pressure from the neighbor by expediting the recording of the covenant against our property without due process and without a decision from the BOS, therefore forcing us into in a 'this or nothing' ultimatum at the BOS meeting on 03-16.

It has also been said that we are not conscientious growers, if that were the case we would fund greenhouses supported with lights and fans...If that were the case we would accept outside funding... but we are farmers, and our dream is to take our skill, our knowledge, our family and our love and have a regenerative dry farm and a nice efficient farm house on the hill above it.

We never wanted to RRR...

It was forced on us after the ill-gained 3-2 denial from the Planning Commission, that was based on undisclosed documents.....and a covenant that was prematurely, illegally recorded.

Please look into these claims against us, and realize that they won by cheating. We are a good and honest family.

The Planning Commission got this one wrong and it's not too late to correct it.

Thank you

Laura Costa

Cc: Karyn Wagner, Pebbles Trippet, John Ford

Yandell, Rodney

From: p lai <paelilai@gmail.com>
Sent: Wednesday, October 20, 2021 4:37 PM
To: Yandell, Rodney
Subject: APN 516-211-025 - PLN 12176 CUP - Roc Squatch Farm
Attachments: P.LAI - SOQ.pdf

APN 516-211-025
PLN 12176 CUP
Roc Squatch Farm

I am writing my letter to express my support for this project. I have driven down Warren Creek Road and inspected the site. In my professional opinion, the site and surroundings meet the requirements for Humboldt County Cannabis permitting and CEQA compliance. Attached are my qualifications for reference.

I would also like to make note for public record, that I think its highly unusual and highly concerning that the Planning Department had the covenant recorded on the Costa's land so quickly and so early on in the RRR process. I have worked on three different RRR projects in the past, all of which have now been completed, and for all three of those projects the land covenants were only recorded only after the RRR projects were approved. The fact that the covenant was recorded on the Costa's land prior to any RRR project approval is not just unprofessional, its downright shady. This is just one example of a litany of grievances that legal cultivators have experienced at the hands of the Planning Department over the past 6 years. The Planning Department needs to go above and beyond to repair, rebuild, and genuinely earn back the trust of permittees/applicants.

Patricia Lai
CA EIT #145614
cell - 707 498 7574

P.LAI + ASSOCIATES

p.lai.associates1@gmail.com | 707-498-7574 | Arcata + Redway, Humboldt County

BACKGROUND:

I am a resident of Humboldt County since 2006 and have been dedicated to Cannabis since I was a teenager. I worked in pre-legal cannabis 2010 - 2016, then co-founded + operated Mother Earth Engineering (Arcata, CA) Feb 2016 - Jan 2020, now I am a free agent. I have been at the center of legal cannabis since its inception. I offer my expertise and skills in service to the Plant + Heritage Cannabis Community of the Emerald Triangle.

My objective is to collaborate with farmers + my associates to develop affordable, efficient, and technically-sound solutions for Equity, Social Justice, Prosperity, Community + Environment. I want to support the Legacy Heritage Cannabis Industry of the Emerald Triangle through education, empowerment, creating templates and platforms, organizing and coordinating resources, and enabling collaborations with qualified professionals, business, industry, government and the public to produce prosperity for our local communities and provide support, resources + information accessibility that is straight-forward, cost-effective and achieves a high standard of quality and rigor with respect to people and the environment.

P.LAI: CA EIT#145614 | CV attached

NON_CANNABIS CAREER HIGHLIGHTS:

Northern Nights Music Festival: Site Engineer + Logistics (7yrs)

World Bank Lighting Africa Program: 5 years on QA team at the ground floor/epicenter of International Policy Development + Program Roll-Out/ Operations for Solar Lighting and Energy Access.

Millenium Holdings: Director of Development - managed +\$1B real estate investment portfolio for a member of the Forbes 400.

ENGINEERING SKILLS:

domestic and commercial buildings, drinking water, wastewater treatment, R-2 soils, grading plans/ erosion control, roads, bridges, stream crossings, hydrologic evaluation, bioremediation, restoration plans and more.

CEQA EXPERIENCE:

I have experience conducting environmental impact analysis and evaluating potential impacts with regard to the following environmental resources:

Aesthetics, Land Use and Planning, Agriculture and Forestry Resources, Air Quality, Noise, Odor, Population and Housing, Public Services, Geology and Soils, Recreation, Greenhouse Gas Emissions, Transportation/Traffic, Hazards and Hazardous Materials, Utilities and Service Systems, Hydrology and Water Quality.

CANNABIS PERMITTING EXPERIENCE (January 2016 - present)

Assisted over 175 Legal Cannabis operations to date: Cultivation, Nursery, Processing, Distribution, Transport, Non-Volatile Extraction, Volatile Extraction.

State Cannabis Licenses: +100

Local Cannabis Permits: Humboldt County, (27 direct, 17 assists, 12 abatement resolutions);

Mendocino County, (1 direct, 3 assists); Trinity County, (2); Arcata City, (3); Eureka City (1).

Fish + Wildlife (CDFW): LSAAs completed, (44); NOV Violations resolved, (9).

Water Board Cannabis: Program enrollment/site evaluations, (+90).

Experience producing Water-Resource Protection Plans, Site Management Plans, 401/404 for instream work, registering water rights for domestic + irrigation use

PATRICIA LAI, E.I.T.

EDUCATION

M.S., Environmental Resources Engineering, Humboldt State University, pending
B.S., Environmental Resources Engineering, Humboldt State University, 2012 [E.I.T. # 145614]
B.A., International Development Studies, University of California at Berkeley, 2003

WORK EXPERIENCE

2014-present Freelance Technical Consultant, P. Lai + Associates, Arcata, CA
2016-2020 Executive Director/ Owner, Mother Earth Engineering, Arcata, CA
2008-2014 Engineering Researcher, Schatz Energy Research Center, Arcata, CA
2007 Coffee Roaster, Humboldt Bay Coffee Company, Arcata, CA
2007 Warehouse Laborer, Sun Valley Floral Farms, Arcata, CA
Summer 2006 Volunteer, InterTeam, Mwanza, Tanzania
2005-2006 Director of Development, Millennium Holdings, Hollywood, CA
2004-2005 Executive Assistant, Investment House Realty, Albany, CA
2003 Engineering Technician, Production Robotics, Oakland, CA
2002-2003 Barista Catering, Espresso Subito, Kensington, CA
2002-2003 Assistant Manager, Café di Bartolo, Oakland, CA
Summer 2002 Corps member, California Conservation Corps, Klamath, CA
2000-2002 Building Maintenance Assistant, UC Berkeley Housing, Berkeley, CA
2001 Volunteer, various NGOs, Rio de Janeiro, Brazil
2001 Executive Business English Teacher, various agencies, Rio de Janeiro, Brazil
2000 Conversationalist for autistic client, Berkeley, CA
1998-1999 Barista + Server, The Musical Offering, Berkeley, CA
1997-1998 Barista, Coffee Cottage, La Verne, CA
1997 Volunteer, Lanterman Center for the Developmentally Disabled, Pomona, CA

COMPUTER SKILLS

- Software: AutoCAD, StormCAD, SewerCAD, Google Sketch-up, EPANet, R, MODflow, FishXing, ArcGIS, MS Office, Quickbooks, Multiple Listing Service (MLS)
- Programming Languages: FORTRAN, Ruby-on-Rails, HTML
- Data: database design/development, data management, data analysis + visualization, watershed/hydraulic analysis, numerical methods, energy audits/ efficiency, field data collection

PATRICIA LAI, E.I.T.

INTERNATIONAL EXPERIENCE

- Languages: near-fluent Spanish + Portuguese, Beginning French
- Project Work: Senegal, Kenya, Tanzania, Brazil

SELECTED PUBLICATIONS

- *Journal of Industrial Ecology* (28 March 2014):
High Life Cycle Efficacy Explains Fast Energy Payback for Improved Off-Grid Lighting Systems
 - *World Bank Lighting Africa/ Lighting Global* (2012-2014):
Author/ Co-author -
Protection from the Elements Part II: Drip Loops & Design
Battery Toxicity and Eco-Product Design
- Data Analysis + Visualization -
Market Presence of Off-Grid Lighting Products: Insights from a study in Bihar and Odisha
Electronics Service Technicians in Kenya & Tanzania: Market Intel Note 3

SELECTED COURSEWORK

- *Engineering*: Water/wastewater Treatment Systems and Design, Constructed Wetlands/ Natural Water Treatment Systems and Design, Applied Hydraulics, Advanced Numerical Methods, Engineering Graphics (AutoCAD), Building Energy Efficiency, PV Systems, Solar Hot Water
- *Natural Resource*: Forest Road Location and Design, Survey + Mobile Mapping, Intermediate GIS
- *Humanities*: Non-Violence, City Planning, Urbanization in Developing Countries, Development + Globalization, Cultural Anthropology Field Research Methods, Environmental Economics

OTHER HIGHLIGHTS

- *Presenter*: World Bank International Off-Grid Lighting Conference, Dakar, Senegal (2012)
- *Quality Assurance*: Participation in the development of testing methods to assess the quality of lighting products, with a primary focus on solar LED lights destined for African markets. This testing method is now a standard accepted by the International Electrotechnical Commission.
- *Tech Transfer*: Travel to the University of Nairobi to install a light testing lab and to train technicians on equipment use, testing procedures, and documentation.