

From: Jade Hass <bosshass6@gmail.com>
Sent: Tuesday, October 03, 2023 12:09 PM
To: Lazar, Steve <SLazar@co.humboldt.ca.us>
Subject: Re: PLN-12426-CUP Patient 2 Patient - Community Mtg follow up

Sorry for late reply, I personally think that 88,000 sqf is just too big for our road and small community. That's how most my neighbors feel as well. 30 to 40,000 is more reasonable. Also there's no way all the things spoken about to make this not a burden on the people who live here will truly regulated, it never is. Young broke all the rules for years admitingly and is now basically being rewarded by the county to go bigger. All the talk about the hoops he's having to jump through is kinda bs considering how much money was made through the years. Seems like the people who took advantage the most get rewarded the most in the end while the small farmers can't make it. I'd like to see his project cleaned up first and cut in half. Rules on the road , driving slow and maintaining it . Thanks

Sent from my iPhone

On Sep 15, 2023, at 9:57 AM, Lazar, Steve <SLazar@co.humboldt.ca.us> wrote:

Hello everyone-

Thanks for turning up and helping make for a productive discussion Tuesday.

To help with future coordination, I am attaching the list with all the folks who provided their contact information.

We will be working with Young Jacobsen to incorporate committing to a number of the measures we discussed yesterday. These include:

1. **installation of 15mph speed limit signage within segments of the right-of-way near Cherney property**
2. **committing to contribute a larger share of the annual dues for road maintenance collected from the Wood Ranch property owners**
3. **requiring preparation of an emergency response plan for training employees and residents of the property**
 1. the plan should address possible evacuation routes and other steps to be taken during a wildland fire event
4. **taking additional measures to reduce daily vehicle trips/traffic including:**
 1. having some employees reside on the property during the days they work
 2. encouraging carpooling or shuttling employees from nearby spots such as the meadows business park or the Jade Hass property at the base of the road

If you have any further thoughts to share or there are items that I am neglecting to include in this summary, please feel free to chime in.

We will be presenting the project to the Planning Commission 3 weeks from now at their October 5th meeting. Each of you will receive a separate notice with information concerning the meeting information. For your immediate and early reference I have included a copy of the public notice below.

During the meeting, several of you advocated for requiring that the on-site remediation work first be completed (i.e. Part 1 of the project description) before allowing the new cultivation site to be developed and operated (Part 2). In light of the scale and severity of the unpermitted relocation and expansion of the pre-existing cultivation sites that occurred between 2016-2018 (and associated environmental impacts and violations) staff will be recommending that the Commission impose this sort of timing to the permits. It is our hope that initial remediation and restoration work for these violations can be completed by next spring/summer.

Please don't hesitate to contact me should you have any questions or concerns you need to discuss.

Steven Lazar

Senior Planner

Humboldt County Planning &

Building Department

3015 H St. | Eureka, CA 95501

707/268-3741

slazar@co.humboldt.ca.us

**NOTICE OF PUBLIC HEARING
HUMBOLDT COUNTY PLANNING COMMISSION**

On **Thursday, October 5, 2023**, at **6:00 p.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Planning Commission will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

Listen or Watch the live stream of the Planning Commission Meeting in three ways:

1. <https://zoom.us/j/87544807065> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 Password: 200525
3. A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by watching Access Humboldt on cable channel 10

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following three ways:

1. **In Person:** Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse,

825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.

2. **Via Computer as an attendee:** To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. **If you encounter any issues, please use the call-in option below.**
3. **Via phone call using cellphone or landline:** When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, **Press *9 to raise your hand.** When you are called upon to speak, you will be prompted to unmute your mic, press ***6 to unmute.**

PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is **12:00 p.m. Wednesday, October 4, 2023**. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on **Friday, September 29, 2023**, can be found at the "Attachments" section of the "[Meeting Details](#)" link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record. If you do not have access to email, contact the planning clerk at 707-267-9409. Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

Patient 2 Patient, Inc.; Wood Ranch area; Record Number PLN-12426-CUP (filed 12/23/2016); Assessor's Parcel Number: 214-142-012. The project includes two distinct parts. **Part 1** involves a Special Permit to authorize remediation and restoration of approximately 6.7 acres of land disturbance associated with seven (7) discrete areas historically used for cannabis cultivation. The Special Permit is being requested to allow development within riparian and wetlands areas, pursuant to the Humboldt County Streamside Management and Wetlands regulations. **Part 2** involves a Conditional Use Permit to allow development and operation of approximately 86,000 square feet of Outdoor cannabis cultivation in greenhouses within an approximately 6-acre area in the northern portion of the project parcel. The Conditional Use Permit is being requested pursuant to the Humboldt County Commercial Cannabis regulations which allow up to 1-acre of cultivation per 100 acres on parcels where 320 acres or larger in size. The amount of cultivation area proposed is approximately one third larger (33%) in size than historic cultivation levels managed during the peak of prior lawful pre-existing operations at the property.

In 2021, the property was the subject of a Notice of Violation and Cleanup and Abatement Order issued by the North Coast Regional Water Quality Control Board (R1-2021-0003). **Part 1** Remediation & restoration work includes: (1) removing all development related material from the sites; (2) pulling back fill and fill slopes and re-contouring fill into source cut hill slopes to recreate pre-development, historic topography; (3) implementing erosion control measures to prevent sediment transport into water courses; (4) re-planting native vegetation; and (5) removing drainage structures as needed and improving drainage channels to the pre-development state. Work is designed to correct outstanding violations and comply with direction received from state and federal agencies, and is detailed in a draft Cleanup, Restoration, and Monitoring Plan (CRMP). Work will likely also involve on and off-site compensatory mitigation such as wetland creation and enhancement activities or similar measures.

Implementation of **Part 2** involves erection of 35-50 greenhouses totaling approximately 86,000 ft.² in size. Within this same area of the property, approximately 6,000 ft.² of additional greenhouses are proposed to be developed for use in nursery/propagation activities as well as construction of a 12,500 square foot drying barn. Pre-existing cultivation on the property has historically occurred in a Mixed-Light fashion, with artificial lighting being powered by on-site generators. To minimize generator use, cultivation within the proposed greenhouses will be exclusively Outdoor (no artificial lighting) in the near-term. Use of artificial lighting is planned to resume in conjunction with a switch to Mixed-Light Cultivation once grid power or on-site renewable energy infrastructure is in place and of sufficient capacity. A Generator is proposed to continue to be used to help power some of the nursery/propagation areas including approximately 2,446 ft.² of nursery spaces historically operated within two existing structures on the property. The parcel is developed with a well and several ponds providing a total of approximately 2.2 million gallons of stored water for cannabis irrigation, as well as an additional 20,000 gallons in hard tanks. Additional water tanks are proposed to be installed near the site of the proposed new greenhouses. With initially two harvests per year, approximately 866,240 gallons of water are required. Should Mixed-Light cultivation resume, use of supplemental lighting will make possible a third harvest which would result in an approximately 50% increase in water use (totaling 1,299,360 gallons of water use annually). The cultivation stage will require minimal staffing as the plants will be watered using drip irrigation. The harvesting stage of production will require use of additional seasonal staff members to harvest and hang the plant for drying and curing, followed by removal of dried buds and trimming. The dried product will then either be packaged on-site and/or moved to a distribution facility. Management of the cultivation site is expected to require 4-8 employees during regular operations, which would increase to twelve (12) staff during the two or three annual harvests. The temporary staffing increases during harvest lasts approximately 30-days and ordinarily occurs during midsummer and fall.

The Humboldt County Planning Commission will consider adopting a Mitigated Negative Declaration (SCH #2023080682) that has been prepared for the project per Section 15074 of the State CEQA Guidelines. The project is located on a 361-acre parcel in unincorporated southern Humboldt County, California, in the Wood Ranch area approximately 3 miles north of

Redway. Access to the site is provided from Wood Ranch Road, and the property is located approximately 2.5 miles from the beginning of Wood Ranch Road near its intersection with the road to Eel River Conservation Camp #31. The eastern boundary of the property follows the South Fork Eel River and is adjacent to Highway 101. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner at (707)268-3741 or via email at slazar@co.humboldt.ca.us

Consistent with the above instructions for public comment, any person may appear and present testimony regarding this matter during the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing. The Planning Commission's decision will become effective if an appeal is not filed within the appropriate filing period. An appeal may be filed by any aggrieved person who has testified in person or in writing on the project and must be submitted in writing with the required fees to the Planning Division of the Humboldt County Planning and Building Department at 3015 H Street, Eureka, California 95501, before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved.

General questions regarding the Planning Commission, the permit process, submission of materials and other information not specific to this project may be obtained from the Planning Division of the Humboldt County Planning and Building Department, 3015 H Street, Eureka, California 95501, or email planningclerk@co.humboldt.ca.us. Telephone (707) 267-9409.

The County of Humboldt is committed to providing equal access to all county programs, services, and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission clerk at 707-267-9409 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.

Humboldt County Planning Commission
September 20, 2023

<Wood Ranch Rd - contact list.pdf>