
[Draft] Re: Forwarding public comment regarding upcoming cannabis permit revocation PLN-11428-ZCC

From kmaffei@co.humboldt.ca.us

Draft saved Thu 5/7/2026 3:42 PM

From: Bowen, Elliott <ebowen@co.humboldt.ca.us>

Sent: Monday, May 4, 2026 9:19 AM

To: Damico, Tracy <TDamico@co.humboldt.ca.us>

Cc: Johnson, Cliff <CJohnson@co.humboldt.ca.us>

Subject: Forwarding public comment regarding upcoming cannabis permit revocation PLN-11428-ZCC

Here is public comment I received regarding an upcoming cannabis permit revocation hearing in front of the Board on 5.12.2026 for Pacific Cannabis Growers Inc, PLN-11428-ZCC.

Respectfully,
Elliott

-----Original Message-----

From: Dr. Donald Fregeau <donaldvf@yahoo.com>

Sent: Monday, May 4, 2026 9:04 AM

To: Bowen, Elliott <ebowen@co.humboldt.ca.us>

Subject: Fw: Potgrow

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I am submitting my comments in several different ways/formats to ensure accessibility. Thank you for your kind help.
Donald Fregeau Jr.

Donald Fregeau Jr.

Carmichael, CA 95608

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Agenda Item: Pacific Cannabis Growers ZCC

To Whom it may concern:

I am writing to voice my support for "revocation of a ZCC" for parcel # APN 202-171-017 located at 109 Pampas Lane, Fortuna, CA 95540. I currently own the neighboring property at 3653 Loop Road, Fortuna and have owned it since 1981.

I feel that the property should never have been licensed in the first place as it shares a property line or boundary with Fortuna City limits proper and abuts single-family residences to the west. Some years back when local residents were

trying to oppose further licensing I was told by Rex Bohn that it had been a mistake that the grow was allowed so close to Fortuna City property with NO input from neighboring residents. John Ford also privately told me that it was a mistake that the cannabis license had been granted. Both suggested that if the license/permit were to be revoked it would open the county up to lawsuits from the grower. The mistake had been made but no effort ever made to correct it. You now have the opportunity to correct the error made when the cannabis grow was permitted years ago.

In the past I had received notices from the planning commission if someone a quarter mile away wanted to relocate a property line. For this non-conforming grow next to city property, no advance public notice had been given nor input from affected neighbors had been sought.

I never sensed that John Ford cared that the grow was going to cause so much trouble for neighboring residents. He just played by the rules and the planners and supervisors did what they did without considering the consequences to the neighborhood or Fortuna's sphere of influence. How hard would it have been to initially deny the presence of a grow so close to Fortuna city limits? I felt that Rex Bohn however, had empathy for the residents who felt harmed and blindsided by the licensing of the grow. He let me know that, even though he had a vested interest (I believe he said "a dog in the fight") in the subject matter, he still understood how the neighbors had been wronged by allowing the license to stand. In an email with Rex, he stated, "Intentionally never my thinking was when we put it in Ag lands with 5 acre minimums there would be ample separation, I guess in some instances like yours I failed." Supervisor Estelle Fennell was quoted in an email to Susie Dale on October 3, 2017, "I cannot tell you how much this whole situation troubles me. I have been very vocal with our planning staff about my concerns and recently went out to visit the area with Mayor Sue Long and Councilmember Tami Trent to see for myself what your neighborhood is experiencing." This was always a non-conforming use of the land. Again, you finally have the opportunity to correct this mistake.

If the licensee or permit holder has violated permit guidelines, please consider finally righting the wrong that occurred years ago and revoke the permit or alter the zoning to prevent businesses like this from existing next to city limits and single-family housing developments.

Respectfully,

Donald V. Fregeau Jr
----- Forwarded Message -----

From: Dr. Donald Fregeau <donalddf@yahoo.com>
To: Donald Fregeau <donalddf@yahoo.com>
Sent: Monday, May 4, 2026 at 07:53:04 AM PDT
Subject: Potgrow



16104 and 16106 Revocations

From ETA Humboldt <etahumboldt@gmail.com>

Date Thu 5/7/2026 1:07 PM

To Ford, John <JFord@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Johnson, Cliff <CJohnson@co.humboldt.ca.us>

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Hi all,

I am writing to you today on behalf of the family of our former client Adam Cardman-Peden of Humboldt's Native Sun, as well as the owner of the parcels these permits are located on, Charles Benbow. It has come to our attention that these permits were suspended in January for failure to pay 2024 cultivation taxes. It has further come to our attention that these permits are now slated for revocation as the fees have not been paid.

This is an extremely difficult situation, as Mr. Cardman-Peden passed away very unexpectedly on October 26th, 2024. The family was unaware that any taxes were outstanding. They never received any tax bills as the Post Office Box that the bills went to was shut down after his death, so the family wasn't able to get any of the mail that was sent after Mr. Cardman-Peden's untimely death. He was only 43.

We were recently informed by the owner of the parcels Mr. Benbow, that he had received intent to revoke these permits due to the unpaid tax balances for the cultivation year of 2024. Mr. Benbow forwarded us the letters and it appears he had been charged for 130,680ft² of outdoor cultivation, even though he only had a state license for 87,070ft². The 2024 inspection reports acknowledge that the full build out to expand had not been completed, and the full entitlement was not being grown in 2024.

That being said, we did inform county staff that Mr Cardman-Peden had passed away, and we were allowed to submit cultivation reduction forms for zero cultivation in 2025 on his behalf. 2025 inspections were conducted remotely and it was acknowledged that nothing was grown in 2025. The tax bills were never received by the family of Mr. Cardman-Peden. Subsequently, the suspension letters that apparently went out in January were similarly not received. It was not until Mr. Benbow reached out to us after having received revocation letters for these permits that there was any taxes outstanding at all. Mr. Cardman-Peden had always kept up on his tax obligations, and nothing was owed as of mid 2024.

We have been working with the family who have never been involved in Cannabis to try and tie up any loose ends and find a way to move forward with these permits, which would fall to the responsibility of his mother, who is his listed next of kin and executor of his estate. Unfortunately, his mother has also fallen gravely ill within the past year and has been unable to sign any transfer documents that would have allowed these permits to be transferred to someone else. If these permits are revoked, they can never be applied for again, as these parcels fall within the impacted watershed. If that were to happen, no one would be able to find the means to pay these tax balances.

We are asking for forgiveness of these tax balances, and removal of these permits from the revocation hearing schedule, since Mr. Cardman-Peden passed away before the tax bills were even generated. At the time that Mr. Cardman-Peden passed away, there had been no revenue generated from the 2024 season, just a lot of unpaid balances that the family has been grappling with ever since. Mr. Benbow

was never paid for the lease of the parcels, and if the licenses are revoked and cannot be transferred, Mr. Benbow will never be able to recoup that loss. The family of Mr. Cardman-Peden will never be able to get out from under the enormous liability that was left behind when their beloved son/brother passed away before product could even be harvested and sold. The product unfortunately died along with him, out in the field.

Thank you for your time,
Vanessa

ETA Management Group LLC/ ETA Humboldt LLC

Environmental and Land-Use Consulting
DBE, WBE, SB-Micro/PW, HUBZone, WOSB

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