

June 2024

Dear Table Bluff resident

I've written you before about our plan to live at the top of Hawks Hill Road. I won't burden you with more of our personal history, or our parcel's, but I believe you are entitled to information regarding development in your neck of the woods. In April, you should have received an announcement from the County telling you of our project's public hearing scheduled for May 2. Our hearing was postponed.

As you know, the May hearing was a redo of the hearing scheduled for the summer before, when a complainant filed suit against the County and requested a stay be placed on our project. It was. The court eventually ruled against the complainant last October, with its final decision handed down in March of this year. As a result, the Planning Department was freed to schedule our appearance before the Planning Commission on May 2. The original complainant requested a stay be placed on this hearing as well. One was temporarily granted, resulting in our being scratched from the Commission's agenda while the court decided. The court ruled once again in the County's favor. Our new public hearing is scheduled for July 18. We move on.

Till now agencies charged with protecting the common good, the Local Coastal Plan and California Coastal Commission, have been preempted from doing their job, to grant or deny us permission to build based upon findings provided them by experts. I will not trouble you with the issues in play that have stymied this process and kept our hopes mired in litigation. But a review of documents available from the Planning Department help understanding, or I recommend a call to Cade McNamara, the person with oversight of our project. (Our project and supporting documents can be accessed with a Google search "Humboldt Planning Commission May 2 2024." You will find that Lost Coast Outpost has published all meeting agenda items.)

I believe in transparency. It's one way of communicating neighborly intentions. Things requested of us by the County, we have done. The numerous surveys for flowers and birds, wetlands and trees, things of archaeological significance. The numerous tests and inspections of our well, including full water quality panels run by North Coast Labs, down hole camera inspections by Fisch Drilling, and water production analysis by Pacific Watershed and Associates. We've done other things without being asked as well, researching further our property's history and moving things around on our site plan in response to neighbor concerns. And because we're new to this game, mistakes have been made too and addressed by the county.

I have included a copy of my more detailed letter to you from April this year, only for reference and your convenience should you so desire. Hopefully we will be neighbors soon, and these updates will go away. You can just stop and talk if you want.

If you maintain no opposition to our project, a brief note of support to Cade McNamara in the Planning Department would be helpful to us. Cade has told me that neighbor input is welcomed by the Planning Commission and given consideration. Likewise, should you have concerns, I encourage you to express them to Cade as well.

Joel Geck-Moeller

(on behalf of Lyn)