



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street, Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: December 3, 2020

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Lost Boys Farms, LLC Conditional Use Permit**
Record Number PLN-2018-15180
Assessor's Parcel Number (APN) 204-381-008
2494 Fisher Rd, Hydesville, CA 95547

Table of Contents	Page
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	7
Maps	
Topo Map	10
Zoning Map	11
Aerial Map	12
Site Plans	13
Attachments	
Attachment 1: Correspondence from Neighbors	15
Attachment 2: Applicant's Evidence in Support of the Required Findings	57
A. Biological Assessment	Separate
Attachment 3: Referral Agency Comments and Recommendations	90

Please contact Keenan Hilton, Planner II, at 707-268-3722 or by email at khilton@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
December 3, 2020	Conditional Use Permit	Keenan Hilton

Project Description: A Conditional Use Permit for 43,560-square feet of new mixed-light commercial cannabis cultivation and distribution within the Carlotta/Hydesville Community Planning Area. The cannabis would be planted directly in the native soil. The applicant anticipates four harvest cycles per year. Water for irrigation would be sourced from a rooftop rainwater catchment system and an onsite well. Water would be delivered to plants via a drip irrigation system. Annual water demand would be approximately 1,095,000 gallons. There would be 25,000 gallons of water storage in hard tanks. The applicant proposes ancillary nursery and processing facilities to support the operation. There would be a maximum of 19 employees to support all aspects of the operation. Renewable energy would be supplied by PG&E.

Project Location: The project is located in the Hydesville area, on the north side of Fisher Road, approximately 100 feet from the intersection of Fisher Road and Cooper Drive, on the property known as 2494 Fisher Road.

Present Plan Land Use Designations: Agricultural Exclusive (AE), Carlotta/Hydesville Community Plan, Density: Density range is 20 to 60 acres per unit. Slope Stability: Low Instability and Moderate Instability

Present Zoning: Agricultural Exclusive (AE)

Record Number: PLN-2018-15180

Assessor's Parcel Number: 204-381-008

Applicant	Owner	Agents
Lost Boys Farms, LLC 220 Riverview Rd Fortuna, CA 95540	Lost Coast Organics, LLC 2494 Fisher Road Hydesville, CA 95547	N/A

Environmental Review: CEQA does not apply to projects which a public agency rejects or disapproves per §15270.

State Appeal Status: Project is NOT appealable to the California Coastal Commission

Major Issues: None

Recommended Commission Action

1. Describe the application as a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270, make the finding that the applicant has failed to demonstrate that the impacts of the proposed project on the existing uses would not have a significant adverse effect on the public health, safety and welfare, and that therefore the required findings for approval cannot be made, and adopt the Resolution denying the proposed Lost Boys Farms, LLC project.

Executive Summary: For Planning Commission consideration is an application under the Commercial Cannabis Land Use Ordinance (CCLUO) for a Conditional Use Permit for the new development of 43,560 square feet (sf) of mixed light cultivation, ancillary nursery and processing, and distribution in the Carlotta/Hydesville Community Planning Area (CPA). The subject parcel is approximately 22 acres; it is designated as Agriculture Exclusive (AE) in the Humboldt County 2017 General Plan Update and zoned Agriculture Exclusive (AE). Staff recommends denial of the project. Section 55.4.5.1.4(c) of Humboldt County Code states that, "the Hearing Officer shall have the discretion to deny any discretionary permit application within [Spheres of Influence and the buffers of CPAs, cities and Tribal Land] if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare." The substantial evidence which leads staff to find that the project would result in significant adverse effect on public health, safety and welfare follow:

- 1) The Humboldt County Planning Department is in receipt of twenty-three letters from thirty-one individuals in the project vicinity expressing strong opposition to the project.
- 2) A community meeting attended by the applicant, Supervisor Estelle Fennell, Planning Director John Ford, assigned planner Keenan Hilton and approximately 30 members of the surrounding community. was conducted on the project site on October 21, 2020; during this meeting approximately thirty community members expressed opposition to the project. No specific mitigations or amendments were identified that would assuage the concern of the community members; the applicant did not express a willingness to substantially change the project proposal.
- 3) Parcels to the west of the subject parcel are zoned Agriculture General with a minimum building area of 5 acres (AG-B-5), and a General Plan designation of Residential Agriculture for parcels between 5-20 acres (RA5-20). Neighboring parcels to the north, east and south are zoned and designated in the General Plan Agriculture Exclusive (AE). However, the sizes of these parcels and the subject parcel range from 19 to 31 acres, making them all substandard for the zone. Despite the Agriculture Exclusive zoning, the area can be accurately described as a rural neighborhood with eight residences within 600 feet of the parcel. Community members report that neighbors have stated their intent to sell their property if the project is approved.

The Conditional Use Permit is being presented for denial due to the fact that the neighbors have presented substantial evidence showing that the effects of the project would be significant. As described below, the community members have been consistent in the expression of their concerns and the applicant has been advised on several occasions that these concerns, if not adequately addressed, would result in a recommendation of denial.

Project Description

Lost Boys Farms, LLC seeks a Conditional Use Permit for 43,560 square feet (sf) of new mixed-light commercial cannabis cultivation and distribution within the Carlotta/Hydesville Community Planning Area (CPA). The cannabis would be planted directly in the native soil. The applicant anticipates four harvest cycles per year, operating year-round. Cultivation would take place in twelve greenhouses approximately 40 feet from the northern parcel boundary line, at least 600 feet from any residences on neighboring parcels. Irrigation water would be provided by a 180-foot deep well and rooftop rainwater catchment. The rainwater catchment system would have a storage capacity of 60,000 gallons. A minimum of 25,000 gallons of well water would always be available in five additional tanks. Ancillary nursery and drying would occur in the 7,200-sf existing barn near the western parcel boundary. Ancillary processing would occur in a 5,000-sf proposed processing facility near the eastern parcel boundary. All new development including new driveways and parking facilities would occur on less than 20% of the mapped prime agricultural soils of the parcel. The distribution activities would be ancillary—no commercial distribution is proposed. The project would require a total of nineteen employees. Power would be provided by PG&E, sourced from only renewable sources. Security would be provided by the resident-operator and locks on all hard-walled structures including the greenhouses.

Barring the CPA protections in the CCLUO, this application would be well positioned to receive a recommendation of approval. The application materials are not in a form to receive a recommendation of approval from the planning division currently (e.g. a revised site plan would be required and further input from the Department of Public Works and the State Water Resource Control Board would be required), but many of the important pieces of a viable project are present. The project does represent a substantial effort on the part of the applicant to propose a cannabis cultivation project in an agricultural area, served by a category four roadway and proximate to state highway 36. It manifests one of the stated desires of the Planning Commission and Board of Supervisors: to bring the cannabis cultivation industry out of the hills and into the fold of uses in the areas well-suited for agriculture. However, the code is clear on the protections granted to communities in the Carlotta/Hydesville CPA. The findings to support approval cannot be made.

Carlotta/Hydesville Community Planning Area

The Carlotta/Hydesville Community Plan (CPA) is a long-range statement of public policy for the use of public and private lands within a defined geographic area. Although cannabis cultivation is not explicitly discussed in the CPA, as an agricultural product, this activity is consistent with the central proposals and principles articulated therein. The subject parcel occurs outside of the Urban Development Area. The CPA elaborates on uses desired on parcels zoned Agriculture Exclusive, listing production of food, fiber, plants, timber, timber and agriculturally related uses, and agriculture related recreational uses. The proposal is consistent with the CPA.

However, section 55.4.5.1.4(c) of Humboldt County Code protects existing uses from impacts on public health, safety and welfare that would result from cannabis project development in certain CPAs. In this case, the Hearing Officer is responsible for making findings not about project consistency with the plan, but rather about the health, safety and welfare of the existing uses therein. Although the zoning is AE, the community has expressed a community character more defined by rural residences and activities appurtenant thereto.

Community feedback

On January 10, 2020 a Notice of Application was sent to all landowners and residents of parcels within 1,000 feet of the perimeter of the subject parcel. This notice included the location of the projects and a description of the of the size and type of activity proposed. The purpose of the notice is to provide the community ample opportunity to consider the proposed project and to express concern in the public record to be considered by the Planning Commission. At the time of the Notice of Application the project proposal closely resembled the current proposal, but notable differences include proposed non-volatile manufacturing, proposed planting into imported soil, and proposed use of an existing, shallow agricultural well that is likely hydrologically connected within the Eel River Groundwater Basin.

In response to the Notice of Application, the Planning Division received five letters from eight individuals, extensive email correspondence with one neighbor and one letter with nineteen signatures of community members, including ten individuals who had not written individually. While each letter details distinct concerns, there are patterns that emerged. In the letters, the neighbors express concerns related to whether the applicant would be a good neighbor, departure from legacy and family oriented land uses of residence and raising food and fiber, aesthetic impacts on existing residential uses, potential for year-round odor, noise, and light, safety of children with increased traffic, potential for crime, and the devaluation of their properties.

On May 14, 2020 the Planning Division sent a letter to the applicant highlighting the significant community concerns, informing them that the department had reached the conclusion that the proposed cannabis operation is out of scale with the existing neighborhood and would lead to adverse impacts on the public health, safety and welfare of the surrounding community. On May 28, 2020 the applicant met with Director John Ford, Supervising Planner Cliff Johnson and assigned planner Keenan Hilton to establish a shared understanding of the community opposition and to discuss what steps Lost Boys Farms, LLC might take to address these concerns. The Planning Division suggested that the applicant reach out to the community, listen to the concerns and proposed a revised project design that clearly addresses the concerns.

On June 8, 2020 the applicant detailed the changes they were willing to make to the project: 1) remove the non-volatile manufacturing from the proposal; 2) limit processing activities to ancillary function only; 3) limit distribution activities to ancillary function only; 4) remove imported soil from the proposal; 5) pursue comparable-to-organic certification; and 5) dig a new, deep well. The applicant suggested that these adequately addressed the community concerns. Planning Division staff determined that the changes constituted a significant amendment of the project. In order to ascertain whether these changes in project design assuaged the concerns of the community, Planning Division staff planned a community meeting.

On October 21, 2020 the managing member of Lost Boys Farms, LLC, Supervisor Estelle Fennell, Planning Director John Ford, assigned planner Keenan Hilton and approximately 30 community members gathered on the subject parcel. The applicant began the meeting with an explanation of the revised proposal, pointing to the areas of the parcel that would be developed under the proposal. Following this summary, community members began testifying. Approximately 15 community members, many of whom have lived in the Yager Creek valley for several decades, expressed their feeling that this was the wrong location for such a development. The concrete concerns included traffic impacts from 19 employees especially related to young children playing in the street and the potential impacts on wildlife, fear over safety as the project does not include a robust security plan, impacts on the quality of life with the nursery and drying facility occurring approximately 180 feet from a residence, fear of project setting off cycle of residents selling and cannabis operations moving in, dangers associated with increased traffic on the intersection of Fisher Road and Highway 36 and concern over the adequacy of the biological assessment. Staff attempted to identify areas of compromise where changes in project design might make community members feel more comfortable with the project. None were identified. On October 21, 2020 Planning Director John Ford sent a letter to the applicant informing them that they had the option to withdraw their application or go forward to hearing with a staff recommendation of denial. The applicant elected to present their case before the commission.

On October 30, 2020 the Planning Division received sixteen additional letters of opposition to the project. This brought the total letter count to twenty-three, representing the opinion of approximately thirty-one neighbors and stakeholders. These letters expressed many of the same concerns that had been included in the first round of letters and during the community meeting. The community members elaborated on a feeling that this project would allow the applicant to generate profit but would contribute nothing to the community. Several letter writers were raised on Fisher Road and explained that the place is sacred to them. Community members emphasized that the neighborhood is multi-generational, and tightknit; there is anxiety that the proposed development would especially impact young families who currently

allow their children to walk and bicycle on Fisher Road. Fisher Road does not have a sidewalk, so increased traffic may affect the safety of pedestrians of all ages. Community members expressed concern about crime resulting from actual or perceived large amounts of money on the subject parcel as a result of limitations of banking within the cannabis industry. Neighbors cited 30-45-minute response-times for sheriff calls in this area. All of the community opposition letters included additional points of concern, All have been included in Attachment 1.

In total, five letters were composed by neighbors sharing a parcel boundary. Sixteen letters came from people that live on Fisher Road, Cooper Drive or Deer Creek Road. Two letters were composed by heirs to a neighboring property. Planning staff believes that the letters and the community meeting constitute substantial evidence that the project fails to protect the health, safety and welfare of the public within the Carlotta/Hydesville CPA.

Environmental review for this project was not conducted. the proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects which are Disapproved) of the CEQA Guidelines

RECCOMENDATION: Based on a review of Planning Division reference sources and comments from the public, staff recommends that the Planning Commission deny the requested Conditional Use Permit (CUP).

ALTERNATIVES: The Planning Commission could elect to direct staff to work with the applicant and resolve outstanding issues related to project design and continue processing the application in accordance with HCC §312-4.1 et. seq.

RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT

Resolution Number 20-
Record Number PLN-2018-15180
Assessor's Parcel Number: 204-381-008

Resolution by the Planning Commission of the County of Humboldt to deny the Lost Boys Farms, LLC, Conditional Use Permit.

WHEREAS, Lost Boys Farms, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the new development of 43,560 square feet (sf) of mixed light cannabis cultivation, distribution, ancillary nursery operations and ancillary processing activities; and

WHEREAS, Section 55.4.5.1.4(c) of the Humboldt County Code provides that, “the Hearing Officer shall have the discretion to deny any discretionary permit application within [Spheres of Influence and the buffers of CPAs, cities and Tribal Land] if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.”; and

WHEREAS, community members submitted have expressed significant and overwhelming concern related to anticipated effects of the project on public health safety and welfare; and

WHEREAS, a community meeting was held on October 21, 2020 during which approximately thirty community members voiced significant concern related to the anticipated effects of the project on public health, safety and welfare; and

WHEREAS, the proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects which are Disapproved) of the CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on December 3, 2020, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Conditional Use Permit for 43,560-square feet of new mixed-light commercial cannabis cultivation and distribution within the Carlotta/Hydesville Community Planning Area. The cannabis would be planted directly in the native soil. The applicant anticipates four harvest cycles per year. Water for irrigation would be sourced from a rooftop rainwater catchment system and an onsite well. Water would be delivered to plants via a drip irrigation system. Annual water demand would be approximately 1,095,000 gallons. There would be 25,000 gallons of water storage in hard tanks. The applicant proposes ancillary nursery and

processing facilities to support the operation. There would be a maximum of 19 employees to support all aspects of the operation. Renewable energy would be supplied by PG&E.

EVIDENCE: a) Project File: PLN-2018-15180

- 2. FINDING:** **CEQA.** the proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects which are Disapproved) of the CEQA Guidelines

EVIDENCE: a) CEQA Guidelines

FINDINGS FOR CONDITIONAL USE PERMIT

- 3. FINDING** The impacts of the proposed activities on the existing uses will have a significant adverse effect on the public health, safety or welfare.

EVIDENCE

- a) As of the date of the staff report, twenty-three letters have been received by members of the surrounding community raising concerns related to the departure from legacy and family oriented land uses of residence and raising food and fiber, aesthetic impacts on existing residential uses, potential for year-round odor, noise, and light, safety of children with increased traffic, potential for crime, and the devaluation of their properties.
- b) A community meeting was held on October 21, 2020 with the purpose of trying to identify potential project amendments that could adequately protect community health, safety and welfare. During the meeting the neighbors' opposition to the project was universal. No potential amendments were identified.
- c) The site is in a part of the County where the surrounding zoning is Agriculture Exclusive and Agriculture General, however, all the surrounding parcels are between three and thirty acres. Approving a one-acre cultivation operation at this site would change the character of the area due to the relative density of residences.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Deny the Conditional Use Permit for Lost Boys Farms, LLC, based upon the Findings and Evidence.

Adopted after review and consideration of all the evidence on December 3, 2020

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

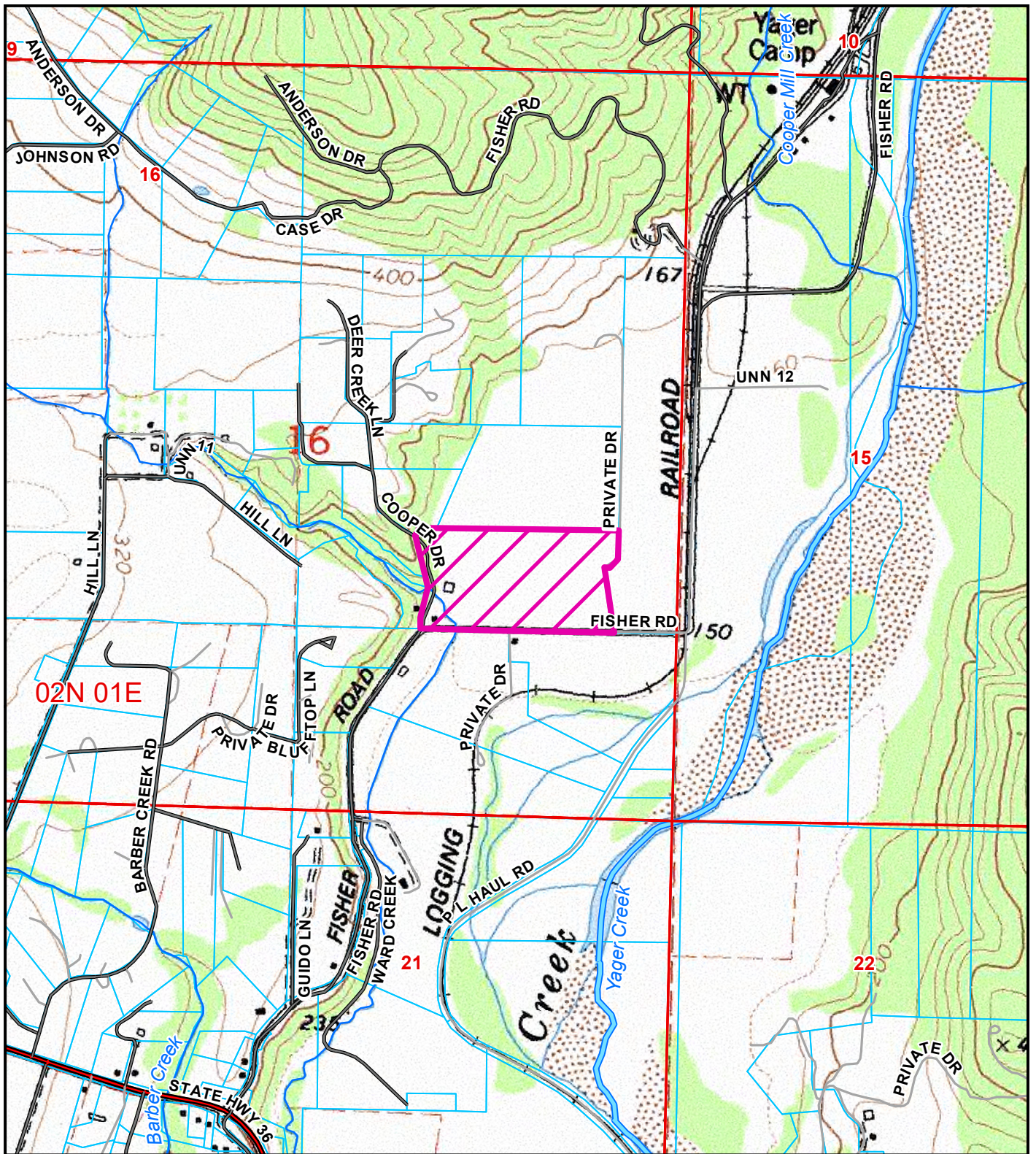
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

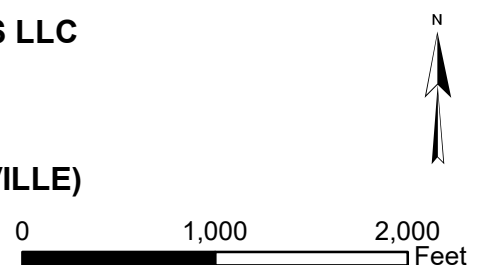
John Ford, Director
Planning and Building Department

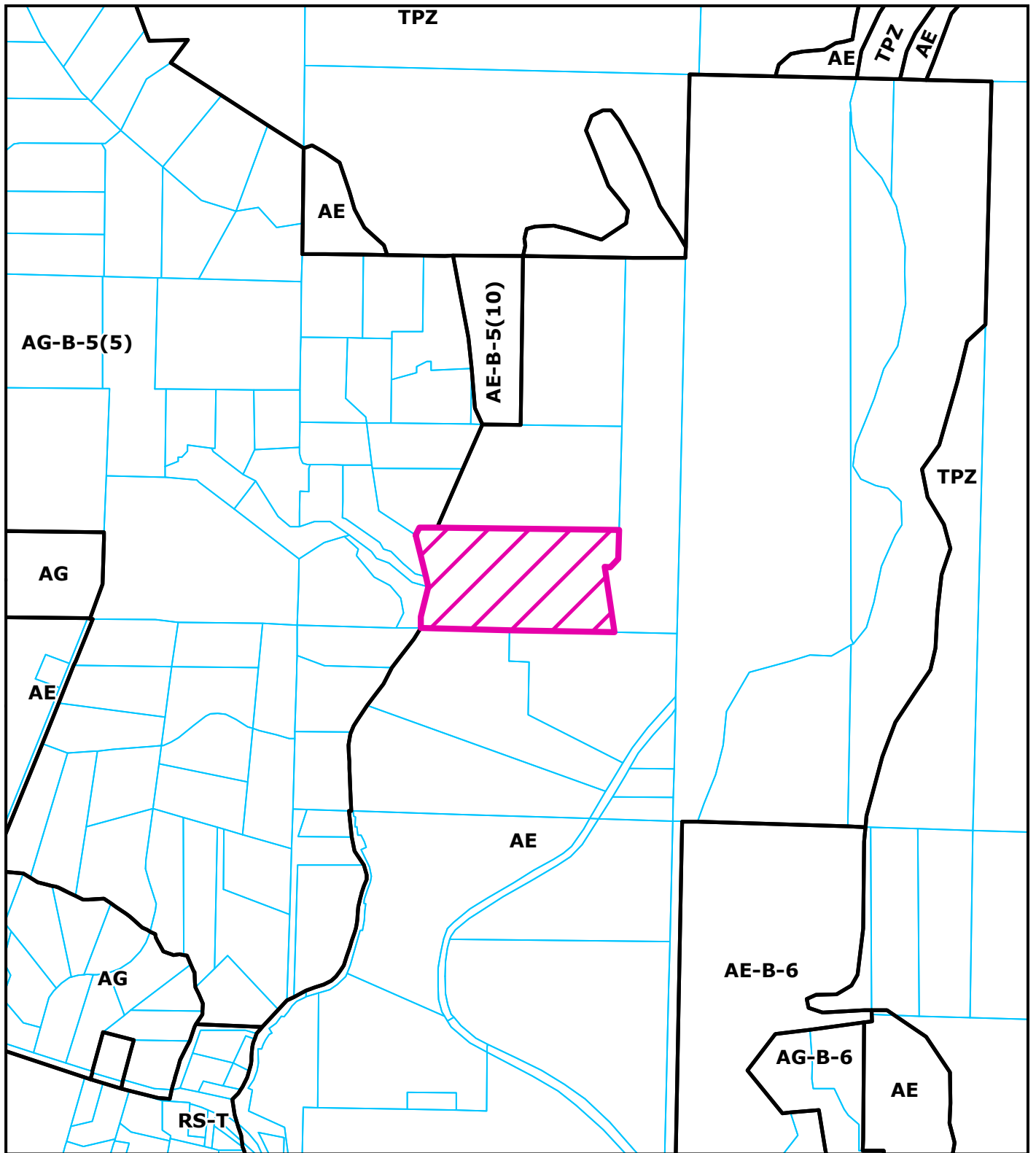


TOPO MAP
PROPOSED LOST BOYS FARMS LLC
Hydesville AREA
PLN--2018-15180
APN: 204-381-008-000
T02N R01E S16 HB&M (HYDESVILLE)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

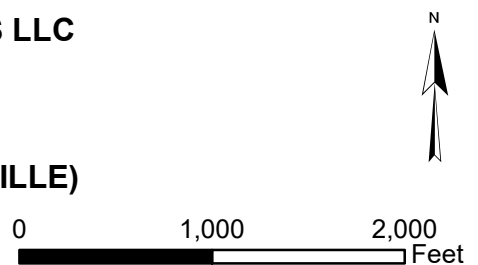


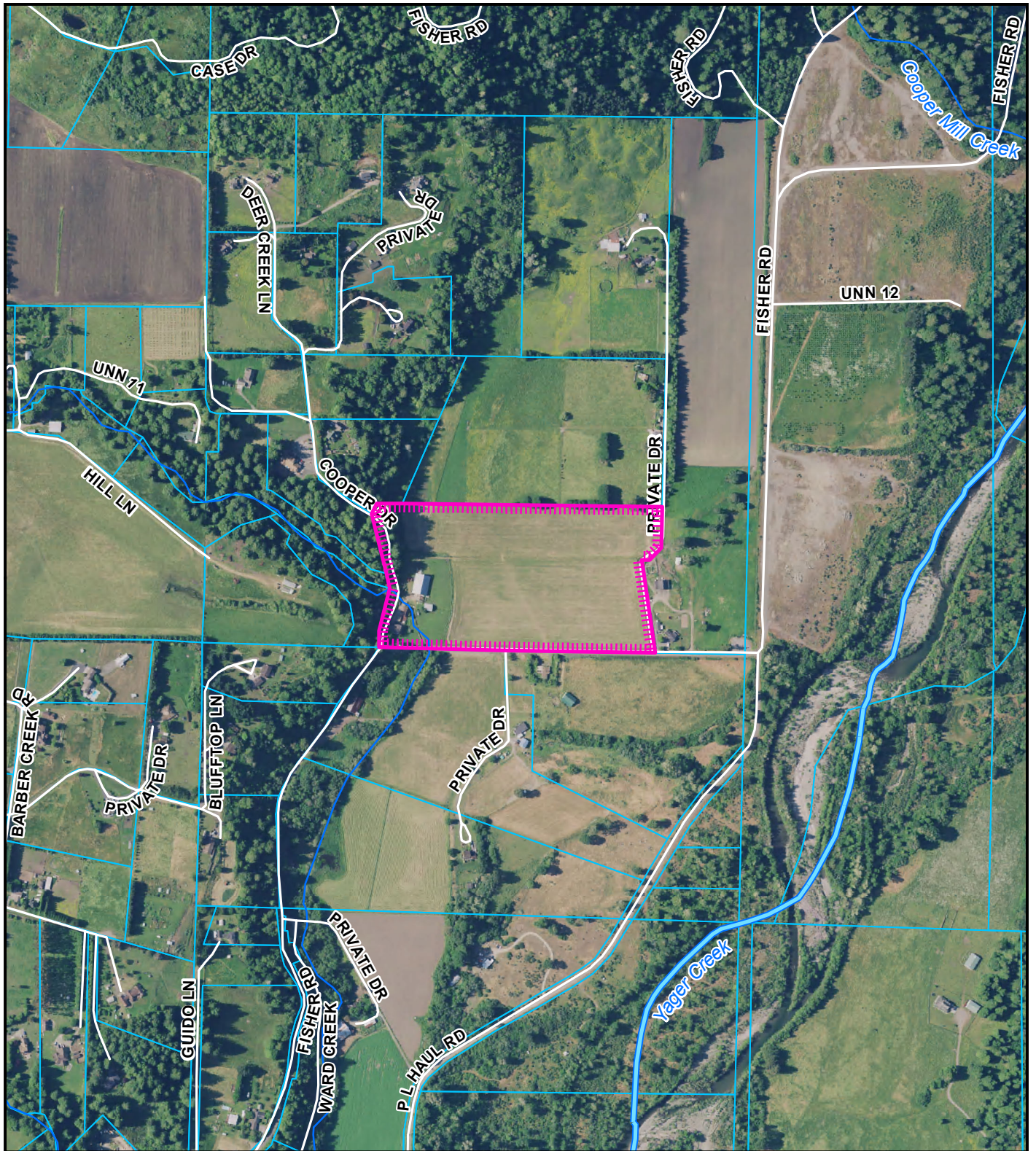


Project Area = 

ZONING MAP
PROPOSED LOST BOYS FARMS LLC
Hydesville AREA
PLN--2018-15180
APN: 204-381-008-000
T02N R01E S16 HB&M (HYDESVILLE)

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





Project Area = 

AERIAL MAP
PROPOSED LOST BOYS FARMS LLC
Hydesville AREA
PLN--2018-15180
APN: 204-381-008-000
T02N R01E S16 HB&M (HYDESVILLE)

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

0 875 1,750 Feet



OWNER/APPLICANT:
Jack Wheeler
Lost Coast Organics, LLC
2494 Fisher Rd.
Hydesville, CA 95547

ENGINEER:
Ontiveros & Associates, Inc.
404 North Fortuna Boulevard
Fortuna, CA 95540
(707) 725-7410
Contact: Ken Johnston

SITE INFORMATION:
2494 Fisher Rd.
Hydesville, CA 95547

APN 204-381-008

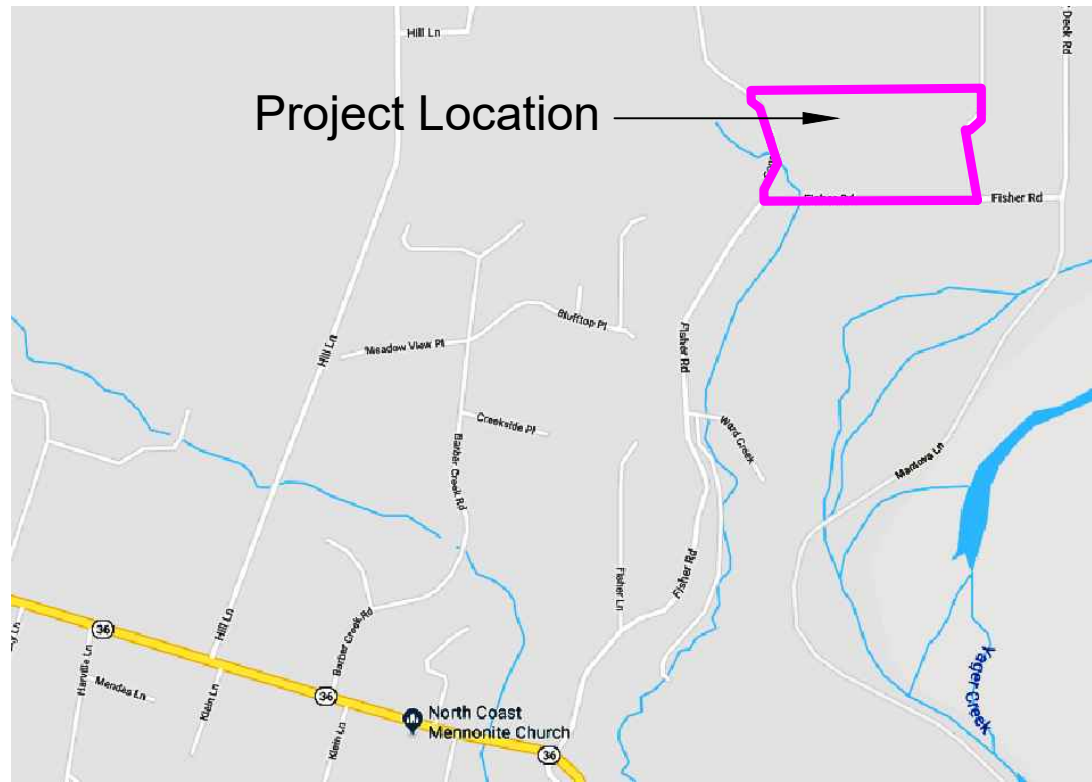
Zoned AE-20
± 22.52 acres

Water: Onsite Well
Sewer: Onsite Septic

Building Setbacks
Front - 20'
Rear - 30'
Interior Side - 30'
Exterior Side - 20'

PROJECT DESCRIPTION:
The purpose of this application is to permit cannabis Cultivation.

- Easements/Right of Way as shown.
- No Trees are to be Removed as part of this project.
- Minor Grading is proposed as part of this project.
- No Known historical buildings or known archaeological or paleontological resources.
- No Schools, School Bus Stops, Residences, Places of Worship, Public Parks, or Known Tribal Cultural Recourses within 600 Feet of Proposed Cultivation Area.
- Information shown hereon is derived from Humboldt County GIS, Humboldt County APN maps, aerial photo, and owner supplied information.
- Calculated property lines and Right of Way are shown.
- Proposed Cultivation Area 60,480 Square Feet Greenhouses in Prime Agricultural Soil Area Per Humboldt County GIS.
- (E) Buildings Constructed Prior to 1972.

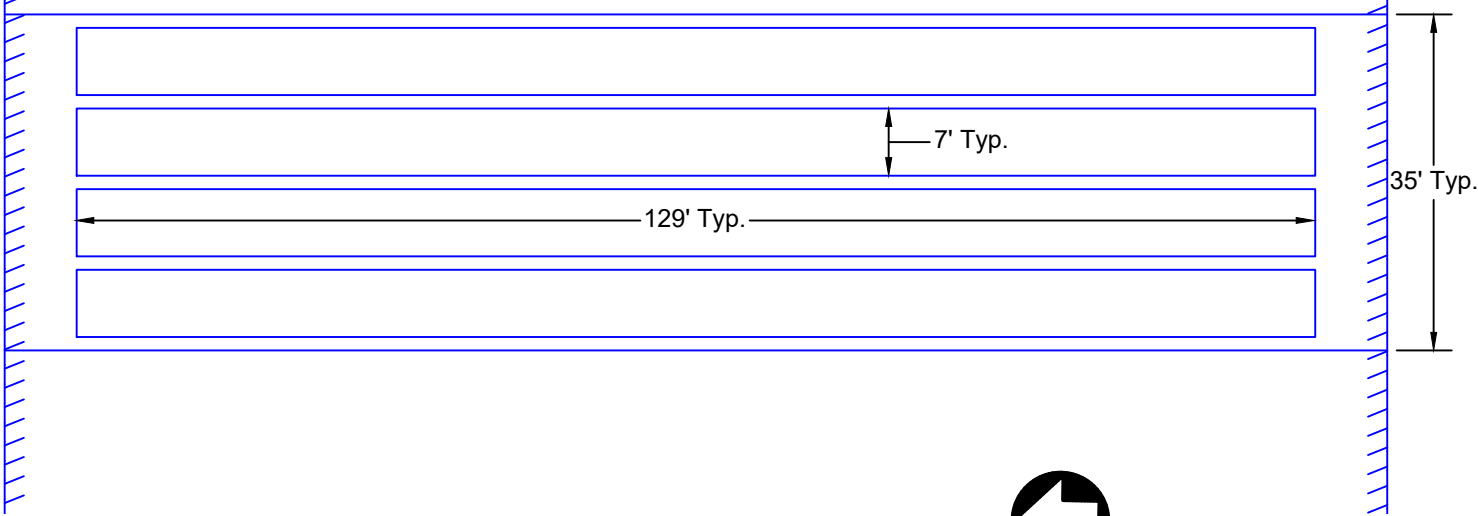


VICINITY MAP

NTS

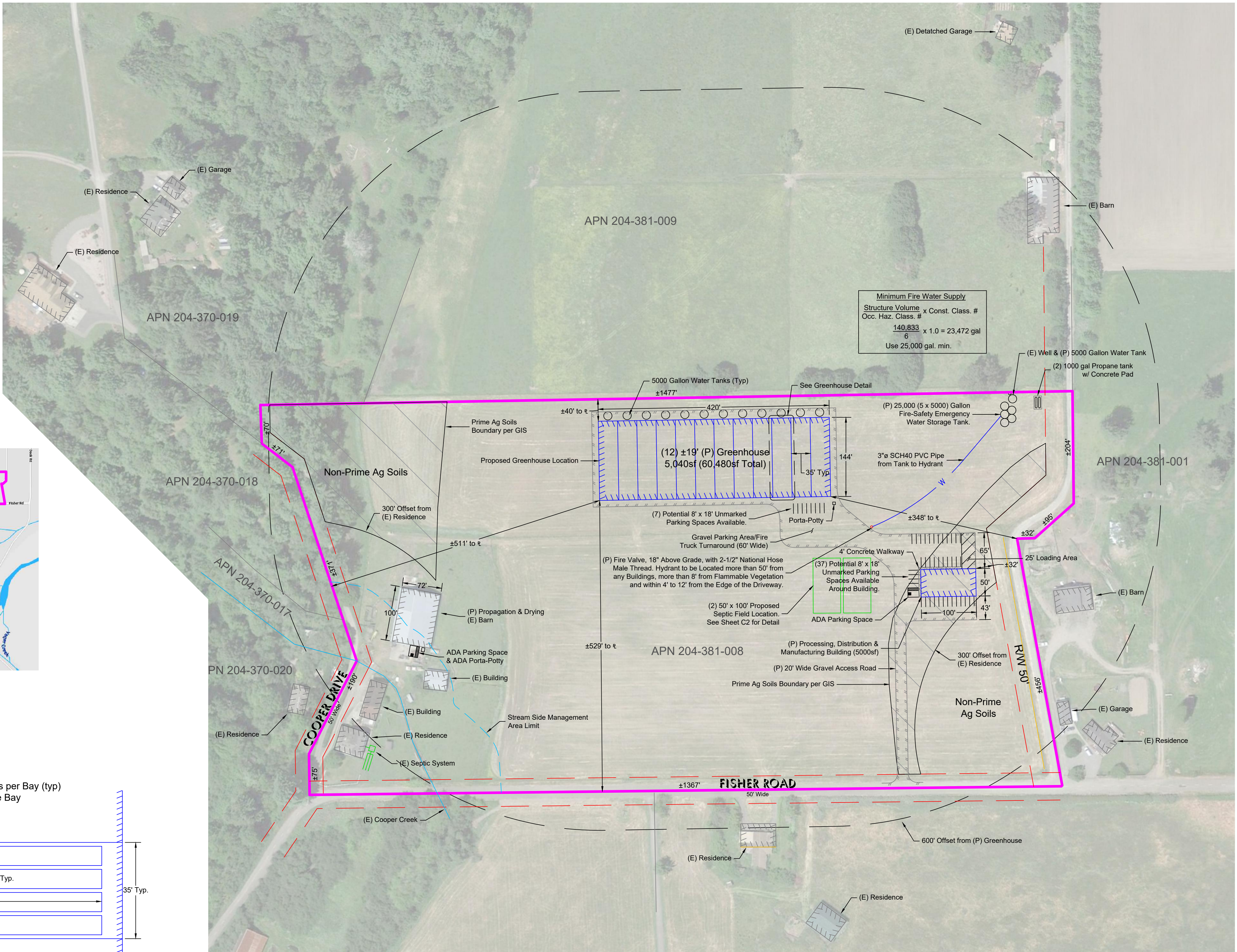
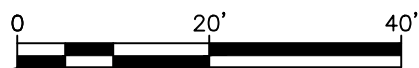


(4) 7' Wide x 129' Long In Ground Cultivation Beds per Bay (typ)
3,612sf Cultivation Area per Greenhouse Bay
43,344sf Total Cultivation Area



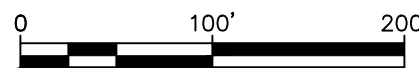
Greenhouse Detail

1" = 20'



SITE PLAN

1" = 100'



O&A
ONTIVEROS & ASSOCIATES
INC.
CONSULTING ENGINEERS AND SURVEYORS
404 N. Fortuna Blvd. • Fortuna, CA 95540
Phone (707) 725-7410 • Fax (707) 725-7411
Ontiveros.Assoc@att.net



LOST COAST
ORGANICS, LLC

LOST COAST
ORGANICS, LLC
PROPOSED
CANNABIS
CULTIVATION

2494 Fisher Rd.
Hydesville, CA 95547

APN 204-381-008

SITE PLAN

MARK	DESCRIPTION	DATE
1	Client Revisions	1/11/19
2	Client Revisions	9/12/19
3	Added Septic Info	8/5/20
4	Client Revisions	6/12/20

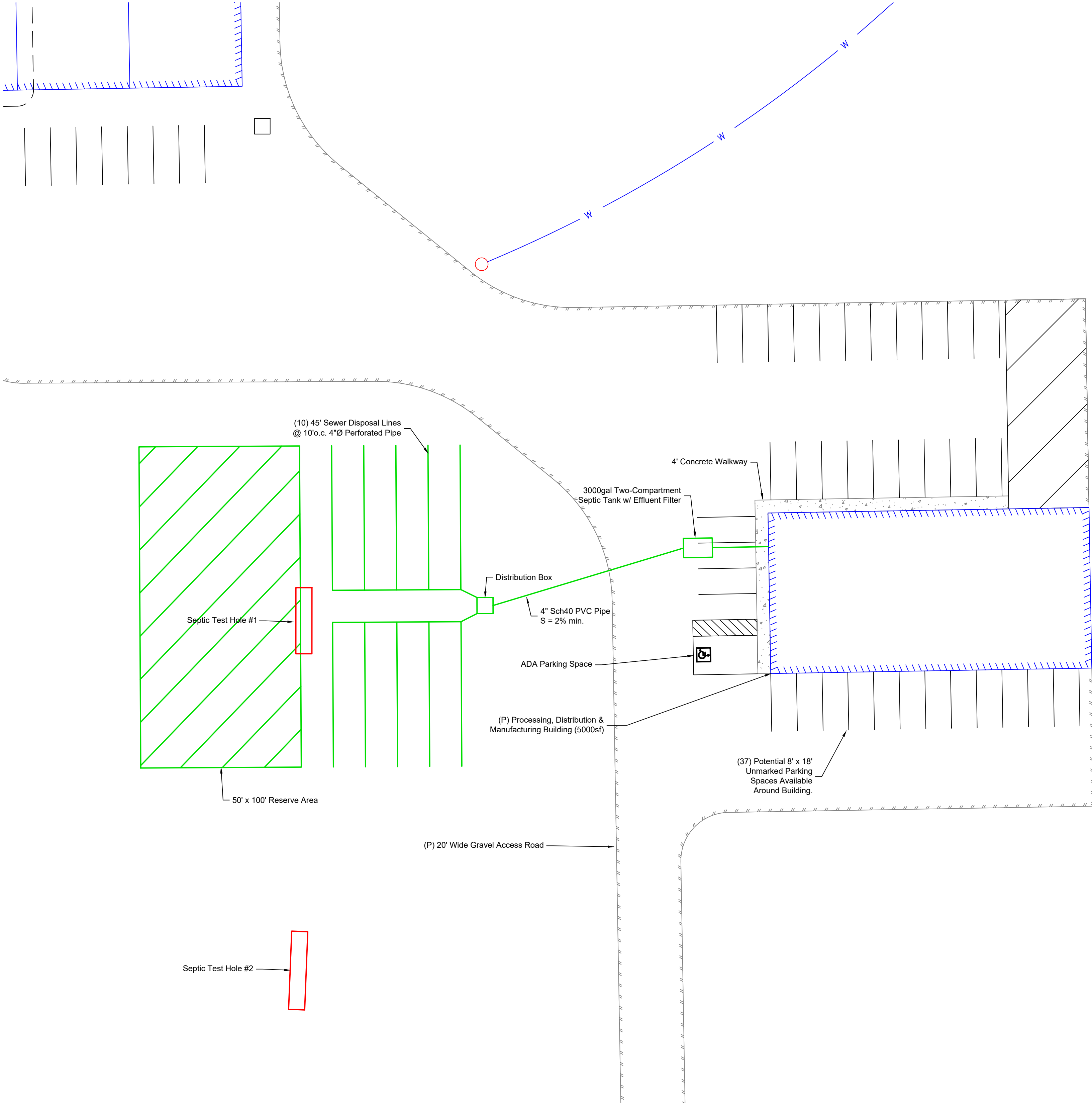
PLOT INFORMATION
CAD DWG FILE: P:\18-074 WHEELER SITE PLAN\CIVIL SITE PLAN\WHEELER SITE PLAN\20-06-10.DWG
PLOT DATE: 6/12/2020 2:13 PM
SAVE DATE: 6/12/2020 10:42 AM

SUBMITTAL STATUS
PERMIT SUBMITTAL

PROJECT NO: 18-074
DATE: 12/05/2018
DRAWN BY: BAO
CHK'D BY: BKO

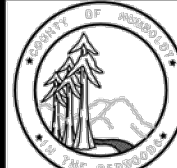
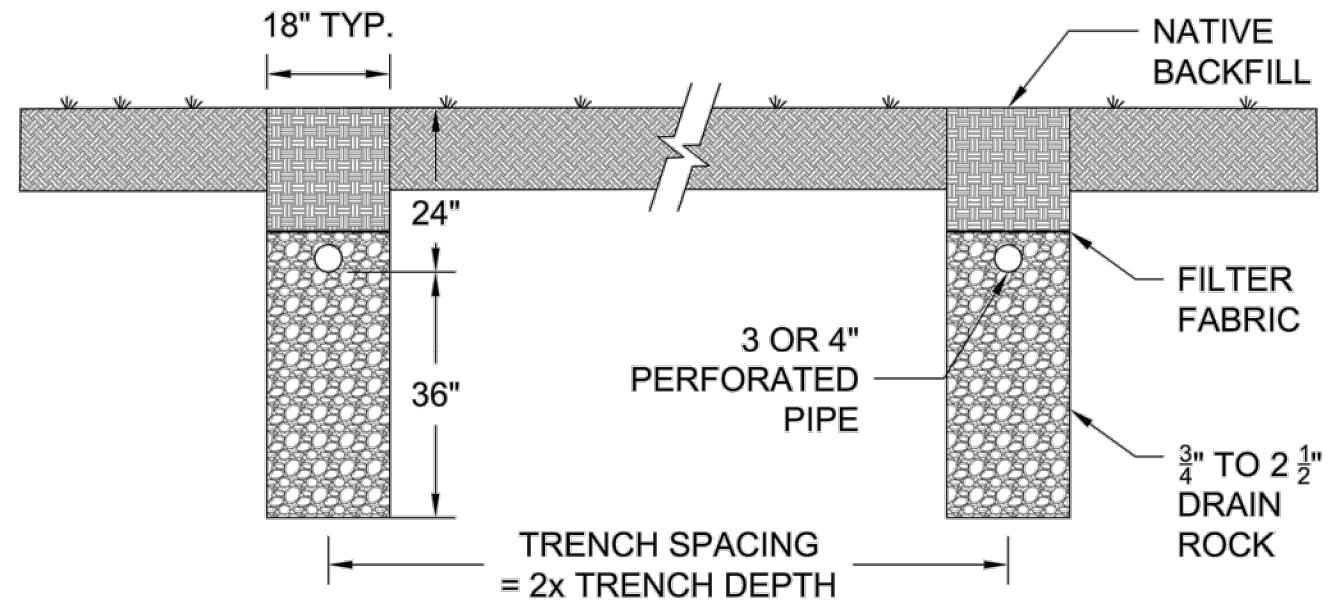
C1

SHEET 1 OF 2



NOTES

1. DETAILS SHOWN REPRESENT TYPICAL TRENCH CONFIGURATIONS. ACTUAL DIMENSIONS MAY VARY BASED ON SITE SOIL CONDITIONS.
2. MATERIALS SHALL BE AS SPECIFIED IN THE HUMBOLDT COUNTY OWTS REGULATIONS AND TECHNICAL MANUAL.
3. ALL SMEARED OR COMPACTED SOIL SURFACES IN THE SIDEWALLS OR BOTTOM OF TRENCHES SHALL BE SCARIFIED TO THE DEPTH OF THE SMEARING OR COMPACTION AND THE LOOSE MATERIAL REMOVED PRIOR TO PLACEMENT OF DRAIN ROCK.
4. LENGTH OF TRENCH IS BASED ON SOIL SAMPLING AND ANALYSIS. REFER TO THE HUMBOLDT COUNTY OWTS REGULATIONS AND TECHNICAL MANUAL.



COUNTY OF HUMBOLDT
DIVISION OF ENVIRONMENTAL HEALTH
LAND USE UNIT
100 H Street, Suite 100 EUREKA, CA 95501
TEL (707) 445-6215 • envhealth@co.humboldt.ca.us

**DISPERSAL FIELD CONSTRUCTION
GRAVEL TRENCH**

DRAWN BY: BMD REVIEWED BY: DS

Septic Site Plan Detail



O&A
ONTIVEROS & ASSOCIATES
INC.
CONSULTING ENGINEERS AND SURVEYORS
404 N. Fortuna Blvd. • Fortuna, CA 95540
Phone (707) 725-7410 • Fax (707) 725-7411
Ontiveros.Assoc@att.net



**LOST COAST
ORGANICS, LLC**

**LOST COAST
ORGANICS, LLC
PROPOSED
CANNABIS
CULTIVATION**

2494 Fisher Rd.
Hydesville, CA 95547
APN 204-381-008

**SEPTIC SITE
PLAN DETAIL**

MARK	DESCRIPTION	DATE
1	Client Revisions	1/11/19
2	Client Revisions	9/12/19
3	Added Septic Info	5/5/20
4	Client Revisions	6/12/20

PLOT INFORMATION
CAD DWG FILE: P:18-074 WHEELER SITE PLAN\CIVIL SITE PLAN\WHEELER SITE PLAN\20-06-10.DWG
PLOT DATE: 6/12/2020 2:13 PM
SAVE DATE: 6/12/2020 10:42 AM

SUBMITTAL STATUS
PERMIT SUBMITTAL

PROJECT NO: 18-074
DATE: 12/05/2018
DRAWN BY: BAO
CHK'D BY: BKO

C2

SHEET 2 OF 2

ATTACHMENT 1

Correspondence from Neighbors

- a) Correspondence from Jere Cox, received August 16, 2019
- b) Letter from Kristie Williamson, received January 31, 2020
- c) Letter from Robert and Jennifer Budwig, received February 20, 2020
- d) Letter from Bruce and Teresa Masterson, received March 10, 2020
- e) Letter from Patricia and Greg Hudler, received March 13, 2020
- f) Letter from Carole Cox, received May 28, 2020
- g) Letter from Community at large, received June 9, 2020
- h) Letter from Kristie Williamson, received October 30, 2020
- i) Letter from Gail Jenner, received October 30, 2020
- j) Letter from Jere Cox, received October 30, 2020
- k) Letter from Patricia and Greg Hudler, received October 30, 2020
- l) Letter from Linda and Gary Sarvinski, received October 30, 2020
- m) Letter from Tara L Kemp, received October 30, 2020
- n) Letter from Lynnette Tipple and Dallas Grant, received October 30, 2020
- o) Letter from Robert and Jennifer Budwig, received October 30, 2020
- p) Letter from Lillian Bertz, received October 30, 2020
- q) Letter from Tanya and Jason Kadle, received October 30, 2020
- r) Letter from Carole Cox, received October 30, 2020
- s) Letter from Paula Jadro-Bettiga, received October 30, 2020
- t) Letter from Steve and Rhonda Kowtko, received October 30, 2020
- u) Letter from Erin and Dustin Grant, received October 30, 2020
- v) Letter from Eric and Carie Mandon, received October 30, 2020
- w) Letter from Amber and Lance Hunt, received October 30, 2020

Yandell, Rodney

From: Jere Cox <jerecox71@gmail.com>
Sent: Friday, August 16, 2019 5:49 PM
To: Yandell, Rodney
Subject: Cannabis Cultivation Permit #15180

Dear Mr. Rodney Yandell

I am submitting this correspondence to express my concerns pertaining to the Cannabis Cultivation Permit #15180, Lost Boys Farms, Jack Wheeler, on parcel #204-381-008. I prefer that my name and any identifying information remain confidential but the substance be on the record. I apologize in advance for the lengthy email.

To begin with and in general terms, what does this proposal look like in the context of how does it effects this little community of family farms and ranches? This last section of Fisher Road that dead ends? The proposed project is definitely not "traditional" agriculture. How compatible is this with raising 4-H animals, calves, steers, lambs, pigs, horses, organic crops of feed corn, Quinoa, clover hay, and red clover seed? Then, and rightly so, there are concerns about the security, fencing, fertilizers, pesticide usage, and run off. Not to mention worries over people who might be attracted to commit burglary because of the product. What consideration is being afforded to the impact on the nearby families with toddlers, young children, high schoolers? These are some social concerns. Now let me turn to some factual project detail concerns.

First, let me begin with some historical background. I live at 2412 Fisher Road, Hydesville, AP# 204-381-009. I moved here in April 1984 to start my sheep, lamb, and wool operation because of its location and the prime ag land soil. As it turned out, my parcel is a piece of what was an original 160 acre land grant deeded by Abraham Lincoln, known as the Gould Ranch. I know this because my wife worked with the grandson of Dallas Gould. After Dallas died the entire ranch was eventually sold and subdivided in 1975-76. Thanks to the grandson, Ron Hartman, my own research, and old timer neighbors, I know a lot about the history of the old Gould Ranch and the Yager Creek Valley.

As the decades have passed, the agricultural activity has largely remained the same. In 1989/90 a group of residents successfully thwarted a proposed development on AP# 204-381-001, which would have converted prime ag land for a use it was not originally intended. Sheep, cow/calf, dairy, horses, potatoes, hay production, and 4-H animals were the standard. I gave up my sheep operation and the land currently is used for organic hay and crop production. Approximately 2 years ago the owner of parcel #204-381-008 passed away and the surviving children decided to sell the property. It was eventually sold to Lost Boys Farms, LLC, who is embarking on converting it a cannabis cultivation operation.

The parcel lies just to the south of mine. I share a property line. The project should be subject to the Hydesville/Carlotta Community Plan. During my decades of living here I have compiled a lot of useful information from a variety of sources. I have mapped high water marks of the floods, earthquake faults, and soil profiles. I researched the drilling of local wells, water quality, streams, and drainage ditches. During my sheep ranching years I worked closely with the USDA Ag Extension Service at Spruce Point. I gathered a lot of weather data to assist me in my agricultural activities. Consequently, I am quite familiar with the direction the winds blow here in the upper end of the valley, how bright lights stand out, how sound carries, and where water stands, floods, and ditches overflow after periods of heavy rain.

On July 26, 2019 I made a records request to obtain a copy of the documents in the application file, #15180 after a phone conversation with Devon of your department. I have also reviewed the Commercial Cannabis Land Use

Ordinance (CCLUO). Upon review of the file documents I was sent, I have identified some things missing based on my review of the CCLUO. They are listed here.

- No site plan included (I do have a small print copy which was provided by Jack Wheeler.)
- No indication of the height of the greenhouses, just length and width.
- No soil survey information as related to the 20% conversion compliance requirement. No worksheet itemizing the square footage area of the road, parking lot, ADA parking, additional parking spaces, porta potie area, water runoff capture containers, and so forth. What is the sum total acreage of these? 20% of how many acres of prime ag soil equals what?
- No letter to the 2 local school districts.
- No verification of school bus stop or turn around.
- No well flow testing documentation information. No documentation of how a draw down would impact of the 2 adjacent wells. There are 3 wells within approximately 500' of each other, all drawing from the same aquifer. No documentation on the well output and projected usage/consumption from a licensed source. What is the impact of the water usage both short term and long term? Is the potential turbidity due to draw down of our well drinking water taken into consideration?
- The Checklist is not completed.
- No results from compliance of noise standards, including results of ambient noise testing and afterwards a study incorporating equipment used, design details, and details of natural features.
- How or who will monitor proposed light control from after sunrise to sunset?
- No documentation for odor mitigation. Is the 600' the mitigation measure?
- Is there or will there be a site inspection compliance schedule before final permit issuance?

Beyond these, it is important to note the fence line on AP 204-381-001 is NOT the property line and that there is a deeded 50' Right-of-Way on the eastern side of the parcel. These become important factors in addressing the 30' set back requirement.

Finally, any odor permeating from the green house structure or any other operation will at some point make its way to our house. Our residence is beyond the 600' set back. Based on my experience this will not prevent any odor from blowing in our direction (or noise for that matter) and reaching us. Additionally, I spend a lot of time working in my barn which is located within the 600' designation. I can assure you that any odor, smoke, or whatever, I will smell it there.

I am very acquainted with the natural topography of the valley basin and its weather patterns. After all, I have 35 years of experience dealing with all of this. So, I speak from experience. Since there is no stated mitigation measure outlined that accounts for any consideration of these natural factors, this is of tremendous concern.

I understand that some of the items I have addressed are pending or that you waiting for them to be submitted. It is extremely important to me that all the requirements be met as outlined in the CCLUO, and that any overlap with the Hydesville/Carlotta Community plan, and any other policies of the Planning Department be in compliance as well.

Would you make sure that I am notified in a timely manner of any public hearing on this permit? I thank you for your consideration on this important matter and look forward to hearing from you.

Sincerely,

Jere cox
2412 Fisher Road
PO Box 121
Hydesville, CA 95547

1/29/20

Kristie Williamson

370 Deer Creek, Hydesville

Parcel # 204-381-013-000

Regarding; Lost Boys Farm #PLN-15180-CUP. #APN 204-381-008



Planning department,

I have a few concerns about the proposed grow

1. The level of noise in our quiet neighborhood. 14 employees plus the owners is a lot of people.
2. We all know some of the people hired are not checked out to be good citizens. Our neighborhood has been very careful to make sure we don't have unknown people traveling around our area. This would change out way of living.
3. BIG concern is the use of the road going into the property. It is 1 lane and can't handle being used by so many people.

Thank You,

Kristie Williamson

707-498-9388



February 12, 2020

Humboldt County Planning and Building Department

3015 H Street

Eureka, CA 95501

RE: Lost Boys Farms, LLC project; Record Number PLN-15180-CU; APN 204-381-008

To Whom It May Concern:

We have received a notice of application for the proposed project of Lost Boys Farms LLC in regards to a conditional use permit for 43,560 sq ft of new mixed light commercial cannabis cultivation, non-volatile manufacturing and distribution of commercial cannabis. As a neighbor approximately 500 feet from the project, we have several concerns including the devaluation of our property, potential criminal activity, noise, odor, etc, but we have itemized our main concerns as follow:

- 1) The size of the project is significant. We knew when they purchased the property their intent was to put a cannabis project on site, however we had no idea it was going to be of this magnitude. It is our understanding they meet the criteria required by the County so there is a probability the size of the project will be approved as presented, but we would be very appreciative of consideration for down sizing the project. This will limit odor, visual degradation, potential criminal activity, etc.
- 2) Odor containment – it is our understanding that because of it being a conditional use permit, there is no requirement for odor containment. Our biggest ask is that the County include a requirement for odor containment for both the growing and processing facility.
- 3) We have a concern about security and would like to request the County require heightened security for the project. From what we have learned from law enforcement, there have been additional criminal activities that have taken place near these types of projects and it's presumed if they have 24 hour security, it will dissuade criminal activity and keep our neighborhood safer.
- 4) It is our understanding access will be off Fisher Road but the handicap access may be through Cooper Road, and possibly the barn access? This road is a one lane road that is not designed to handle heavy traffic. We would like to request all access for the entire project come off of Fisher Road.

We aren't certain if there is anything that can be done about the size, but we can't emphasize enough our desire for odor containment, heightened security and road access. We currently have a safe, beautiful neighborhood and would like to keep it that way. Thank you for consideration of the above requested concessions.

Sincerely,

Robert and Jennifer Budwig

100 Deer Creek Rd; Parcel #204-370-007

March 9, 2020



Humboldt County Planning and Building Department

3015 H Street

Eureka, CA 95501

RE: Lost Boys Farms, LLC project; Record Number PLN-15180-CU; APN 204-381-008

To Whom It May Concern:

We have received a notice of application for the proposed project of Lost Boys Farms LLC in regards to a conditional use permit for 43,560 sq ft of new mixed light commercial cannabis cultivation, non-volatile manufacturing and distribution of commercial cannabis. As a neighbor approximately 500 feet from the project, we have several concerns including the devaluation of our property, potential criminal activity, noise, odor, etc, but we have itemized our main three concerns as follow:

- 1) The size of the project is significant. We knew when they purchased the property their intent was to put a cannabis project on site, however we had no idea it was going to be of this magnitude. It is our understanding they meet the criteria required by the County so there is a probability the size of the project will be approved as presented, but we would be very appreciative of consideration for down sizing the project. This will limit odor, visual degradation, criminal activity, etc.
- 2) Odor containment – it is our understanding that because of it being a conditional use permit, there is no requirement for odor containment. Our biggest ask is that the County include a requirement for odor containment for both the growing and processing facility.
- 3) We have a concern about security and would like to request the County require heightened security for the project. From what we have learned from law enforcement, there have been additional criminal activities that have taken place near these types of projects and it's presumed if they have 24 hour security, it will dissuade criminal activity and keep our neighborhood safer.

We aren't certain if there is anything that can be done about the size, but we can't emphasize enough our desire for odor containment and heightened security. We currently have a safe, beautiful neighborhood and would like to keep it that way. Thank you for consideration of the above requested requirements.

Sincerely,

A handwritten signature in black ink that reads "Bruce A. Masterson".

Bruce A, and Teresa Masterson

2550 Cooper Dr. Hydesville, CA

Parcel# 204-370-018-000



Yandell, Rodney

From: Patricia and Greg Hudler<patriciahudler@gmail.com>
Our parcel #204-370-019-000 Residing here for 34 yrs.
Sent: 3/11/2020
To: Yandell, Rodney
Subject: Cannabis Cultivation Permit# 15180

Concerns regarding the Lost Boys Farms, Jack Wheeler on parcel #204-381-008.

Cooper Dr. is used as a private road. The families that live here have young children and the parents and children often take walks down the steep road and continue on the country lane of Fisher Road. Fisher and Cooper is a bus stop for Hydesville Elementary School.

I'm wondering if any drift from pesticides, herbicides, fungicides or fertilizers will be coming into contact with these young children.

Are the chemicals being proposed safe for animals and children?

Are they endocrine disruptive?

Will they have an effect on the hormonal growth and health of young children or pets?

Will this farm be secured with locked gates and be patrolled by law enforcement on a daily and nightly basis?

Will any of the chemicals used possibly leach into the Hydesville County Water Aquifer? Do the Lost Boys who take care of the plants realize how easily drinking water can be contaminated?

Do they have to pass a test with dept. of agriculture concerning usage of chemicals and water usage?

What department of the County should be held responsible if Hydesville Water becomes contaminated?

Will the green house contain filters for keeping the odor of the Cannabis from leaking out into the neighboring properties.

Will the neighbors be notified when disruptive chemicals are going to be used?

I noticed that the supplier of insecticide and fungicide called Nuke Em is developed by a company named Flying Skull Plant Products Manufactured in Oregon Are these items safe for neighbors children and pets? Like I noticed things are very vague and I wish all my questions could be answered and concerns for everyone that lives here.

We own the property 2555 Cooper Dr. and share a property line with the Cannabis Grow.

Sincerely,
Greg and Patricia Hudler
Po Box 283
2555 Cooper Dr.
Hydesville, Ca. 95547



May 27,2020

Letter in opposition to proposed Cannabis grow-application, Lost Boys Farms, LLC,
Record Number PLN-15180-CUP, APN 204-381-008, 2494 Fisher Road, Hydesville

Dear Humboldt County Planning and Building Department,

I would like to state that I am in vehement opposition to the proposed cannabis grow project that is adjacent to our property. We have resided on this property continuously since 1984. My husband and I have worked hard over the years. We are retired now and are always present on the land.

For thirty nine years I worked as a school counselor. For 32 of those years I worked for Eureka City schools as a junior high and lead high school counselor. I participated in many drug free school and counselor trainings. I have significant experience on how marijuana can affect young people.

In all good conscience I cannot support this grow in a residential area. We are predominantly a farming community dedicated to raising food and fiber. Our property borders the north side of the proposed site. This proposed grow is in the direct line of sight of our residence specifically from our living room and dining room windows as well as our upstairs bedroom.

On the eastern border is a Mennonite farm couple with 4 children under the age of 11. Their property is in such close proximity to this proposed grow that they would be severely impacted. To the south, directly across the street, is a family with two young children and a teenage son. They purchased this land to have a place to raise their children and have land to raise their horses. On the eastern border is a brother and sister who have grown up on the property since the 1980's. They are also in such close proximity that they would be severely impacted.

I have given this issue a great deal of thought and I am against this project on many fronts. Personally, the smell of marijuana is offensive just as the smell of a skunk is offensive. I believe that to smell it 24/7 would be extremely deleterious to my health and well being. This is a valley and the smell would settle with even greater impact and I don't believe any amount of mitigation would eradicate this sensory offense. Sound and light would greatly impact us also. We can hear the dogs tied up on the site barking during the night. What sounds and disruption would the sound of an industrial cannabis grow do to all the surrounding families. We can see the porch light at night from the neighbors across the street from the property. This is an area that is quite dark at night. Can you image how much light, even with mitigation would come off of a green house at night? Since our bedroom is upstairs I believe the lights from green houses would be extremely impactful to quality of life.

When picking up children, the Hydesville school bus has previously turned around on our lane which borders the proposed marijuana grow. This is where the workers would have their parking lot. Many of these workers could be transient workers which brings a whole myriad of potential problems in this area. We are fairly remote so having the Sheriff respond to a call sometimes takes a great deal of time.

The access to the floor of this valley is a dead end single two lane road. There is no way out except through this road and in the event of a fire could be very dangerous and difficult to access. This project site is in the middle of a residential area. People walk on Fisher Road, children ride bikes on Fisher Road, all healthy activities for this community. We are fortunate to have 20 + acres of land with one dwelling permitted. It's a special neighborhood.

The town of Hydesville now has a grown on Johnson Road past the Hydesville Elementary School. There is another one located on Barber Creek Road. The residents there have been in litigation for the past several years requiring them to pay thousands of dollars to fight the impact that grow has had on their lives. There now has been a judgement and it is our understanding that after a specified time this grow will be required to cease operation.

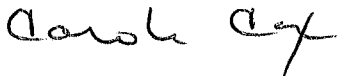
There is appearance that permits or conditional use permits were give in and effort to take grows out of the hills. This has been touted as having good results but to put them in the middle of a close knit residential farming community is reckless and goes against the the Hydesville/Carlotta Community Plan.

Finally, there is the issue of inflated property values or not being able to sell your property to families because they don't want to be across from a cannabis grow. Your only recourse is then to sell to a pot grower. What is this doing to the housing market in this area? A decision to allow any size grow in this community will have great unintended consequence to all of us. The impact will have deleterious affects that do not need to happen.

I realize that this is a difficult decision for the county planners and supervisors as they tread on new ground trying to balance the "green rush" people coming into this county with big money investors and our personal lives and the desire to live in a safe, residential area in compliance with the our general plan. This will have such great impact on the lives of so many of us in this small community, both young and old. We are predominantly a multigenerational farming community dedicated to raising food and fiber. We support each other in a time of need. We may not be of the same religion but we do share the same core values.

No matter how much you could try to mitigate the plan for this project it is still a proposal to have a large industrial cannabis operation in the middle, not hidden on the edge, but in the direct vision and proximity to families. It is totally inappropriate to have this go forward at substantial cost to our community.

Thank you for your consideration.



Carole Cox, MA, Psychology
2412 Fisher Road, Hydesville

May 14, 2020

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501



RE: Lost Boys Farms, LLC
Record Number PLN-15180-CUP
APN 204-381-008

~~CONFIDENTIAL~~
not confidential
KH

Dear Humboldt County Planning Commission,

We, the undersigned, do hereby oppose the Lost Boys Farms, LLC Conditional Use Permit for a commercial cannabis operation located at 2494 Fisher Road, Hydesville. It is a Conditional Use Permit for 43,560 square feet of new mixed-light commercial cannabis cultivation, a Special Permit for non-volatile Manufacturing, and a Zone Clearance Certificate for Distribution with a 5,000 square foot Processing, Manufacturing, and Distribution located at 2494 Fisher Road, Hydesville. The project is currently in the Processing Step awaiting Decision and Implementation.

This project is on property purchased by an LLC for the sole purpose of cultivating, manufacturing, and distributing cannabis. The owners did not buy the property and then decide to grow, they bought it with the intention of growing. The property was purchased for approximately 1 million dollars plus additional thousands of dollars for filing fees, agency inspections, engineering reports and surveys, and more with no guarantee that they would be permitted. This was done based on an assumption that if they meet all the requirements laid out in the Cannabis Ordinance the project would be permitted. There was and is no consideration for how the neighborhood community would feel. The Lost Boys Farms Manager, Jack Wheeler freely talks about his vision to buy up the whole valley and expand his industrial cannabis operation. This is not considered a small grow and is part of what Humboldt County Supervisor Fennell refers to as the "Green Rush." We cannot allow outside big money LLCs, the "GreenRush" to forever change our little farming/ranching community. Incidentally, this is the 2nd attempt Jack Wheeler has pursued in Hydesville to get a permitted cannabis operation. He failed in his 1st attempt.

The GIS map that Jack Wheeler of Lost Boys Farms, LLC used for his project plot plan is out of date by at least 3 years. The GIS map shows trees in the adjacent field which were removed in August 2017. This same map shows a residence on the south side of the project which was moved approximately 40 feet northward from its original location. This is critical because of the 600' set back from the proposed green house structure. Finally, this GIS map is used to designate where Prime and Non-Prime Ag Soils are located. This is important due to the Federal law prohibiting conversion of prime ag land into non agricultural purposes. This designation of "prime ag soil" is a misnomer. After years of re-framing, the redistribution of soil plus the additions of organic soil enhancements makes such a designation useless. River valleys are measured by the term "good bottom ground" because it can be irrigated to increase and or prolong production. Once this bottom ground is removed from production it is forever lost to future generations. To consider approving this project based on an outdated GIS map with misleading information would be wrong.

This industrial grade cannabis operation is inconsistent with the historical use as well as current use in our small ag/farm community. It is so out of place. Apple and Google maps clearly show green farmland from the north end all the way to Hwy 36. (See attached picture) For decades all types of typical agricultural products and livestock have been produced, raised, grown, and harvested from raising horses, to high quality hay and vetch to field corn for livestock, from quinoa to organic red clover seed, and a Grade B dairy.

This project lies within the Carlotta-Hydesville Community Plan in the Yager Creek Valley. This valley consists of good bottom ground which can be irrigated for agricultural purposes producing food and fiber for our local, state, and national economies. This proposed project states that non-native soils will be used as opposed to the native fertile river plain soils. Approving a cannabis operation on Ag Exclusive land, good bottom ground for farming that is better suited in an industrial zoned property makes no sense. Portions of this project will pave over this good soil and ruin it for forever. We need to protect farmland.

The proposed project will employ approximately 14 workers which will increase traffic dramatically on what is now a narrow dead end road. The impact of additional traffic will endanger families walking up and down the road, riding their bicycles or 4-wheelers or horses and up and down the road, or walking their dogs or 4-H animals up and down the road.

Three residences are within immediate sight of the proposed greenhouses and manufacturing building. One residence's family has four children under the age of 11. Another residence has a teenager and two children under the age of 5. One is moving to another location because they do not want to raise their family next to a cannabis operation. The residence closest to the operation has decided to sell because they too do not want to raise their family next to a cannabis operation. Another three residences are within sight of the propagation and drying barn. A total of 6 contiguous residences can see this propagation and drying barn. The proposed Manufacturing, Processing, and Distribution building is approximately 130' from the neighboring property's barn/shop and corral located to the East. There are 8 homes that use Cooper Drive daily to access their property who must drive by the propagation and drying barn.

There are two wells located within 300' to 400' of the well located on the property which will be the main source of water for the project. There is absolutely no data addressing the potential impact on the two neighboring wells, such as draw down, turbidity, and so forth. This would have to be assessed after the project is well into operation.

There is no mitigation plan in the submitted proposal for the odor that will be generated from this operation. Those of us who live down on the valley floor surrounded by hillsides know first hand how the winds blow and how smoke settles due to thermal induction. We know from experience how sounds and odors travel. The assumption that somehow we will just accept the smell 24/7 is disheartening. According to Jack Wheeler, the smell "is money." They will rely on the fact that our complaints will fall on deaf ears knowing that their Conditional Use Permit would unlikely be revoked with years of litigation as evidenced by the grow on Barber Creek in Hydesville.

We implore you to take a stand and vote NO on this industrial grade cannabis project. Stop outside big money from changing the character and nature of our neighborhood. Prevent it from ruining the entire small farming and small ranching community for future generations in the historic Yager Creek Valley.

Thank you.

Sincerely,

Jere Cox

Carole Cox

Darryl Sawinski

Jinda Sawinski

Gerald S. Sawinski

Juli Sawinski

Lillian Beitz

Patricia K. Huddle

Gy Hudek

Robert A. Buehig

Jennifer Buehig

Samuel M. Matusz

Gail R. Jenner

Reggie Allen

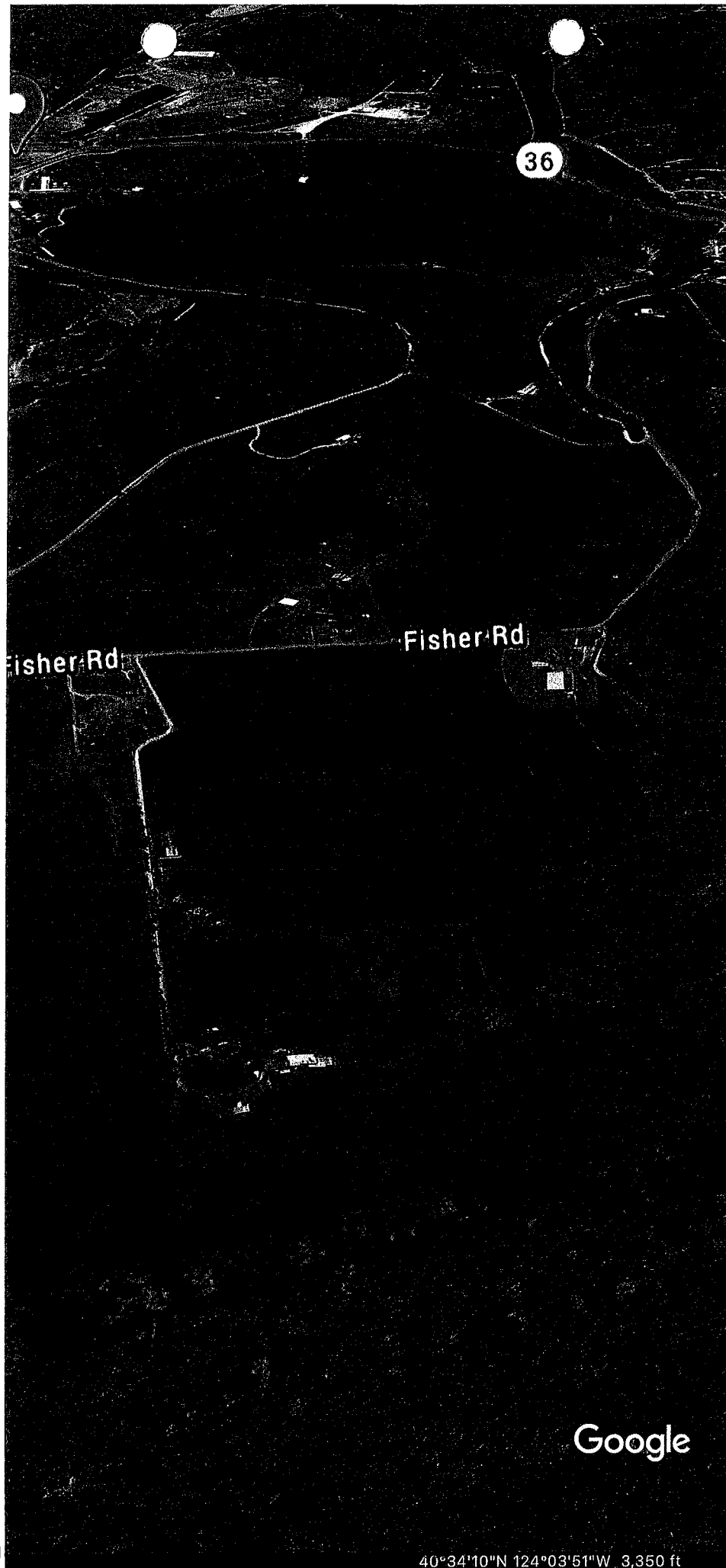
Shirley L. Williamson

Don Meador

Ethan Beitz

Allison Jackson

Peter Ranken



10/28/20

County of Humboldt

Planning & Building Dept

Cannabis Service Division

Attn: Board of Humboldt County Supervisors and Keenan Hilton:

Re: L.B.F. LLC #PLN-2018-15180



I am a single 69 Yr. old woman. I had lived in Holmes Flat for 28 Yrs. And was forced to move. Holmes has turned into a grow alley and because of all the growers and mostly their workers, it became unsafe for me to live there. I purchased my property (370 Deer Ck) 3 years ago and planned to make it my forever home. If Lost Boys Farm LLC turns into a grow, I will be again forced to sell and move to another place safe for myself and my animals.

We are all aware of the dangers on Hiway 36. Turning onto Fisher Rd. is very bad as cars headed west are passing, in a passing lane, as they come around the corner. Adding 20 plus people a day turning in and out makes this very dangerous.

It was said that they would hire 19 employees, but this does not include Lost Boy Farms people, which I believe could add several more people. *This doesn't count for the nonemployees such as partners.*

My last concern is about the property recently purchased by Mr. Wheeler's out of the area friends. Mr. Wheeler said this property couldn't be used as a grow. *I totally don't believe this.* They believe they can get it and talk the County into changes and make it happen. I talked to Alicia Close about the property and she told me Mr. Wheeler was going to purchase. Mr. Wheeler told me himself that he and associates were trying to get. There is no way they don't think they can turn the area into a large grow. They don't invest in ungrowable land. Very sad to turn this area into a high tech grow from the farming it should be.

Sincerely,

Kristie Williamson

370 Deer Creek Rd

Po Box 182

Hydesville, Ca. 95547

A handwritten signature in blue ink, appearing to read "Kristie Williamson", written over the typed name.

P. O. Box 395
Hydesville, CA 95547
October 26, 2020



Humboldt County Planning Commission
% Planning Department
3015 H Street
Eureka, CA 95501

Re: Lost Boys Farms, LLC, PLN-2018-15180, Key 204-381-008

I am totally and irrevocably against a commercial cannabis operation at 2494 Fisher Road in Hydesville. The use of that beautiful historic family home as a "commercial grow" is completely incongruous with the intention of the Carlotta/Hydesville Community Plan and the character and flavor of the existing neighborhood.

As a dead end road with barely passing room on blind curves we are already very concerned about traffic daily on Fisher Road. We are also concerned that the more people coming in and out, the more crime. There is a large area unfenced at the dead end, perfect place for parties, possibly creating fire hazards. Unwanted attention to our quiet non-industrial neighborhood.

Turning left onto Fisher North from Highway 36 has always been scary. As long ago as 1997 we asked for the consideration of a left turn lane. Of course it was denied, we've all been concerned about it every time there is any kind of the extremely unpredictable traffic between us and our street.

I have lived here since 1996. I came with my adopted sister, father and my mother's sister. I brought my whole family and life with me looking forward to a long retirement in this incredible historic natural wonderland. Having grown up in NYC, I would never have dreamt of living here in this paradise. Please don't allow an out-of-state intrusive LLC ruin my dream.

Sincerely,


GAIL R. JENNER

Humboldt County Planning Commission
% Planning Department
3015 H Street
Eureka, CA 95501



RE: Lost Boys Farms, LLC, PLN-2018-15180, Key 204-381-008

October 29, 2020

Dear Humboldt County Planning Commissioners

I am writing to you in **OPPOSITION** to the Lost Boys Farms, LLC Conditional Use Permit for a commercial cannabis operation located at 2494 Fisher Road, Hydesville. This is a Conditional Use Permit for 43,560 square feet of new mixed-light commercial cannabis cultivation. With a 5,000 square foot Processing and Distribution building located at 2494 Fisher Road, Hydesville and all within the Carlotta/Hydesville Community Plan area.

I live at 2412 Fisher Road, Hydesville which is next to the proposed commercial cannabis proposal. I moved to the Yager Creek Valley in April 1984 with my wife Carole and our 4 year old son to continue our sheep, lamb, and wool operation. Over the years I have become involved in our local community as well as the county community. I am a past President of the Hydesville Elementary School District Board of Trustees, was a member and past President of the Humboldt County Woolgrowers Association, a member of the Humboldt County Farm Bureau, and former Chairperson of the Humboldt County Fair Junior Livestock Auction Committee. In the mid 1980's not long after we moved here, the county initiated its effort to add community plans to the Humboldt County General Plan. A Carlotta/Hydesville Community Plan planning committee was organized by the Planning Department. I became a member of the citizen's committee thanks to a special appointment by Supervisor Harry Pritchard. When I saw that there was no one representing the Yager Creek Valley interests, I contacted Supervisor Pritchard and explained my concern and he concurred. A major proposal of the Carlotta/Hydesville Community Plan was: "Maintain the present level of resource protection for timberlands and provide additional zoning protection for agricultural lands on the Van Duzen River flood plain and the Yager Creek Valley." Working with the Planning Department, the committee agreed on ten land use planning criteria. Listed in order of importance as follows:

1. **Rural Character**
2. Water quality
3. **Agricultural Use**
4. Natural Resource Protection
5. Public Services
6. Hillside Development
7. **Views**
8. Timber Use
9. Potential for Development
10. Commercial Development

This community plan goes on to describe zoning designation of the valley.

2722 Agriculture Exclusive (AE)

1. Character: Agricultural Exclusive includes prime agricultural lands as identifies by any of the following definitions:

- A. Land which qualifies for ratings as Class I or II by the U.S. Soil Conservation Service land use capacity classifications.
- B. Land which qualifies for rating as 80 through 100 percent in the Storie Index Rating.
- C. Land that has a livestock carrying capacity of one animal unit per acre.

So as you can see, rural character, ag use, and views exceed commercial development. Based on just this portion of the plan, this commercial cannabis project is out of scope and out of character for the Yager Creek River Valley. Allowing this project will destroy valuable ag land forever. But this is only one reason for **opposing** this commercial project.

On May 14, the Planning Department sent the applicant a letter stating that based on comments received from neighboring property owners the department concluded that the proposed commercial cannabis operation was out of scale with the existing neighborhood and would lead to an adverse impact of the health, safety, and welfare of the surrounding community. It was requested that the applicant withdraw the application because they would be recommending denial.

Subsequent to that letter, on May 28 a meeting was held with the applicant to discuss possible revisions to make the commercial project acceptable to the community. As a result a revised project proposal was submitted on June 22. Regardless of the revisions, the footprint as drawn on the plot plan map is larger than the original one. A 20' access road instead of a 12' road. Far more graveled in areas for parking, turn arounds, and so forth. 5 - 2500 gallon water tanks instead of one. These differences make this commercial operation even more out of place in our beautiful valley.

I have been following this commercial cannabis proposal since July 2019. I have exchanged many, many emails with Rodney Yandell and then Keenan Hilton. My wife and I have met with Supervisor Estelle Fennell multiple times. I have had both Director John Ford and Supervisor Estelle Fennell meet me and several neighbors on my property. Finally, I have met with the applicant on the property several times. The last time, mid-September 2019, I gave him a list of concerns about his project. He promised that he would send me a response but it never came.

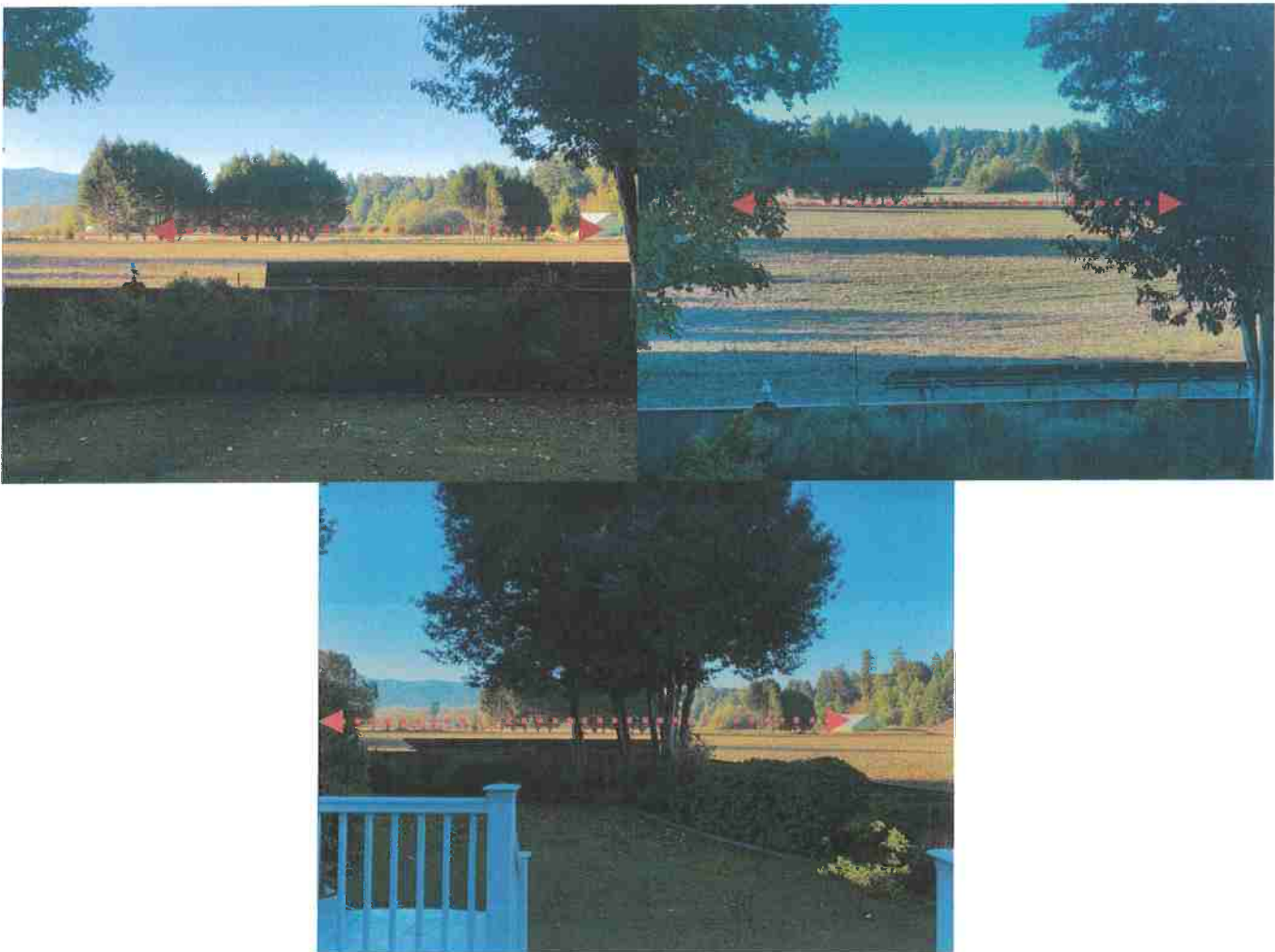
It was concluded back in May that the impact of this commercial cannabis project would have a significant adverse effect on the public health, safety, and welfare. The residents here in the Yager Creek Valley and surrounding area are under represented residents of rural, unincorporated Humboldt County who are about to be negatively impacted by this commercial cannabis project. Those of us who live here in the valley, along Fisher Road, on Cooper Drive, and Deer Creek Road are here because we cherish the peaceful, rural lifestyle. There is only one way in and one way out. Fisher Road is a narrow winding road with no shoulders which intersects with Hwy 36 in what is an extremely dangerous turn from the highway due to the passing lane coming up the hill from Carlotta. The applicant states that he must have a minimum of 19 employees. That's 19 and most likely more additional vehicles making multiple trips 7 days a week, arriving and leaving for work, and going to lunch and returning. Several residences are located right next to Fisher Road where children play. Cars not slowing down is a serious health and safety issue for these families.

There are also some potential serious dynamics that come with marijuana production. The marijuana industry is inherently dangerous. Typically there is a lot of cash on site due to their inability to establish bank accounts.

Because of this, security is heightened with dogs and firearms. Another part of the dynamic is the type of workers the industry attracts, transient workers. If these workers have no transportation will they be given the opportunity to live on-site, either in the house or camp in or around the barn? This scenario raises concerns about fire. There are no fire hydrants here in the valley. We have to rely on the Hydesville Volunteer Fire Department for any response.

Another issue is the impact of this commercial operation on the groundwater that supplies our water. Groundwater was and is a concern addressed in the Carlotta/Hydesville Community Plan. The Hydesville Community Water District wells are located in the Yager Creek Valley. As Hydesville develops adding more houses and therefore water demand, the water table at our end of the valley drops dramatically. Marijuana plants are known for requiring significant amounts of water. What impact will this demand have on our ground water sustainability?

The land for this commercial cannabis project is historic. The house and barn were built when the Cooper pioneer family homesteaded the north end of the Yager Creek Valley back in the 1860's. The views are spectacular, the lifestyle homespun. Now you are being asked to allow a massive of out character commercial cannabis operation. Why would you allow a commercial cannabis operation in this rural residential farming neighborhood? Here are some views which my wife and I enjoy every single day that will be destroyed by views of a massive greenhouse structure measuring 420' x 144' which approximates 1 1/2 football fields long by 1/2 football field wide. And a 100' x 50' processing building. And 5 5000 gallon water tanks, an additional 5000 gallon water tank, and a 1000 gallon propane tank. Just imagine these views obstructed by commercial cannabis buildings. (The dotted red line shows where the greenhouse structure would be)



Statement of Facts

- This proposed cannabis operation will have an adverse impact on wildlife, such as geese, deer, and elk.



- This cannabis operation will have an adverse impact on our property values.
- There will be a potential for increased crime rate in our low crime rate area. Sheriff response times are approximately 45 minutes at best.
- The revised proposal has no specifications for the light control devices or odor control devices.
- Odor control is only mentioned for the nursery in the barn, not the greenhouse or processing building.
- The footprint of this commercial cannabis operation according to the revised plan map is larger than the original plan map which was rejected.
- The revised plan calls for a minimum of 19 employees. 19 individual vehicles making round trips in and out of the commercial operation property along a narrow winding road (no shoulders) to a dangerous intersection with Hwy 36 two times per day not including lunch 7 days per week year round. This additional traffic will negatively impact all residences and activities along Fisher Road. These 19 employees will bring a dynamic to our peaceful valley that is inherently incompatible with our rural residential neighborhood.
- Several residences are located right next to Fisher Road where children play. Cars not slowing down while passing by these houses is a serious health and safety problem.
- Property owners on Cooper Drive and Deer Creek Road will have to drive by the “nursery” barn located right next to the road.
- An out of the area and state LLC, Lost Coast Organics, LLC purchased the property and the same is true with the LLC, Lost Boys Farms, LLC that plans to manage the commercial cannabis operation. This is part of the “Green Rush”, these “investment angles” coming into Humboldt County and changing our rural neighborhoods and quality of life.
- There is no data on how many marijuana plants will be planted in the ground, how much water each plant will consume daily, and total water consumption annually.
- Two property owners with young families adjacent to the proposed commercial cannabis operation have felt compelled to sell due to the possibility that this commercial cannabis operation will be approved. (Both are in escrow)
- The proposed commercial cannabis operation is located on an historical piece of property. In 1860 Abraham Lincoln signed a Land Grant Deed of 160 acres for the pioneer Cooper family who homesteaded in the Yager Creek Valley. Eventually 2 houses and two barns were built. The house that now stands on the property was built in 1884 and the current barn around that same time.

The facts, opposition letters, and the Carlotta/Hydesville Community Plan are all substantial evidence that this proposed activity will have significant adverse effects on our community's health, safety, and welfare. The Planning Department has twice rejected this proposal. The Yager Creek Valley, homes along Fisher Road, and those who live up on Cooper Drive and Deer Creek Road is a collection of multigenerational residents. We love living in this rural residential community. This proposed commercial cannabis operation will contribute absolutely nothing to our community. This commercial cannabis operation will destroy the valuable resources our Community Plan sought to protect.

I implore each of you to **not approve** this commercial cannabis proposal.

Respectfully Submitted,



Jere Cox

County of Humboldt
Planning and Building
Cannabis Service Division



Attn. Board of Humboldt County Supervisors and Keenan Hilton:

Re: Lost Boys Farms, LLC Record no. PLN-2018-15180, Key APN 204-381-008

We attended the meeting at 2494 Fisher Rd. Hydesville CA on Oct. 21, 2020. In attendance were approximately 20 families living at nearby homes. Most of the families have young preschool and elementary age children. Some families brought their babies with them and we also had a neighbor who lives directly across from the grow site who is with child. She informed us that the grow site was built in the 1800's. Obviously it is historical to the valley of Yager Creek. Over the 34 years we have lived at Cooper Dr. we have watched the previous owner raise alpha fa, cattle, 4H Sheep and 4H pigs. The owners passed away recently and the property was sold to an LLC. We believe this industrial size cannabis grow will have negative impact of the health and welfare of our community.

Jack Wheeler told us all he will have at least 19 employees. The 20 acres will have a greenhouse the length of a football field and a half. The width of the green house will take up a half football field. The water tanks will be numerous. The barn which was built in the 1800's will be the drying and processing room which will be just feet away from the young neighbor who grew up in the historical cottage nearby.

We are concerned that there isn't any fire hydrant near this grow site in case of electrical fires or if combustibles are ignited. The old growth barn would surely go up in flames quickly. Cooper Dr. and Fisher Rd. is a bus stop for elementary children. Cooper and Fisher Rd. has a hair pin turn which makes auto or truck collision more numerous, with 19 more employees traveling twice per day if not three times if they leave for lunch or dinner will be a significant increase in traffic, far more traffic than this valley was designed for.

The safety from Robbers is a very big concern as it takes Sheriffs at least 30 minutes to arrive and only after the incident has occurred. If a stray bullet passes into a neighboring residence it could be fatal.

We have a Carlotta/Hydesville Plan which was formed during 1983, this grow just isn't going to comply with the health and welfare of our community (Noise from fans, bright lights at night, traffic, and odor.

Also the junction of HWY36 and Fisher Road has had numerous accidents over the years. Turning from 36 to Fisher Rd. is at times terrifying! We don't have a stop light or turn lane and the cars coming from Calotta are flying towards us as we turn!

This Cannabis grow has been denied twice and we are hoping the Supervisors will also deny it.

Sincerely,
Greg and Patricia Hudler
2555 Cooper Dr.
PO Box 283
Hydesville, Ca. 95547



County of Humboldt Planning &
Building Cannabis Service Division
PLN-2018-15180, Key APN 204-381-008
RE: Lost Boys Farms, LLC

October 25, 2020

Dear Planning Division:

My name is Gary Sarvinski . My wife Linda and I have lived at 2561 North Fisher Road in Hydesville for 40 years. We are very concerned about Jack Wheelers cultivation operations plan. It will make Yager Valley an ugly place to live.

- Who wants to look at 14 green houses, 144 feet long and 420 feet wide.
- This will bring more traffic on Fisher Road because of the 19 employees.
- I am afraid it will also bring crime to our valley.
- Who knows how it will affect our water supply.
- This land is very productive. It produced 23 ton per acre of corn silage this year and 3000 lbs. of quinoa per acre.
- This will bring our property values down.
- Two neighbors allegedly approve – one is moving and could careless because they sold their land to one of Mr. Wheelers associates.
- Plus, people who live up Cooper Gulch and people who live at the top of Fisher Road are also very concerned.

I could continue but I am sure you will hear from other concerned neighbors. I am asking you to please do not let this plan pass.

Thank you,

Gary L Sarvinski

Gary L Sarvinski

Linda L Sarvinski

Linda L Sarvinski



County of Humboldt Planning &
Building Cannabis Service Division
PLN-2018-15180, Key APN 204-381-008
RE: Lost Boys Farms, LLC

October 25, 2020

To Whom It May Concern:

My name is Tara Kemp and I am the heir, along with my sister and two brothers, to the property located at 2561 North Fisher Road. My parents, Gary and Linda Sarvinski, purchased this beautiful piece of property in 1980 and has farmed it for the past 40 years. We raised animals for 4-H and FFA, harvested lots of hay and corn, and enjoyed years and years of horseback riding. My Dad ran his dairy on this property for several years a well. Not only did me and my siblings get to enjoy the property, but my children along with my nephews loved raising animals, riding quads, and growing vegetable gardens over the years. The valley is what I would refer to as a sanctuary of gorgeous landscape and nature.

I do not understand why Mr. Wheeler did not approach any of the landowners around the property he purchased before he purchased the property, to get a consensus on how people would feel about his proposal of growing cannabis. In my opinion, he is extremely arrogant and is trying to bully the residents out of their homes, and that is why he did not approach them beforehand. His arrogance is also showing by him continuing to push this issue, even though the residents are strongly opposed to his operation. He is from Illinois and is creating havoc for people who have lived in this county their entire lives.

I am extremely concerned about the safety and well being of not only my parents but all the people who live around what I refer to as the old Oliveira Ranch. I do not believe any good will come of this activity if permitted to do so. The integrity of the land will be completely lost and the quaint community in the valley of North Fisher Road will no longer exist. This valley doesn't deserve to be turned in to an industrialized business with ugly large buildings and extra traffic that will go along with it.

I hope and pray that you will take in to consideration all the lives that will be affected negatively if this is allowed to happen. Thank you for your time.

Respectfully,

Tara L Kemp (Sarvinski)

October 26, 2020

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501



RE: Lost Boys Farm LLC
Record Number: PLN-15180-CUP
APN: 204-381-008

Dear Humboldt County Planning Department,

We are writing this letter in regards to the Lost Boys Farm, LLC cannabis grow to be located at 2494 Cooper Drive, Hydesville, CA 95547. We fully oppose this project for the following reasons:

- We find this planned project to be extremely disturbing and out of proportion for the rural farming community that we live in and the ways of life of the other neighbors. We are further more disturbed by the fact that Mr. Jack Wheeler, Manager of the Lost Boys Farm, LLC, seems to have no apprehension about the ruination of these ways of life and family traditions which ourselves and the neighbors have built through the years as a result of hard work, trials, tribulations, love, friendship, and caring for ones neighbors and the community that comes with living in a family farming community. Mr. Wheeler seems to be lured by the "big money" purportedly to be made at the expense of everyone around. This dispassionate attitude has no fit within this small rural community that time and time again has, and will continue, to pull together to aid a neighbor whenever possible who is worthy of such care and thought. To come into a community with no respect for the neighbors around you only proves that Mr. Wheeler and his business associates have only selfish and self-centered plans in mind for the future.
- We also find it disturbing on how the Lost Boys Farm, LLC has presented their proposed project within this community. It seems convenient that there has been the use of outdated information, inaccurate information, and the omission of various details which could potentially prove to be detrimental to the approval of their project. For instance, exactly what amendments, pesticides, or other fertilizers do to they plan to use on the current agricultural bottom soil? How will those amendments, pesticides, and fertilizers affect the land, the water wells, and the health of neighborhood in say 30 years? How will the odor that will disrupt our lives, the property values of our property, as well as the lives and property values of the neighboring property owners? The noxious odor caused by the growing cannabis, drying cannabis, and processing thereof, is not a smell we wish to smell 24/7 and as there is basically no information on how these noxious odors will be mitigated, this alone is cause for concern for us and this community. Not everyone thinks the smell of cannabis smells like money and not everyone wants to have their nose up a skunk's butt 24/7!
- With no data on the potential impact on the surrounding wells, including our wells, not to mention the possible effects on Yager Creek; this poses extreme concerns as to who will protect our rights as community members, who will protect our water rights to ensure we have water to irrigate our lands, our rights to have safe, clean, and uncontaminated drinking water from our wells, and who will protect the wildlife that depends upon Yager Creek to continue subsisting in their native habitat. We depend on the wells on our property to support our livestock and farming way of life. How will the various soil amendments, pesticides, and fertilizers, and the effects of continuous plantings of cannabis permeate down through the soil and into our water systems? How will the trash, debris, and excrement from all the amendments as well as from the 19 workers be handled safely and properly?

- The lighting for the grow houses is concerning as to how it will be allowed to be on during the night hours. What will be the effects on the wildlife, not to mention the effects and disruption of the neighborhood serenity? We have purchased this farm land for the peace, calm, and serenity that the rural farm life affords. The cost of this serenity, calmness, and peace is priceless. Having the night lite up for 12+ hours is not conducive to maintaining the serenity of this wonderful community.
- The proposed 19 workers, their vehicles, their trash, and the safety concerns surrounding this many people traveling on a narrow, dead-end road every day, at minimum twice daily and most likely four times per day, brings to mind another litany of concerns.

There is a dead-end turn-around at the corner of our property, how will the Lost Boys Farm, LLC control their workers and their acquaintances from using this school bus turn-around area as a trash dump, smoking area, or even worse as a drug dealing space. This area was originally put in place by Pacific Lumber to be used as a school bus turn-around. The Yager Creek community now has many families with small children who will need the use of this turn-around area for their school bus. A portion of the proposed cannabis grow project will be within the 600 feet of this school bus turn-around area.

With all the employees traveling to and from the site, the impact on the roadway will be substantial. Our tax dollars pay for the maintenance and repair of this roadway. How will the Lost Farm Boys, LLC control their employees from driving too fast and recklessly on this narrow road? What are their plans to maintain the roadway that they will impact far more than our little farming community? How will they protect their neighbor and their children while they enjoy a walk or a bicycle ride up and down Fisher Road? It is extremely doubtful that all of the employees will adhere to a strict speed limit and take the utmost caution while traveling to and from the job site.

The 19 employees will require restroom areas as per California and OSHA law. Will these be porta-potties? How often will they be cleaned and serviced? Will the neighborhood also have to deal with the stench from the porta-potties as well as the disgusting odor of cannabis as it ripens? Will the neighbors also have to protect the children from seeing the workers relieve themselves on the side of the road on a daily basis? What will be the impact to the soil if/when the porta-potties overflow or leak? All these contaminates will leach into the waterways and into our wells, damaging our health, ways of life, as well as the lives of the wildlife and their habitats.

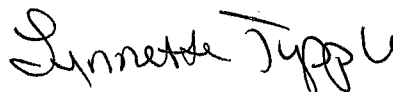
Finally, the aspect of safety of our children, grandchildren, and our families is also a concern. Will the Lost Boys Farm, LLC be responsible for insuring that their 19 employees are not child molesters, rapists, and thieves? The Sheriff's Department is short-staffed with response times of 30 to 45 minutes at minimum. Having seen numerous persons walking or camping on the side of Highway 36, holding signs, looking for work on a grow, I doubt very much that anyone will take the time to check that they have not just hired someone who has a criminal history the length of the Lost Boys Farm property. Also, the safety of our own property and belongings is of a major concern with all these traveling workers migrating in and out of the property. There simply is not enough policing available to protect our children, grandchildren, our families, property, and our community traditions to compensate for what this entire community will lose if this cannabis grow is allowed to go forward. Ask yourselves this, would you want your children, grandchildren, family members, and property put in danger by a business that is out for the "big bucks." This is not conducive to a small community, farming way of life where we all try to help one another.

We beseech you to prevent the Lost Boys Farm, LLC project of placing a large scale cannabis grow in our community. The damage to the land, our way of life, and community would be irreconcilably damaged.

Respectfully ,



Dallas Grant



Lynnette Tipple



October 25, 2020

Humboldt County Planning Commission
3015 H Street
Eureka, CA 95501

Subject: Lost Boys Farm, LLC Conditional Use Permit
Record Number PLN-2018-15180, APN: 204-381-008

Dear Sir/Madam:

As you know, Jack Wheeler has applied for a conditional use permit to put in a large commercial cannabis grow and processing operation in our neighborhood. This operation is to be in the Yager Creek valley which falls under the Hydesville Carlotta Community Planning Area. The Planning and Building office made it very clear to Jack Wheeler, in a letter dated 10/21/20, that the proposed commercial cannabis operation is not compatible with the Commercial Cannabis Land Use Ordinance. "The Commercial Cannabis Land Use Ordinance provides community protections at this location because it occurs within a Community Planning Area. When there is strong opposition to a project in a Community Planning Area, Planning and Building cannot recommend approval."

On 10/21/20, Jack Wheeler hosted a community meeting on the property of the proposed commercial cannabis operation. At this meeting many of the families that live in this community and would be directly impacted by this operation were present and all were opposed to the commercial cannabis operation being in our neighborhood. All who spoke expressed safety concerns not only from increased traffic on our narrow roads but also for the possibility of violence that tends to come with the drug culture potentially being introduced to our neighborhood. Many of these families have young children and they would not be able to play outside and move about our community freely as they are able to now. Finally, many expressed concerns for the effect that such an operation would have on our quality of life. We all live in this rural residential area because it is a bucolic, safe setting. This would be drastically changed by the proposed operation.

My wife and I both share these concerns with our neighbors:

1. The project proposes having 19 employees working 7 days per week. Our roads are narrow and many people walk on them. Oftentimes, with the growth of the brush on the side of the road, the walkers are difficult to see until you are very close to them. If people are driving fast then these walkers are at great risk. The increased traffic on the road coming to work, going home and possibly leaving for lunch increases the probability of accidents. Additionally, this extra traffic may make it difficult for emergency vehicles to access an area if an emergency should occur.
2. For the employees to access this operation, they have to turn left off of Hwy 36 onto Fisher Road. This is an extremely dangerous turn to navigate. There is no

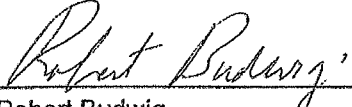
turn lane for the employees heading East on Hwy 36 and this puts them at risk of being hit from behind. There is a passing lane coming up the hill on a blind curve heading West on Hwy 36 from Carlotta. Often you think it is clear to make the turn, you start to go and all of a sudden a car appears traveling at a high rate of speed.

3. Cannabis is still a Class One drug at the federal level. As such, such operations have challenges putting their money in the bank. This means that they may have a lot of cash on hand, or it may be believed that they do, thus making them a potential target for violent crime as well as the possibility of robbing the product. This takes away from the safety of a rural residential community and from our quality of life due to criminal concerns.
4. There has not been a comprehensive environmental impact study conducted, only a brief biological report written. There is a wetlands on the adjacent property within 100 to 200 feet of the proposed operation. Waterfowl and other wildlife use these wetlands. The wetland drains around the building, on two sides, proposed to be a nursery and processing building into Ward Creek which runs past this building on one side. Ward Creek drains through the valley and into the Van Duzen River. Also, Elk use this land as they migrate through the valley. A CEQA would be very important prior to approving this operation.

These are just a few of our objections to the proposed operation and are the concerns germane to the situation as it applies to the Commercial Cannabis Land Use Ordinance and the Hydesville Carlotta Community Plan. Our community is within this plan area. As outlined in the letter to Jack Wheeler, this proposed project is not compatible with the Commercial Cannabis Land Use Ordinance.

Additional concerns include decreased property values, the odor that will be emitted from the operation, especially at peak production, and the increased noise from the operation. Please do not approve this conditional use permit.

Sincerely,


Robert Budwig


Jennifer Budwig

Humboldt County Planning Department
C/O Planning Department
3015 H. Street
Eureka, CA. 95501

RE: Lost Boys Farms, LLC, PLN-2018-15180, Key 204-381-008



Dear Humboldt County Planning Department,

I am writing in regards to the Lost Boys Farm located at 2494 Cooper Drive in Hydesville. I am whole heartedly opposed to this project and its approval.

As the direct next door neighbor to the applicant, I find the cultivation plan deeply concerning. The distance from our home to the edge of the applicants hedge is 88 feet. The applicant's proposed barn for seed starting and drying is not much further. The proximity of this project to the place we call home will destroy our quality of life and the peace that makes living here special. It will be nearly impossible to maintain the integrity of the historical barn and our experience of the place. It is unlikely that the employees involved will keep their voices low, not use the adjacent driveway and respect our privacy. I find it hard to believe that the odor, lighting, set-up and employees won't impact our nearby home. It is simply, too close.

In addition to these concerns, the proposed 19 employees will drastically change the experience of living here. As an expectant mother to be, I am concerned about maintaining my current experience of walking and enjoying our rural country road. With a newborn in a stroller and a dog, walks will no longer be safe nor pleasant. Nineteen more cars coming to and from work is an experience I'm not interested in having. These employees alone will drastically impact our small community and our quality of life.

The Yager Creek Valley is a place where I was born and raised. As an adult, I am now living in my childhood home and about to embark on raising my own kids here. It is an extremely special place to me that I do not take for granted. There is bountiful nature, quiet, beauty and resounding peace. A project of this scale, will single handedly ruin where we live and taint my children's upbringing. I do not want the values of industrial marijuana near my family at all.

Many of the people in this valley have lived here over 40 years. My parents moved here in 1978. That kind of deep rooted connection to a place is rare in this day and age. Maintaining the authenticity of our community is essential in protecting the lives we love. Adding 19 employees, a row of greenhouses, porta-potties, roads and a warehouse is not only ugly, but disrespectful of the lives that many families here have spent decades building.

It is insulting for a young man from Illinois and his out of area investors to try to hijack our rural country community. I am appalled that this place we cherish is being threatened by those with no connection here. How can one truly respect a place and their neighbors if their reason for being there is profit? How can community members feel at rest knowing that next door someone is capitalizing off what is sacred to them? It simply does not work in a close rural agricultural community setting such as this.

It is my hope that the Planning Department will truly hear those who live here and do not want this operation. This project is not in line with the character of our community, our family values or the history of the Yager Creek Valley.

Thank you,

A handwritten signature in cursive script that reads "Lillian Bertz".

Lillian Bertz

Jason and Tanya Kadle
1848 Brandi Lane
Fortuna, CA 95540



October 24, 2020

County of Humboldt Planning and Building Department
Cannabis Service Div.

To whom it may concern,

I am writing this letter as an heir to the property at 2561 N. Fisher Road. We as heirs to this property strongly oppose the proposed application submitted by Lost Boys Farms LLC, at parcel Record# Pln-2018-15180, key APN 204-381-008.

Currently my parents live directly across the street from the planned Cannabis Farm. We feel that even though Cannabis has been deemed legal in the State of California and considered an Agricultural crop that the criminal element that still surrounds this culture is dangerous and not something that we want in our back yard. We frequent my parent's property with our children and enjoy the peace and quiet that this small valley has always had. My husband had taken both of our children out here since they were young. We have raised animals, hunted wild game and made memories that we will never forget on this property. The building of a large steel building, traffic on the roadway, and that the sum 15-20 employees going to and from the property will disrupt the peace and tranquility that we have come to love when visiting my parents.

Both my Husband and I work in Law Enforcement for a combined 38 years and not a week goes by that you do not hear about an armed robbery of a Cannabis grow taking place. For example two or three weeks ago there was a permitted farm that had several armed assailants attempt to break in and shots were fired between the armed guards of the permitted grow and the subjects attempting to break in. That farm was not in an area where there were neighbors right across the street. The proposed farm that Lost Boys Farms LLC does not have actual guards proposed by just video surveillance. What is going to happen when this Farm is hit by armed subjects and they make a mistake in the middle of the night and raid my parent's house on accident? My parents are elderly, and this is not something they need to worry about. Another factor with criminal element still being associated with the Cannabis culture is that when there is a need to call law enforcement, the Sheriff's Office is so short staffed that it often

takes deputies 30-45 minutes to respond to an emergency this far out in the County. (That is on a good night.) I feel that the proposed site is not a good fit for being so close to family residences.

Thank you for your time and I pray that you keep in mind the numerous families that live in the Yager Valley of North Fisher Road and their health and safety when you make your decision on this matter, some who had lived in the valley for over 40 plus years.

Sincerely,



Tanya L. Kadle (Sarvinski)



Jason E. Kadle

Humboldt County Planning Commission
Attention: Keenan Hilton
3015 H Street
Eureka, CA 95501



October 24, 2020

RE: Lost Boys Farms, LLC, PLN-2018-15180, Key 204-381-008

Dear Planning Department Commission,

I am writing this letter in **opposition** to the proposed commercial cannabis grow by Lost Boys Farms, LLC on the historic site of the Cooper/Gould homestead and request that the Planning Commission deny this application.

As a long time resident of the historic Yager Creek River Valley I believe as good stewards of the land that it is incumbent upon us to protect the rural nature, environmental quality, and farming/ranching heritage of this valley. This is a multigenerational community that has maintained a rare balance with many residents living here a lifetime. Placing an industrial commercial cannabis grow in the middle of this small historic valley would change and damage this community in perpetuity and is **inconsistent with the Hydesville/Carlotta Community Plan.**

After working as a school counselor for 39 years in Eureka I retired 2 years ago. It is a pleasure not to have to drive 40 minutes each way into town as I did for all those years. My husband and I are both retired so we are always here spending time improving our property including a large garden and fruit trees. In the late 70's we started raising sheep in Hydesville bringing our first flock from another ranch we rented to where we were able to purchase this property. We raised sheep for 19 years and worked full time in the schools continually improving our ranch. It was hard work but we were dedicated to making this the best place to raise a family. We participated in Hydesville Elementary school activities and fundraisers, 4-H as leaders, citizen advisory groups and more. We are always willing to assist neighbors whenever they need our help. I am still on the Ag. Advisory Committee at Eureka High School as well as participating in various local non profit groups.

This is our home and we are dedicated to it. No amount of mitigation to this proposed plan can change the fact that this would be a commercial cannabis operation in the middle of a tight knit community that has taken years to cultivate. The consequences would be devastating to those who have contributed to the community over the years. How would this commercial cannabis operation contribute to the community? We are not venture capitalist from out of the area trying to capitalize on the "green rush". We are hard working people that chose the area specifically to raise a family, work the land for food and fiber and ultimately after years of service enjoy our retirement.

Sincerely,

Carole Cox
2412 Fisher Rd.
Hydesville, CA 95547
Resident and ranch owner since 1984

*See attached statements of facts in opposition to this proposal

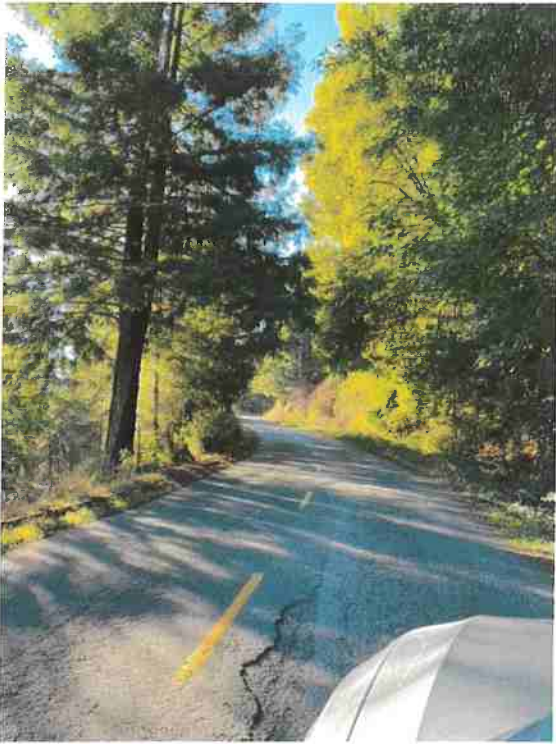
**Negative factors resulting from this proposed commercial cannabis grow.
Safety, security, health and welfare of the community would be impacted.**

This is a valley where **sounds, smells, and light are amplified.**

- There is a **noxious odor** from marijuana during growing, harvesting and processing. Since this is a **year round 24/7 operation** the community would be subjected to this obnoxious smell continuously as it settles in the valley and permeates the community.
- **Noise** from industrial operational equipment would be a constant irritation affecting everyone in the valley.
- **Lighting** pollution. It is so dark in the valley at night you can see the stars.
- This **operation would be surrounded on all sides by houses.** Families on Fisher Rd from Highway 36 to the end in the east as well as those living on Cooper Drive and Deer Creek Road would be severely impacted.
- We live in such close proximity to this property that the greenhouses will be in the direct line of site of our living room and bedroom. The view of the trees would no longer be a focal point. **The size of the facility is 1 1/2 football field long and 1/2 a football field wide.**
- **Security** is of prime importance. This is a relatively safe community and we know our neighbors. This week the power went out 5 times. If security camera and motion detectors are your means of security what happens when the lights go out and the power is off for an undetermined period of time.
- The **sheriff takes approximately 45 minutes to** get to this point in the valley. We had two emergencies over the past 36 years and know this to be true. Law enforcement is spread thin in rural areas.
- **Fisher Rd is a narrow winding substandard road** into the valley which is a safety hazard. People use this road to walk for health reasons, ride bikes, take their dogs and kids for a walk. Kids play basketball in the roadway and walk their 4H animals. There are no sidewalks to walk on and some parts of the road have no shoulder to pull out on. The road is flanked by a drainage ditch on one side and a steep embankment on the other.
- Having **19+ workers** introduced into this remote relatively safe valley could be disastrous. Jack said he would have to have a minimum of 19 workers but that could be **many more.** Would they live on the property? Housing? Tents? Transient itinerant workers?
- There currently are cannabis grows on Johnson Road past the elementary school, on Hill Lane, on Barber Creek and on Rocky Lane. Having this many large grows in a rural residential area does have a significant impact on families as it **saturates the community** hidden down remote residential roads and lanes does not provide enough **protection for neighbors** or this **business which is highly susceptible to crime.**

- Since marijuana is **illegal on a Federal level**, **no banks** are set up so there is money and a lucrative crop that can be easily stolen. Home invasions robberies, abandoned vehicles and drug related **crimes** have been documented.
- The operation will put an unfair burden on us by **reducing our property values**.
- This prospect of a cannabis grow has **compelled two families to sell** their property. They both said they can not raise their children in this type of environment. Ironically one said they just sold their place to an associate of Jack Wheeler so Jack could use that property for his operation. The **dream of buying out the valley to make it a grow area like Holmes Flat or the Mattole is insidious.**
- The goal of allowing people to come out of the hills and grow marijuana legally is not the case for this grow application. These are venture capitalists from Illinois, Reno, Santa Clarita, Granite Bay and Las Vegas investing **for profit not to benefit this residential community.**
- **Water resources** for the area impacted. Each plant takes approximately 1 gallon of water per day per plant.* A new well has been dug to go 4x deeper than the existing well on the property but who will be there to see if water is taken from both wells? **The town of Hydesville also gets its water from a well less than half a mile down from this site.** If the water level lowers, our well water is affected especially in drought years.
- The north Fisher Road is a **dead end street** with a locked gate. If there was a **fire** at the proposed site just like the residence of Paradise, surrounded by trees we would **not be able to escape.**
- The large **redwood** barn on site, build in the 1800's, could be a tinder box if not carefully maintained.
- There are **no fire hydrants for a mile.**
- **This proposed commercial cannabis grow is inconsistent with the Hydesville/Carlotta Community Plan.**

*Emerald growers Association and the Mendocino Cannabis Policy Council



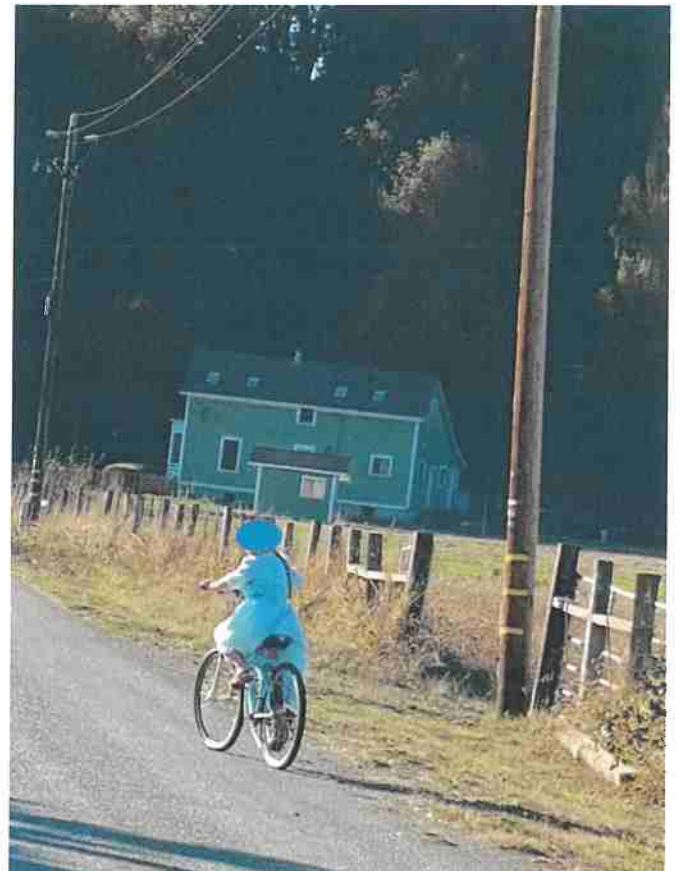
Going up the narrow winding Fisher Road



Walking along Fisher Road across from the proposed grow site



Child riding bike across from proposed grow site



Child riding bike across from proposed grow site

October 27, 2020

To: Humboldt County Planning Commission
Planning Department
3015 H Street
Eureka, CA 95501



From: Paula Jadro-Bettiga

RE: Lost Boys Farms, LLC, PLN-2018-15180, Key 204-381-008

My husband and I reside at 3020 Fisher Road, Hydesville, CA . We own 8 acres of land about .2 mile off Hiway 36 on the left side of Fisher Road. We have a number of concerns regarding this project proposal. I purchased this property about 10 years ago wanting to spend our retirement years in a peaceful, quite setting , enjoy the wildlife and provide a safe, fun setting for our children and grand children to enjoy the country life.

I believe the biggest concern I have is the fact that Mr. Wheeler's proposed plan is to have 19 employees . With Fisher Road being a Dead End road, the amount of traffic in and out of our area would affect all of us living here. Fisher Road is narrow! My property is at the top of Fisher Rd and, the turn by my property is a BLIND Curve when headed back to Hiway 36 from the proposed grow site. Will the employees be as cautious as the residents on this road are when headed back to town?? Another concern with the additional traffic on this Dead End Road is the families with children who live next to Fisher Road. . Most of us reside here because it is a rural residential area.

Other than the other obvious concerns about security, crime, odor, noise and ,the effect on the wildlife, I am concerned about the water issue, how much water will be consumed? With those of us that have wells this could adversely affect us. Also since this proposed grow is below our land, are we going to be effected by the grow lights and smell??

There are numerous undeveloped lands in Humboldt County that are not on a rural residential, dead-end road. Another thing that made my decision to purchase on Fisher Road was the Carlotta Hydesville Community Plan. I am in hopes that this will help to show that as a community we are AGAINST this project, it will truly have a negative impact on our lives, our community and the beautiful rural environment and quality of life that we all truly love.

A handwritten signature in dark ink, appearing to read "Paula Jadro-Bettiga".

Paula Jadro-Bettiga
3020 Fisher Road
Hydesville California 95547
707 498 7844

Humboldt County Planning Commission
C/O Planning Department
3015 H Street
Eureka, CA 95501

RE: Lost Boys Farms, LLC, PLN-2018-15180, Key 204-381-008



To whom it may concern,

I am writing this letter on behalf of myself and my family, as residence of the property located at 3080 Fisher Road. My family and I are strongly opposing the proposed application for the large marijuana grow and distribution center that Mr. Wheeler has submitted.

We moved to this property, which has been in my husband's family since 1989, to raise our children in a quiet rural community. We feel this will be completely jeopardize if this marijuana operation is approved.

The safety of our children and our neighbors is of utmost importance. Our property is located at the beginning of Fisher Road, where all traffic passes by in and out. The current traffic on the narrow road is consistently busy throughout the day as it is and this would only be heightened by the implementation of the proposed commercial property with a large amount of employees, deliveries and or pickups, etc. We are concerned that we won't even be able to let our kids walk and or ride their bikes to the neighbors with the increase in traffic.

My children's grandfather, Dallas Grant is currently in escrow to purchase the last home on Fisher Road, which will only be separated from the grow by a small dirt road and will be closest to the employee parking and restrooms. With hopes that our children could someday ride their bikes to Grandpa's or be dropped off by the school bus, this proposal would put a halt to that due to safety concerns. I don't want my children playing next to a large grow, we hear about robberies to these operations every other day! Hydesville is a rural community, with a *known* lack of law enforcement. This was confirmed by Sheriff Honsel at a prior community watch meeting when complaints were made about slow and or complete lack of response when needed.

The idea that this historically beautiful residential valley could be turned into a commercial operation is heart wrenching to my family and the other residence in the community. We hope that you take the surrounding residences' input in WAregards to this proposal and how it will negatively impact our lives.

Thank you for your time and consideration.

Sincerely,
Dustin and Erin Grant

October 29, 2020



To: Humboldt County Planning Commission
Planning Department
3015 H Street
Eureka, Ca 95501

From: Rhonda and Steve Kowtko

RE: Lost Boys Farms, LLC, PLN-2018-15180, Key 204-381-008

To whom it may concern,

My husband and I reside at 3100 Fisher road, Hydesville California. We bought our property in 1997 with the hopes of building our home and raising our two girls in a safe, quiet country setting. We have been living here on Fisher road for 22 years now. Both of our daughters followed suit and have built their own homes here in Hydesville. My youngest daughter in particular purchased land from my husband and I directly in front of our property and recently finished building their own home. My husband and I are blessed with four beautiful grandchildren who now get to experience the same lifestyle as my own girls did. Considering the proposed commercial cannabis operation we believe our health safety and welfare will be negatively impacted in many ways.

We are now going on a third generation of our family planting their roots right here in Hydesville on Fisher road. My husband and I want to provide the same safe environment as we did for our girls over the last 22 years for our grandchildren. Our grandchildren often walk or ride their bicycles back and forth on Fisher road between my home and my daughters to play with their cousins. The amount of traffic that Mr. Wheeler's proposed plan will generate is astounding and will compromise the safety of my grandchildren dramatically.

Not only is safety a concern but my husband and I will soon be entering into retirement where we can truly enjoy our quiet slice of heaven here on Fisher road. It is beautiful, quiet, and safe. The increased traffic, noise, odor, and environmental problems caused by this commercial grow will most definitely have an adverse affect on our health and wellness. As we head into our retirement journey, excited to truly enjoy what we have worked so hard for all these years will potentially be completely disrupted and ruined if Mr. Wheeler's proposed plan is approved.

It is absolutely heartbreaking for our family to consider the negative affects Mr. Wheelers commercial cannabis operations will have on us. To think our lives will be forever changed in so many negative ways due to the approval of this operation is by far the most challenging situations my husband and I have experienced in the last 22 years of living on Fisher road. There is plenty of undeveloped land in Humboldt County much better suited for Mr. Wheelers cannabis operation. This commercial and industrial sized cannabis operation is out of scope and completely out of character for our rural neighborhood. It would destroy every aspect of our "country life" setting and ultimately devalue our lives in so many ways. Im am asking you to strongly consider opposing Mr. Wheeler's proposed commercial cannabis operation plan. Our health safety and welfare are at stake as well as the conservation of the beautiful historical Yager Creek Valley.

Your time and consideration is appreciated, thank you.

Sincerely,
Steve and Rhonda Kowtko

A large, stylized handwritten signature in black ink, appearing to read "Steve and Rhonda Kowtko".

10/26/2020

Eric and Carie Mandon

3134 Fisher Road, PB# 151

Hydesville, CA 95547

Mandonclan4@gmail.com

Humboldt County Planning Commission
c/o Planning Department
3015 H Street
Eureka, CA 95501



RE: Lost Boys Farm. LLC, PLN-2018-15180, KEY 204-381-008

Hello Keenan Hilton,

My name is Carie Mandon and I am writing to you with regards to the Cannabis project located at 2494 Fisher Rd., Hydesville, CA.

I have a family of 4 here and we live at the top of Fisher Road. We have lived at 3134 Fisher Rd., since 2011. I, myself, have grown up in Hydesville and the Fortuna area my entire life. I was born in 1973 and over the years I have gone to school in Hydesville, as well as attended church here. I was in the Hydesville Church Youth Group throughout high school. My family has very deep roots here in Hydesville. One of the main reasons my husband, Eric and I have choose to raise our children here in Hydesville and out here on Fisher Road was because of the rural area and all my found memories of growing up here. I had many friends who lived out here on Fisher Road during my childhood and would come out here because it is an area where you can walk your animals and play in the wide open space and adventure through the woods and the fields and down to the creek. I have many found memories of playing out here. As I said these memories are why we chose this area for our children. Our idea was that it is a great place to teach our kids about farming and animal care and livestock, so that they would learn to be self-sufficient responsible well-grounded hard working adults.

Since we have moved here in 2011, Eric and I have felt safe enough to leave our children here home alone since we know without a doubt that if there was any problem our kids could go to our neighbors. We do and will always communicate with our neighbors on all sorts of situations here and would be and will be around to help with anything and everything that may arise. This is what I feel a community should be. This area out here has played a big part in allowing our children to enjoy 4-H and FFA. Out here on Fisher Road, I believe they had a better and safer community to walk their lambs and our dog. Everyone one they passed on the road not only understood that they needed to drive slower to get around them as to not spook the animals , but they were also patient and friendly with our kids when they were learning to direct their animals out of the road. I feel this is because they are a part of the community and not an outsider who is rushing to work or rushing home from work.

If we allow a large commercial cannabis operation in the area this will greatly change the entire atmosphere of this area. The operation will change such things as increased traffic, noise, odor, and beauty of the area by having an adverse impact on all the local wildlife that we are fortunate enough so see. Since we have lived here we have seen possums, fox, raccoons, deer, geese and a large herd of Elk. The large grow with its several water tanks, a parking lot and the out buildings will change the entire landscape of the bottom part of Fisher. Right now it is peaceful and quiet and open letting you see the entire area. This is what we love to look at while on walks together, not a large smelly commercial grow.

10/26/2020

Eric and Carie Mandon

3134 Fisher Road, PB# 151

Hydesville, CA 95547

Mandonclan4@gmail.com

Secondly, the safety and security of this area will change greatly as well. If we allow this grow to continue we will be subject to various security issues. Up here on the top part of Fisher our road in front of house literally only 20' wide and only 25' from my front porch. When vehicles drive too fast they kick up rocks that hit our cars and the front of the house as well. If we add 19 more vehicles to drive round trip 7 days a week 365 days a year it puts our kids and our small pets that like to all be outside at great risk. When cars that don't normally drive on Fisher and they turn off Hwy 36 to come down Fisher they hit this little straight stretch in front of my house and drive close to 45 to 50 mph this does not always leave a lot of time to get our pets or our neighbors pets, who come to visit, out of the road, let alone kids big and little crossing the street or getting a basketball or their bicycles or rip sticks, etc. out of the way. 19 extra cars or trucks coming in at the same time for work every day, and not slowing down will bring a serious health and safety risks to our area. If someone were to get hurt the police response time is approximately 45 minutes if not longer.

Furthermore, our health and welfare is another concern of ours. The crime in the area I feel has the potential to greatly increase as well. When it comes to harvesting the plants and drying them, I am concerned that the commercial grow may become too big for only 19 employees to handle. Leading the commercial grow to have to hire more workers during this time whether or not legally by hiring under the table, cash workers. This type of quick employment leads to workers who are transient workers or ex-cons. I am afraid such workers at times will get greedy, leading them to steal from their employer or properties around the area. Again leaving stuck with a Sheriff response time of approximately 45 minutes.

Finally, the cannabis farm will have an adverse impact on the property values. My husband and I love to buy a home with property out here, but no one wants to live next to a large grow. No one. This makes me sad. I am sad to see large pieces of property being sold off to commercial cannabis operations because they are willing to pay over the value of the property. The average family cannot compete with this kind of income so families who want to raise their family and farm the land and raise animals are losing here. Commercial cannabis operations should not ever be allowed in residential areas only Commercial areas. I feel that the Planning Department should have designated Agriculture Exclusive property zones that are zoned commercial solely for the purpose of marijuana productions.

Please take all of our concerns seriously when deciding, if you, as part of the Planning Department for Cannabis Services Division, to deny this project when you meet with Jack Wheeler on December 3, 2020 at his scheduled Planning Commission meeting. Many families are depending on you.

Thanking you in advance for taking the time to read our concerns.

Sincerely,



Eric and Carie Mandon

October 27, 2020



To: Humboldt County Planning Commission
Planning Department
3015 H Street
Eureka, Ca 95501

RE: Lost Boys Farms, LLC, PLN-2018-15180, Key 204-381-008

To whom it may concern,

I'm writing this letter on behalf of myself, Amber Hunt, and my husband, Lance Hunt as a resident of Fisher Rd. My husband and I strongly oppose Mr. Wheeler's proposed commercial cannabis operation and believe it will compromise and negatively impact our health, safety and welfare.

My husband and I reside at 3128 Fisher Rd, Hydesville, CA. We purchased our property in 2014 from my parents Steve and Rhonda Kowtko who now live directly behind us. Upon purchasing our property, my husband and I had big dreams of building our first home just as my parents did 22 years ago in this beautiful, quiet and safe rural residential area. We finished building our home in January 2017 with yet another big dream of starting our family. We did just that, we welcomed our first born in May 2018 and most recently our baby boy in May of this year. My hopes and dreams of raising my children in Hydesville, on the very same road I grew up on, riding my bike, walking our dogs, running back and forth between neighborhood houses, shooting hoops and the occasional early morning run down Fisher road with my sister are just a few of the memories I have. As a child I always felt SAFE playing on our road. I chose to build my house here, I chose to raise my family here so they too can create these same memories and share the same sense of safety as I did growing up on Fisher road. Mr. Wheeler's out of scale proposed cannabis project will most definitely impact the safety of my family and my children. Not only my family's safety will be at stake but his project will negatively affect the health, safety and welfare of every resident living on Fisher road.

First, my main concern for safety regarding this proposed commercial cannabis operation is Mr. Wheeler's nineteen individual employee vehicles that will be commuting to and from work past my residence every single day. That is 38 times a vehicle will pass by my residence that otherwise would not. Assuming Mr. Wheeler's employees will be commuting to and from work, we can also assume his employees will leave for lunch and return from lunch every day, now that is 76 times per day a vehicle will pass by my residence that otherwise would not. If Mr. Wheeler's employees commute to work and lunch on our road four times per day, 365 days out of the year that is 27,740 times a vehicle will drive past my residence and commute on our safe Fisher road that otherwise would not. As a parent, let me put this in perspective, while my toddler is riding her tricycle, playing ball outside or just a simple afternoon walk, her chances of being stuck by a vehicle (one of Mr. Wheeler's employees) has now increased by 76 times in ONE particular day. Now let's look at the big picture, Mr. Wheeler's commercial cannabis operation has now compromised my children's safety as well as my own 27,740 times per year

at MINIMUM due to his nineteen employees' individual vehicles commuting to work on Fisher road. This is a residential area, a neighborhood, the place we call home, this is NO place for Mr. Wheelers "commercial business" nor is it the place for his nineteen employees' main route of commute. Our safety, especially our childrens will be dramatically compromised by Mr. Wheeler's commercial cannabis operation and his nineteen employees.

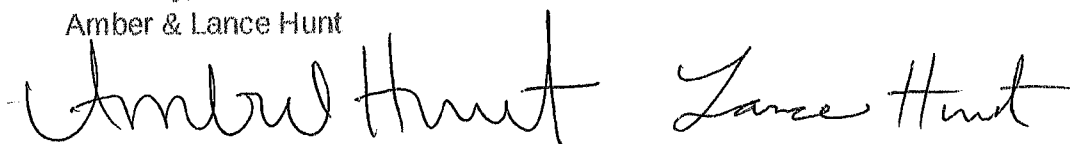
Second, another concern for safety is the potential increase in crime in our low crime area. Statistics show the crime associated with cannabis grows (legal or not) is most often increased and violent. This violent crime will undoubtedly include firearms. When asked about his plan at the community meeting on October 21, 2020 regarding theft and crime protecting his property, Mr. Wheeler stated he will have a surveillance system in place. For Mr. Wheeler this surveillance will only protect himself and his properties. This surveillance system will in no way help protect his surrounding neighbors or any other resident living on Fisher road. My point here is, Mr. Wheeler's surveillance cameras will NOT protect a bullet from flying through my childs window in the instance of a robbery that proceeds past my residence and on to Highway 36 which will then result in compromising our entire communities safety. For those of us living in the rural community of Hydesville, it is common knowledge that our area is under parolled and the Sheriff departments response time is approximately 45 minutes at best. Adding this potential increase in crime to our already under patrolled area would have a significant negative impact on the security of our neighborhood and community.

Lastly, Mr. Wheeler's commercial cannabis operation will have an adverse impact on our property value. Our residence will be subjected to security issues, increased traffic, noise, noxious odor and environmental problems all associated with marijuana production that will result in the devalue of our home. As a young, hard working couple, building our dream home here on Fisher road we never imagined being faced with a proposed plan for a commercial cannabis operation that would potentially devalue all of our hard work, blood, sweat and tears it took to build our own home, with our own hands from the ground up.

As it is evident, Mr. Wheeler's proposed plan will have a significant adverse effect on the health, safety and welfare of all who reside on Fisher road and the Yager Creek Valley. This proposed commercial cannabis operation will bring a dynamic to our peaceful, country life setting that is inherently incompatible with our rural residential area. I am confident that our Hydeville/Carlotta community plan will help defend and conserve this historical piece of property. The beauty and peacefulness of the Yager Creek Valley is valued by all surrounding residents living on Fisher road. It is absolutely heartbreaking to consider that this historically beautiful residential valley could be destroyed and turned into a commercial cannabis operation that will have a dramatic negative impact on all of our lives. Please consider denying Mr. Wheeler's proposed plan for the sake of our livelihood for all who reside on Fisher road and the Yager Creek Valley.

Thank you for your time and consideration.

Sincerely,
Amber & Lance Hunt

The block contains two handwritten signatures in black ink. The signature on the left is 'Amber Hunt' and the signature on the right is 'Lance Hunt'. Both are written in a cursive, flowing style.

ATTACHMENT 2

Applicant's Evidence in Support of the Required Findings

- a) Cultivation and Operations Plan**
- b) Biological Assessment (Attached separately as Attachment 2.A)**
- c) Road Evaluation Report**
- d) Well Completion Report**
- e) Processing/Distribution Building Design**
- f) Sewage Disposal Evaluation**



App # 15180

204-381-008

Cultivation/Operations Plan

Cultivation will take place within an enclosed greenhouse structure measuring 144 feet long and 420 feet wide, or approximately 60,480 square feet.

Cultivation will take place in the existing native soil. Plants will be cultivated in 48 distinct rows measuring 129 feet long and 7 feet wide, for a maximum total canopy size of 43,344 square feet. Cultivated canopy is not to exceed the boundaries of the measured cultivation area.

Plants will be propagated from seed and/or clone in the existing barn, using artificial lighting. This structure is enclosed and will be odor controlled by carbon filtration. See site plan and propagation/drying layout.

Immature (non-flowering) plants, sourced from the on-site propagation, will be planted directly in the ground. Plant count and spacing will vary depending on strain.

Each greenhouse bay will be planted and harvested up to 4 times per year. This method of perpetual cultivation significantly reduces the number of employees needed at peak operation for both cultivation and processing activities compared to traditional seasonal cultivation or light deprivation methods.

Artificial lighting will be used to extend the photoperiod and/or increase light intensity when needed. An automated curtain system will prevent light from escaping the structure.

Drip irrigation will be used to deliver water and nutrient solution directly to the base of each plant at agronomic rates. This method greatly reduces overall water demand and is used to minimize runoff of irrigation water.

No synthetic inputs will be made to the existing soil.

When the flowering cycle is complete, plants will be harvested and moved to the on-site drying area within the existing barn. This structure is enclosed and will be odor controlled by carbon filtration. See site plan and propagation/drying layout.

Once dried, unprocessed flower will be moved to secure storage until it is processed.

Up to 8 employees will be needed for cultivation related activities.

Processing, including trimming, sorting, grading, and packaging will take place in the proposed 5,000 square foot structure designated on the site plan. This license is to be used exclusively for the processing of cannabis produced on-site.

Up to 8 employees will be needed for processing related activities.

Distribution will take place in the proposed 5,000 square foot structure designated on the site plan. This license is to be used exclusively for the non-retail transfer of cannabis product produced on-site to other state licensees. No on-site retail sales will occur.

Up to 3 employees are needed for distribution and administrative activities.

Management of Waste and Hazardous Materials

Solid waste will be disposed of at a local licensed waste disposal facility. This includes but is not limited to solid waste such as: plant material, greenhouse framing, plastics and tarpaulin used in greenhouse sheathing and coverings, household trash, product packaging and containers, irrigation tubing, pots and similar containers used for propagation, lighting, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, and fencing.

Biomass and plant material will be chipped and composted on-site or disposed of at a local licensed waste disposal facility.

No hazardous materials will be stored or used on site.

Light Pollution Control

Light pollution is controlled by an automated blackout curtain system. Light traps will cover fans and other openings that would otherwise allow light to escape. This system will exceed International Dark Sky standards, allowing no visible light leak from the structure. Structure can be covered manually in the event of automated curtain failure.

Soils Management

Cultivation will occur within the existing native soil. The proposed greenhouse structure will be constructed without a permanent floor, leaving the existing soil exposed and undisturbed. The soil will be amended with organic inputs, when

determined necessary by laboratory testing, according to standards developed by the National Organic Program. No soil is to be removed from the site.

Hazardous Material Site Assessments and Contingency Plans

Not applicable. See attached Hazardous Materials Search from CA Department of Toxic Substances Control.

Energy Use

All energy used at the site will be on-grid, 100% renewably sourced. Three-Phase power from PG&E is currently serving the site. A 2400 amp service upgrade is proposed. No generator use is proposed for this site.

Stormwater Management

Rainwater will be collected, stored, and used for cultivation when feasible. Excess stormwater is expected to drain easily, as the site is surrounded by very well drained Class 1 Soils and dense vegetative buffers.

There are no proposed changes to on-site or off-site drainage flows, and off-site drainage flows are expected to retain pre-project conditions.

Road Use

Site is located on Fisher Road, a category 4 road maintained by the County of Humboldt. Access is proposed directly from Fisher Road (see site plan). There will be no employee traffic on Cooper Drive or the private drive directly east of the parcel.

Irrigation/Water Storage Plan

The proposed water source is a new agricultural well to be drilled on the property, located at 40.5540N -124.0653W.

Historical water use on the parcel is estimated to be approximately 50,000 gallons per day, including irrigation of approximately 20 acres of cropland and livestock production.

Well is located over approximately 1000 feet from the nearest surface waters.

Estimated water consumption for the proposed cultivation is approximately 3,000 gallons per day.

A minimum of 25,000 gallons will be kept in storage at all times.

Drip irrigation will be used to minimize waste and reduce potential for runoff. Timers will be used to ensure water is used at agronomic rates and to reduce waste caused by human error.

Captured rainfall will be used in the rainy season, when feasible, to reduce demand on the well.

Proposed cultivation site is located on well drained Class 1 Soil.

No surface water diversions are proposed.

Sewage Disposal Plan

ADA Compliant portable restrooms and handwashing stations will be placed at the locations noted on the site map. Service provider is B&B Portable Toilets (Blue Lake, CA).

A containment tray will be placed under each portable restroom, as required.

Contaminated water will be hauled by B&B Portable Toilets.

There are 2 all-gender restrooms proposed in the processing and distribution facility. These restrooms will be served by an on-site septic system. See attached septic evaluation and design.



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

AVIATION	839-5401	ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741	LAND USE	445-7205
		BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540		
		ENGINEERING	445-7377	PARKS	445-7651		
		FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421		

ROAD EVALUATION REPORT INSTRUCTIONS

PURPOSE: The *Road Evaluation Report* is intended as a way for an applicant to document the condition of the access road(s) serving the subject property for cannabis projects that require a Conditional Use Permit (CUP), Special Permit (SP), or Zoning Clearance Certificate (ZCC). This report is not intended to be used for any other type of Planning & Building Department permit application. This will enable Public Works staff to determine if the existing roadway network [excluding on-site driveway(s)] is suitable to accommodate the proposed use on the subject property.

In rural areas, a category 4 road is usually adequate for most uses. If the road is paved and has a centerline stripe it is considered by the Department to be a category 4 road. In urban and suburban areas, the road may also need to accommodate other road users (pedestrians, bicycles, equestrians, etc.). When roads meet or exceed this standard, the roadways can typically accommodate increased traffic. This evaluation is accomplished by the applicant completing Part A of the *Road Evaluation Report*.

When the roadways do not meet a category 4 standard, there is a question that road may not be able to accommodate traffic from the proposed use. The goal is to evaluate roads that do not meet road category 4 standards in order to determine if the roads can accommodate increased traffic. This evaluation is accomplished by the applicants engineer completing Part B of the *Road Evaluation Report*.

In lieu of constructing road improvements to meet a category 4 road standard, the Department may approve a *Neighborhood Traffic Management Plan*. A neighborhood traffic management plan may include (but is not limited) the following elements: restricting the times that project traffic will use the road to off-peak hours; combining trips to reduce the volume of project traffic; carpooling to reduce the volume of project traffic; the use of signs and CB radios to coordinate traffic using the road(s); etc. The Department's criteria for approving a *Neighborhood Traffic Management Plan* is based upon site specific conditions; sound engineering judgment; the proposed ADT and DHV of the roads; the need to accommodate other road users (pedestrians, bicycles, equestrians, and other cannabis projects using the road, etc.); and the frequency and quantity of traffic associated with the proposed use. The applicant's Civil Engineer can address this in Part B of the *Road Evaluation Report*.

There may be other cannabis projects that use the same access road(s) as your project. Part B of the *Road Evaluation Report* needs to address the cumulative impacts from your project and all other cannabis projects that will also use the same road(s). There may be benefits of applicants collectively working together with one engineer to complete the *Road Evaluation Reports* for all of the projects.

(continued on next page)



REFERENCES:

- Humboldt County *Road Design Manual*, Chapter 7, Design Standards for Roadway Categories.
- American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤400)*.
- American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (AKA "Green Book")
- Institute of Transportation Engineers (ITE) *Trip Generation*

INSTRUCTIONS: The *Road Evaluation Report* consists of two parts. The first part (Part A) may be completed by the applicant. If the second part (Part B) is needed, it must be completed by a Civil Engineer licensed by the State of California. The .pdf version of this document provides fields that can be filled in.

A separate *Road Evaluation Report* is required for each road. **Save Time: before completing these forms consult with the Land Use Division at 707.445.7205 to make sure you are evaluating all of the necessary roads for your project; that other cannabis projects in the vicinity have been included; and to make sure that you understand what is needed.**

Special instructions to the applicant's Civil Engineer in completing Part B:

- Engineer will need to contact the Department for a list of other cannabis projects that may be using all or some of the same roads in the roadway network.
- Engineer will need to determine which of these projects utilize the roads within the same roadway network by personally reviewing the cannabis project applications at the Planning & Building Department. Many of the cannabis project applications are incomplete; therefore the engineer may need to directly contact other applicants to determine how these other cannabis projects will utilize the roads in question.
- Engineer may propose a master plan in which any required roadway improvements are incrementally divided among several cannabis projects. However, the master plan must be designed so that improvements to the road(s) will be adequate when constructed incrementally.

// END //

**HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT**

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

Applicant Name: Jack Wheeler APN: 204-381-008-000

Planning & Building Department Case/File No.: _____

Road Name: Fisher Rd (complete a separate form for each road)

From Road (Cross street): CA RT-36

To Road (Cross street): _____

Length of road segment: .75 miles Date Inspected: 10-31-18

Road is maintained by: ☒ County ☐ Other _____
(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. A map showing the location and limits of the road being evaluated in PART A is attached.

Signature

Jack Wheeler
Jack Wheeler

Date

10-31-18

Name Printed

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.

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: _____ Date Inspected: _____ APN: _____
From Road: _____ (Post Mile _____) Planning & Building
To Road: _____ (Post Mile _____) Department Case/File No.: _____

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.) _____

ADT: _____ Date(s) measured: _____

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 of Civil Engineer

Date

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.

State of California
Well Completion Report
 Form DWR 188 Submitted 9/17/2020
 WCR2020-013373

Owner's Well Number _____ Date Work Began 09/10/2020 Date Work Ended 09/14/2020
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 20/21-0077 Permit Date 07/23/2020

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>LOST COAST ORGANICS, LLC,</u>	Activity <u>New Well</u>
Mailing Address <u>P.O. Box 752</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>
City <u>Hydesville</u> State <u>CA</u> Zip <u>95547</u>	

Well Location			
Address <u>2494 Fisher RD</u>		APN <u>204-381-008</u>	
City <u>Hydesville</u>	Zip <u>95547</u>	County <u>Humboldt</u>	Township <u>02 N</u>
Latitude <u>40</u> <u>33</u> <u>14.4683</u> N	Longitude <u>-124</u> <u>3</u> <u>55.9511</u> W	Range <u>01 E</u>	Section <u>16</u>
Deg. Min. Sec.	Deg. Min. Sec.	Baseline Meridian <u>Humboldt</u>	
Dec. Lat. <u>40.554019</u>	Dec. Long. <u>-124.065542</u>	Ground Surface Elevation _____	
Vertical Datum _____	Horizontal Datum <u>WGS84</u>	Elevation Accuracy _____	
Location Accuracy _____	Location Determination Method _____	Elevation Determination Method _____	

Borehole Information	Water Level and Yield of Completed Well
Orientation <u>Vertical</u> Specify _____	Depth to first water <u>33</u> (Feet below surface)
Drilling Method <u>Direct Rotary</u> Drilling Fluid <u>Air</u>	Depth to Static _____
Total Depth of Boring <u>180</u> Feet	Water Level <u>28</u> (Feet) Date Measured <u>09/14/2020</u>
Total Depth of Completed Well <u>180</u> Feet	Estimated Yield* <u>45</u> (GPM) Test Type <u>Air Lift</u>
	Test Length <u>4</u> (Hours) Total Drawdown <u>147</u> (feet)
	*May not be representative of a well's long term yield.

Geologic Log - Free Form		
Depth from Surface	Feet to Feet	Description
0	2	top soil
2	26	brown silty clay
26	68	brown silty clay & gravel mix
68	79	gray clay
79	99	gravel
99	101	shale clay
101	120	blue clay
120	177	blue sandstone
177	180	shale clay

From: chris@fischdrilling.com
Sent: Thursday, September 17, 2020 11:38 AM
To: lacy@fischdrilling.com
Subject: FW: OSWCR: Thank you for submitting Well Completion Report WCR2020-013373

Thank you,

Chris Fisch
Fisch Drilling

From: OSWCR-NoReply@water.ca.gov <OSWCR-NoReply@water.ca.gov>
Sent: Thursday, September 17, 2020 11:13 AM
To: chris@fischdrilling.com
Subject: OSWCR: Thank you for submitting Well Completion Report WCR2020-013373

*******Please do not reply to this e-mail message*******

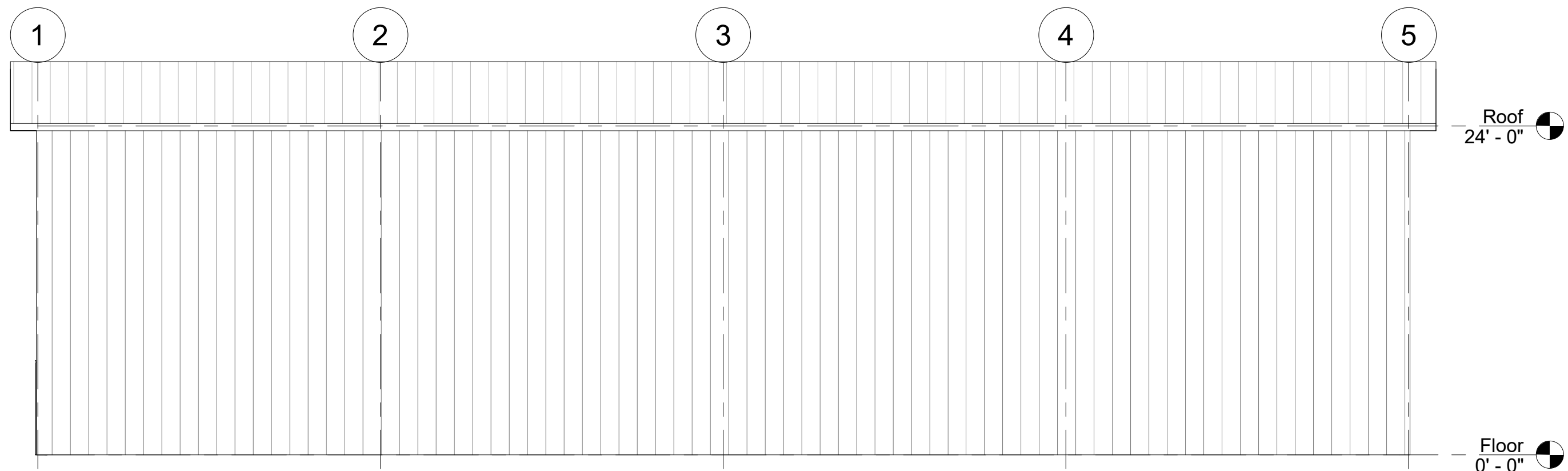
Thank you for submitting your Well Completion Report - A New Production or Monitoring Well, **WCR2020-013373**, using the Online System for Well Completion Reports (OSWCR). The Department of Water Resources will review it for completeness. You will be notified if additional information is required. If you have any questions, please call your local DWR Region Office WCR contact.

DWR Northern Region Office
April Scholzen
(530)529-7368
April.Scholzen@water.ca.gov

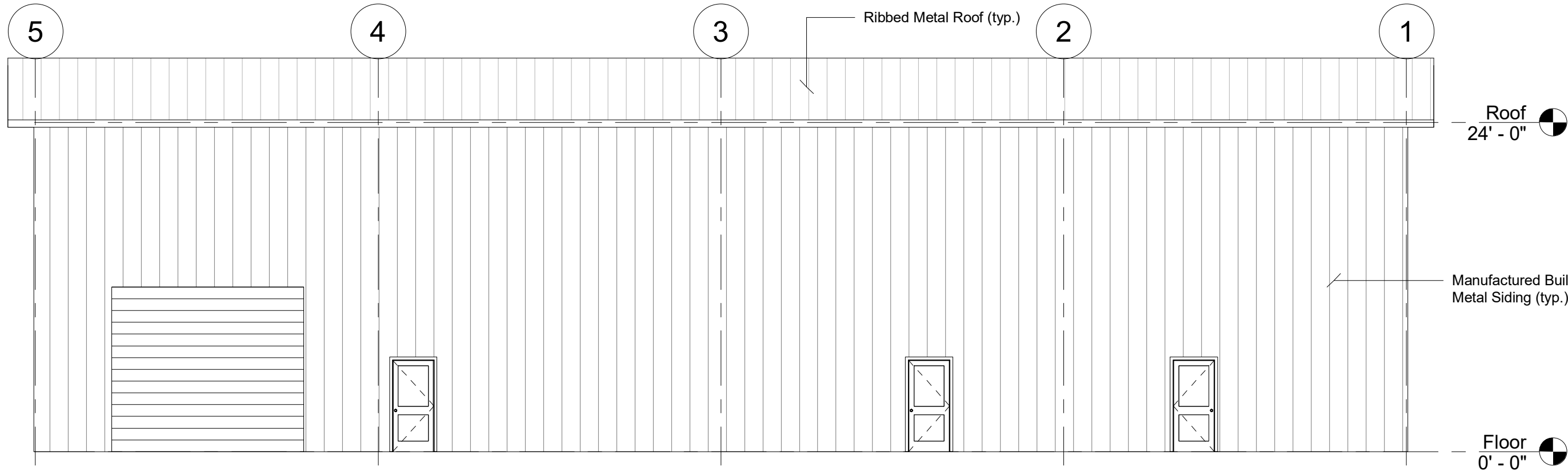
To view this record, log in to OSWCR, or use the following link:
https://civicnet.resources.ca.gov/DWR_WELLS/urlrouting.ashx?type=1000&Module=WellCompletion&capID1=20CAP&capID2=00000&capID3=00AZV&agencyCode=DWR_WELLS

Licensed Contractor: FISCH DRILLING License Number: 683865
Well Owner: Lost Coast Organics, LLC
Well Owner Address: P.O. Box 752 Hydesville CA 95547

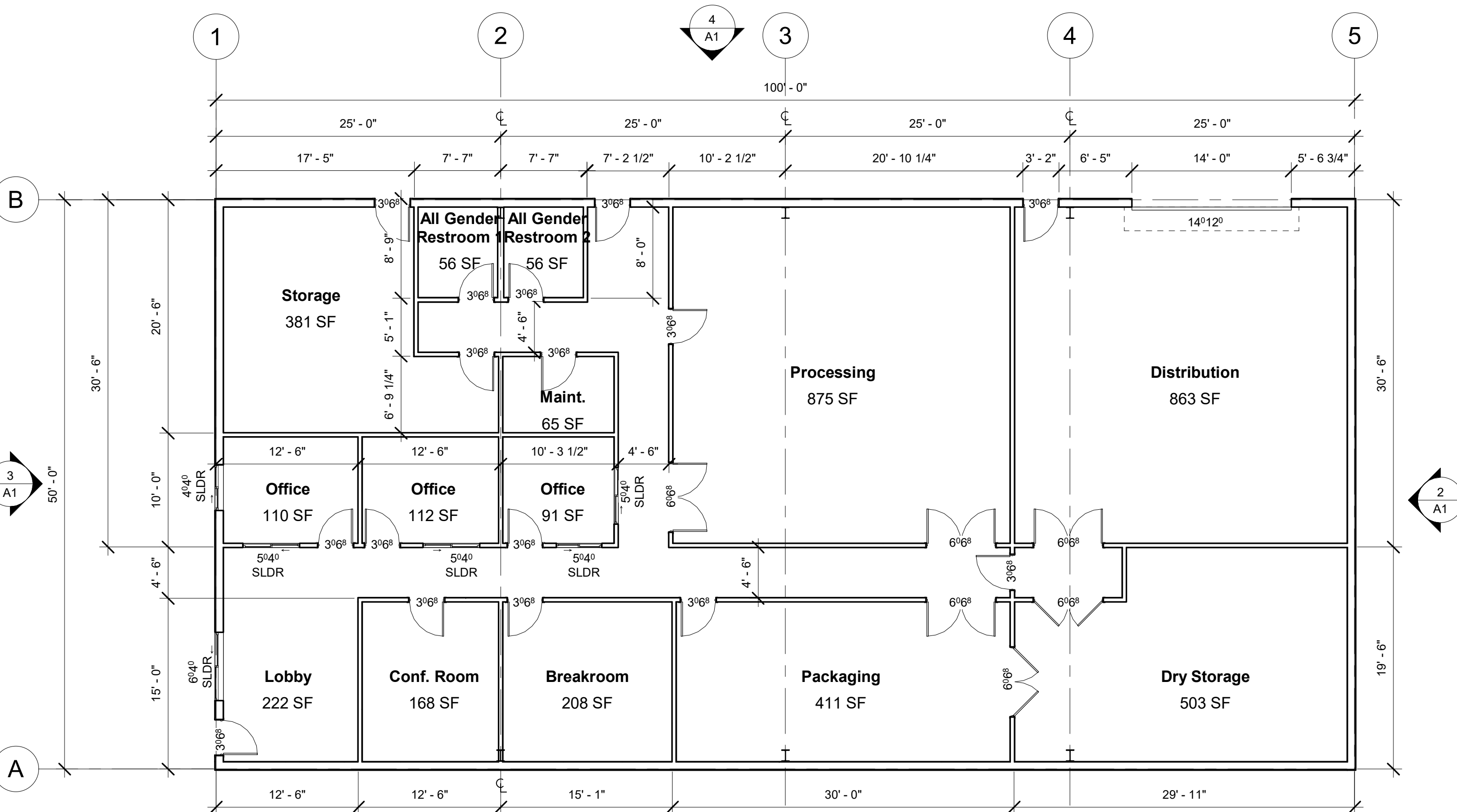
Well Address: 2494 Fisher RD, Hydesville, CA 95547 County: Humboldt Parcel: 204-381-008
Latitude/Longitude: 40.554019°N, -124.065542°W
Submitted: 09/17/2020
Record Status: Submitted



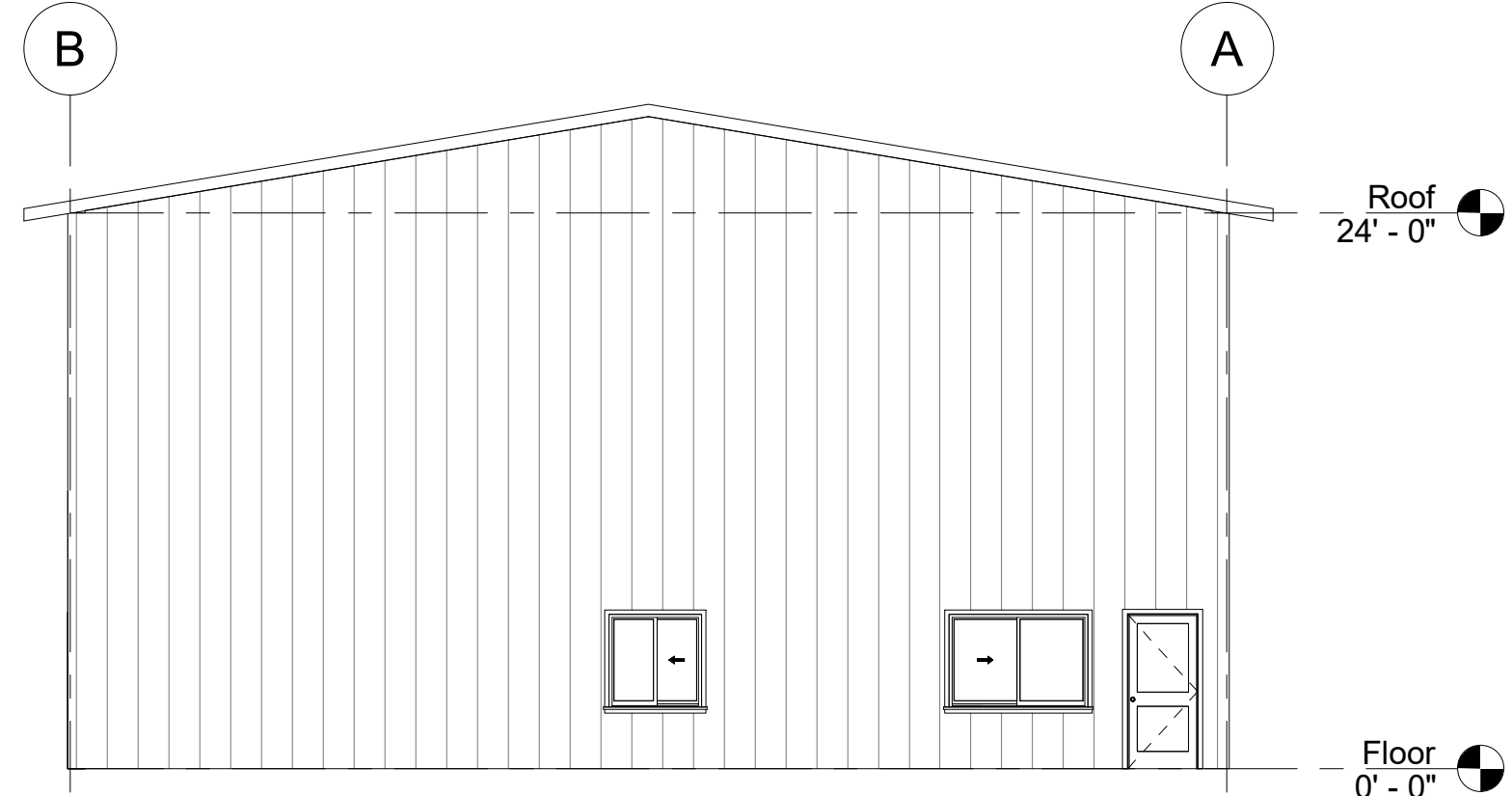
5 SOUTH ELEVATION
1/8" = 1'-0"



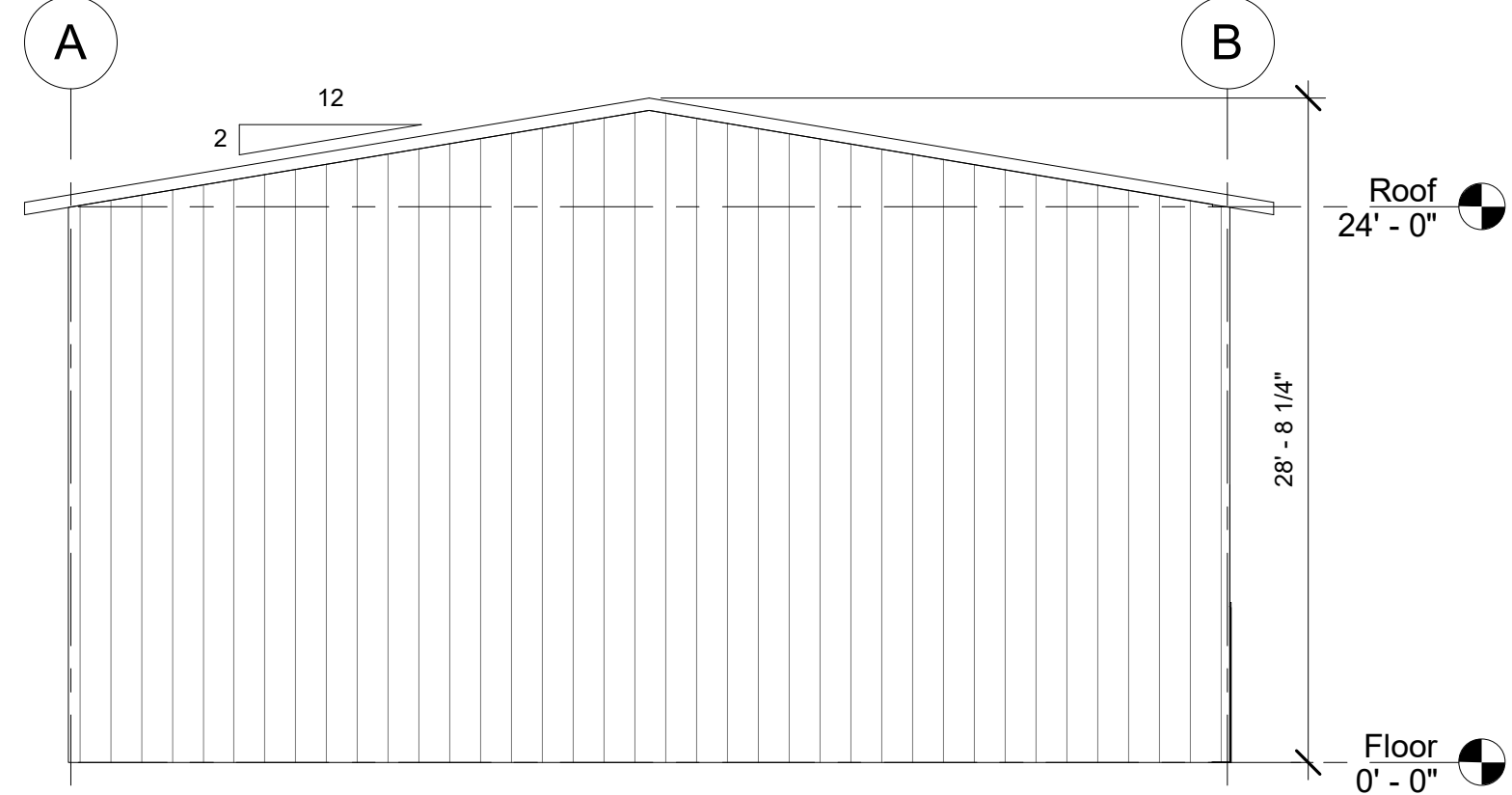
4 NORTH ELEVATION
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

Occupancy Schedule (Per CBC Table 1004.1.2)					
Name	Occupancy	Area	Gross/Net	Occupant Load Factor	Total Occupancy
Processing Packaging Distribution	F-1	3230	Gross	100	33
Storage	S-1	884	Gross	300	3
Office/Lobby	B	520	Gross	100	6
Conf. Room	A-O	168	Net	15	11
TOTAL					53

PROJECT INFORMATION

Occupancy: F-1
Type of Construction: VA
Description of Use: Cannabis Facility
Automatic Sprinklers: NO

Building Area: 1st Floor
Proposed: 5,000 sf

Number of Stories: 1
Building Height: 28'-2"

ALLOWABLE BUILDING AREA (table 506.2)

F-1: 14,000 sf / floor OK
Allowable Number of Stories (table 504.4) 2 OK
Allowable Building Height (table 504.3) 50' > 28'-2" OK

FIRE RATING

From Table 601 - Fire-Resistance Rating Requirements For Building Elements

Exterior and Interior Bearing Walls, Roof and Floors	1-HR
Primary Structural Frame	1-HR
Exterior Non-Bearing Walls, x ≥ 30'	0-HR
Interior Non-Bearing Walls,	0-HR
Roof Construction	0-HR (b1)

From Table 602 - Fire-Resistance Rating Requirements for Exterior Walls

Based on Fire Separation Distance
Exterior Walls (> 30 ft) to property line or Public Way NON RATED

Project Directory

OWNER:

Jack Wheeler
Lost Coast Organics, LLC
Hydesville, CA 95547

CIVIL ENGINEER:

Ontiveros & Associates
Brian Ontiveros
404 N. Fortuna Blvd.
Fortuna, CA 95540
T: (707) 725-7410
E: brian.ontiveros@att.net

O&A
ONTIVEROS & ASSOCIATES
INC.
CONSULTING ENGINEERS AND SURVEYORS
404 N. Fortuna Blvd. • Fortuna, CA 95540
Ph (707) 725-7410 • Fax (707) 725-7411
Ontiveros.Assoc@att.net



**LOST COAST
ORGANICS, LLC
PROPOSED
CANNABIS
CULTIVATION**

2494 Fisher Road
Hydesville, CA 95547

**PRELIMINARY
BUILDING
LAYOUT**

MARK	DESCRIPTION	DATE

Drawing Information
CAD DWG FILE: P:\18-074 Wheeler Site Plan\Building Design\North Wheeler Building(2021).rvt
SAVE DATE: 6/12/2020 4:31:22 PM

Project Status

Client Review

Project number	18-074
Date	8/27/2019
Drawn by	BJO
Checked by	BKO

A1
SHEET OF

O&A
ONTIVEROS & ASSOCIATES
INC
CONSULTING ENGINEERS AND SURVEYORS



SEWAGE DISPOSAL EVALUATION

FOR

Lost Coast Organics, LLC
Jack Wheeler

2494 Fisher Road
Hydesville, CA 95547
APN: 204-381-008

April 30, 2020



Brian K Ontiveros
Civil Engineer 55968

18-074

INTRODUCTION

The project site is located at 2494 Fisher Road in Hydesville, CA. Latitude and longitude at the proposed sewage disposal field are 40.553026° and -124.066531°, respectively. Humboldt County's Assessor designates this property as Assessor's Parcel Number (APN) 204-381-008 totaling approximately 22.5 Acres. Currently, there is a ±2500sf residence, ±2000sf garage, a ±1500sf shop and a ±7000sf barn on the property. These structures are not included as part of the proposed sewage disposal system. Proposed is a new ±5000sf cannabis building that will have a breakroom and bathroom (no showers) for workers. The site owner indicates that 55 workers maximum will occupy the building.

SITE CONDITIONS

The proposed sewage disposal site is located on flat ground previously used as cultivated ground for agricultural purposes.

On March 10, 2020, two pits were excavated by backhoe to a depth of approximately 9-feet to examine the site soils and to conduct percolation testing. Both holes exhibited similar characteristics:

- 12" Loam top soil layer;

- ±6' layer of Silty Loam;

- Silty Clay Loam layer down to the bottom of the hole at ±9'.

The Silty Loam layer (12" – 7") had a weak structure with slight coarse material and was chosen as the preferred layer to perform the percolation test. The Silty Clay Loam layer (6' – 9') had a weak to moderate structure with slight coarse material and slight mottling. No ground water was observed at the time of our visit.

Two soil samples from these two test pits were tested by SHN Consulting Engineers & Geologists, Inc. for Soil Percolation Suitability / Textural Analysis. The first sample tested was at 48" and consisted of a Silt/Clay Loam – Zone 3 material. The second sample tested was at 8' and consisted of a Silty Clay Loam Zone 4 material.

Two percolation tests were conducted at a depth of approximately 48" below the ground surface. The percolation holes were presoaked for 1-hour prior to the start of the test since testing was performed within the wet-weather season. Stabilized percolation rates of 5 (TH#1) and 15 (TH#2) minutes per inch (mpi) were established after 1.5 hours of monitoring.

DISCUSSION AND SPECIFICATIONS

As a result of the onsite testing performed a conventional gravity-flow dispersal sewage disposal system has been designed based on the Humboldt County Onsite Wastewater Treatment System Regulations and Technical Manual (OWTS).

The proposed sewage disposal system is designed for 55-workers within the building. Using 15 gallons per worker per day (from Appendix C of OWTS for worker/day/shift) results in an overall design capacity of 825 gpd.

Based on our percolation testing rate of 15 mpi a soil application rate of 0.481 gpd/ft² is applicable (per Table 2 OWTS). However, the soil application rate for a Silt Loam material is 0.305 gpd/ft². This slower soil application rate based on the soil type is used for design purposes. Therefore, the size of the required absorption area will be approximately 2,705sf.

Using a typical graveled trench with 3-feet of drain-rock below the perforated pipe results in 6sf of absorption area per lineal foot of trench. Therefore, 450-ft lineal trench is required. Use 10 45-ft trenches spaced 10-ft apart. This sewage disposal system will use a single 3000 Gallon two-compartment septic tank with an outlet effluent filter (Clarus Model WW1). The proposed leach field trench is 18" wide by 5-ft deep with 10 feet center to center trenches.

LIMITATIONS

The project site was evaluated in accordance with Humboldt County Health Department and the California Water Quality Control Board regulations. Investigations and design presented in this report are based on inherently limited field data. The site evaluation and design are based on technical information available today. Performance of all onsite sewage disposal systems depends on a variety of factors including: amount and frequency of effluent; discharge; composition of effluent; site conditions; climate; system design; proper installation of system; user habits; system maintenance; pumping septic tank regularly; and age of system.

The Humboldt County Health Department will grant final approval of the adequacy of the information, leach field design, and interpretations provided in this report. If you have any questions regarding the information provided in this report, please contact us.

Enclosures: Soil Profile
 Percolation Test Data
 SHN TA Results
 Clarus Effluent Filter WW1 Specification Sheet
 OWTS Part 4 – Construction and Installation Specs
 OWTS Appendix D.3 – Dispersal Field Construction Gravel Trench

SUBSURFACE PROFILE LOG

Project: <u>Wheeler Site</u>	Project No.: <u>18-074</u>	Logged By: <u>BKO</u>
Location <u>2494 Fisher Road, Hydesville</u>	Hole No.: <u>1 & 2</u>	Date: <u>3/10/2020</u>
APN: <u>204-381-008</u>	Excavation Method: <u>Backhoe</u>	

SOIL DESCRIPTION - UNIFIED SOIL CLASSIFICATION						
DESCRIPTION & REMARK	Depth (ft)	Sample	Soil Zone	% Gravel	% Water	Dry Density (gm/cc)
Grassy surface	-					
	-					
	-					
0 – 12" Top soil, Loam, 10YR 3/2 Dark Brown, Root Zone, Weak Structure, No coarse, Damp	- 1 -					
	-					
	-					
	- 2 -					
	-					
12" – 7' Silt Loam, 10YR 4/2 Dark Grayish Brown, roots observed to 4', weak structure, Damp, No coarse	-					
	-					
	- 3 -					
	-					
	-					
	- 4 -	x				
	-					
	-					
	- 5 -					
	-					
	-					
	- 6 -					
	-					
	-					
7' – 9' Silty Clay Loam, 10YR 5/6 Yellowish Brown, Weak to Moderate, slight mottling @ 8', damp, slight coarse	- 7 -	x				
	-					
	-					
	- 8 -					
	-					
9' End of hole – No Water observed during visit.	-					
	-					
	- 9 -					
	-					
	-					
	- 10 -					
	-					
	-					
	- 11 -					
	-					
	-					
	- 12 -					
	-					
	-					

project	Wheeler Site	Logged By: BKO	sheet no.
location	APN 204-381-008	date 3/10/2020	job no.
client	Jack Wheeler	checked	18-074

PERCOLATION TEST DATA

Time	Test # 1		Test # 2	
	Hole Depth 4'		Hole Depth 4'	
	Hole Size 1'x 1'		Hole Size 1'x 1'	
	Water Level	Drop	Water Level	Drop
1 hr Presoak Presoak 11:00am to 12:00pm				
12:00	14.5		14	
		6.5		2
12:15	8		12	
	14	4		1.5
12:30	10		10.5	
	14.75	4.75		1
12:45	10		9.5	
	13	3	14	1
1:00	10		13	
	13	3		1
1:15	10		12	
	13	3		1
1:30	10		11	
Average Rate (MPI)		3.7		12.0
Worst Case Rate		5.0		15.0
Average Last Two Rates		5.0		15.0



Phone: (707) 441-8855 Email: info@shn-engr.com Web: shn-engr.com
812 W. Wabash Avenue, Eureka, CA 95501-2138

Reference: 018088

Brian Ontiveros
Ontiveros & Associates, Inc.
404 N. Fortuna Blvd
Fortuna, CA 95540

SOIL PERCOLATION SUITABILITY / TEXTURAL ANALYSIS RESULTS

Job Name: Ontiveros (Wheeler) Sampled By: B.Ontiveros
Date Sampled: 03/10/20 Date Tested: 03/19/20
Date Received: 03/18/20 AP Number: 204-381-008

Sample ID	Depth	% Sand	% Clay	% Silt	% Coarse Fragments by		Zone	Bulk Density
					Volume			
TH1	48"	17.6	30.8	51.6	0.4		4	*
		Material: Silt Clay Loam						
TH1	96"	22.3	27.4	50.3	0.1		3	*
		Material: Clay Loam						

* = no peds provided

Regional Water Quality Control Board Zone Descriptions:

Zone 1 - Soils in this zone are very high in sand content. They readily accept effluent, but because of their low silt and clay content they provide minimal filtration. These soils demand greater separation distances from groundwater.

Zone 2 - Soils in this zone provide adequate percolation rates and filtration of effluent. They are suitable for use of a conventional system without further testing.

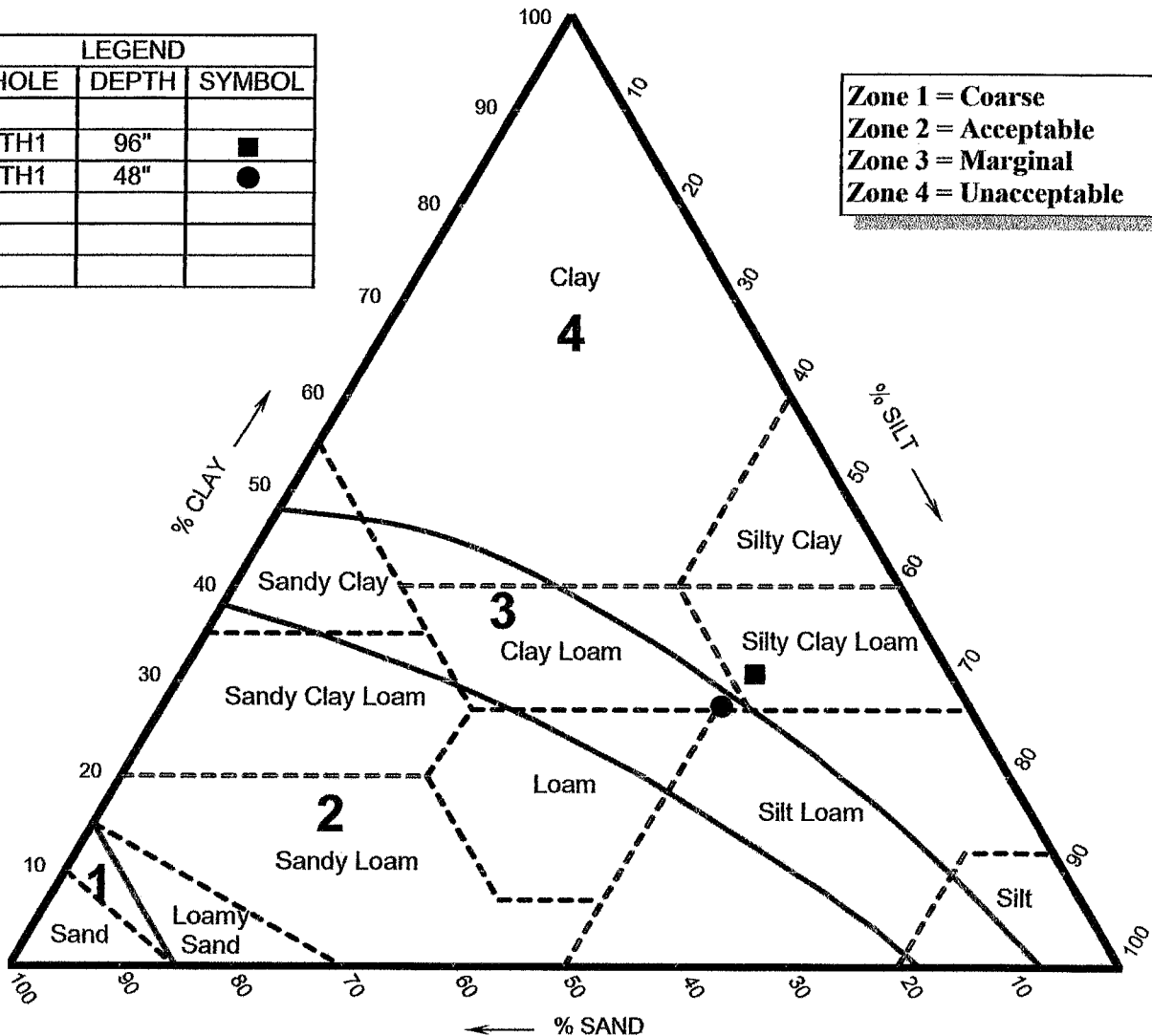
Zone 3 - Soils in this zone are expected to provide good filtration of effluent, but their ability to accept effluent at a suitable rate is questionable. These soils require wet-weather percolation tests to verify their suitability for effluent disposal by conventional leachfield methods.

Zone 4 - Soils in this zone are unsuitable for a conventional leachfield because of their severe limitations for accepting effluent.

SOIL PERCOLATION SUITABILITY CHART

LEGEND		
HOLE	DEPTH	SYMBOL
TH1	96"	■
TH1	48"	●

Zone 1 = Coarse
Zone 2 = Acceptable
Zone 3 = Marginal
Zone 4 = Unacceptable



NOTES

1. Soil texture is plotted on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjustment for coarse fragments has been made by moving the plotted point in the sand direction an additional 2% for each 10% (by volume) of fragments greater than 2mm in diameter.
3. Adjustment for compactness of soil has been made by moving the plotted point in the clay direction an additional 15% for soils having a bulk-density greater than 1.7 gm/cc, when analyzed.
4. For soils falling in sand, loamy sand, or sandy loam, classification adjustment for bulk density will generally not affect suitability and a bulk-density analysis was not necessary.

JOB NUMBER: 018088

DATE: 03/19/20

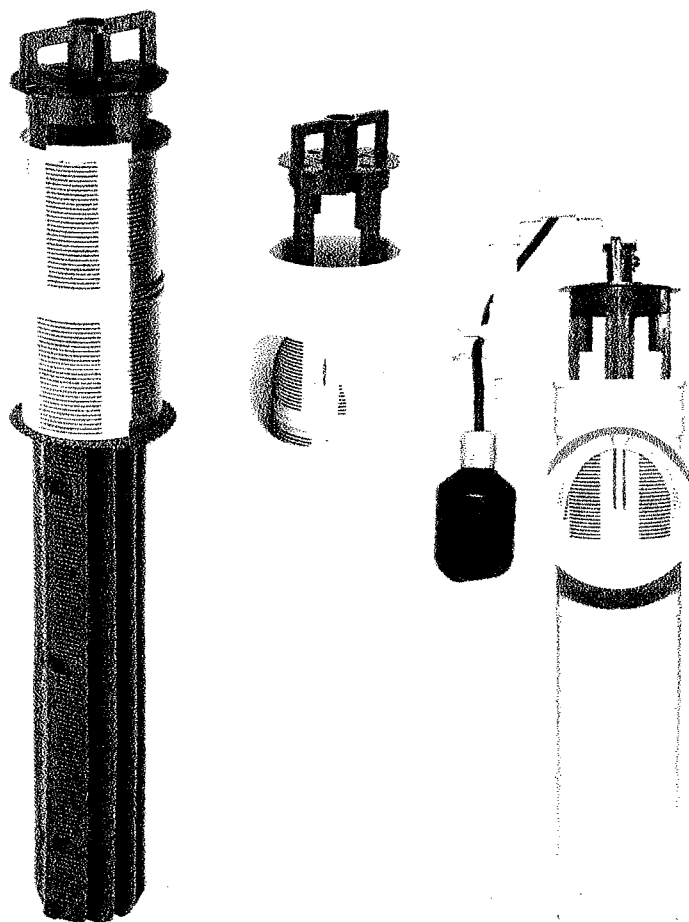
JOB NAME: Ontiveros (Wheeler)

APN: 204-381-008



Phone: (707) 441-8855 Email: info@shn-engr.com Web: shn-engr.com
 812 W. Wabash Avenue, Eureka, CA 95501-2138

WW1 Effluent Filter



Help prolong the life of an onsite system in residential applications. The deep pleated filter design offers highly effective screening and solids retention.

Features

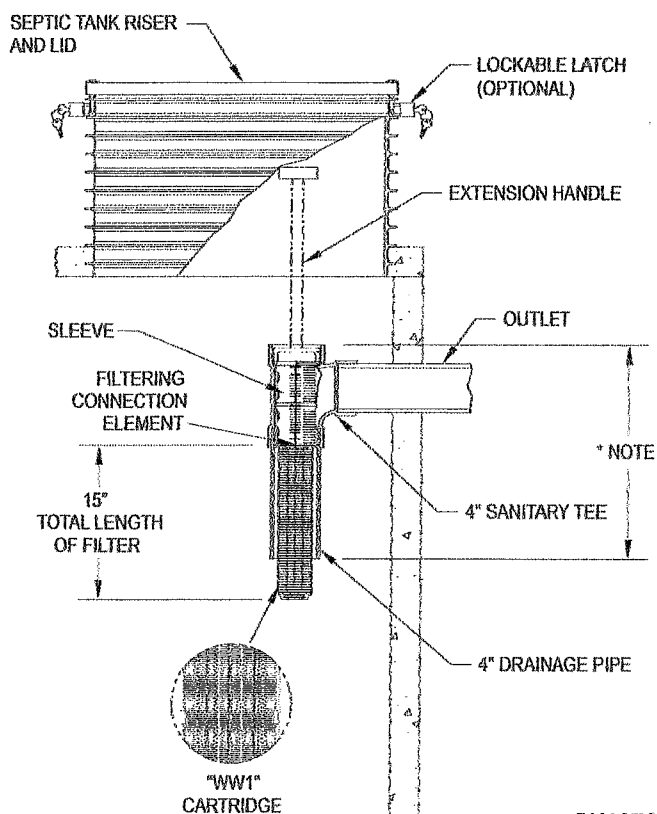
- Rated for flows up to 1,500 gpd (5.7 m³/day)
- 132 linear feet of 1/16" filtration
- Fits 4" SCH 40 or DWV Tees
- Easy to install and maintain
- Integral bypass protection screen
- High water alarm bracket available
- Lifetime warranty

Alarm bracket sold separately
Float switch sold separately

Trusted. Tested. Tough.[®]

3649 Cane Run Road • Louisville, KY 40211-1961 • (502) 778-2731 • FAX: (502) 774-3624
clarusenvironmental.com

C2.10.110
CL0038
0119
Supersedes
0214



Clarus Environmental septic tank effluent filters are designed to protect all downstream components from solids. Every filter comes standard with bypass protection which keeps the filter working, even during cleaning!

SK1972

WW1 Effluent Filter (1,500 GPD)	
Part Number	Description
170-0078	WW1 Effluent Filter
170-0079	WW1 Effluent Filter (10 pk)
170-0144	WW1 Effluent Filter with 4" sanitary tee
170-0145	WW1 Effluent Filter with 4" sanitary tee (10 pk)
5090-0014	Alarm bracket assembly
10-3067	C-Pak Alarm, touch pad without float
013216	Replacement filter cartridge (without bypass screen)
013218	Rubber alignment gasket
Container Assembly	
Part Number	Description
31-1473	12" Riser extension with hardware and gasket
31-1476	6" Riser extension with hardware and gasket
170-0078	WW1 Effluent Filter
170-0144	WW1 Effluent Filter with 4" sanitary tee
5090-0001	Container assembly with 12" riser and lid



PART 4 - Construction and Installation

4.1 General Installation Requirements

1. Only a qualified professional shall design all new/replacement Onsite Wastewater Treatment Systems (OWTS) and modifications to existing OWTS where the treatment or dispersal system will be expanded. A qualified professional employed by a local agency, while acting in that capacity may design or review and approve a design for a proposed OWTS.
2. A Licensed General Engineering Contractor (Class A), General Building Contractor (Class B), Sanitation System Contractor (Specialty Class C-42), or Plumbing Contractor (Specialty Class C-36) shall install all new OWTS and replaced OWTS in accordance with California Business and Professions Code Sections 7056, 7057, and 7058 and Article 3, Division 8, Title 16 of the California Code of Regulations. A property owner may also install his/her own OWTS under approval of DEH with the provision that the components remain exposed for inspection and approval by DEH.
3. OWTS shall be installed in accordance with the design plans approved by the Division of Environmental Health (DEH). Any proposed changes to approved plans must be reviewed and re-approved through DEH.
4. All wastewater from each building or place shall be discharged into an approved OWTS or approved graywater system (Appendix G), where applicable.
5. No OWTS, or part thereof, shall be located on any lot other than the lot which is the site of the building or structure served by such system.
6. No rain, surface, or subsurface water shall be connected to or discharged into any OWTS.
7. The OWTS shall start at a point two (2) feet from the foundation of a building or outside wall of a mobile home.
8. OWTS shall not be permitted under walks, driveways, parking lots, surface roadways, compacted soils or gravel in most cases. Variance to this requirement may require aerobic pretreatment.
9. All dispersal systems (leach fields) shall be covered with at least twelve (12) inches of soil.

4.2 Building Sewer Requirements

1. Type and size of building sewers used in OWTS shall be in accordance with the most recent revision of the California Uniform Plumbing Code, as adopted by the County of Humboldt.
2. Building sewers shall be run in practical alignment and at a uniform slope of not less than one-fourth (1/4) inch per foot toward the point of disposal. Where it is impractical, due to the depth of the street sewer or to the arrangement of any building or structure, to obtain a slope of one-fourth (1/4) inch per foot, a slope of not

less than one-eighth (1/8) inch per foot may be approved by DEH if the building sewer is at least four (4) inches in diameter.

3. Building sewer piping shall be laid on a firm bed throughout its entire length. Any such piping placed on fill shall be laid on a bed of approved materials and shall be adequately supported to the satisfaction of DEH.
4. There shall be a minimum of twelve (12) inches of earth fill over all building sewers.
5. Cleanouts shall be placed in every building sewer at the junction with the building drain and at intervals not to exceed one hundred (100) feet in straight runs.
6. Every change in alignment or grade in excess of twenty-two and one-half (22 ½) degrees in a building sewer shall be served by a cleanout.
7. Each cleanout shall be installed so that it opens in a direction opposite to the flow of sewage or waste or at right angles thereto and vertically above the flow of the pipe.
8. Cleanouts installed under concrete or asphalt paving shall be made accessible and shall be adequately protected.
9. Approved manholes may be installed in lieu of cleanouts if approved by DEH.
10. Gravity building sewers constructed of materials approved for use within a building may be located within the same trench as a private water line as long as the water line is installed above all sewer lines. Existing sewer lines constructed of materials not approved for use within a building must maintain a one (1) foot vertical and one (1) foot horizontal separation to all water lines.
11. Pressure sewer lines shall be installed in a separate trench at least one (1) foot horizontally from the water line trench.

4.3 Septic Tank Requirements

1. New and replaced septic tanks shall be limited to those approved by the International Association of Plumbing and Mechanical Officials (IAPMO) or stamped and certified by a California registered civil engineer as meeting the industry standards and their installation shall be in accordance with manufacturer's instructions.
2. New septic tanks shall be designed to prevent solids in excess of three-sixteenths (3/16) of an inch diameter from passing to the dispersal system. Septic tanks that use a National Sanitation Foundation/American National Standard Institute (NSF/ANSI) Standard 46 effluent filter shall be deemed in compliance with this requirement.
3. Septic tanks shall be of two-compartment construction having watertight risers over each access opening with riser tops set within 6 inches of finished grade. The first compartment shall be twice the capacity of the second.
4. The outlet and inlet shall be at least equal in diameter to the building sewer pipe.
5. Septic tanks shall be water and odor tight.
6. Septic tanks shall be sized according to the Septic Tank Sizing Chart, Section 2.2.
7. All septic tanks shall be equipped with an effluent filter located in the outlet compartment in such a manner to be easily serviced.
8. Reinforced concrete, standard weight reinforced concrete blocks or similar material not subject to excessive corrosion or decay and which will produce a water-tight tank shall be used.

9. Wood and metal septic tanks are not acceptable.
10. Septic tanks shall be installed in a location that allows for practical access and servicing.
11. Excavations for all septic tanks shall be made according to tank manufacturer's requirements. Such excavations shall provide a level, uniform load bearing surface free of imbedded rock or boulders. Wet or unstable beds shall be over-excavated, backfilled and compacted with an approved material suitable to stabilize and support the tank.
12. The separation between any two tanks shall be at least two (2) feet.
13. All septic tanks shall be completely watertight. DEH may require a watertight test on any new or existing septic tank. When required, the septic tank shall be filled to a level specified by DEH and left for twenty four (24) hours. Following the twenty-four (24) hour period the tank shall be refilled to the original level. If there is no measurable loss for one (1) hour, the tank is considered water-tight.
14. In some cases, DEH may require water-tight certification from the OWTS designer.
15. Septic tanks installed in areas of known seasonal groundwater at six (6) feet or less from original grade shall be made non-buoyant according to the manufacturer's recommendations or other methods approved by DEH.

4.4 Grease Interceptors

1. Grease interceptors shall be sized in accordance with the most current version of the California Plumbing Code, but shall not be less than 750 gallon capacity.
2. Grease interceptors shall be constructed and installed in accordance with Section 4.3 – Septic Tank Requirements except that the sanitary tees shall extend to a depth of 12 inches above the bottom of the tank. Effluent filters are not required.
3. All interceptors shall have risers installed over each access port.
4. Interceptors shall be located outside the structure and as close as possible to the fixtures served.
5. Grease interceptors shall be cleaned regularly to ensure proper operation. Cleaning shall be performed by a qualified grease pumper possessing applicable licenses and permits as issued by the State of California and the County of Humboldt.

4.5 Pump Tank / Pump / Control Requirements

1. The pump tank shall be single chamber, pre-cast concrete, and shall have the floors and walls of the tank monolithically poured. Other tanks may be approved for use if they can demonstrate current IAPMO approval listing.
2. The pump tank shall have a minimum capacity of 500 gallons. If site conditions prevent a tank of this size, other size proposals may be considered.
3. Concrete tanks shall be sealed with a heavy cement- based waterproof coating, Thoroseal or approved equal.
4. Excavations for tanks shall be in accordance with manufacturer's requirement. Such excavations shall provide a level, uniform load bearing surface free of imbedded rock

- or boulders. Wet or unstable beds shall be over-excavated, backfilled and compacted with an approved material suitable to stabilize and support the tank.
5. Tanks shall have adequately sized access opening with water-tight risers extending to the ground surface.
 6. Concrete tanks shall be tested for water tightness by the method described for septic tanks.
 7. Pump tanks installed in areas of known seasonal groundwater at six (6) feet or less from original grade shall be made non-buoyant according to the manufacturer's recommendations or other methods approved by DEH.
 8. A minimum two (2) foot separation shall be maintained between the pump tank and septic tank.
 9. Pump tanks shall receive clarified effluent that has been treated by a septic tank equipped with an effluent filter or other approved pretreatment device.
 10. Plans detailing the proposed use of a pump tank, pump and all appurtenant components complete with control switch elevations shall be prepared by a qualified professional and provided to DEH for review prior to permit approval.
 11. The emergency storage volume available in a pump tank shall be 150 gallons or 1/3 of the design flow, whichever is greater. The storage volume will be considered the liquid capacity between the invert of the inlet tee and the point of high water alarm activation.
 12. Dosing tanks shall be vented back through the septic tank, or have a separate vent.
 13. Only UL approved pumps designed for sewage effluent shall be used.
 14. The pump discharge line shall be equipped with a check valve designed for wastewater effluent unless the dispersal area is located down slope of the pump in which case a siphon relief hole shall be drilled in the discharge line.
 15. The pump shall be placed so that it remains submerged to allow for cooling and does not contact sewer gas. In no case shall the pump be set less than four (4") from the bottom of the tank.
 16. The connection between the pump and the force main shall allow for ease of pump removal and maintenance.
 17. Float control switches shall be UL and/or CSA listed and set securely in accordance with manufacturers' specifications. Switches shall not be attached to the pump discharge assembly.
 18. The high water alarm float switch shall be set to activate two (2") inches above the pump "on" switch.
 19. The alarm float switch shall activate an audible and visible alarm which remains on once activated until shut off by the property owner or maintenance personnel.
 20. The pump and alarm shall be powered by separate circuits.
 21. The pump, pump control panel and all associated components shall be installed as per the National Electrical Code (NEC) and inspected/approved by the local Building Department.
 22. Splice boxes shall be external to and attached to the tank riser, watertight, corrosion proof, resistant to UV exposure and adequately sized to accommodate multiple wiring configurations.

4.6 Distribution Boxes

1. In every dispersal field on level terrain an approved distribution box shall be used.
2. On sloping terrain distribution boxes shall be used and may require "speed levelers" or similar device to evenly distribute effluent.
3. The size and type of distribution box shall be included in design proposal.
4. Distribution boxes shall be set level on a competent base.
5. The use of more than one distribution box may be required in certain situations.
6. Wood and metal distribution boxes are unacceptable.
7. Other types of distribution boxes may be proposed for DEH approval.

4.7 Gravity OWTS

1. Gravity OWTS shall be a subsurface dispersal field (leachfield) designed using not more than 6 square-feet of infiltrative area per linear foot as the infiltrative surface. Trench width shall not exceed 3 feet.
2. Dispersal field trenches shall be placed in natural earth or properly prepared earth fill under approval of DEH.
3. Dispersal field trenches on sloping ground shall follow surface contours.
4. Dispersal field trenches shall not exceed seventy (70) feet in length.
5. The bottom of the dispersal field trench shall be level to within a tolerance of two (2) inches in 100 feet.
6. All smeared or compacted soil surfaces in the sidewalls or bottom of dispersal field trenches shall be scarified to the depth of the smearing or compaction and the loose material removed prior to placement of drain rock.
7. Dispersal field trenches shall be evenly filled with $\frac{3}{4}$ " to 2-1/2" washed river rock, gravel or other approved hard rock. Rock that easily decomposes is prohibited.
8. Effluent sewer, header pipe, dispersal line and fittings shall be a minimum three (3) inch diameter, watertight and one of the following: (A) Schedule 40 PVC that meets the most current ASTM D-1785 for three (3) inch pipe and D-2672 for minimum four (4) inch pipe; (B) Schedule 40 Acrylonitrile-Butadiene-Styrene (ABS) that meets the most current ASTM Specification D-2468; (C) ASTM SDR 35 with solvent-welded or rubber-gasketed joints; or (D) Other material approved by the DEH.
9. The first five (5) feet of pipe extending from the septic tank and from the distribution box shall be solid, non-perforated pipe.
10. Perforated dispersal line shall have two (2) rows of holes spaced one hundred-twenty (120) degrees apart and sixty (60) degrees on either side of a centerline.
11. Dispersal field trenches shall not exceed a maximum depth of 5 feet as measured from the ground surface to the bottom of the trench.
12. All new OWTS shall have a 100 percent replacement area available that will serve the development if the primary dispersal field fails.
13. No dispersal field or replacement area shall be covered by any type of impermeable surface.

14. Once an OWTS is installed, the soils in the dispersal field area and replacement area shall remain undisturbed and not subject to vehicular traffic or confined animal use.
15. Setback requirements for conventional gravity OWTS are listed in Appendix E.

4.8 OWTS Construction Inspection

DEH staff inspectors shall perform OWTS construction/installation inspections to ensure conformance with applicable standards and all terms and conditions contained within the OWTS permit.

Installers shall provide at least 24 hours advance notice to DEH staff inspectors prior to reaching specified construction steps. Notification must include applicant's name, assessor parcel number and site location. Failure to provide sufficient notice may cause delays in the construction of the OWTS.

The inspection steps required for a particular OWTS installation will vary with the type and complexity of the approved OWTS design. Specific inspections required for Non-standard OWTS will be listed and included as part the approved permit.

DEH staff inspectors may combine one or more required inspections into a single site visit. The following inspections shall be required unless the applicant obtains DEH staff inspector's waiver of any inspections.

1. Preconstruction site visit to ensure proper OWTS layout.
2. Open trench inspection.
3. Septic Tank installation with risers and filter and/or pump tank and components where applicable.
4. Septic tank (Pump tank) water tight inspection.
5. Drain rock placement and piping connections from septic tank, distribution box etc.
6. Final Inspection

Electrical wiring for OWTS shall be completed under appropriate permit from the Humboldt County Building Division and will be inspected by Building Division staff.

Final inspection of the constructed OWTS occurs when all portions of the OWTS and all other construction features required by these standards or by permit conditions have been completed.

In certain cases, written verification from a Qualified Professional may be accepted and/or required in lieu of an inspection by DEH staff inspectors.

DEH staff inspectors shall sign and date the appropriate section of the OWTS permit upon satisfactory completion of inspections.

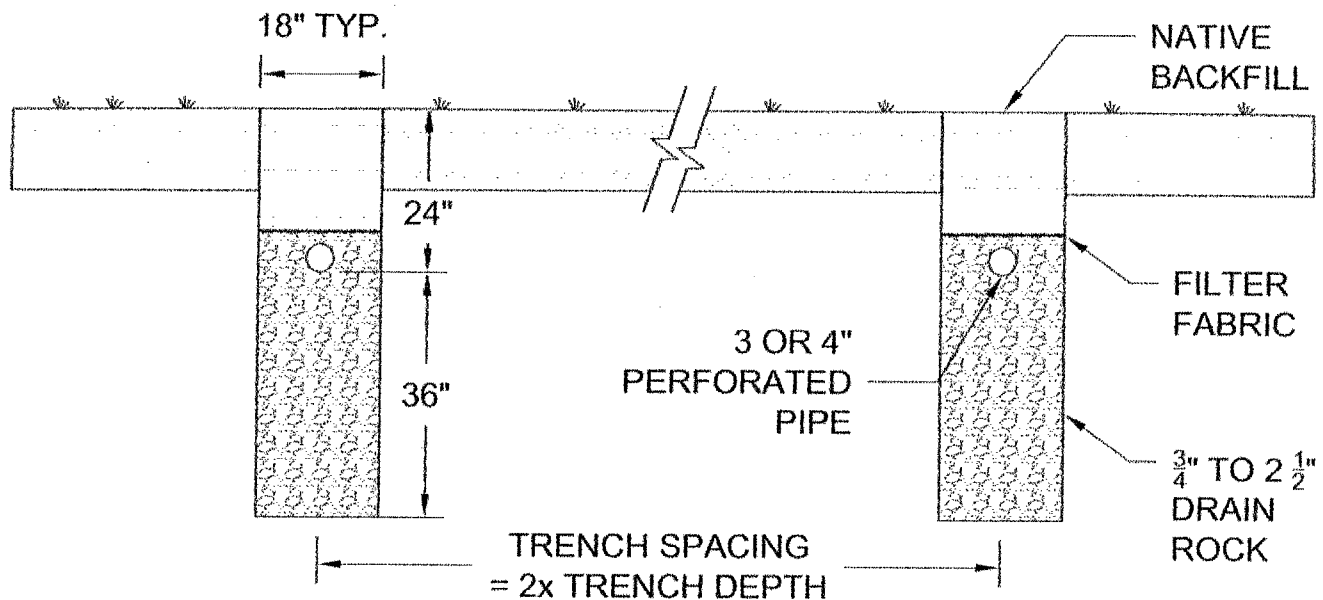
4.9 OWTS Operation and Maintenance

OWTSs benefit from routine maintenance and consideration of the types of wastes sent to them. DEH recommends the following practices to prolong the lifespan of OWTS and to prevent potential environmental impacts associated with their use:

- Only allow domestic wastewater to enter the system. Other substances such as pesticides, strong solvents, non-household chemicals, etc. can harm the septic tank and may contaminate groundwater.
- Avoid disposing of fats, oils, and greases to the OWTS. These substances can accumulate in dispersal field piping and receiving soils leading to OWTS failure.
- Inspect the depth of sludge in the septic tank every three years. Tanks should be pumped when the sludge layer is two or more feet thick.
- Dispersal fields, including reserve areas, shall be protected. Soil compaction can reduce their ability to receive wastewater. Do not drive vehicles, build, or place heavy equipment over dispersal field areas. Hoofed animals such as goats, sheep, horses, and/or cattle can compact soils and shall be prohibited from dispersal fields.
- Trees and shrubs shall not be planted in the dispersal area because roots can become invasive and cause clogging.
- Divert water run-off away from dispersal field areas.

NOTES

1. DETAILS SHOWN REPRESENT TYPICAL TRENCH CONFIGURATIONS. ACTUAL DIMENSIONS MAY VARY BASED ON SITE SOIL CONDITIONS.
2. MATERIALS SHALL BE AS SPECIFIED IN THE HUMBOLDT COUNTY OWTS REGULATIONS AND TECHNICAL MANUAL.
3. ALL SMEARED OR COMPACTED SOIL SURFACES IN THE SIDEWALLS OR BOTTOM OF TRENCHES SHALL BE SCARIFIED TO THE DEPTH OF THE SMEARING OR COMPACTION AND THE LOOSE MATERIAL REMOVED PRIOR TO PLACEMENT OF DRAIN ROCK.
4. LENGTH OF TRENCH IS BASED ON SOIL SAMPLING AND ANALYSIS. REFER TO THE HUMBOLDT COUNTY OWTS REGULATIONS AND TECHNICAL MANUAL.

**COUNTY OF HUMBOLDT**

DIVISION OF ENVIRONMENTAL HEALTH
LAND USE UNIT

100 H Street, Suite 100 EUREKA, CA 95501
TEL (707) 445-6215 • envhealth@co.humboldt.co.us

**DISPERSAL FIELD CONSTRUCTION
GRAVEL TRENCH**

ATTACHMENT 3

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
Division Environmental Health	✓	Conditional Approval	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
CalFIRE	✓	Comments	Attached
California Department of Fish & Wildlife	✓	Comments	Attached
Northwest Information Center	✓	Further Study	On file and confidential
Bear River Band of the Rohnerville Rancheria	✓	Conditional Approval	On file and confidential
Wiyot Tribe		No response	
Fortuna High School District		No response	
Hydesville School District		No response	
Fortuna Fire Department		No response	
Humboldt County Sheriff	✓	Approval	
Humboldt County Agricultural Commissioner		No response	
Humboldt County District Attorney		No response	
North Coast Unified Air Quality Management District		No response	
North Coast Regional Water Quality Control Board		No response	
State Water Resources Control Board – Division of Water Rights		No response	

Environmental Health

🕒 0.0h

ASSIGNED Ben Dolf

STARTED 1/3/2020 by Ben Dolf

CANCEL

HELP

Task Details Environmental Health
Current Status
Approved with Conditions

Assigned Date
12/20/2019

Status Date
01/03/2020

Assigned to Department
Environmental Health

Due Date
01/13/2020

Assigned to
Ben Dolf

Action By
Ben Dolf

Action by Department
Environmental Health

Task Details Sub Tasks (0)

Comments

Onsite processing must be supported by a permanent means of sewage disposal. Operator shall install a permitted onsite wastewater treatment system, associated with a permitted structure, to support the needs of the project.

DEH has no record of the well proposed as the source of water. Owner shall either provide evidence of permit, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to February, 1973.



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ON-LINE
WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE	445-7205
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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Rodney Yandell, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 01/09/2020

RE:

Applicant Name	LOST BOYS FARMS
APN	204-381-008
APPS#	PLN-2018-15180-CUP

The Department has reviewed the above project and has the following comments:

- ☒ The Department's recommended conditions of approval are attached as **Exhibit "A"**.
- ☐ Additional information identified on **Exhibit "B"** is required before the Department can review the project. **Please re-refer the project to the Department when all of the requested information has been provided.**
- ☐ Additional review is required by Planning & Building staff for the items on **Exhibit "C"**.
No re-refer is required.
- ☐ *Road Evaluation Reports(s)* are required; See **Exhibit "D"**

Note: Prior to requesting an applicant to submit a road evaluation report, verify if the project is exempt from meeting road system performance standards under CCLUO v2.0 sections 313-55.4.6.5.1 and 314-55.4.6.5.1, even if this box is checked.

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Fisher Road (4G070), a paved county maintained road, is developed to Category 4 road standards with a painted centerline.

// END //

We have reviewed the above application and recommend the following (please check one):

The Department has no comment at this time.

Suggested conditions attached.

Applicant needs to submit additional information. List of Items attached.

Recommend denial.

Other comments.

Date:

Name:

Forester Comments:

Date:

Name:

Battalion Chief Comments:

Summary:

Paul, Gayle

From: Hilton, Keenan
Sent: Tuesday, October 27, 2020 5:00 PM
To: Planning Clerk
Subject: FW: Lost Boys Farms, LLC; PLN-2018-15180; APN 204-381-008

Please post updated CDFW response

-Keenan

From: O'connell, Gregory@Wildlife <Gregory.OConnell@Wildlife.ca.gov>
Sent: martes, 27 de octubre de 2020 4:24 p. m.
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: RE: Lost Boys Farms, LLC; PLN-2018-15180; APN 204-381-008

Thanks Keenan. It looks like the BA does not address the potential for wetlands to occur. If the project ends up moving forward, I recommend a wetland delineation by a qualified professional be submitted to CDFW for review.

Thanks again, Greg