

August 7, 2020

Dear Supervisors,

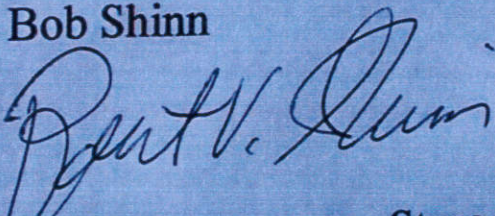
I am writing this letter in support of Honeydew Ranch LLC and their upcoming appeal. I am a long-standing resident and business owner in the Honeydew area, and am a neighbor adjacent to the parcel under appeal. The owner and employees frequent my business and support the local economy in the area. They have been respectful neighbors that are quick to lend a helping hand whenever needed. They have addressed and resolved any issues that have arisen immediately.

Honeydew Ranch and the associated RRR projects provide a large portion of tax revenue for our county through Measure S, property taxes, sales taxes, and by supporting local businesses. This is especially crucial during these troubling times. Honeydew Ranch supports nonprofit organizations in the area, community events, and are always willing to offer support when asked for road maintenance.

Large scale commercial cannabis is already present in the area, and Honeydew Ranch LLC is simply following suit on agriculturally zoned land. I encourage you to stand by the CMMLUO and deny this appeal.

Sincerely,

Bob Shinn

A handwritten signature in black ink, appearing to read "Bob Shinn", written in a cursive style.

Honeydew Country Store Owner

# WILLIAM J ETTER COMPANY

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June 10,2020

Dear Supervisors,

We with William J Etter Company, would like to give our support during their appeal process to Honeydew Ranch, LLC. We being a small business ourselves in the Mattole Valley want to see the success of others, [here](#).

With the legalization of Cannabis, and the ever changing economy there are many new regulations and guidelines businesses must follow. These changes that are to protect us have significantly hurt restaurants and several other industries particularly, smaller businesses. Tax revenue in the County is down considerably. Humboldt County's tax revenue and smaller businesses success are more reliant off the success of businesses such as Honeydew Ranch, LLC who are growing the Cannabis Industry [here](#).

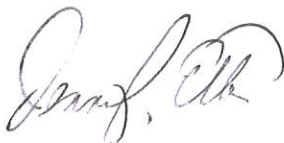
Honeydew Ranch, LLC and the 9 RRR projects designated to relocate the property will help to fill the deficit with their Measure S Tax payments. As we all know, this tax revenue is circulated back into our community providing funding for local services and jobs for community members.

Honeydew Ranch, LLC provides opportunity for employment and provide revenue to local business, buying supplies, utilizing serves be it distribution or consulting or repair. We are asking you today to please stand by the CCMLUO and support this project. Not only does Honeydew Ranch, LLC support our local economy, but the RRR project associated with the development of this project are making a difference in our local environment.

Thank You,



William J Etter  
Owner/Operator



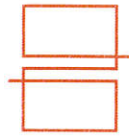
Jennifer Etter  
Store Manager



Charlie Etter  
Operator



Mary Etter  
Bookkeeping



# HUMBOLDT COUNTY GROWERS ALLIANCE

July 13, 2020

Humboldt County Board of Supervisors  
825 5th St. Eureka, CA 95501

RE: Approve Honeydew Ranch LLC, Humboldt County Planning Application #12256.

Dear Supervisors,

On behalf of the Humboldt County Growers Alliance (HCGA), we are writing to ask you to approve the Conditional Use Permit for Honeydew Ranch LLC, Application #12256, and deny the appeal.

HCGA represents nearly 275 permitted cannabis operations in Humboldt County, including the applicant, and several of the RRR applicants who are part of the project. I have personally met with the applicant, the agents for the project, and been to the site to see firsthand the land's current configuration and assess what is proposed.

The reasons HCGA supports the Honeydew Ranch LLC (the project) are:

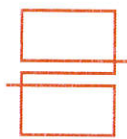
1. The project is located on land zoned Agriculture Exclusive.
2. Exemplifies the intent of the Retirement, Relocation and Remediation (RRR) program.
3. Meets and exceeds environmental conditions for approval under the CMMLUO.
4. Generates much needed tax revenue for the county.

Approving the Honeydew Ranch Project would authorize the applicant to continue existing cannabis operations, build necessary infrastructure—including a 3,000,000-gallon rainwater catchment pond, and become the receiving site for nine currently submitted RRR applications. The project, as currently envisioned, would allow for up to 4.73 acres of cultivation on Agriculture Exclusive lands in Honeydew, California. The project site would generate \$344,121 per year in Measure S tax revenue, as well as increased property taxes to the county as the land is improved.

## Zoned Agriculture Exclusive

The Honeydew Ranch Project is located on lands zoned Agriculture Exclusive (AE). The Humboldt County General Plan states,

"AE applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Allowable uses include General Agriculture, Intensive Agriculture, Agriculture & Timber Products, and residential accessory uses."



## HUMBOLDT COUNTY GROWERS ALLIANCE

The project's very nature is to reinvigorate agricultural lands that were allowed to go fallow for decades, thus returning the property to its original purpose—commercial agriculture. It is understandable that rural neighbors got used to the sleepy, fallow fields, and maybe concerned that cannabis cultivation will change the character of the area. That being said, cannabis is now legal and regulated in California. The land in question is private property, it was sold on the open market, it is zoned for commercial agriculture, it had existing cannabis cultivation on-site, and several licensed cannabis operations surround it. The applicant's project, located at APN 107-272-005 is what the county intended to facilitate cannabis cultivation.

### Out of the Forests and Onto the Farms—Retirement, Relocation, and Remediation (RRR)

In 2015 and 2017, as the two Humboldt County land-use ordinances underwent public process and stakeholder participation, key themes surfaced. Specifically, the need to protect the forests, fish, and wildlife from inappropriately sited cannabis operations and incentivized the retirement, relocation, and remediation of those sites to relatively flat areas, zoned for commercial agriculture, and with prime ag soils. Humboldt County's RRR program serves to protect the environment; however, sometimes it comes with the cost of social conflict as cannabis operations become concentrated in areas that previously—due to prohibition—were not viable.

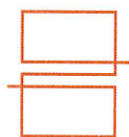
Honeydew Ranch would become the receiving site for nine RRR applications that total 180,000ft<sup>2</sup> (4.73 acres) of operations from Salmon Creek, Harris Ranch, Dutyville, and Sprowel Creek—all of which are designated as "threatened and impaired" watersheds by the Department of Fish and Wildlife.

Honeydew Ranch, LLC, and all RRR sites associated with the project entered the application process with Humboldt County Planning in 2015. Since then, restoration plans, grading plans, biological studies, wetland delineation, replanting plans, northern spotted owl studies, and a CEQA Study at the receiving site were completed. The restoration of three of the RRR locations has been finalized. One of these projects removed a total of seven abandoned vehicles, which were disposed of correctly. Hundreds of thousands of dollars spent to improve the environment, including miles of sediment delivering roadways, are decommissioned and stream crossings and points of diversions removed.

Honeydew Ranch is a group of farms coming together who would otherwise no longer be able to cultivate. This project is what the RRR portion of the County Ordinance CMMLUO was written to facilitate.

### Environmental Protections

The Honeydew Ranch Project has gone above and beyond, complying with the CMMLUO, CEQA, and all applicable state environmental and cannabis laws. The project applicant and the agents for the project understand what it means to be a good neighbor—which is why



## HUMBOLDT COUNTY GROWERS ALLIANCE

they continue to modify the plan and suggest additional mitigations further to reduce the impacts of the project on the community—while still allowing the project to move forward.

On October 3, 2019, Honeydew Ranch received County approval for a Conditional Use Permit (CUP) from the Humboldt County Planning Commission, authorizing up to six acres of cultivation. Since the Planning Commission's approval, the applicant has further reduced the footprint of the project from 6-acres to 4.73-acres (>25% reduction). The project's footprint uses less than 10% of the 40.2 acres of prime ag soils within the 49-acre parcel.

The applicant has submitted grading plans to Humboldt County Building Department for a 3,000,000-gallon rain catchment pond to achieve full forbearance from summertime diversions as a condition of approval. An Initial Statement of Water Diversion and Use was filed with the State Water Resources Control Board (SWRCB) and a signed Lake and Streambed Alteration (LSAA #1600-2016-0353-R1) was received from the California Department of Fish and Wildlife.

Electricity is provided by PG&E with plans to build a full solar system.

A Road Association for Old Hindley Ranch Road has been developed and will be maintained by local Honeydew contractor Bill Etters.

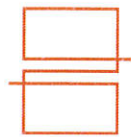
A non-profit organization has been developed for the Honeydew area for local fire suppression, stream and salmon restoration, and youth development with an endowment of \$20,000 deposited for local grants. Already \$5,000 has been donated to the Mattole Resource Center and \$5,000 to the Honeydew Volunteer Fire Department.

A native planting plan is being developed by Local Restoration Expert Hugh Mcgee to reduce the noise and create visual aesthetics for neighboring properties.

If any other commercial agriculture type was proposed for this land, it would be principally permitted—with fewer environmental protections than apply to cannabis operations in California. Authorizing cannabis cultivation will be the most environmentally mitigated and responsible commercial agriculture the land allows.

### Tax Revenue

Cannabis is one of Humboldt County's most significant industries for providing consistent tax revenue back to the county. The Honeydew Ranch project would provide \$344,124 per year into Measure S. Additionally, as the property is developed, increased property taxes will be assessed—generating new funds for roads, schools, and social services to the community. Given the state and county's economic realities since Covid-19, it makes financial sense to support and approve a project like the Honeydew Ranch Project.



# HUMBOLDT COUNTY GROWERS ALLIANCE

## In Conclusion

HCGA supports our members Honeydew Ranch, Mossy Stone Creek Farms, Mattola Farms, Mattole Meadows, Salmon Creek Farm, Lina Farms, Natural Ascent, SoHum Gardens, Big River Farm, and Hallowed Ground Farms in the advancement of their project. We commend the work of the County Planning Department, the Planning Commissioners, and the various state agencies that have weighed in to make this project functional for the environment and community. Approving a project such as this honors the development of two land use ordinances that include Retirement, Relocation, and Remediation program. The Honeydew Ranch LLC project is appropriately sited, has complied with all applicable laws, was approved by the Planning Commission, and now respectfully asks for your approval. Thank you for the opportunity to weigh in on this project.

Sincerely,

Natalynne DeLapp  
Operations Director  
Humboldt County Growers Alliance



# Native Ecosystems, Inc.

Ecological Restoration Professionals

CA License # 1038624

PO BOX 114, Petrolia, CA 95558

Office 707.629.3617

Cell 406.546.2053

June 10, 2020

To: Humboldt County Board of Supervisors  
From: Hugh McGee, Owner  
Re: Honeydew Ranch LLC

Dear Supervisors,

I am writing to you to speak to the restoration work completed on the RRR sites associated with the Honeydew Ranch, LLC CMMLUO project that is currently in the appeal process, and to offer my support for this project.

My company was contracted by Elevated Solutions to implement native plant restoration and erosion control projects on four of the RRR sites associated with this project. These projects were completed in 2018 and 2019. I have also been contracted to develop a native plant landscaping design along Honeydew Ranch's property line to increase aesthetics and reduce noise for adjacent neighbors. Working on the RRR project sites gave me an in depth look at the extensive restoration work implemented on these projects which included road and cannabis cultivation area decommissioning, replacing and upgrading culverts, erosion control, and native plant restoration. I have also visited the RRR receiver site in Honeydew. The design and construction work completed on the Honeydew Ranch LLC project RRR sites was of the highest quality, went far beyond the standards of many restoration projects, and was a great benefit to the restoration of the Mattole and Eel Rivers. The receiver site is located on prime agricultural land and from a watershed and wildlife habitat protection perspective, this is a great location to grow cannabis.

In representing this project, Elevated Solutions has operated in a highly professional manner and to my knowledge has completed all necessary state and county permits and requirements of the CMMLUO RRR Program. If an entity enters into Humboldt County's cannabis permitting process, has completed all tasks required by the County and State, and has done exceptional work in the process, I don't see how I could not support the project. The goal of the RRR program is to restore historic cannabis cultivation sites that have impacts on wildlife habitat and water quality and relocate those projects to locations that are more suitable for agriculture. As far as I can tell this project has done exactly that.

I appreciate the work the Board of Supervisors does and trust you will make the right decision for Humboldt County.

Thank you,

Hugh McGee  
Owner  
Native Ecosystems Inc.  
[hugh@nat-eco.net](mailto:hugh@nat-eco.net)  
707.629.3617

Design | Planning | Permitting | Bio-engineering | Reveg | GIS | Project Management  
Habitat Restoration – River, Riparian, Wetlands, Forest, Grasslands, Oaks



165 South Fortuna Boulevard, Fortuna, CA 95540  
707-725-1897 • fax 707-725-0972  
trc@timberlandresource.com

June 15, 2020

Humboldt Board of Supervisors  
825 5th Street  
Eureka, CA 95501

County Application: 12256

Dear Supervisors,

I am in support of Honeydew Ranch, LLC's project. Particularly, the relocation of nine existing cannabis cultivation sites to the subject property APN 107-272-005 located at 665 Old Hindley Ranch Road in Honeydew.

My company, Timberland Resource Consultants (TRC) was contracted by Elevated Solutions to prepare CDFW 1600 Notifications on seven of the total nine RRR sites associated with this project from 2017 to 2018. Our work at the seven Retirement, Remediation, and Relocation (RRR) parcels included a property-wide assessment of roads, streams, developed areas, surface diversions, and controllable sediment discharge sites. Based upon TRC's familiarity of these parcels; the pre-existing cannabis cultivation sites to be relocated occur in inappropriate and environmentally sensitive areas. Many are accessed by poorly maintained, non-appurtenant roads that are not within the jurisdiction of the County or subject to State Water Resources Control Board Order WQ 2019-0001-DWQ. As a Registered Professional Forester, I am in support of the restoration and restocking of the sites with conifers to improve timberland productivity. This meets one of the many General Plan policies that support the conservation, development, and utilization of forest resources.

I have visited the receiving site at APN 107-272-005. Upon review of the site plans and close inspection and reconnaissance of the property; I can undoubtedly state that this site is "environmentally superior" relative to the seven RRR sites analyzed by TRC. In addition to the property's superior physical characteristics, its accessed by a low gradient rocked road near a paved county road, and located alongside numerous existing cannabis farms all of which are utilizing shared infrastructure and services located in Honeydew. This is in comparison to the nine farms that have a combined size of 445 acres scattered within a 76 square mile area. The combined greenhouse gas footprint of these nine properties relative to that of the proposed project area would be significantly reduced.

I am aware that this project is under appeal by neighbors. While this is unfortunate, please remember Humboldt County is an agricultural county with many areas planned and zoned for agricultural operations. The presence of farms, ranches and timberland yields significant aesthetic and economic benefits to the health and welfare of the residents of the County. The County's agriculture must be protected, including in areas where it is near residential development. This is accomplished in part by the adoption of Humboldt County Zoning Regulation 313-43.2, which provides that agricultural operations will not be deemed a nuisance.

Thanks for the opportunity to comment on this project.

Sincerely,

A handwritten signature in blue ink that reads "Chris Carroll".

Chris Carroll, RPF #2628  
Timberland Resource Consultants



August 7, 2020

Humboldt County Board of Supervisors  
825 5<sup>th</sup> Street  
Eureka CA 95501

RE: Denial of Honeydew Ranch, LLC Appeal

Dear Supervisors,

On behalf of Bear Extraction House/Emerald Triangle Management Group, Inc. I would like to express my support for Honeydew Ranch, LLC and request that you deny the appeal that was filed against their project.

We have had the opportunity to work with Honeydew Ranch, LLC and the Retirement, Remediation, and Relocation (RRR) projects that are relocating to the property over the past two years. They have been a supporter to our company and to the community of Humboldt. They support not only cannabis industry but many other locally owned businesses and services. They conduct their business in a professional manner and have been nothing but an exceptional company to work with. Our Staff has visited the site on several occasions for procurement, processing organization, and transportation. They have been greeted with nothing but respect and professionalism.

The restoration work that has been completed and is planned to be completed displays the type of commitment to the community, the environment and need to adhere to the standards set forth in Commercial Medical Marijuana Use Ordinance (CMMLUO). Agricultural zoned land with prime ag soils is an ideal place for cultivation to occur. Without RRR receiving sites such as Honeydew Ranch, LLC several of our farmers would be forced out of business leaving Humboldt in an inferior position in the market. Allowing the RRR program to operate in the manner in which it was approved assures Humboldt County's Stake hold in the California market.

I would like to ask you, the Board of Supervisors to uphold the Commercial Medical Marijuana Use Ordinance (CMMLUO) and the Remediation, Restoration, and Relocation (RRR)

program. As well as support the Humboldt County Planning Commissions decision in favor of Honeydew Ranch, LLC and the associated RRR sites.

Thank You,



Taylor Lefevre  
Bear Extraction House  
Emerald Triangle Management Group

Dear

Humboldt County Board of Supervisors and Humboldt Planning Commission

My name is Isaiah O'Donnell, most of you know me as the policy chair for CCVH and founder of Emerald Family Farms, currently I'm running the Bulk Flower Department at Bear Extraction House.

I'm writing in support of the project in Honeydew, Honeydew Ranch LLC, Application number 12256.

The county had a vision of moving non-environmentally friendly farms out of the hills and into prime ag land. This project is a perfect example of this process the county envisioned and proposed to farmers in Humboldt. They have jumped ahead and remediated some of the RRR sites that will be received in Honeydew before being approved, in good faith. A number of other RRR sites in the community are anxiously awaiting the results of this project and if we want this program to work I would strongly encourage the board to approve this project.

Thanks

--



Isaiah O'Donnell  
Bulk Flower Sales Manager

(707) 217-1214

[Isaiah@bearextraction.com](mailto:Isaiah@bearextraction.com)

[www.bearextraction.com](http://www.bearextraction.com) | IG: [@bearextraction](https://www.instagram.com/bearextraction)

06/25/2020

Dear Supervisors,

I am writing you as a concerned General Manager of a Retail supply store in Humboldt County. I want to give my support for the Honeydew Ranch, LLC during the appeal process, Humboldt's County's Cannabis Industry and the Relocation, Remediation, Restoration program in general.

Our community has gone through huge changes with sizeable change to the local economy, retail store and local restaurants closing for good due to covid-19, Cannabis changes and farmers leaving the community, because they cannot stay afloat any longer. Tax revenues are down due to these changes. Southern Humboldt has become reliant on the Cannabis Industry to sustain many privately owned small business.

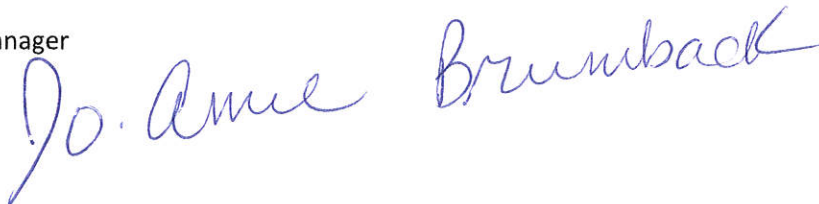
By allowing Honeydew Ranch LLC and the 9 RRR projects designated to relocate to the property will help to fill the deficit with their Measure S tax payments. This tax revenue will then be circulated back into our community allowing for local jobs and services. Aside from Measure S Honeydew Ranch LLC will be spending money in our community, local retail stores, markets, gas stations, clothing, etc. This will also provide employment and support of local distribution companies.

I am asking you to please stand by the CCMLUO and support this project. Honeydew Ranch, LLC supports our local economy, but the RRR project associated with the development of this project are making a big difference in our local environment.

Thank You,

Jo Anne Brumback

General Manager

A handwritten signature in blue ink that reads "Jo Anne Brumback". The signature is written in a cursive style and is positioned to the right of the typed name "Jo Anne Brumback".

Date: 08/04/2020

Dear Supervisors,

I'm writing you today as a concerned business owner and cultivator in Humboldt County. I would like to express my support for Honeydew Ranch, LLC during their appeal process, Humboldt County's Cannabis Industry, and the Relocation, Remediation, Restoration program in general.

Our community is experiencing a downturn that includes but is not limited to: local businesses not being able to stay open, business owners struggling to pay employees and expenses, and a drop in employment and tax revenue. Because of these conditions our community is even more reliant on the Cannabis industry to create stability for a large majority of privately-owned small businesses. Our community is in need of rejuvenation and businesses that can offer stability for the County so that we can begin to thrive once more.

As a member of this community and business owner, my ability to flourish is linked to the Honeydew Ranch, LLC and RRR project. I will not be able to survive if the Honeydew Ranch, LLC/9 RRR Project is not approved. Not only is Mattola dependent on Honeydew Ranch, LLC financially, but the RRR Project will allow me to move my business to Honeydew which is an agriculturally superior area to where I now cultivate in the Mattole Canyon.

Overall, the approval of the Honeydew Ranch, LLC and the 9 RRR projects is crucial for the financial sustainability of our community. The projects will help to fill the deficit mentioned above with their Measure S tax payments. This tax revenue provides funding for local services and jobs for community members.

These projects also provide revenue to local businesses, buy supplies from local stores, provide an opportunity for employment and support local distribution companies. Honeydew Ranch, LLC will be a great ally in supporting our local economy, while the RRR project will also make a difference in our local. Please stand by CMMLUO in favor of this project.

Thank you,

Sam Beznosov

Owner/Cultivator of Mattola Farms, LLC

*Law Offices of Callie Buck* 

POST OFFICE BOX 573 HYDESVILLE, CA 95547 (707) 382-7251 [CALLIEBUCK.ATTORNEYATLAW@GMAIL.COM](mailto:CALLIEBUCK.ATTORNEYATLAW@GMAIL.COM)

July 6, 2020

Hon. Estelle Fennel, Chair and  
Humboldt County Board of Supervisors  
825 5<sup>th</sup> Street, Room 111  
Eureka, CA 95501

RE: Appeal from Planning and Commission's Approval of Honeydew Ranch, LLC, Conditional Use Permit and Special Use Permit Application Number 12256, Case Number CUP-18-030 and SP16-461.

Dear Honorable Supervisors,

I'm writing you today as a concerned fourth generation Humboldt County citizen who is gravely concerned for the economic well-being of our county. Growing up in Scotia, my childhood consisted of watching family, neighbors, and friends one-by-one move out of the area as the Pacific Lumber Company deteriorated and brought the community down with it. I chose to move back home after graduating from law school in Sacramento to become a productive member of this community; however, it is a very real reality that the history of my childhood will repeat itself and family, friends and neighbors will be forced to move out of the area once again as the cannabis industry deteriorates, and with that the local economy.

Because I hope for a thriving community with a growing economy, I would like to express my support for Honeydew Ranch, LLC during their appeal process, Humboldt County's Cannabis Industry and the Relocation, Remediation, Restoration program in general. Not only does this county needs the tax revenues that would be generated from these cultivation sites, but these projects also provide revenue to local businesses, buy supplies from local stores, provide an opportunity for employment and support local distribution companies.

I hope that I always get to call Humboldt county home and my children our able to say that they are fifth generation locals. However, this depends on the decisions of the Board today. Please approve this project and all projects that positively contribute to allowing our economy to remain intact.

Thank You,



Callie Buck, Attorney at Law

Dear Supervisors,

I am writing this letter in support of Honeydew Ranch LLC and the Retirement, Remediation, & Relocation Program in Humboldt County. I am the owner of Hallowed Ground LLC, a farm that has been enrolled in this process with the intent to move my cultivation to the parcel under appeal since 2016. I have ceased all cultivation activities in 2017, and am awaiting approval to commence restoration work and relocate.

The RRR program has given me an opportunity to save my business, which would otherwise be shut down without the opportunity to relocate my cultivation. Not only is the RRR program successful because of its ability to keep cultivators in business, but it facilitates the restoration of legacy cultivation sites in environmentally sensitive areas. That being said, this process requires a great deal of planning and costs, but it in my opinion is worth it. This holding pattern due to the appeal process has been difficult financially. Being enrolled in the RRR program requires engineered plans, biological studies, LSAA fees/upgrades, and replanting costs. The LSAA requires a flat top bridge installation to realign the stream channel. The cost of this alone will be exorbitant.

I graciously ask that you deny this appeal.

Sincerely,

Vesselin Popov

Hallowed Ground Farm LLC, Owner & Cultivator

Humboldt County Supervisors,

I am writing you about Honeydew Ranch LLC and ask you to please deny this appeal. I am the owner of Salmon Creek Farm, RRR site that has been in application process to move to 665 Old Hindley Ranch Rd. Honeydew CA since year 2016. It is important that my business and family have this opportunity to move our farm to Honeydew.

This project is beneficial for county of Humboldt in Measure S taxes and property taxes that support the community and for the environment. I am immigrant woman, that invested my life savings to purchase this business and move my family to Humboldt County. Myself and employees buy all supplies and farm equipment locally, use local engineers and consultants. We do everything we can to be good neighbors and support the community.

Please support the CMMLUO and RRR program and deny the appeal.

Sincerely,

Lyudmila Samoylova



Dear Supervisors,

May 27, 2019

I'm writing you today as a concerned business owner in Humboldt County. I would like to express my support for Honeydew Ranch, LLC during their appeal process, Humboldt County's Cannabis Industry and the Relocation, Remediation, Restoration program in general. It appears that they have done everything correctly to be eligible for permits. Humboldt County needs more business ventures to create jobs.

Our community as a whole, has seen a sizable change in the local economy. Along with the current Covid-19 crisis, local stores and restaurants are closing at an alarming rate. Some business' gross revenue has shrunk considerably, and many or forced to lay off employees and cut expenses. Tax revenue in the County is down considerably. We cannot deny that our community has become reliant on the Cannabis Industry to sustain a large percentage of our privately-owned small businesses.

Honeydew Ranch, LLC and the 9 RRR projects designated to relocate to the property will help to fill part of the deficit with their Measure S tax payments. As we all know, this tax revenue is circulated back into our community providing funding for local services and jobs for community members.

Aside from Measure S Taxes these projects also provide revenue to local businesses, buy supplies from local stores, provide an opportunity for employment and support local distribution companies.

I am asking you today to please stand by the CCMLUO and support this project. Not only does Honeydew Ranch, LLC support our local economy, but the RRR project associated with the development of this project are making a difference in our local environment. Most taxpayers appear to want the cannabis industry participants to pay their fair share and by helping get these farms on track to do that through permitting is critical to our counties economy.

Sincerely,



Randy Sundberg

GR Sundberg, Inc.

August 1, 2020

Humboldt County Board of Supervisors

Dear Supervisors,

On behalf of Lina Farm, LLC I am writing to you in support of Honeydew Ranch LLC and their current appeal process. I ask that you support the Retirement, Remediation, and Relocation section that was written into the Ordinance and deny this appeal. This project perfectly exemplifies the purpose of this program, generates substantial tax revenue in Humboldt County, and operates compliantly and professionally.

Lina Farms LLC has been enrolled in the RRR program since 2016. I have been anxiously awaiting the opportunity to restore my site and relocate to an environmentally superior location on ag land. Myself and my family reside in Humboldt County and spend the majority of our time and money locally. We purchase all farm supplies and equipment locally. We are invested in this county and its success. We have come forward in this legal setting, and operate in full compliance with all regulatory agencies, as does Dany Avi-David, the applicant of Honeydew Ranch. Seeing the large-scale development in the Honeydew area, and being the only project that has been appealed, in my opinion confirms that there are other factors at play. I hear the stories that circulate in the community about immigrants, but Eastern Europeans in particular have been especially villainized. It is present in subtle whispers and more loudly in comments written on local news sites. Quite honestly, the stigma that is portrayed in the community about people of Bulgarian descent is despicable. Because I do not have an accent, my day to day experience is significantly different than what I have observed of other immigrants. It deeply saddens me that in this day and age, this xenophobic attitude is present in our community.

I understand the importance of the cannabis industry in Humboldt County, and our local economy's reliance on this industry. The RRR program has given myself and other small farmers the opportunity to continue to operate and in turn give back to our environment and community. I ask that you, supervisors, stand with the CMMLUO and deny the appeal.

Respectfully,



Gueorgui Iliev

Lina Farms LLC, Managing Member

Fwd: Honeydew Ranch LLC

Marion Collamer <marion@truehumboldt.com>  
To: info@elevsolutions.com

Fri, May 29, 2020 at 10:26 AM



MARION COLLAMER  
Founding Farmer  
D: 707-845-6308  
[www.HumboldtSunGrowersGuild.com](http://www.HumboldtSunGrowersGuild.com)  
[www.TrueHumboldt.com](http://www.TrueHumboldt.com)  
License Number C12-0000076-LIC

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From: Marion Collamer <marion@truehumboldt.com>  
Date: Fri, May 29, 2020 at 10:21 AM  
Subject: Honeydew Ranch LLC  
To: <info@elevsolutions.com>

May 29,2020

Dear Supervisors,

We are writing today as a concerned farmer,distributor, business owner and longtime Humboldt County resident. We would like to express our support for Honeydew Ranch LLC during their appeal process.

We would like to begin by stating that we are familiar with both parties involved, both the applicant and the objecting neighbor, and have deep respect for both. As 40+ year residents of the Honeydew area we are sensitive to both perspectives.

The RRR program was created to alleviate cannabis farming in sensitive watersheds, steep hillside legacy grows and TPZ parcels and has been successful in that endeavour. Honeydew Ranch is a perfect fit , being flat AG property.

We have been close neighbors with the organizers of Honeydew Ranch,LLC for the last 20 years .They has been a conscientious and helpful neighbors through the years, despite facing the racism and bigoted ideology that confronts them in this county. They have taken the majority of road repair of our private road upon themselves in a professional and courteous manner. At every opportunity they support community welfare by donating to the school, fire department and EMTs. They keep a positive watchful eye in the neighborhood and are always ready to help when called in an emergency.While i can understand the apprehension of the opposition, I truly do not think they are aware of the asset they are gaining in such a neighbor.

Honeydew Ranch has made major concessions in their business plan in an effort to compromise, only to be met with complete refusal. This is unfair. We live and are surrounded by TPZ parcels and recognize that the land is to be used for logging purposes. The neighbor should appreciate the willingness of Honeydew Ranch to give and accept that AG land is to be used for that purpose. Working to accommodate each other as neighbors will facilitate business growth and allow everyone to succeed.

Greg Ester  
&  
MARION COLLAMER  
Founding Farmer

Humboldt County Board of Supervisors  
825 5<sup>th</sup> St. Eureka CA 95501

RE: Approve Honeydew Ranch, LLC / Deny Appeal  
Humboldt County Application # 12256

Dear Supervisors,

My name is Steve Doyle and I am the owner of Six Rivers Construction and Consulting and I am writing to you to approve the Conditional Use Permit for Honeydew Ranch, LLC and deny the appeal.

I have worked with the applicant Dany Avi-David for the last 3 years with site compliance and site development on Honeydew Ranch, LLC and two RRR projects (Mossy stone Creek Ranch, LLC and Natural Ascent, LLC) that were relocated to Honeydew Ranch, LLC in the summer of 2018. Mossy Stone Creek Farm, LLC and Natural Ascent, LLC, located in the Indian Creek Watershed, have been fully restored and is currently in the monitoring program which was a major concern for CDFW and the State Water Board. The RRR program that was drafted and approved by the Humboldt County Board of Supervisors was designed to Remediate cannabis projects that pose a threat to the environment, Relocate to a Prime Agricultural zoned area, and Restore the site to pre-cannabis conditions. At that time, Honeydew Ranch, LLC was the first and only project to complete the remediation work as required with the RRR program approved and drafted by you, the Humboldt County Board of Supervisors. The cost of restoring Mossy Stone Creek Farm, LLC and Natural Ascent, LLC to pre-cannabis site conditions was over \$300,000 and not an issue due to relocating the projects to Honeydew Ca, which is a Prime Agricultural Zoned area designed for farming.

SoHum Gardens, LLC is located in Ettersberg CA and has been enrolled since 2016 in the RRR program to be relocated to Honeydew Ranch, LLC. SoHum Gardens, LLC, located in the Upper Mattole Canyon Creek Watershed, was decommissioned in 2018 and the restoration work was completed in 2019. SoHum Gardens, LLC is currently in a holding pattern due to the appeal process, has spent over \$150,000 for the remediation work required per the RRR program, and has had zero income for the last 2 years. How is this incentive for our local farmers to invest in the program you, the Humboldt County Board of Supervisors drafted and approved?

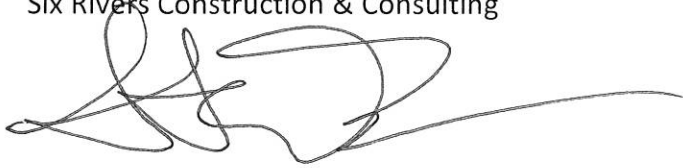
Hallowed Ground, LLC is located in Harris CA and has been enrolled since 2016 in the RRR program to be relocated to Honeydew Ranch, LLC and is located in the East Branch South Fork Eel River watershed. Hallowed Ground, LLC decommissioned all cultivation activities in 2018 and is currently awaiting approval of Honeydew Ranch, LLC by the Humboldt County Board of Supervisors to relocate the project to Honeydew Ranch, LLC and restore the property.

Honeydew Ranch, LLC has met and exceeded all Humboldt County and State requirements, passed all inspections from neighbor complaints with Humboldt County Enforcement Division, passed State inspection from CDFA and Humboldt County AG department, and has voluntarily invited the State Water Board and CDFW. Honeydew Ranch, LLC was not the first licensed cannabis farm located in the Hindley Ranch area and was actually the third or fourth project approved by the Humboldt County Planning Commissioners. Why didn't the concerned

neighbor come forth while multiple acres of cannabis were being developed on adjacent parcels from 2016 to 2020 and appeal the development of those projects?

We can all come to conclusions of why Honeydew Ranch, LLC being appealed, but the facts are the facts. Honeydew Ranch, LLC has addressed all the neighbors concerns in the appeal and has set forth mitigation measures that will be a Condition upon Approval by you, the Board of Supervisors. Approve Honeydew Ranch, LLC and Deny the Appeal, its your responsibility to back the RRR program and protect Humboldt Counties pristine environment.

Sincerely,  
Steve Doyle  
Six Rivers Construction & Consulting

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

Dear Board of Supervisors,

I am writing you as a concerned Farmer in Humboldt County. I have been the Manager at Mattole Meadows Farms, LLC for the past year. I have recently purchased the business and will be the manager of not only the cultivation but the business. I have relocated my family to Humboldt County and reside locally were I plan to raise my child and make Humboldt our family's home.

I would like to ask the Humboldt County Board of Supervisors to deny the appeal to Honeydew Ranch, LLC and support the decision of the Planning Commission. This decision was not made without taking in all consideration. The project size was reduced below the CMMLUO allowance to address all concerns brought forward on water use and total build out.

It's very disturbing to me that I am being judged as a bad neighbor. I have never had any interaction with the appellants nor have I been involved in any criminal activity. The assertions that have been made regarding my business are shameful. I would also like the Board of Supervisors to consider the intentions of those opposing Honeydew Ranch, LLC. The County Planning Department is required to notify all neighbors of the hearing and it is public information. The only person who notified the county of any issues prior to the hearing was the appellant and one neighbor that no longer resides in the neighborhood. The appellant was the only person who attended the hearing.

I would like to ask this Board to consider the source of information and the intent of the individuals who are presenting the accusations presented in the appeal. Many of the individuals listed as "Hindley Ranch Neighbors" in the appeal were cultivators whom did not apply under ordinance 1.0 and will not be eligible under ordinance 2.0 to apply due to the impacted watershed. If projects such as Honeydew Ranch, LLC are not approved this may open up their ability.

I hear people make statements that the cannabis industry doesn't support local non-profit organizations or the community but how am I supposed to support a community that considers me an outsider. As a part of the lease agreement with Honeydew Ranch, LLC I will be required to make annual donations to a non-profit organization by the applicant of Honeydew Ranch, LLC so we can do our part to support the needs of the local community. I'm aware that Honeydew Ranch, LLC has been making donation for years and has made a donation of \$5,000 to the Mattole Valley Community Center and \$5,000 to the Honeydew Volunteer Fire Department. I believe this shows that Honeydew Ranch, LLC is a supporter of the community and the efforts they are making to assure that the leased areas are also doing their part to support the community.

In order to receive an approved Zoning Clearance Certificate (ZCC) for my project I have to complete several requirements. Mattole Meadows, LLC has completed the

Restoration plan, Biological Studies, Cultural Study, and the development of the grading and replanting plan. Once the ZCC is issued for the Restoration I will have to pay a licensed contractor to perform the earthwork, the engineer to oversee it and for the replanting. Before I can relocate and start operating my leased area at the Hindley Ranch property I will have to obtain permits from the County of Humboldt for the build out of my greenhouse structures, apply for and obtain a new State License at the Hindley Ranch Road Location which will require me to pay a new application fee and upon approval pay an additional licensing fee. This is a large investment for a young family, and we have made the commitment. We would appreciate our opportunity to show that we are good businesspeople and have and will continue to follow the guidelines of the ordinance to assure our success in this industry. I have completed all requirements that set forth by the County of Humboldt and the State of California. I have paid my taxes and licensing fees. I deserve an opportunity to grow my business to support my family, contribute to my community and be successful without the judgement of my community.

Thank you for taking the time to read my letter and consider the point I have addressed.

Thank You,

Login Montalbo  
Mattole Meadows, LLC