



# KAREN MICLETTE INSURANCE AGENCY

833 Redwood Drive, Box 550 • Garberville, California 95542

COPY

Telephone: (707) 923-3206  
FAX: (707) 923-2606  
Lic. # 0826015

July 2, 2020

RECEIVED

JUL 06 2020

BOARD OF SUPERVISORS

Board of Supervisors  
County Courthouse, Room 111  
825 Fifth Street  
Eureka, CA 95501

Re: Emerald Triangle Group, LLC  
Application #PLN-2019-16053 & PLN-12733-SP & PLN-12747-SP

Dear Humboldt County Board of Supervisors,

I regret that I am wasting more of my time to show and share my opposition of the above mentioned application for a proposed hash lab in downtown Garberville. I don't believe there is any common sense in the proposed location for this business.

I submitted an email to John Ford, as well as Estelle Fennell and Meghan Ryan, back on October 2, 2019. I did not submit it properly with nine copies to become part of the official public hearing record. Please read the attached copy of my email. I personally heard from one of planning board members who admitted that he had not read my email. Therefore, I am enclosing a copy of the email now to be included as part of the official public hearing record. The issues in my email are still my issues and I will try not to repeat them. During the December 5, 2019 hearing, Noah Levy agreed with me that parking is a problem in Garberville. By voting yes to approve the project is only adding to the problem.

I have many concerns about Emerald Triangle Group's project. First, why was this application approved in 2016? At that time, there WAS a preschool nearby. That in itself, I thought would have rejected the application. When was public noticing supposed to happen? Why was a public notice not sent out at that time? I heard it was an error that the public notices were not mailed out. It feels to me that the project was "just going to get approved." There was a three-year span of time from when the application was approved until public noticing went out. I don't understand why. I would appreciate an explanation. I don't believe it should have never been approved in 2016. I feel that Mr. Bilandzija was misled.

Secondly, I feel that there is a usage change. Industrial use says that manufacturing can take place 24/7. Most "Main Street" businesses have normal business hours. Maybe a 9AM – 5PM office, or an 11AM – 7PM café, or 3PM – 9PM dinner restaurant for example. NOT a

24/7 manufacturing business. The building that is to hold the "closed loop" system is surrounded on three sides by approximately less than 50 feet from old buildings. These buildings are all wood frame construction with deferred maintenance. If an accident were to happen, the ENTIRE block of Redwood Drive from the Sprowel Creek intersection to Maple Lane would be destroyed. Besides the block being destroyed, there is potential of residential homes being destroyed. An accident could occur, just like the ethanol tank explosions near Crockett in October of 2019. An accident could occur, just like the hash lab explosion in Los Angeles in May of 2020. Could you imagine if an accident of that nature occurred in downtown Garberville?

Thirdly, this cannabis processing business is proposed to go next to a known drug motel. There are already bad behaving people that we watch for eight plus hours a day. It is sickening. It is a real situation. Maybe you do not care because it is not in your face or in your "backyard." How is cannabis going to safely be delivered for processing? I'm scared for the safety of my employees, the safety of my customers, and my own safety.

I am not anti-cannabis, as I have been accused. I am seriously against this location for Mr. Bilandzija's business. I have personally talked to Joe about the location and he even agreed with me that another location (such as the Meadow's Business Park) would be a better location.

PLEASE think this through with your good common sense and judgment. Thank you for reading my letter and my email.

Sincerely,



Karen R. Miclette

:krm

Enclosure

## Karen Miclette

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**From:** Karen Miclette [karen@kmiclette.com]  
**Sent:** Wednesday, October 2, 2019 3:47 PM  
**To:** 'efennell@co.humboldt.ca.us'; 'jford@co.humboldt.ca.us'; 'mryan2@co.humboldt.ca.us'  
**Subject:** FW: Application #PLN-12733-SP Emerald Triangle Group, LLC

Hello,

Thank you for your time to read my email.

I am very concerned about the above mentioned application for a cannabis distribution facility, transportation and a hash lab. It is proposed to be installed three doors down from my insurance office where I have been for 35 years. It is a general opinion of many that this area of "Main Street" in Garberville is for retail businesses and offices. It's "Main Street"...NOT an industrial park. The location is NOT appropriate for an industrial style operation/hash lab.

Per the Development of Operation Plan, from December 26, 2018, the following is listed:

- Potential sensitive receptors: smells, increased traffic and other impacts to nearby businesses
- Delivery vehicle stored in the rear
- Release of Hazardous Material
- Loading Area in the rear

In response to the above, I do not want to smell or be exposed to the odor of marijuana while my employees, or myself are at work. I also don't want my customers to be exposed to the smell and odor either. Many young children come into our office everyday with their parents to do their insurance business.

I am concerned about the increased traffic, mostly in the back alley where it is proposed to be the loading area. There is limited...very limited space in the rear. This space is known as the alley and it is already full. The Recology trash truck must come at 7 AM before the working people get to work and park; because otherwise, the trash truck could not even navigate through the alley.

I'm not sure where 5 potential employees (which is mentioned in the Development and Operation Plan document) might park. I'm not sure how a delivery truck or van can navigate through the alley during working hours. Also, I understand that a potential of a "Roto-Rooter"-style truck may need access to the alley handle the waste water? Has anyone checked the size of the alley or the legal easements of the alley? It is NOT a through alley. There is only one way in and one way out. It is fenced off on the south side of the alley. The fence was put in to try to eliminate the tweakers who frequent a known drug motel from shooting up and doing deals in the alley. My concern also is there will be MORE drug activity next to our office on the opposite side of the motel. Again, I have been here for 35 years and I have seen it all and it is extremely distracting, disgusting and exhausting.

I am scared for my health, the health of my employees, and the health of our customers if there were a release of hazardous material. I am also very scared of the possibility and probability of an explosion. These are VERY old buildings on this block, with deferred maintenance. If something volatile were to happen because of this proposed cannabis processing operation, it could be very

➤ detrimental to our entire block. I'm not hip on the extraction process, but having this kind of equipment in an older building in the MIDDLE of a block on "Main Street" is just not appropriate.

Please seriously think about and consider my concerns. I certainly appreciate your time to read my email. I thank you.

Sincerely,  
Karen Miclette.

*Karen R. Miclette*  
*Karen Miclette Insurance Agency*  
*P.O. Box 550*  
*833 Redwood Drive*  
*Garberville, CA 95542*  
*(707) 923-3206 - phone*  
*(707) 923-2606 - fax*

Sheila McKnight  
PO Box 1185  
Redway, CA 95560

RECEIVED  
JUL 06 2020  
BOARD OF SUPERVISORS

Clerk of the Board of Supervisors  
Humboldt County Courthouse  
825 Fifth Street, Room 111  
Eureka, CA 95501

Re: Emerald Triangle Group, LLC  
Garberville area: PLN-2019-16053  
Appeal of Record Nos. PLN-12733-SP and PLN-12747-SP  
APN 032-051-032

Dear Humboldt County Board of Supervisors;

I am writing in opposition of the proposal by Emerald Triangle Group, LLC, Joseph S. Bilandzija, to put a hash lab behind the building at "829" Redwood Drive, Garberville, CA.

I have several concerns and questions about this matter that I would like addressed.

First off which building is 829 Redwood Drive, Garberville, CA? The building that was the Garberville Boutique, Miranda's Rescue and Eagles Perch is marked as 827 Redwood Drive. A "Google" search of the store front that was Garberville Boutique, etc, also lists the former businesses as 827 Redwood Drive. The building that was The Healthy Choice is not marked, but a "Google" search lists it as 825 Redwood Drive. The APN 032-051-032, provided by the Applicant, lists three addresses 829, 827 and 825 Redwood Drive. There are no other store fronts owned by the Applicant. So where will the operation be located?

In 2016 when the request for a permit was submitted there was an active preschool near the site. Why was the permit not denied then? The preschool just closed the summer of 2019. So since the proximity of a preschool is against the code why was the permit not denied during the 3 years between 2016 and 2019? Why were the neighboring property owners not noticed prior to the autumn of 2019? Why are the rules being "overlooked" for this permit request?

I want to know what happens if the permit is issued for the "closed loop" system and Mr. Bilandzija gets the operation going and finds that system does not work the best for him. What is to stop him from putting in a more "volatile" form of extraction system that would have a greater risk to the public? What kind of qualification will the operators of the system have? I would also like to know if there will be periodic drug testing of the employees. How often will the machine be serviced and inspected to make sure it is operating safely?

Once permits are issued how often will site visits be done to make sure the permit holder is complying? The Health Department checks restaurants to make sure they are compliant. The CHP is the agency to make sure motorists are abiding the motor vehicle laws and ATF makes sure stores do not sell to minors, so what is the agency that will oversee that Mr. Bilandzija is running a safe operation? If the system is based on an "honor system" than based on Mr. Bilandzija's past track record he appears to not be a good candidate for the "honor system". Mr. Bilandzija's status with the Secretary of State was suspended for an unanswered amount of time, one of his agents suggested due to not paying taxes. If Mr. Bilandzija can not maintain the requirements of the State and/or Federal governments to pay taxes and other requirements than how can Mr. Bilandzija be trusted to maintain the requirements of the County of Humboldt.

The other manufacturer of a hash lab mentioned in the May Supervisors meeting is not on Main Street, Garberville. It is bordered by the cemetery and there is no foot traffic. What type of system does that manufacturer have? The proposal by Mr. Bilandzija would be in the middle of downtown Garberville. Will there be strong smells that could deter tourists from shopping in nearby stores? How loud is the machine? Does the machine have vibrations that might be felt in the neighboring buildings, including the apartments to the rear of the building? There is an old gully that runs under the area where the proposed extraction system will be placed. Has any seismic or geological tests been done to make sure this will not destabilize the area?

Mr. Bilandzija's representative Mr. Allen implied that the people that are against this permit are against cannabis. For me this is not an anti-cannabis issue but a horrible location for a potentially volatile piece of equipment issue. I would be opposed to this "closed loop" system if it was used to make bubble gum, as I would worry about the ethanol being too volatile. By the Applicant saying the opposition is anti-cannabis is just a tactic to generate sympathy to make the Humboldt County Planning Department and Board of Supervisors believe that he is just a victim of people that do not want certain businesses to prosper.

In my opinion the Applicant appears to be in a "me against the world" mind set right now. If he stepped back and looked at the big picture he would see that the current location for his project has been and will be just a never ending money pit. To try to

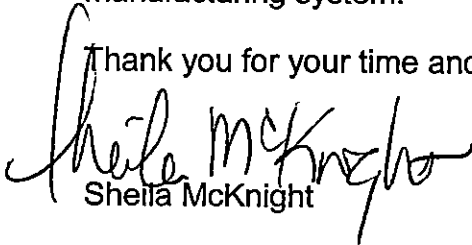
upgrade the building will be just one issue after another since it is a 100 year old redwood building. And if he did step back he would see that the Meadows Business Park would be a much better location with very little money spent to install his system. At the Meadows Business Park the buildings are newer metal buildings with cement floors, ample parking, built for the sole purpose of an industrial manufacturing type business.

One of the questions about this permit is whether it would change the prior usage of the building. Yes it would. It would now be used for industrial manufacturing. The current building that will be torn down to construct a new building was previously a storage area for the Hurlbutt Dairy in 1930. Since then it has changed hands a few times, but has always been used for storage. And if you want to generalize the building as "829" Redwood Drive, then the prior use had just been retail stores. It was brought up that the adjacent building 825 Redwood Drive, Garberville, CA, manufactured soft serve yogurt. This was not an industrial manufacturing operation. This was classified as a restaurant type of business. The yogurt was not packaged and sold elsewhere. It was manufactured for immediate consumption, far from industrial manufacturing.

Mr. Allen mentioned that the two story cement building that is scheduled to be torn down to build the new building is "not historically significant". What is that based on? It is said that history is made every day, but it also lost every day when someone decides something historical is "not important." The cement building was built in 1930/31 without rebar. It was built for storage by the Hurlbutt Dairy to keep the dairy products cool by using the town gulch water that was flowing underneath the building. How many structures of this construction are left in Humboldt County? It is the community's history that is in threat of being destroyed. Therefore I feel that the decision to determine if the building is historical should be up the residents of the community.

I hope the Humboldt County Board of Supervisors denies the permit based on the potential hazard to the community and the inappropriate location for an industrial manufacturing system.

Thank you for your time and consideration.

  
Sheila McKnight