

Applicant stated that construction would not result in substantial adverse effects or conflicts with the local roadway system. Not only was constant and extremely heavy traffic an issue there was no effort to prevent dust or to help maintain the road during construction by applicant. F1

Applicant stated that his project would not conflict with applicable congestion management which is level of service standards and travel demand measures. He states on application there would be no impact.

Remember this is a category 2 road off of a blind corner off Rohnerville Road. These statements were made when applicants intent was to make this project into a Cannibus Disneyland. Tourism Bud B+B retail on site visitor center etc. Applicant had this tourist attraction on the market for 10 million dollars.

The more I look into the permit process used for the original permit the more I think it is on shaky ground. To add on to this project makes no sense.

Honestly I think you should be reconsidering the permit ~~to~~ the applicant has now.

My name is Steve Carmack. I live at end of Triple K Place Rd, my drive. ~~the~~ way is directly ~~off~~ opposite to the applicants access road.

Obviously there's already a lot of information available to everyone here regarding this permit application since this is the second time around. The first time around of course was denied unanimously by the planning commission even before 2.0 was in place. There are issues ^{even} with the current grow with regards to the new 2.0 ordinance. The project is 490 feet from my property line. The green houses do not prevent odor from escaping when opened up for ventilation.

There are also issues with the permitting process with the original permit. The original permit was given with self approved information and not fact checked by county officials due to lack of man power. Here are ~~some~~ ^{a few} examples on the ~~original~~ original application. The applicant was able to approve our category 2 road for use as a category 4 road. The applicant was able to approve a farm dwelling within the zone D area. The farm dwelling location actually falls within the B-1 flight zone which prohibits residential use. Currently an R.U. is being used as a residence within this zone by applicant. Applicant rated our subdivision as an area with low visual quality and no significant scenic resource. Therefore visual impacts would be less than significant. I purchased this property because of the view and end of the road privacy



FI

tel: 916.455.7300 • fax: 916.244.7300
510 8th Street • Sacramento, CA 95814

June 4, 2018

SENT VIA FEDEX OVERNIGHT DELIVERY

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

**RE: County of Humboldt, Board of Supervisors
June 5, 2018 Public Hearing re: Quantum Genetics
Special Permit and Appeal (Case Number SP 16-328)**

Dear Ms. Hayes:

Triple K Place/Wilson Road Homeowners' Association hereby resubmits its prior comments regarding Quantum Genetics' application for a Special Permit and appeal (Case No. SP 16-328). Attached please find the comments from Triple K Place/Wilson Road Homeowners' Association for the June 5, 2018 Public Hearing and inclusion in the record.

Very truly yours,

SOLURI MESERVE
A Law Corporation

By: 

Patrick M. Soluri

PS/mre

Attachment: Exhibit A, February 1, 2018 letter from Triple K Place/Wilson Road Homeowners' Association re: Planning Commission February 1, 2018 Meeting, Agenda 4

EXHIBIT A



tel: 916.455.7300 • fax: 916.244.7300
510 8th Street • Sacramento, CA 95814

February 1, 2018

SENT VIA EMAIL (eadler@co.humboldt.ca.us)

Elanah Adler, Planner
County of Humboldt
Planning and Building Department
Current Planning Division
3015 H Street
Eureka, CA 95501

**RE: County of Humboldt, Planning Commission
February 1, 2018 Meeting, Agenda 4 - Quantum Genetics
Special Permit (Case Number SP 16-328)**

Dear Ms. Adler:

This letter is submitted on behalf of the Triple K Place/Wilson Road Homeowners' Association ("Association") regarding Quantum Genetics' application for a Special Permit for a 20,000 square foot (100x100 ft) wholesale commercial nursery ("Project").

We understand that the Planning Commission had previously scheduled to consider the Project on January 18, 2018, and then continued the matter to February 1, 2018. On January 18, 2018, an Association member, Gary Trone, hand-delivered comments regarding the Project and the County's inadequate environmental review. These comments remain relevant, and a copy is resubmitted herein. (Exhibit 1.)

A major flaw in the County's review of the Project arises from the County's impermissible project segmentation by entitlement. As previously noted, the County violated CEQA because its Mitigated Negative Declaration ("MND") fails to include aspects of the "whole of the action" that are described in the County's zoning clearance certificate ("ZCC"). Exacerbating this flaw, we learned just recently that the MND fails to analyze yet another element of the "whole of the action," which is the so-called "bud-bnb." (See attached Exhibit 2.) A Century21 marketing brochure for the property explains:

Plans for a 4000sqft house for a bud-bnb house are already in place. An international Australian architect designs this house. Having both a

microbusiness license and a wholesale license on the same property won[']t be an issue since AB-133 just signed into effect 4 days ago by the governor, which allows for multiple licenses to be on the same premise. The potential for tourist income is also huge with a bud-bnb and onsite retail and visitors center once 100x100 building is installed.

(Exhibit 2.)

In other words, the “bud-bnb” is yet one more component of the “whole of the action” that is conspicuously omitted from any mention, much less analysis in the MND. This constitutes impermissible project segmentation under CEQA.

What is more, the MND’s failure to analyze the impacts of the “bud-bnb” renders it inadequate as an informational document. The MND fails to describe operation of this “bud-bnb”, much less analyze its impacts although there is no question that it will increase the Project’s environmental impacts. For example, the “bud-bnb” will increase the Project’s water consumption by an unspecified amount. The MND fails to explain how an adequate supply of potable water may be provided. Operation of the “bud-bnb” will also increase noise and light emitting from the property, including night-time operations. The MND fails to address these operational impacts.

The “bud-bnb” will also increase the Project’s trip generation numbers and, by extension, the Project’s impacts on local roadways. This additional vehicular traffic also calls into serious question whether Triple K Place can adequately support the Project. The Century21 brochure explains, “The potential for tourist income is also huge with a bud-bnb and onsite retail and visitors center once 100x100 building is installed.” The MND has not in good faith estimated the vehicular traffic associated with this planned additional tourism to the property.

The Project’s January 18, 2018 Staff Report (“Staff Report”) claims that Triple K Place can accommodate the expected vehicle traffic, and that the private driveway meets Category 4 standards. However, our own information contradicts this finding, and suggests that Triple K Place in its current state does not meet Category 4 standards. Prior analysis of the state of Triple K Place indicated that the road met Category 2 standards. Further, Triple K Place does not meet the width, volume, or mobility requirements of Category 4 roads. Therefore, substantial evidence does not support the Staff Report’s findings.

Elanah Adler, Planner
County of Humboldt, Planning and Building Department
February 1, 2018
Page 3 of 3

In light of the City of Fortuna's repeated objections to the Project because of the Project's occurrence within Fortuna's sphere of influence, the Planning Commission should either: (i) refrain from approving the Project until County Ordinance 17-02 ("Ordinance") is approved by the County Board of Supervisors; or (ii) substantively apply the requirements of the Ordinance to the Project.

Very truly yours,

SOLURI MESERVE
A Law Corporation

By: 
Patrick M. Soluri

PS/mre

Attachments: Exhibit 1, Comments on Quantum Genetics Special Permit originally submitted January 18, 2018
Exhibit 2, Century21 Marketing Brochure

cc (via email): Planning Commission Members via the Planning Commission Clerk (planningclerk@co.humboldt.ca.us)

EXHIBIT 1

Comments on Quantum Genetics Special Permit
County Case number SP16-328
APN 203-231-003

1. A mitigated negative declaration (“MND”) is inadequate as a CEQA document for the project because the record supports a fair argument of potentially significant environmental impacts. Further the MND fails as an informational document in various areas.
2. The MND fails to analyze the “whole of the action.” (CEQA Guidelines, § 15378). The whole of the action includes elements of the overall project that were previously approved ministerially, outside of CEQA review, with issuance of a ZCC. In fact, the MND acknowledges that the project “will be part of a larger existing and approved operation on the project site.” (MND, p. 116.) These additional project elements requiring analysis include: 30-45 foot dwelling; 30x20 foot garage; 500,000-gallon pond; 12 foot high chain-link security fence with cameras (“ZCC Component”). The staff report acknowledges that none of the ZCC Components have yet been constructed, and so they are not yet part of baseline conditions. Further, the County performed no CEQA review for the ZCC Component so there is no prior CEQA document that the County may tier from or incorporate by reference to cure the MND’s failure to perform the necessary analysis. Failing to analyze the ZEE Component is classic “piecemealing.”
3. Staff report explains that the Project will require 60,000 gallons of water per year, yet the record fails to establish that this can be supplied by “rainwater/fog/dehumidifier harvesting.” The MND acknowledges that the Project will rely on groundwater as a backup, but fails to identify how much groundwater realistically will be required, or whether that amount can be satisfied by groundwater pumping on-site. Pumping groundwater for the Project may result in project-level and/or cumulative groundwater impacts, particularly when one includes the undisclosed amount of groundwater that will be used for the ZEE Components.
4. The Project’s potentially significant impact to groundwater is exacerbated by the Project’s reduction in groundwater recharge due to: (i) increasing impervious surfaces on the site, and (ii) capturing stormwater runoff from the nursery building.
5. The staff report also notes that the groundwater well on site may be hydrologically connected to surface water. The MND fails to adequately analyze the potential impact on surface water supplies and any negative impacts associated with diverting water connecting to surface water supplies.

6. It is noted that the California Department of Fish and Wildlife has requested a streambed alteration agreement for the Project. This would be a responsible agency action under CEQA, and yet the MND fails to provide information necessary to evaluate the impacts of this action. The MND fails to explain why deferral of any such analysis is necessary.
7. The MND improperly defers analysis and mitigation for impacts to biological resources.
8. The MND fails as an informational document with respect to cumulative impacts. The MND's cumulative impact analysis improperly characterizes the ZCC Component as a "cumulative project" and not properly as the "whole of the action" as CEQA requires. The cumulative impact analysis fails because the only identified cumulative project is the ZCC-Component. No other cannabis projects in the area are identified as cumulative projects, even though many of these will also rely on a combination of groundwater and surface water supplies, biological resources, transportation and air quality. The MND fails to identify cumulative projects using either an accurate "list approach" or a "summary of projections" approach. The MND also fails to identify the geographic scope of cumulative analysis for each resource area as CEQA requires. (CEQA Guidelines, § 15130 (b)(3) ("Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used".))
9. The project application documents fail to comply with the County's mandate to demonstrate adequate source of water supply for the project, both with and without consideration of the ZCC-Component.

EXHIBIT 2

PERMITTED PROPERTIES

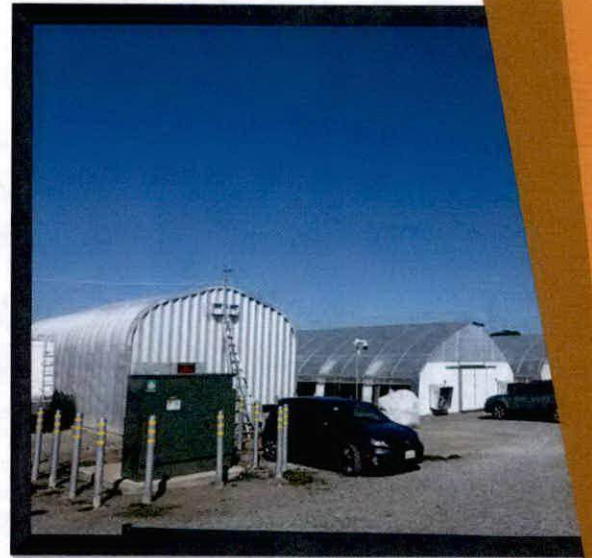
Property and facility permitted and operating for marijuana

Century 21
BRIGHT HORIZONS

PROPERTY 1

QUANTUM GENETICS, INC 210 TRIPLE K PLACE FORTUNA, CA 95540

- **Price:** \$18,000,000
- **Size:** 10 Acres
- **Zoning:** Agricultural
- **County:** Humboldt
- **Status:** Mixed Lighting Marijuana Cultivation
- **Marijuana Permit Status:** Approved & Operating



DESCRIPTION:

Located on 210 Triple K Place just outside Fortuna, CA this 10 acre is fully compliant and operating a just under 10,000sqft mix light grow facility. Including 9960sqft of Greenhouse space, 800sqft processing and packaging facility, and more. This property is also going to be acquiring a Wholesale Nursery License, which will include approval for a 100x100 metal building to be installed that is 2-stories, making it a 20,000sqft building.



This building will in 2018 when Humboldt County's new ordinance goes into effect will allow for a microbusiness license. Microbusiness license will allow includes a level 1 manufacturing, distribution, and retail all on site. Plans for a 4000sqft house for a bud-bnb house are already in place. An international Australian architect designs this house. Having both a microbusiness license and a wholesale license on the same property wont be an issue since AB-133 just signed into effect 4 days ago by the governor, which allows for multiple licenses to be on the same premise. The potential for tourist income is also huge with a bud-bnb and onsite retail and visitors center once 100x100 building is installed.

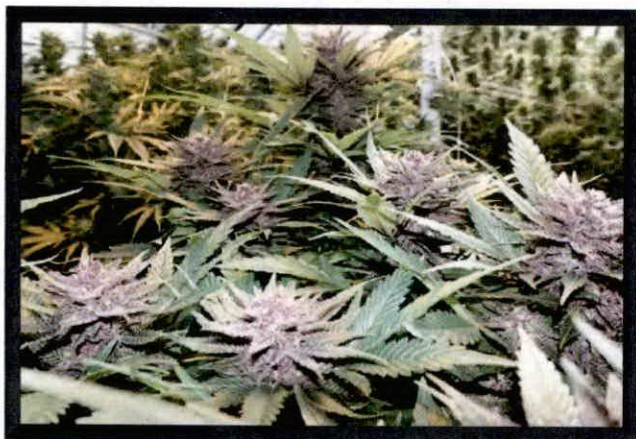
PERMITTED PROPERTIES

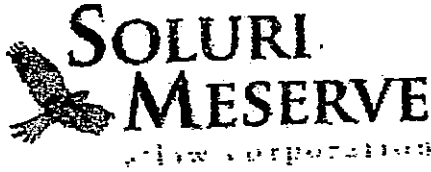
Property and facility permitted and operating for marijuana



PROJECT HIGHLIGHTS:

- ✓ Permitted in November 2016
- ✓ Fully automated
- ✓ Everything new, including commercial sewer system (also done for house and wholesale nursery building), ADA compliant bathroom, Greenhouses, computers, processing facility and more
- ✓ Over \$200,000 generated in 3 months from greenhouse #1, greenhouse #2 being taken down 20th – 27th of September, and the greenhouse #1 being harvested on 25-30th of October. Replant for Greenhouse #2 is ready and done by 5/6th of October.
- ✓ Clones all sourced in-house
- ✓ Cultivation Facility yearly projections should be 1500-3000lbs
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- ✓ Potential Wholesale Nursery Sales is 100,000 clones a month = \$500,000 – 1,000,000 a month
- ✓ Tourism Potential Revenue is high due to easy access and beautifully designed Bud-BnB house.
- ✓ Lowest Taxes in the State \$2 per square foot for mixed light
- ✓ Vintage style house plans done





F1
tel: 916.455.7300 - fax: 916.244.7300
510 8th Street - Sacramento, CA 95814

February 1, 2018

SENT VIA EMAIL (eadler@co.humboldt.ca.us)

Elanah Adler, Planner
County of Humboldt
Planning and Building Department
Current Planning Division
3015 H Street
Eureka, CA 95501

**RE: County of Humboldt, Planning Commission
February 1, 2018 Meeting, Agenda 4 - Quantum Genetics
Special Permit (Case Number SP 16-328)**

Dear Ms. Adler:

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Elanah Adler, Planner
County of Humboldt, Planning and Building Department
February 1, 2018
Page 2 of 3

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Elanah Adler, Planner
County of Humboldt, Planning and Building Department
February 1, 2018
Page 3 of 3

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Very truly yours,

SOLURI MESERVE
A Law Corporation

By: 
Patrick M. Soluri

PS/mre

Attachments: Exhibit 1, Comments on Quantum Genetics Special Permit originally submitted January 18, 2018
Exhibit 2, Century21 Marketing Brochure

cc (via email): Planning Commission Members via the Planning Commission Clerk
(planningclerk@co.humboldt.ca.us)

PART B: Only complete Part B if Box 3 is checked in Part A. Part B is to be completed by a Civil Engineer licensed by the State of California. Complete a separate form for each road.

Road Name: Triple Kn Road Date Inspected: 6/9/17 APN: 203-231-003
 From Road: Rohrerville Road (Post Mile N/A) Planning & Building Department Case File No.:
 To Road: _____ (Post Mile _____) SP16-328

1. What is the Average Daily Traffic (ADT) of the road (including other known cannabis projects)?

Number of other known cannabis projects included in ADT calculations:
 (Contact the Planning & Building Department for information on other nearby projects.) NONE

ADT: 44 Date(s) measured: 6/7/17

Method used to measure ADT: Counters Estimated using ITE Trip Generation Book

Is the ADT of the road less than 400? Yes No

If YES, then the road is considered very low volume and shall comply with the design standards outlined in the American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400)*. Complete sections 2 and 3 below.

If NO, then the road shall be reviewed per the applicable policies for the design of local roads and streets presented in AASHTO *A Policy on Geometric Design of Highways and Streets*, commonly known as the "Green Book". Complete section 3 below.

2. Identify site specific safety problems with the road that include, but are not limited to: (Refer to Chapter 3 in AASHTO *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400)* for guidance.)

A. Pattern of curve related crashes.

Check one: No. Yes, see attached sheet for Post Mile (PM) locations.

B. Physical evidence of curve problems such as skid marks, scarred trees, or scarred utility poles

Check one: No. Yes, see attached sheet for PM locations.

C. Substantial edge rutting or encroachment.

Check one: No. Yes, see attached sheet for PM locations.

D. History of complaints from residents or law enforcement.

Check one: No. Yes (check if written documentation is attached)

E. Measured or known speed substantially higher than the design speed of the road (20+ MPH higher)

Check one: No. Yes.

F. Need for turn-outs.

Check one: No. Yes, see attached sheet for PM locations.

3. Conclusions/Recommendations per AASHTO. Check one:

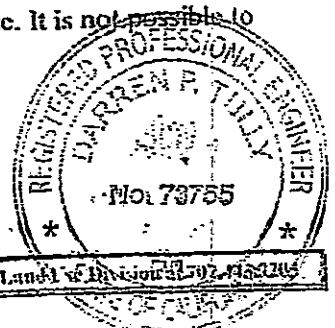
The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above.

The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above, if the recommendations on the attached report are done. (check if a *Neighborhood Traffic Management Plan* is also required and is attached.)

The roadway cannot accommodate increased traffic from the proposed use. It is not possible to address increased traffic.

A map showing the location and limits of the road being evaluated in PART B is attached. The statements in PART B are true and correct and have been made by me after personally evaluating the road.

[Signature] Date 6/13/17
 Signature of Civil Engineer



Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 925-432-2145

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: *Part A may be completed by the applicant*

Applicant Name: Ed Wilkinsen APN: 203-231-328

Planning & Building Department Case/File No.: _____

Road Name: Triple K place *(complete a separate form for each road)*

From Road (Cross street): Rohnerville Rd

To Road (Cross street): _____

Length of road segment: _____ miles Date Inspected: 6/9/17

Road is maintained by: County Other Private
(State, Forest Service, National Park, State Park, BLM, Private, Tribal, etc)

Check one of the following:

Box 1 The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

Box 2 The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

An equivalent road category 4 standard is defined as a roadway that is generally 20 feet in width, but has pinch points which narrow the road. Pinch points include, but are not limited to, one-lane bridges, trees, large rock outcroppings, culverts, etc. Pinch points must provide visibility where a driver can see oncoming vehicles through the pinch point which allows the oncoming vehicle to stop and wait in a 20 foot wide section of the road for the other vehicle to pass.

Box 3 The entire road segment is not developed to the equivalent of road category 4 or better. The road may or may not be able to accommodate the proposed use and further evaluation is necessary. Part B is to be completed by a Civil Engineer licensed by the State of California.

The statements in PART A are true and correct and have been made by me after personally inspecting and measuring the road.

Signature

Ed Wilkinsen

Date

6/20/17

Name Printed

Ed Wilkinsen

Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707.445.7205.



**QUANTUM GENETICS,
INC 210 TRIPLE K PLACE
FORTUNA, CA 95540**

Price: \$18,000,000

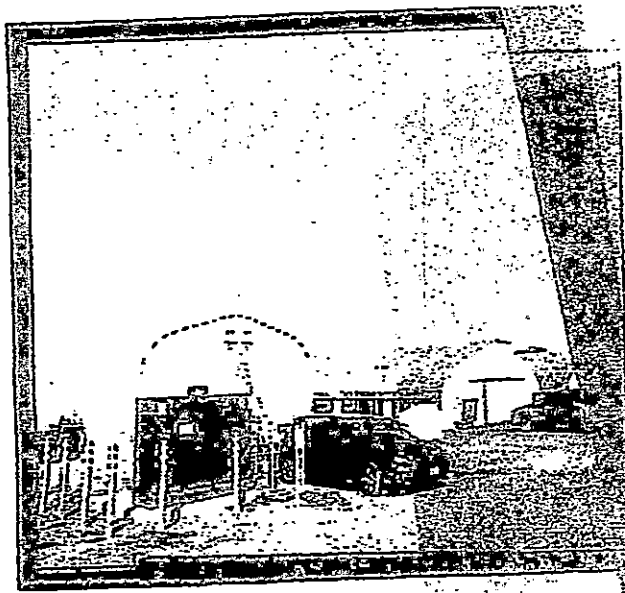
Size: 10 Acres

Zoning: Agricultural

County: Humboldt

Status: Mixed Lighting Marijuana Cultivation

Marijuana Permit Status: Approved & Operating



DESCRIPTION:

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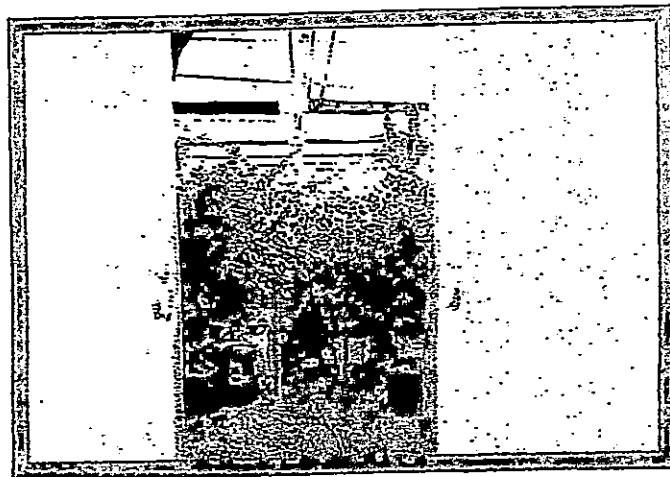


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PROJECT HIGHLIGHTS:

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- ✓ Lowest Taxes in the State \$2 per square foot for mixed light
- ✓ Vintage style house plans done



210 TRIPLE K PLACE FORTUNA, CA 95540

Sponsored Links

Public Records Online

I WILL NOT use this information to stalk anyone

I will see someone I know: I WILL NOT publicize their information or spread gossip

I WILL NOT harass people whose criminal records appear on this site

If I learn someone close to me is a dangerous criminal I WILL NOT confront them

Enter

There are 2 companies that have an address matching 210 Triple K Place Fortuna, CA 95540:

The companies are Quantum Genetics Cooperative Inc and Quantum Leasing LLC.



G+



QUANTUM GENETICS COOPERATIVE, INC.
CALIFORNIA DOMESTIC CORPORATION
WRITE REVIEW

Address: 210 Triple K Place
Fortuna, CA 95540
Address Types: Mailing and Registered Agent
Registered Agent: Edward Wilkinson
Filing Date: October 10, 2016
File Number: G3953206

QUANTUM LEASING, LLC
CALIFORNIA DOMESTIC LIMITED-LIABILITY COMPANY
WRITE REVIEW

Address: 210 Triple K Place
Fortuna, CA 95540
Address Types: Mailing and Registered Agent
Registered Agent: Edward Wilkinson
Filing Date: October 12, 2016
File Number: 201629310035

Sponsored Links

Search



DELL

Address	210 Triple K Place Fortuna CA 95540
Status	Active
Company number	C3953206
Company type	Domestic Nonprofit
Jurisdiction	CA
Incorporation Date	10th October 2016
Updated at	29th May 2018

Agent

Agent name	Edward Wilkinson
Agent address	210 Triple K Place Fortuna CA 95540

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Alex Padilla California Secretary of State

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LLC Entity Detail

201629310035 - QUANTUM LEASING, LLC

Last statement filed on:	02/21/2018
Registration Date:	10/12/2016
Jurisdiction:	CALIFORNIA
Status:	ACTIVE
Agent for Service of Process:	JAMES BOON 210 TRIPLE K PLACE FORTUNA CA 95540
Entity Address:	210 TRIPLE K PLACE FORTUNA CA 95540
Mailing Address:	210 TRIPLE K PLACE FORTUNA CA 95540
LLC Management:	One Manager

Please review this information to determine if you have identified the correct LLC. If correct, click Continue Filing, or click New Search to locate your LLC.

[Back to Results](#)

[New Search](#)

[Continue Filing](#)

Quantum Leasing, LLC Overview

Quantum Leasing, LLC filed as a **Domestic** in the **State of California** on **Wednesday, October 12, 2016** and is approximately two years old, as recorded in documents filed with **California Secretary of State**.

Learn more

D&B Reports Available for Quantum Leasing, LLC

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Network Visualizer

A. Bishara, Inc.

Quantum Leasing, LLC

James Boon

Advertisements

Results of search for: "C3953206"

Select a corporation name from the following list by clicking on the corporation name and additional information for the selected corporation will be displayed.

Corporate Number	Incorporation Date	Status	Corporation Name	Agent for Service of Process
C3953206	10/10/2016	DISSOLVED	QUANTUM GENETICS COOPERATIVE, INC.	EDWARD WILKINSON

[New Search](#)



Properties

Search

Sold

About

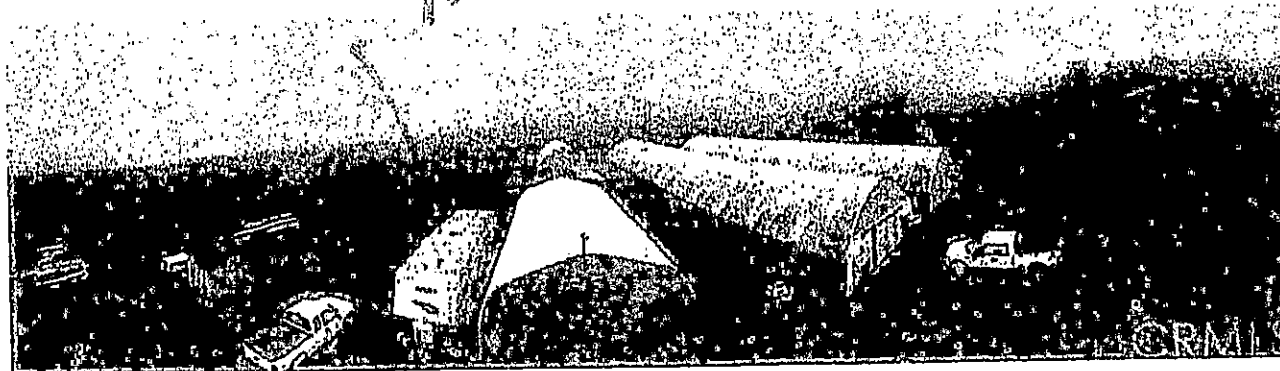
Agents

Inquire



210 Triple K Place

*Residence in RV zone
New Lease*



BACK TO TOP

Petition for those in support of Quantum Leasing LLC Wholesale Nursery, APN 203-231-003, Special Permit to be approved by The Board of Supervisors.

Name	Business Owner of	Employee of	City of Residence	Signature
Denise Del Monte	Apex		Fortuna	
Justin Del Monte	Apex		Fortuna	
Andrew Del Monte	Apex		Fortuna	
Doug Phillips			Pendola	
Patrick R. Daly		Redi-Rents	Fortuna	
Andrew Daly		Redi-rents	Fortuna	
Kyle MANGIN		Redi-Rents	Fortuna	
Lia Martin		Redi Rent	Pendola	
Shane Phillis		Redi-Rents	Fortuna	
Jordan Renta		Redi-Rents	Fortuna	
Sam O'Connell		Wyckoff	Fortuna	
Chris Wood		Wyckoffs	Fortuna	
Michael Boston		Wyckoffs	Fortuna	
Stephanie Simeca	Farmers		Fortuna	
Sam Kazan		MILLS	ARCATA	
AARON BRYAN		MILLS	EUREKA	
Manuel Alves	Ranchos Humboldt Exotics		FORTUNA	
Manuel Meras	Humboldt Green Light Kitchen		Fortuna	
Ashley Hanson			MECOLE	
Brad Swaver	Swaver Home Repair		Humboldt	
Ana Maldonado			Fortuna	
Trevor Barcelos		Humboldt Bottom	Fortuna	
Jessica Castanos		Humboldt	Fortuna	
Erik O'Neill		master	Eureka	
Andrew Perry		HCO	Fortuna	
			Fortuna	
			Fortuna	
J. AZZUNO			SHIVELY	

Petition for those in support of Quantum Leasing LLC Wholesale Nursery, APN 203-231-003, Special Permit to be approved by The Board of Supervisors.

Name	Business Owner of	Employee of	City of Residence	Signature
Jamie Bucklin	From the Ground Up Construction		McKinleyville	[Signature]
Kelly Givins		Hannes Gold Sign	Arcata	[Signature]
Not Pinneman	Hum Seed Co.	" "	Eureka	[Signature]
Skyler Palmer	HendRX		McKinley	[Signature]
KAY FRAZEE			McKinleyville	[Signature]
Armando Cervantes	AKME LLC		Orleans	[Signature]
Lelehnia Dubas	Sensi Mag		McKinleyville	[Signature]
Boris Shevchuk	Papa & Barkley	P+B Labs	Eureka	[Signature]
Greg Williston	SHN		Eureka	[Signature]
Colin Mateer		SHN	Arcata	[Signature]
Ryan Logindici	Papa + Barkley	P+B	Hydesville	[Signature]
Brandi Martinez		P+B	Hydesville	[Signature]
Haron Olsen	P	P+B	Hydesville	[Signature]
Jeff Wells	Papa + Barkley	P+B	Hydesville	[Signature]
Bo Payne	Papa + Barkley	P+B	Eureka	[Signature]
Brady Weaver	Papa + Barkley	P+B	Eureka	[Signature]
Layton Calvo		Wyckoff's	Carlotta	[Signature]
Ryan Reback	Wyckoff's		Carlotta	[Signature]
Christy	MSK	Employee	Fortuna	[Signature]
PEDRO	MSP	PEDRO	FORTUNA	[Signature]
Kelly Burke		Fortuna Vet	Ferndale	[Signature]
Jacklyn Givins		The Humblest Carter	Fortuna	[Signature]
Quin Betts			Fortuna	[Signature]
HARRY SMITH	Root 101 Nursery		FORTUNA	[Signature]
Gabriel Smith		Root 101 Nursery	Rio Dell	[Signature]

Petition for those in support of Quantum Leasing LLC Wholesale Nursery, APN 203-231-003, Special Permit to be approved by The Board of Supervisors.

Name <i>Print</i>	Business Owner of	Employee of	City of Residence	Signature
Tim Roscoe	Mattole Investments	Self	Hydesville	<i>Tim Roscoe</i>
Dave D'Amico	D'Amico Nurseries	Self	Carlotta	<i>Dave D'Amico</i>
Crystal Dalton	Clydes Tanning		Fortuna	<i>Crystal Dalton</i>
Champ Laffel	CLYDES TANNING	CLYDES TANNING	RIO DELL	<i>Champ Laffel</i>
Taylor Rollins		Eel Valley Appliance	Fortuna	<i>Taylor Rollins</i>
Ross Huber		EEL VALLEY APPL	FORTUNA	<i>Ross Huber</i>
Shita Gargani	retired		Fortuna	<i>Shita Gargani</i>
Katherine Rollins	retired		Fortuna	<i>Katherine Rollins</i>
Ma Ben		Self	Fortuna	<i>Ma Ben</i>
Stacey Graham	—	—	Fortuna	<i>Stacey Graham</i>
Levi Rollins	—	Fernbridge Factor	Fortuna	<i>Levi Rollins</i>
Josh Hampton	—	Self	Carlotta	<i>Josh Hampton</i>
Richard Rollins	—	Q/Glensing	Carlotta	<i>Richard Rollins</i>
Kimberly Rollins	—	—	Carlotta	<i>Kimberly Rollins</i>
BRYAN BEENE	—	ROOT 101	RIO DELL	<i>Bryan Beene</i>
manuel meras	Humboldt Exotics		Fortuna	<i>Manuel Meras</i>
Lakeah Hegler		Root 1001	Fortuna	<i>Lakeah Hegler</i>
Breann Gess		Root 101	Carlotta	<i>Breann Gess</i>
Drew Montger		NHS	Rio Dell	<i>Drew Montger</i>
Nathan Leavitt	Humboldt Bottling		Fortuna	<i>Nathan Leavitt</i>
Gail Leavitt	Eel River Hydroponics		Carlotta	<i>Gail Leavitt</i>

Wholesale Nursery Appeal

Recommendation of approval by the
Planning and Building Department,
as this project has been found to be
consistent with current regulations

Reason's for denial that are contested in this presentation;

- Aspects of the proposed project not described.
 - All aspects of the project have been clearly described and all required regulations have been met.

- The adequacy of the existing road and proposed parking
 - The applicant has been and will continue to be willing and able to commit to upholding proper road maintenance. No accident history on the road and adequate parking as described in exhibits.

- Well water use and the impact on neighborhood
 - The finding of increased use of water and reduction of availability of ground water is patently untrue. The facility has implemented and invested in a number of state-of-the-art, water-saving systems that ensures there will be no, read zero, use of ground water by the time the nursery is in operation.

- Prejudice future pending City of Fortuna annexation
 - Applicant had contacted LAFCO to find that the city would not be able to annex the property and Fortuna has no plan with LAFCO to annex the area.

The project, although it does not fall under the 2.0 ordinance, suffices all new regulations put in place to protect City's SOI's

-The 2.0 ordinance was passed in order to make decisions when there was opposition. This project meets all the extra setbacks and regulations and therefore should be passed.

-All cultivation and Nursery operations will be in structural buildings that cannot be seen into.

-Filtration systems will be included to mitigate any odor, even though there will not be an odor from the Nursery.

-Over 600ft away from City limits (about 1050ft from property line and over 1500+ from cultivation / nursery area).

-Over 600ft from Residences in opposition. .

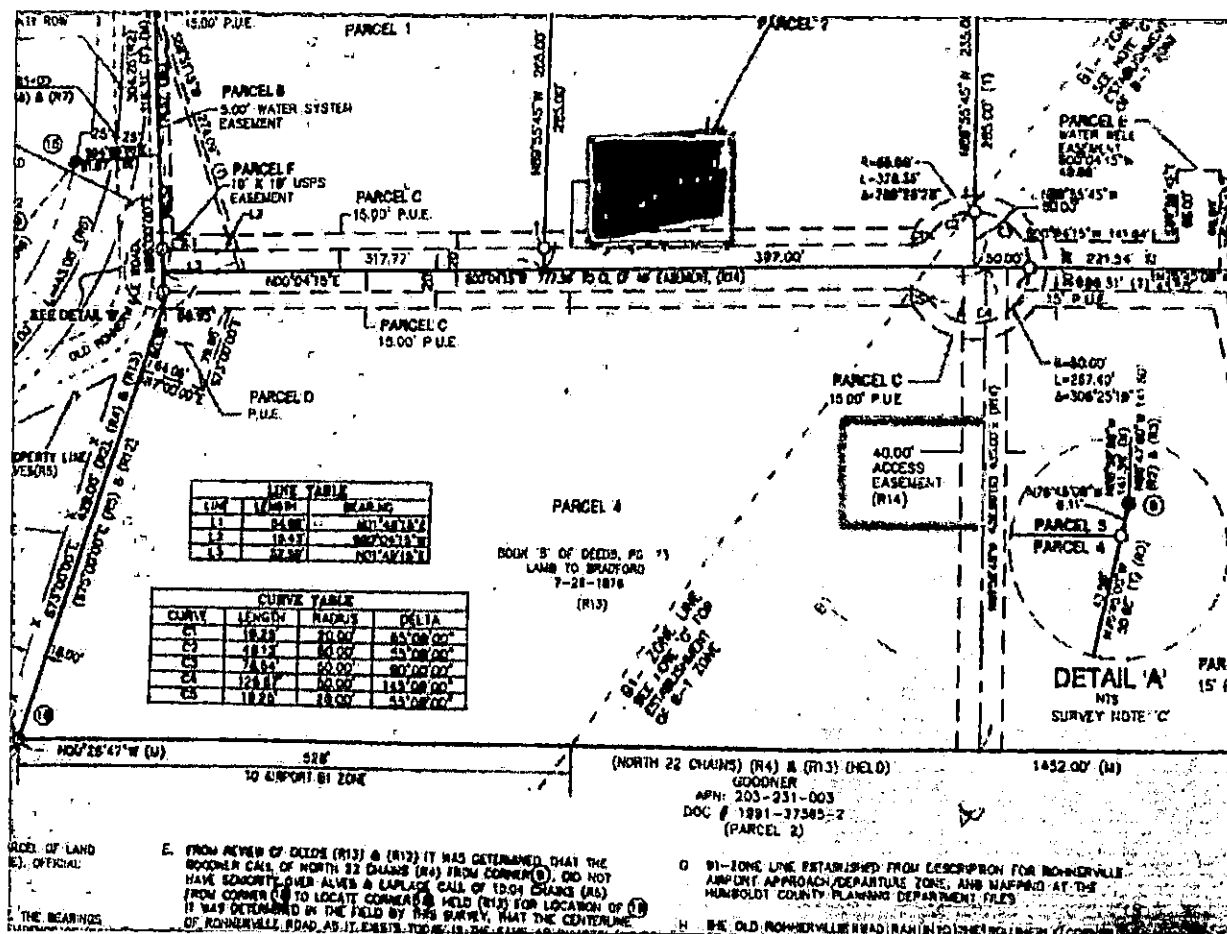
-Next slide shows setbacks.

-No opposition from either of my of my immediate neighbors.

-Both current cultivation and Nursery operations meet at least one, if not two, of the requirements in the 2.0 ordinance. These setbacks and rules were implemented in order to make a decision if there was any opposition.

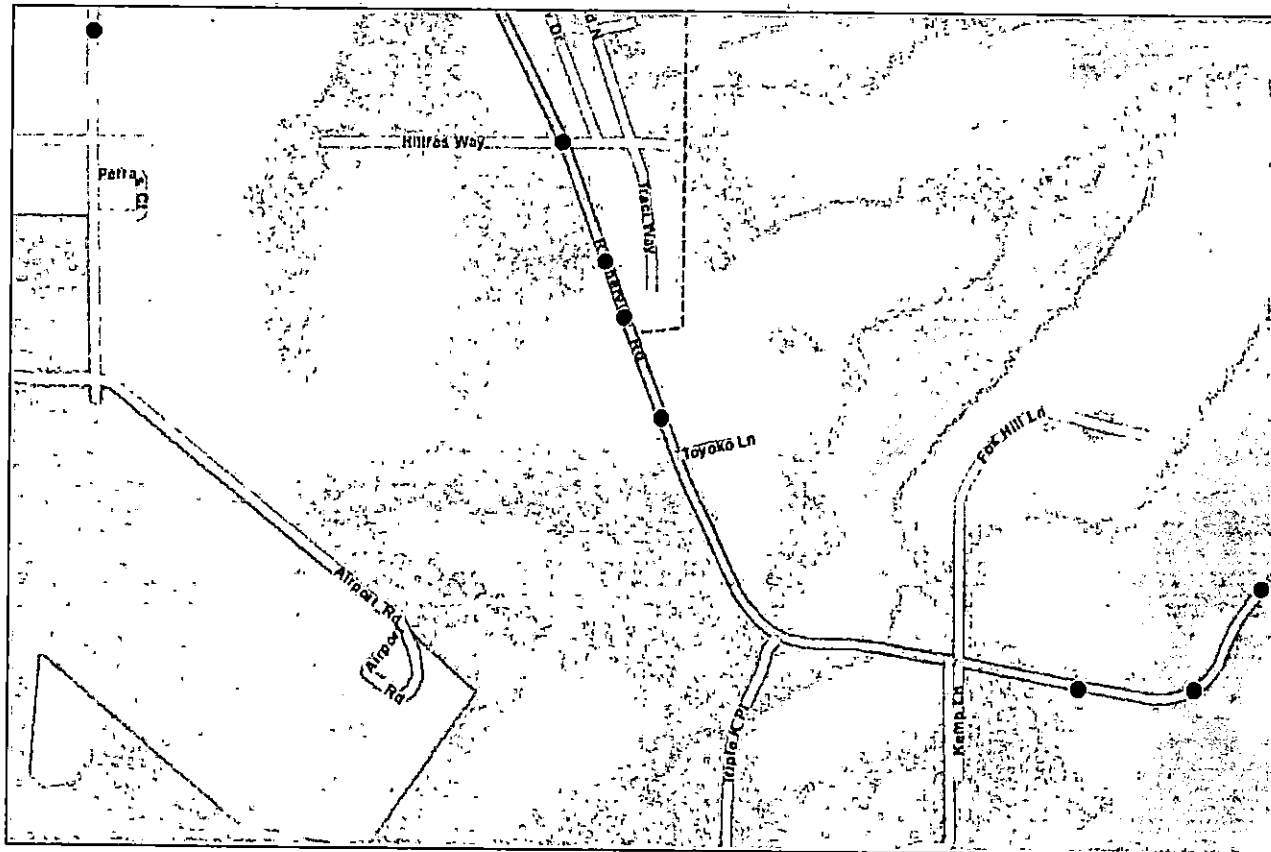
The adequacy of the existing road to accommodate the proposed project

- 40ft easement from Rohnerville road all the way to property.
- Applicant is willing to upgrade the road to a Category 4 Road. A quote has already been received.
- Previous use has been commercial, including: horse ranch and heavy logging equipment



Historically the intersection of Rohnerville Road and Triple K Place is not dangerous

SWITRS GIS Map: Humboldt, All 01/01/2006 - 12/31/2016

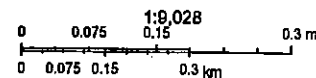


- Blue dots show where collisions and accidents have happened.

- No accidents have happened as far as County records go back (12 years) on the intersection of Triple K Place and Rohnerville Road.

- Project will not increase traffic on intersection as Horse Ranch has down sized operation and thus traffic is actually less (even with approval) than previously.

February 26, 2018
SWITRS Collisions
● Collisions

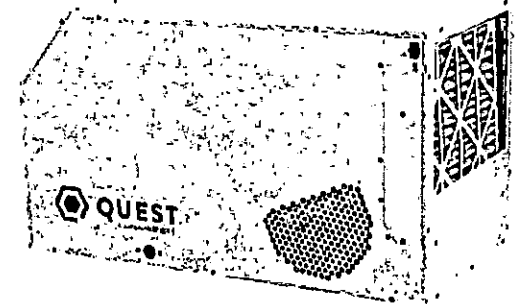


Sources: Esri, HERE, Garmin, USGS, Inetmap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Made by: SWITRS GIS Map at TMS (<https://tms.berkeley.edu/>), SafeTREC, UC Berkeley
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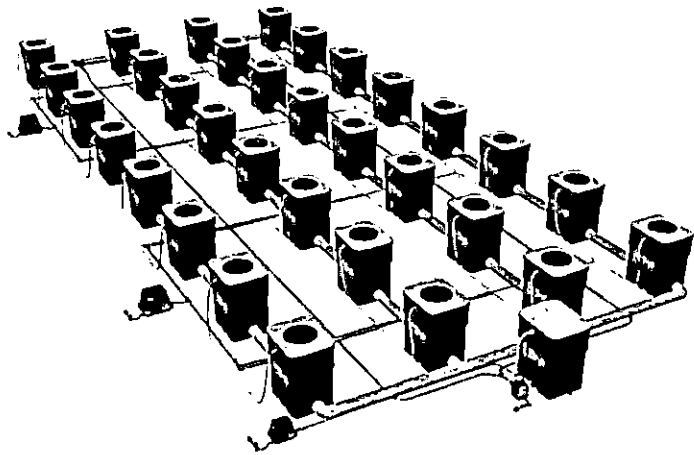
No water will be used from well by completion of Nursery construction; irrigation provided by:

- 40-50% of the cultivation water could be sourced from the 4 dehumidifiers that each have the potential to produce up to 225 pints of water a day.
 - That is a potential of 107.5 gallons a day
 - Addition dehumidifiers will be installed in nursery to capture more.
- Rain catchment system will be installed on nursery.
 - Based on the average rainfall (45inches) in Fortuna a year, a 10,000 sq. ft surface can catch 280,530 gallons a year.
 - This is more water than the whole project will consume yearly.
- The conclusion is that this project will not be collecting any ground water after the completion of the nursery.



The Quest 225 Dual is the largest capacity of the group. This unit removes up to 225 pints of water per day using only 6.9amps/230V. Ideally suited for commercial gardens and greenhouses.

Nursery will have state-of-the-art Deep Water Culture Hydroponic system that recycles water; significantly reducing the use of water.



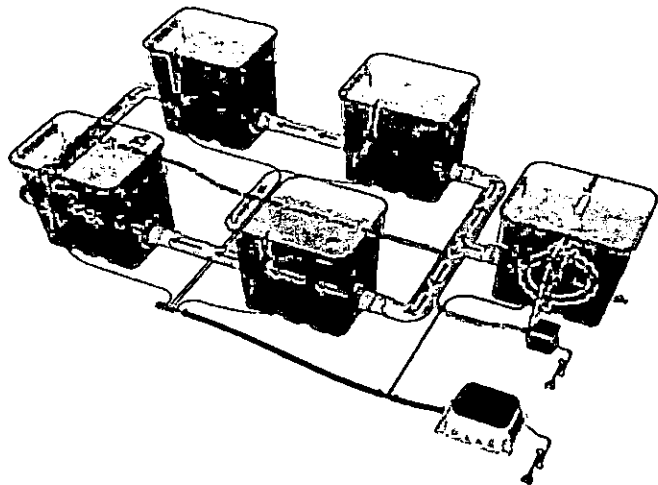
This system will recycle the water and significantly reduces the use of water.

This project is investing in a expensive system to ensure that it has the least affect on the watershed, environment, and prides itself on being a example for the County.

The Planning Commission (PC) has approved a project that the Humboldt Bay Municipal Water District said could containment half of Humboldt County's water supply.

Less than a mile away, a project that draws water from the same watershed has planned to use 4000 gallons a day, this is significantly higher than applicants project. This project was approved with no community objection.

With these projects approved by the PC, there is no reason for this project to be denied based on water use. Applicants project mitigates all water use concerns by harvesting water from dehumidifiers, catching rain water, and using state-of the-art watering system that drastically reduces water use.



Fortuna annexation will not be affected

2/24/2018

Gmail - Fortuna Annexation



Edward Wilkinson <ed.wilkinson1990@gmail.com>

Fortuna Annexation

Administrator <administrator@humboldtlafo.org>
To: Edward Wilkinson <ed.wilkinson1990@gmail.com>
Cc: Matt Kumin <matt@mattkuminlaw.com>

Wed, Feb 21, 2018 at 1:38 PM

Hi Ed,

Thanks for contacting LAFCo. My responses to your questions are provided below. Let me know if you have any follow-up questions.

Colette Metz | Administrator
Humboldt Local Agency Formation Commission
1125 16th Street, Suite 202
Arcata, CA 95521
707.445.7508
www.humboldtlafo.org

From: Edward Wilkinson (mailto:ed.wilkinson1990@gmail.com)
Sent: Tuesday, February 20, 2018 2:35 PM
To: administrator@humboldtlafo.org
Cc: Matt Kumin <matt@mattkuminlaw.com>
Subject: Fortuna Annexation

Hey,

It was great speaking with you on the phone. I have a couple questions to clarify:

- Have Fortuna City got a plan in to annex my property and surrounding areas in with LAFCo? My APN is 203-231-003

Currently, there is no application on file from the City of Fortuna for annexation of your property and surrounding area. The City did identify the Rohnerville Airport area (which includes your parcel) as a future annexation area in their General Plan and Program Environmental Impact Report (PEIR).

- What is the detailed time-frame on annexation once a city provides a plan to LAFCo?

While the overall timeline is dependent on many factors, on average the LAFCo process takes between 6-8 months. Once an application is filed with LAFCo, LAFCo staff reviews the application for completeness, distributes agency

<https://mail.google.com/mail/u/0/?ui=2&ik=1d7105c432&jsver=EEF7798A11w.cn.&view=pt&msg=161ba4d7c229fd2&q=fortuna%20general%20plan&q=trve&sc...> 1/2

2/24/2018

Gmail - Fortuna Annexation

referrals, provides adequate notice to affected landowners and registered voters, and sets the matter for hearing for consideration by the Commission. If approved, there is a 30 day reconsideration period and a subsequent protest hearing. Depending on the outcome of the protest hearing, the Commission's prior action will be confirmed, subject to an election, or terminated by majority protest. If the majority protest is not successful, then the Commission confirms its prior action. LAFCo staff then works to complete any terms and conditions, and subsequently records the boundary change with the County Recorder's Office and with the State Board of Equalization.

- Since this area includes the Airport, would it make it harder for Fortuna to annex the area? Or take longer to annex the area because of the airport?

When reviewing an application, LAFCo considers many factors including: the need and efficiency of proposed services, infrastructure needs and deficiencies, financial ability of the agency to provide services, existing and proposed uses, existing agency boundaries and spheres of influence, conformance with city and county general and specific plans, conversion of agricultural and open space lands, the existence of disadvantaged unincorporated communities, comments of affected agencies, public comments, and more. LAFCo has broad discretion in amending as well as establishing conditions in approving proposals as long it does not directly regulate land use, subdivisions requirements, or property development.

- Can you explain in detail what is considered a island? and what actions I could make to be considered not a island?

When reviewing proposals, LAFCo generally discourages the creation of islands or corridors of unincorporated territory that are entirely or substantially surrounded by a city on three or more sides. Currently, your property is not substantially surrounded by the city and is therefore not considered an island.

Regards Ed

- 1) Fortuna does not currently have a plan in with LAFCo.
- 2) Applicant's property would not be considered a 'Island', and therefore LAFCo would not have the authority to annex the property, thus not affecting neighboring property's from being annexed.

<https://mail.google.com/mail/u/0/?ui=2&ik=1d7105c432&jsver=EEF7798A11w.cn.&view=pt&msg=161ba4d7c229fd2&q=fortuna%20general%20plan&q=trve&sc...> 2/2

CONCLUSION

-The Applicant has gone above and beyond the requirements for this project and has been told directly by the HCBP Department that he has complied with everything that has been requested. Applicant is willing to resolve any issues that arise even if they are costly.

-The Applicant is extremely respectful of his neighbors and wants do to everything in his power to satisfy them. The cultivation project has spent over \$700,000 in Fortuna and surrounding local businesses as well as hiring locally. This is a huge benefit to the local community. The approval of the Wholesale Nursery would also benefit surrounding businesses as well as create much-needed jobs.

-The Applicant moved to Humboldt County with the intention to lead by example and to become a beneficial member of the community. He has done everything that been asked of him and more. He moved here with the thought that Humboldt County was leading the way in the Cannabis space. Applicant believed the County wanted people like him and his operation to lead the way.