



## Holder Law Group

317 Washington St., #177  
Oakland, CA 94607-3810



holderecolaw.com

(510) 338-3759  
jason@holderecolaw.com

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VIA EMAIL AND HAND DELIVERY

County of Humboldt  
Humboldt County Planning Commission  
Hon. Alan Bongio, Chair  
825 5th Street, Room 111  
Eureka, CA 95501  
[Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us)

Humboldt County Planning Department  
Attn: Meghan Ryan, Senior Planner  
3015 H St.  
Eureka, CA 95501  
Email: [mryan2@co.humboldt.ca.us](mailto:mryan2@co.humboldt.ca.us)

Re: **Supplemental Comments Concerning IS/MND for the Rolling Meadow Ranch, LLC;  
Conditional Use Permits for Commercial Cannabis Facilities**  
(PLN-12529-CUP; SCH# 2020070339)

Dear Chairman Bongio, Honorable Members of the Humboldt County Planning Commission and Ms. Ryan:

On behalf of Fran Greenleaf, John Richards, and Patty Richards (collectively "Petitioners"), we submit these comments and objections, which supplement those outlined in Petitioners' previous comment letter dated August 17, 2020, concerning the proposed Rolling Meadow Ranch, LLC Commercial Cannabis Project ("Project").

The Project involves large-scale cultivation and processing of cannabis on an isolated "greenfield" property located adjacent to the Eel River in rural Humboldt County. The Project site is previously undeveloped and has limited road access. The applicant seeks seven (7) Conditional Use Permits ("CUPs") for 5.77 acres of cultivation and processing facilities. Cultivation would occur in 16 greenhouses. Operations would occur year-round, with a maximum of four cultivation cycles annually.

After careful review of the IS/MND, the comments submitted by the California Department of Fish and Wildlife ("CDFW") and other available information concerning this Project and its setting, Petitioners maintain that the IS/MND does not fulfill the fundamental objectives under the California Environmental Quality Act ("CEQA") of informing the public and the decision makers of the significant environmental effects of the Project and avoiding or

mitigating those significant impacts to the extent feasible.<sup>1</sup> As explained previously and reiterated in the comments below, based on our review, we conclude that the IS/MND does not analyze the impacts from the “whole of the project” as required and attempts to “sweep under the rug” difficult issues concerning site access, traffic safety impacts, impacts to biological resources, land use impacts, and cumulative impacts. Thus, the environmental analysis of the Project conducted pursuant to CEQA remains fundamentally flawed. Accordingly, either an environmental impact report (“EIR”) must be prepared that squarely addresses these significant impacts and the flawed and/or incomplete analysis contained in the Project’s IS/MND or the Planning Commission should deny the permit application.

The experience and expertise of government officials, such as CDFW’s Curt Babcock, CDFW’s Northern Region Habitat Conservation Program Manager, qualifies CDFW’s comments on the IS/MND to serve as substantial evidence of the numerous ways in which the IS/MND does not comply with the procedural and substantive requirements of CEQA.<sup>2</sup> Petitioners’ comments, CDFW’s comments, and the evidence cited in these comments demonstrate that the Planning Commission may not approve the Project unless and until an adequate project-level EIR is prepared and is recirculated for public review and comment.

By submitting these comments and otherwise participating in the administrative process for this Project, Petitioners intend to protect the quality of the environment in the County and in the vicinity of this area of the Eel River for all residents, businesses, and visitors in the area, both now and for future generations. The failures in the IS/MND to describe the “whole of the project”, establish an accurate environmental baseline, squarely address the potential impacts of this Project with proper analysis, and propose adequate mitigation violates CEQA’s purposes. By participating in the environmental review process for this Project, our clients seek to enforce important rights affecting a broad public interest.

With this background, Petitioners respectfully submit the following additional comments on the IS/MND and supplemental materials prepared and recently made available for the Planning Commission meeting. We request that the Planning Commission members carefully consider these and prior comments before deciding whether to certify the IS/MND and approve the Project.<sup>3</sup>

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<sup>1</sup> See, e.g., Pub. Resources Code, §§ 21000, 21001; see also CEQA Guidelines, § 15002(a); see also *Friends of Mammoth v. Bd. of Supervisors* (1972) 8 Cal.3d 247, 254-256; *Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 564; *Berkeley Keep Jets Over the Bay Com. v. Bd. of Port Comrs.* (2001) 91 Cal.App.4th 1344, 1354.

<sup>2</sup> See *Sierra Club v. California Dept. of Forestry & Fire Protection* (2007) 150 Cal.App.4th 370, 382 [comments by qualified experts constitute substantial evidence that EIR is inadequate]; see also *City of Arcadia v. SWRCB* (2006) 135 Cal.App.4th 1392, 1425 [comments of government officials on anticipated environmental impacts constitutes substantial evidence that EIR is inadequate]; see also *City of Rancho Cucamonga v. Regional Water Quality Control Board* (2006) 135 Cal.App.4th 1377, 1387 [comments of agency staff constitute substantial evidence].)

<sup>3</sup> See Petitioners’ comments on the IS/MND, dated August 17, 2020.

**I. Introduction:****A. Overview of IS/MND Deficiencies**

As described in more detail below, the IS/MND is deficient in the following respects:

- *Piecemealed environmental review:* The IS/MND fails to analyze the whole of the project by failing to consider necessary improvements for (1) all Project access roads so that they comply with applicable "Category 4" road requirements and (2) all internal ranch roads and stream crossings to meet other regulatory requirements.
- *Inadequate Project Description:* The IS/MND's description of the Project fails to identify important details concerning Project roadway and parking lot design, Project construction, and details concerning Project operation.
- *Potentially significant unmitigated traffic safety impacts:* The IS/MND glosses over potentially significant traffic safety impacts that may be caused by the impermissibly narrow access roads.
- *Potentially significant unmitigated public services impacts:* The Project's impermissibly narrow access roads also may cause potentially significant impacts to public services, including fire and police protection, and other emergency responses. The IS/MND disregards these potentially significant impacts.
- *Potentially significant unmitigated biological resources impacts:* Because protocol wildlife and wetland surveys were not conducted as required, the IS/MND fails to establish an accurate baseline by which to measure Project impacts. The IS/MND disregards the Project's potential to significantly impact threatened and endangered species, rare plant communities, and wetlands. Comments from the California Department of Fish and Wildlife ("CDFW") suggest that the preparers did not consult with that agency concerning the scope of environmental review in general and these potentially significant impacts in particular, as required.
- *Potentially significant unmitigated construction-period air quality impacts:* The IS/MND fails to quantify the emissions that will result from Project construction. Construction activities may expose offsite receptors to diesel exhaust and fugitive dust. The IS/MND relies on unspecified conditions that may be included in a permit from the air district to conclude that air quality impacts would be reduced to less-than-significant. There is no substantial evidence to support this finding.
- *Potentially significant unmitigated land use impacts:* The IS/MND disregards, without careful factually supported analysis, the Project's substantial inconsistencies with Humboldt County Code ("HCC") requirements applicable to commercial cannabis operations.

- *Potentially significant unmitigated cumulative impacts:* The cumulative impact analysis is perfunctory and fails to satisfy the requirements of CEQA. The analysis must be revised to consider all relevant past, present, and reasonably foreseeable probable future projects that will cause impacts that can combine with the impacts of this Project. The conclusory analysis, fails to identify, much less consider, the cumulative impacts caused by numerous past, present, and reasonably probable future projects in the nearby vicinity and the region. The IS/MND must also analyze whether the Project's incremental contributions to cumulative impacts, even if not directly or indirectly significant, are cumulatively considerable.

The Planning Commission should not approve the Project based on this inadequate IS/MND. Instead, because there is substantial evidence supporting a fair argument that the Project may have one or more significant effects on the environment, the County is required to prepare an EIR or deny the application for the 7 CUPs.

#### **B. CEQA's Provisions Militate in Favor in Favor of Preparing an EIR**

CEQA contains a strong presumption in favor of requiring a lead agency to prepare an EIR. This presumption is reflected in the "fair argument" standard. Under that standard, a lead agency must prepare an EIR whenever substantial evidence in the whole record before the agency supports a fair argument that a project may have a significant effect on the environment.<sup>4</sup> In contrast,

"CEQA excuses the preparation of an EIR and allows the use of a negative declaration when an initial study shows that there is no substantial evidence that the project may have a significant effect on the environment." [Citations.] In certain situations where a straightforward negative declaration is not appropriate, the agency may permit the use of a mitigated negative declaration. [Citations.]<sup>5</sup>

A mitigated negative declaration may be prepared instead of an EIR only when, after preparing an initial study, a lead agency determines that a project may have a significant effect on the environment, but:

- (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released

<sup>4</sup> Pub. Res. Code § 21082.2; CEQA Guidelines § 15064(f), (h); *Laurel Heights II*, *supra*, 6 Cal. 4th at p. 1123; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68, 75, 82; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-151; *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1601-1602.

<sup>5</sup> *Inyo Citizens for Better Planning v. Board of Supervisors* (2009) 180 Cal.App.4th 1, 6-7 (emphasis added), quoting *San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.* (2006) 139 Cal.App.4th 1356, 1372-1374.

for public review *would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur*, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.<sup>6</sup>

Courts have held that, “[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR.”<sup>7</sup> The fair argument standard creates a “low threshold” favoring environmental review through an EIR, rather than through issuance of a negative declaration or notices of exemption from CEQA.<sup>8</sup> An agency’s decision not to require an EIR can be upheld only when there is no credible evidence to the contrary.<sup>9</sup> Substantial evidence can be provided by technical experts or members of the public.<sup>10</sup>

With respect to the Project at issue here, the IS/MND fails to satisfy both the basic purposes and requirements of CEQA. Specifically, among other problems with the analysis, the IS/MND does not: (1) adequately describe the whole of the Project; (2) establish an accurate environmental baseline, (3) adequately analyze the Project’s potentially significant impacts; and (4) provide substantial evidence to conclude that Project impacts will be avoided or mitigated to less-than-significant levels. The public cannot meaningfully evaluate and comment on the Project and its potentially significant impacts without this and other missing basic information. In addition, because the IS/MND lacks basic information regarding the Project’s potentially significant impacts, there is no evidence to support the necessary conclusion that the Project will “clearly” have a less-than-significant impact on the environment. Because there is a dearth of relevant data to support a finding of no significant impacts, and substantial evidence shows that the Project may result in at least one potentially significant impact, there is a fair argument that the Project may cause significant impacts requiring the preparation of an EIR.

An EIR is appropriate here, given that this large-scale commercial project (involving 5.77 acres of cultivation or 248,292 square feet of grow area, thirty (30) employees with an average of twenty two (22) employees on-site daily, and over 4,628,200 gallons of water annually) located on a currently undeveloped “greenfield” site in a remote area with limited access, sensitive species, and vulnerable water resources.

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<sup>6</sup> Pub. Resources Code, § 21064.5, emphasis added.

<sup>7</sup> See, e.g., *Communities For A Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 319-320 (*CBE v. SCAQMD*), citing *No Oil*, *supra*, 13 Cal.3d at p. 75 and *Brentwood Assn. for No Drilling, Inc. v. City of Los Angeles* (1982) 134 Cal.App.3d 491, 504-505.

<sup>8</sup> *Citizens Action to Serve All Students v. Thornley* (1990) 222 Cal.App.3d 748, 754.

<sup>9</sup> *Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th, 1307, 1318.

<sup>10</sup> CEQA Guidelines § 15063(a)(3); *Gabric v. City of Rancho Palos Verdes* (1977) 73 Cal.App.3d 183, 199.

## II. The IS/MND Fails to Satisfy CEQA's Requirements.

### A. Inaccurate Project Description

Under CEQA, a negative declaration is legally defective if it fails to describe the proposed project accurately.<sup>11</sup> The courts have repeatedly held that “an accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient [CEQA document].”<sup>12</sup> The CEQA Guidelines define “project” broadly to encompass the “whole of the action.”<sup>13</sup> As the Guidelines state, “the term ‘project’ has been interpreted to mean far more than the ordinary dictionary definition of the term.”<sup>14</sup> Any activity “which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” constitutes a “project” and is necessarily a part of the “whole of the action.”<sup>15</sup> This includes, but is not limited to, “later phases of the project, and any secondary, support, or off-site features necessary for its implementation.”<sup>16</sup> If later phases or future activities are reasonably foreseeable consequences of a proposed project, an agency must include a description of the actions in the environmental review document and analyze their impacts.<sup>17</sup>

#### 1. Inadequate Disclosure and Description of Necessary Access Road Improvements, Internal Road Improvements, Required Riparian Setbacks, and a Required Easement

The IS/MND did not disclose or describe a considerable number of Project features. Most notably, the IS/MND glosses over and downplays the considerable site access challenges posed by this Project. Due to their narrow widths, gravel surfaces, and ubiquitous blind curves,<sup>18</sup> McCann Road and Dyerville Loop Road do not qualify as “Category 4” access roads, as required for commercial cannabis operations under the applicable Humboldt County

<sup>11</sup> CEQA Guidelines, § 15071(a); *see also* *Lighthouse Field Beach Rescue v. City of Santa Cruz* (2005) 131 Cal.App.4th 1170, 1202, quoting *El Dorado County Taxpayers for Quality Growth v. County of El Dorado* (2004) 122 Cal.App.4th 1591, 1597; *see also* *Christward Ministry v. Superior Court* (1986) 184 Cal.App.3d 180.

<sup>12</sup> *County of Inyo v. County of Los Angeles* (1977) 71 Cal.App.3d 185, 193.

<sup>13</sup> CEQA Guidelines, §§ 15003(h), 15165, 15378(a).

<sup>14</sup> CEQA Guidelines, § 15002(d).

<sup>15</sup> Pub. Resources Code, § 21065.

<sup>16</sup> CEQA Guidelines, Appendix G [explanation regarding description of project].

<sup>17</sup> *Burbank-Glendale-Pasadena Airport Authority v. Hensler* (1991) 233 Cal.App.3d 577, 592; *Laurel Heights I, supra*, 47 Cal.3d at pp. 396-397 [EIR held inadequate for failure to assess impacts of second phase of pharmacy school's occupancy of a new medical research facility].

<sup>18</sup> *See* comment letter sent on behalf of Fran Greenleaf, John Richards, and Patty Richards re IS/MND, dated August 7, 2020, Attachments B through G [photos of McCann Road].

Commercial Cannabis Land Use Ordinance ("CCLUO").<sup>19</sup> Any argument by the Applicant or County Public Works that these roads are "Category 4 Equivalent" is not supported by citation to the HCC, which contains no definition of or even reference to "Category 4 Equivalent."

McCann road is largely unpaved, narrow (i.e., varying from 12 – 16-feet wide), winding road, through dense riparian forest, and includes a 10-foot wide bridge over the Eel River that is closed during winter months, and a portion of the "road" consists of an often rutted section of the gravel and silt Eel River bar; Dyerville Loop Road, while paved in some areas, is unpaved near its intersection with McCann Road and is not a two-lane road or its equivalent for long stretches.<sup>20</sup> The Staff Report purports to evaluate the Project's consistency with CMMLUO (and not the CCLUO), hence the necessary evaluation of the Project's consistency with the Category 4 access road requirements is conspicuously omitted.

In order to meet the two-lane width requirements for a Category 4 road, the Project would require extensive modifications to McCann Road and also to portions of Dyerville Loop Road. The IS/MND and the Planning Department's staff report are both silent on this subject; it is unclear whether and how such necessary, substantial improvements would be made a condition of the Project, or how they would be funded. Alternatively, the Project would require another suitable access road, such as Alderpoint Road. With bridge repair and improvements, it is possible that Alderpoint Road would provide suitable access to the Project. However, unfortunately, this was not analyzed in the IS/MND.

Also, as pointed out in comments from CDFW, internal roads may need to be modified to satisfy State Water Recourses Control Board ("SWRCB" or "State Water Board") Cannabis Cultivation Policy stream crossing specifications.<sup>21</sup> The IS/MND fails to describe internal road "upgrades" and improperly defers the necessary impact analysis associated with bringing the stream crossings and other culverts up to regulatory standards.

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<sup>19</sup> Humboldt County Code, §§ 314-55, 55.4, et seq.; see *id.* at § 55.4.12.1.8.2 [Standard 2 – Functional Capacity].

\*Note: Because the Project has changed substantially since the original application was submitted in December 2016, the CCLUO (a.k.a., Ordinance 2.0) applies to this Project and not the repealed Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation ("CMMLUO") (a.k.a., Ordinance 1.0).

<sup>20</sup> See three videos showing the drive on McCann Road and Dyerville Loop Road in the Project vicinity, filmed on August 23, 2020, available at: <https://youtu.be/8D6BaBicQ4E>, [https://youtu.be/b\\_nrLzk\\_iec](https://youtu.be/b_nrLzk_iec), and [https://youtu.be/gjQi\\_lkhas8](https://youtu.be/gjQi_lkhas8); see also three videos showing different drives on McCann Road and Dyerville Loop Road in the Project vicinity, filmed on September 4 and 7, 2020, available at: <https://youtu.be/HRIJwmkSuEU>; <https://youtu.be/nVSzdiC-ySc>; and <https://youtu.be/2t3AXG9zoqo>.

<sup>21</sup> See SWRCB Cannabis Cultivation Policy, Attachment A: Definitions and Requirements for Cannabis Cultivation, pp. , available at: [https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/policy/final\\_cannabis\\_policy\\_with\\_attachment\\_a.pdf](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/policy/final_cannabis_policy_with_attachment_a.pdf).

The 5 miles of private road contains one bridge and 20 culverts. These culverts are likely a mix of stream crossing and ditch relief culverts. Once the permits are approved the project will assess all stream crossings for compliance with the Standard Conditions of the State Water Board Cannabis Cultivation Order. Any crossings that do not meet standards will be upgraded.<sup>22</sup>

As explained in Petitioners' prior comments, the Project will also require an easement over private property adjacent to the Project site and may require modifications of a cul-de-sac and a public road easement granted to the County at the end of McCann Road.<sup>23</sup> The IS/MND also does not describe these necessary road modifications. Nor does the IS/MND address whether the Project will require modification of the existing cul-de-sac or a change to the public road easement. It is silent with respect to an easement that would be required over adjacent private property to connect the Project site to McCann Road. Instead, the IS/MND inaccurately posits, without supporting substantial evidence, that Dyerville Loop Road and McCann Road can serve as the Project's primary access roads. The IS/MND did not analyze using a "secondary" access road such as Alderpoint Road.

Because the Project does not currently have year-round access via McCann Road, and will not have winter season access for what is expected to be at least five years, the Staff Report and the proposed resolution for this Project should not simply assert "Operations would occur year-round and there will be a maximum of four cultivation cycles annually." (See Staff Report, p. 2; *see also* draft resolution, p. 1.) If the Project includes, as the staff report asserts, "secondary access" through Alderpoint Road which "will be utilized during the rainy season when the low-water bridge is not in use," then the IS/MND analysis of impacts should have considered this year round use, with seasonal use of a secondary access road. It did not.<sup>24</sup> The EIR required for the Project must accurately describe the "whole of the project" including any necessary modifications to access roads and the internal private roads to bring them up to required standards.

## 2. Inconsistent Descriptions of the Parking Area

The IS/MND also does not adequately describe the parking area that will be required for the Project or analyze the associated impacts of constructing this large parking area. The staff report refers to 30 parking spaces required for the Project, yet the IS/MND refers to 15 parking

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<sup>22</sup> See IS/MND, pp. 9-10, emphasis added; *see also* IS/MND, pp. 149-150.

<sup>23</sup> See Exh. 1 – Encroachment and Maintenance Agreement between County and Rolling Meadow Ranch, Inc., dated Dec. 6, 2011; *see also* Exh. 2 – Resolution 11-79, adopted by the Humboldt County BOS on Dec. 6, 2011; *see also* Exh. 3 – Grant of Public Road Easement, dated Dec. 6, 2011.

<sup>24</sup> See, e.g., IS/MND, pp. 9-11, 40, 65, 69, 170, 179.



spaces.<sup>25</sup> This discrepancy must be rectified and the analysis revised based on a stable, finite, and accurate project description.

3. Omitted Information Concerning the Project's Construction Schedule

The IS/MND's description of the proposed construction schedule for the Project omits important information.<sup>26</sup> This generalized description does not state the how long the construction phase will last from start to finish nor does it indicate how many people will be present at the Project site during this period.

Water trucks, pickups and flatbed trucks, boom trucks, dump trucks, material delivery trucks and workers' vehicles will presumably all be on the site during Project construction.<sup>27</sup> While the IS/MND does state that some of this equipment *may* be onsite during the construction period, it does not provide an estimate of the number of trucks that will be onsite and will deliver material to the Project site per day.<sup>28</sup> In addition, the IS/MND does not provide information regarding the average number of workers expected to commute to the Project site.<sup>29</sup> The revised environmental review document must specify where vehicles will be parked during both construction and operation so that decision makers and the public can assess the Project's impacts

The severity of Project impacts to air quality, biological resources, traffic, and cumulative impacts depends in part on the timing and intensity of Project construction activities. Consequently, this information must be provided and reflected in the impact analyses.

4. Insufficient Information to Confirm Allowable Cultivation Acreage

The applicable CCLUO limits the allowable cannabis cultivation square footage to 20% of the prime agricultural soil located on the subject property.<sup>30</sup> The IS/MND relies on a consultant's estimate of the amount of prime agricultural soil on the parcel to identify the maximum amount of cultivation square footage (251,493 sq. ft.) and to conclude that the proposed cultivation area (251,451 sq. ft.) is within the allowable limits.<sup>31</sup> However, the summary explanation concerning prime agricultural square footage, included in Appendix F,

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<sup>25</sup> Compare Staff Report, p. 63 with IS/MND, pp. 9, 151, and Access Road Exhibit.

<sup>26</sup> IS/MND, p. 10.

<sup>27</sup> The IS does not describe the equipment that will be used for Project construction. IS, at p. 10.

<sup>28</sup> *Id.*, at p. 3.

<sup>29</sup> *Id.*, at p. 3.

<sup>30</sup> See Humboldt County Code, §§ 314-55, 55.4.6.4.3 Limitation on Use of Prime Soils.

<sup>31</sup> See IS/MND, pp. 44-46, 136.

provides inadequate public information and analysis to support the determination of allowable cannabis facility space.<sup>32</sup>

**B. Substantial Evidence Supports Several Fair Arguments that the Project May Result in Significant Environmental Impacts**

Substantial evidence presented in this comment letter, the documents referenced in this letter, and the attachments to this letter (together with substantial evidence presented in CDFW's comment letter) support a fair argument that the Project will have significant direct, indirect and cumulative environmental impacts in the impact areas described below. For these reasons, the County should withdraw the IS/MND and prepare a draft EIR for the Project or simply deny the permit application.

1. Unanalyzed Traffic and Traffic Safety Impacts

*(a) A Traffic Impact Analysis is Required*

Because the Project will generate traffic that is above the existing baseline, it will necessarily result in increased vehicle miles traveled ("VMT"). In the technical advisory issued by the Office of Planning and Research ("OPR") re traffic impact analysis, OPR recommended "a per capita or per employee VMT that is fifteen percent below that of existing development may be a reasonable threshold."<sup>33</sup> As a screening threshold for significant impacts, OPR opined that "Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."<sup>34</sup> OPR acknowledges that location specific VMT thresholds, especially in rural areas ("i.e., areas not near established or incorporated cities or towns"), may be appropriate.<sup>35</sup>

According to the VMT Significance Thresholds Resolution proposed for Planning Commission consideration at its meeting on September 3, 2020 (and since indefinitely continued), Planning staff proposed 110 or fewer trips per day as the threshold for less than significant transportation impacts for "small projects" located within identified Urban Service Areas.<sup>36</sup> The only "small cannabis projects" that are not considered to have significant VMT

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<sup>32</sup> See IS/MND, Appendix F [excluding referenced Prime Agricultural Soil Assessment].

<sup>33</sup> See OPR Technical Advisory on Evaluating Transportation Impacts, dated Dec. 2018, p. 10, available at: [https://www.opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](https://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf), accessed Sept. 9, 2020.

<sup>34</sup> *Id.* at p. 12.

<sup>35</sup> *Id.* at pp. 17, 19.

<sup>36</sup> See Staff Report re VMT Screening Criteria and Thresholds of Significance (Case Number PLN-2020-16529), Exhibit A to proposed Resolution, originally prepared for the Aug. 20, 2020 Planning Commission meeting, p. 7, incorporated herein by this reference.

increases are those that house all employees onsite or those that have eight or fewer employees.<sup>37</sup>

When a project does not meet the screening criteria listed, a “detailed CEQA transportation analysis will required. This analysis is used to evaluate a project's VMT generation against the appropriate Thresholds of Significance.”<sup>38</sup> Commercial cannabis projects are to be “determined on a case-by-case basis ... Otherwise, the analysis should compare project VMT to the baseline VMT in the TAZ where the project is located.”<sup>39</sup>

The Project does not meet the screening criteria listed in the proposed Resolution. The Project is located in a remote area and will have approximately 22 employees.<sup>40</sup> These factors indicate the Project will generate substantial VMT. Thus, there is substantial evidence to support a fair argument that the Project may cause significant transportation impacts. Therefore, a traffic impact analysis is required. Because the IS/MND does not provide the required analysis, the required EIR will need to analyze the Project's potentially significant traffic impacts.

*(b) The Project's Access Roads do not Satisfy Minimum Standards  
Thereby Posing Traffic Safety Hazards*

Neither McCann Road nor Dyerville Loop Road can be considered a “Category 4” road as required under the County Code, Title III, Div. 2, Appendix §4-1. (See, e.g., photos of narrow width of these roads attached to comment letter on IS/MND.) A “Category 4” road requires the following:

- (1) Two lane - narrow roadway, low to moderate speed - 25-40 mph.
- (2) No parking on traveled way.
- (3) Serves a maximum of 100 parcels with no more than one dwelling unit per parcel.
- (4) Urbanization situation. Vicinity is beginning to undergo a transition from rural to urban.

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<sup>37</sup> See *ibid.*

<sup>38</sup> *Id.* at p. 8.

<sup>39</sup> *Id.* at p. 9; see also *id.* at p. 13 [“[A] number of highly variable project features—such as proximity to existing communities, number of employees and timing and length of harvest periods—make it difficult to establish a relationship between trip generation and VMT that holds across all projects. ¶ For many commercial cannabis projects, employee travel is the most significant source of VMT. Therefore, absent substantial evidence indicating otherwise, the provision of permitted on-site employee housing for all employees is assumed to result in less than significant transportation impacts. The “small projects” screening criteria described above may also apply to cannabis projects. Projects with eight or fewer employees may not require VMT analysis”].

<sup>40</sup> See IS/MND, p. 13.

Because McCann Road and the internal access roads are not, in many places, 2-lane roads and do not safely allow 25-40 mph speeds, they do not meet Category 4 requirements. Using these narrow, windy, gravel roads to access this commercial operation presumptively poses traffic hazards. The IS/MND fails to analyze the traffic safety impacts of the Project.

*(c) Conditions of Approval Do Not Compensate for the Lack of Enforceable and Effective Mitigation Measures*

The proposed Conditions of Approval include a condition requiring the Project applicant to make efforts to form a Road Maintenance Association “for the maintenance of the privately maintained portions of the access roads (from the intersections of McCann Road and Alderpoint Road) to the Rolling Meadow Ranch.” The IS/MND does not mention this requirement or evaluate the measures efficacy in reducing traffic safety hazards.

Moreover, this condition would have questionable legal and practical effect. For example, what would constitute adequate “effort” by the applicant to form a Road Maintenance Association? Given that the only portion of private road relevant to the Project (other than the private roads existing on the Project site) belongs to one of a neighboring landowner, who may not consent to the Applicant’s use of this private road, it is unclear what “efforts” to form a Road Maintenance Association would in fact achieve.

2. Unanalyzed Impacts to Public Services

Because McCann Road does not meet minimum width and permissible speed requirements for an access road for this type of Project, its use as the primary access road for the Project also would pose potentially significant conflicts with emergency services. Project-related could interfere with and delay fire, police, or ambulance responses.

3. Unanalyzed Impacts to Biological Resources

If approved, this proposed industrial cannabis cultivation and processing operation would be located on property containing wetlands, springs, and streams, within the watershed of the already seasonally depleted mainstem of the Eel River, home to threatened fish species.

Petitioners have reviewed the comments on the IS/MND submitted by CDFW and agree with those comments. The IS/MND fails to properly analyze the Project’s potentially significant impacts to listed species, rare plant communities, wetlands, and streams. While the IS/MND does consider direct impacts to sensitive species, wetlands, riparian vegetation, and water quality, it only considers these impacts in the context of the footprint of Project disturbance areas and the potential for pollutant discharges, it omits any consideration of the indirect impacts to biological resources and other resources that will result from removing an estimated 4,628,200 gallons of groundwater per year that would otherwise benefit these resources.

Substantial evidence supports a fair argument that the Project may cause significant adverse impacts to these biological resources.

#### 4. Unanalyzed Air Quality Impacts

The IS/MND does not describe with any degree of precision the amount of grading that will be required for the Project.<sup>41</sup> The amount of grading (e.g. volume of soil disturbed) is highly relevant to measuring the severity of project impacts, including impacts to air quality. Thus, this aspect of the Project must be described in greater detail so that the Project's impacts can be accurately measured.

The IS/MND did not analyze the Project's offsite air quality impacts, including PM<sub>10</sub> and PM<sub>2.5</sub> dust pollution along McCann Road.<sup>42</sup> Instead, the IS/MND attempts to diminish the significance of fugitive dust emissions caused by the Project by claiming, with no evidentiary support, that prior cannabis operations on the Project site caused fugitive dust emissions. This is inaccurate. Rolling Meadows Ranch has owned the Project site since approximately 2005-2006. It took RMR 10 years of no agricultural activity to bring the ranch out of Williamson Act. For those 10 years, no legal cannabis cultivation has occurred on the Project site. Thus, any illegal cultivation would have taken place well over 10 years ago. Over the last 10 to 15 years since RMR has owned the Project site there has been very minimal ranch/caretaker/maintenance/permissive hunting traffic, estimated by residents of McCann to total perhaps a few cars or trucks per week). This should be considered the "baseline" on the relevant portion of McCann Rd. for the analysis of the Project's construction period and operational fugitive dust emissions.

Because the IS/MND disregards fugitive dust emissions as a potentially significant impact, it does not require dust suppression on McCann Road during Project construction. The required EIR should include mitigation measures to minimize construction-period offsite air quality impacts.

#### 5. Disregarded Land Use Impacts

##### *(a) Inconsistencies with applicable commercial cannabis regulations*

As explained above, the Project must comply with the requirements of Humboldt County CCLUO. (HCC, §§ 314-55, 55.4, *et seq.*) The Project is inconsistent with several mandatory requirements applicable to commercial cannabis facilities. Most notably, as discussed above in the section concerning traffic safety hazards, the Project does not have access via a Category 4 road, as required. (HCC, §§ 314-55, 55.4.12.1.8.2.2.)

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<sup>41</sup> See IS/MND, pp. 10, 49-50, 52, 136.

<sup>42</sup> See Exh. 4 – Photos of fugitive dust on Dyerville Loop Rd. and McCann Rd.

Because McCann Road and Dyerville Loop Road do not have centerline stripe(s) with 10-foot wide lanes on either side of the stripe(s), the applicant was required to submit a “written assessment of the functional capacity of the road segments.” (HCC, §§314-55, 55.4.12.1.8.2.2.) The applicant does not appear to have provided such a written assessment. Further the applicant has not applied for the required “special permit” required when the access road does not comply with Category 4 standards. (*See id.* at § 314-55, 55.4.12.1.8.2.3.)

Because a 5-mile network of private roads will be used to access to the Project facilities, HCC, § 314-55, 55.4.12.1.8.3.2 applies. Under that provision, the application to permit this commercial cannabis Project was required to “include a report evaluating the design, condition, and performance of all private road segments within the defined roadshed.” Finally, the Project, which is located over 2 miles east of the intersection of Dyerville Loop Road and McCann Road, conflicts with 55.4.12.1.8.1 Standard 1 – Dead-End Road Length.

Additionally, as discussed above with respect to the inadequate project description, the IS/MND does not include the information necessary for the public and decision makers to confirm that the Project site has sufficient prime agricultural soil to allow 251,451 square feet of cultivation area. Thus, there is insufficient information to confirm the Project’s consistency with 55.4.6.4.3 Limitation on Use of Prime Soils.

In summary, the Project is inconsistent with a number of applicable mandatory roadway and access requirements imposed by CMMLUO. The IS/MND does not identify these inconsistencies with land use regulations, in violation of CEQA.

*(b) Inconsistencies with Humboldt General Plan policies.*

The Staff Report description of the Project’s consistency with applicable General Plan policies states that the project is outside the 100-year flood zone and thus adheres to General Plan Safety Element Chapter 14, Flooding.<sup>43</sup> This is not correct. According to the comments from CDFW, several Project buildings would be located within the 100-year flood zone. Therefore, the required EIR must analyze the Project’s potential inconsistency with General Plan Safety Element policies S-P12 (Federal Flood Insurance Program), S-P13 (Flood Plains), and SP15 (Construction Within Special Flood Hazard Areas).

6. Unanalyzed Water Quality Impacts

Because the IS/MND does not describe the “upgrades” to the stream crossings and culverts along the 5 miles of internal roads, it defers all analysis of the impacts to water quality that may occur during construction.

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<sup>43</sup> See Staff Report, p. 58.

The IS/MND also improperly relies upon the following unenforceable and toothless restriction to downplay the Project's potential to cause impacts to water quality: "Instream work related to stream crossing improvements will, *when possible*, take place when the streams are dry." This standard-less restriction does not satisfy CEQA's requirement for effective mitigation.

#### 7. Disregarded Water Supply Impacts

According to the IS/MND, the Project will have an annual water demand of approximately 4,628,200 gallons.<sup>44</sup> This is the equivalent of 7 olympic-size swimming pools. All of the water for cultivation will be supplied with groundwater from 3 wells located in close proximity to the Eel River and to surface stream tributaries to the river. Approximately, 320,000 gallons of rain catchment is to be used for "summertime landscaping" and "lawn maintenance" as well as fire protection and dust mitigation.

The ISMND does not contain any assurance that the Project's intensive use of groundwater will not cause significant impacts to watershed and surface water hydrology and depletion of the Eel River. Reliance on wells and pumping groundwater does not eliminate the potential for significant effects to water supply. For in this area, with limited alluvial deposits, all groundwater either drains to or is otherwise hydrologically connected to the mainstem of the Eel River. Indeed, according to the most recent comprehensive update to Bulletin 118, prepared by the Department of Water Resources ("DWR"):

Groundwater development in the inland coastal valleys north of the divide between the Russian and Eel Rivers is generally of limited extent. Most problems stemming from reliance on groundwater in these areas is a lack of alluvial aquifer storage capacity. Many groundwater wells rely on hydrologic connection to the rivers and streams of the valleys.<sup>45</sup>

Bulletin 118 also points out that "[u]nder California law, the water produced in [from shallow wells installed in the sand and gravel beds of several of the region's rivers] is considered surface water underflow."<sup>46</sup> In light of this substantial evidence that the Project may significantly impact water supplies, the required EIR should analyze the Project's 3 wells potential hydrological connection to all surface waters and support the analysis with substantial evidence.

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<sup>44</sup> IS/MND, p. 12.

<sup>45</sup> DWR's Bulletin 118 Update (2003), p. 123, available at: [https://cawaterlibrary.net/wp-content/uploads/2003/10/Bulletin\\_118\\_Update\\_2003.pdf](https://cawaterlibrary.net/wp-content/uploads/2003/10/Bulletin_118_Update_2003.pdf), accessed Sept. 9, 2020.

<sup>46</sup> See *id.* at p. 122.

(a) *The IS/MND Fails to Identify Secondary Sources of Water and Analyze the Environmental Impacts of those Sources.*

While the IS/MND assumes that the 3 Project wells will provide enough water for the Project's construction and cultivation activities,<sup>47</sup> it assumes without supporting evidence that the 3 wells are not hydrologically connected to the Eel River. Because the groundwater from the Project wells may be considered "surface water underflow," for which the Project applicant does not have a right to divert, the planned sole water supply is uncertain.

In *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412 (*Vineyard Area Citizens*), the California Supreme Court set forth a set of principles, derived from over a decade of Court of Appeal case law, governing the manner in which lead agencies must address water-related issues in land use EIRs. Among other principles, the Court stated that:

If the uncertainties inherent in long-term land use and water planning make it impossible to confidently identify the future water sources, an EIR may satisfy CEQA if it acknowledges the degree of uncertainty involved, discusses the reasonably foreseeable alternatives—including alternative water sources and the option of curtailing the development if sufficient water is not available for later phases—and discloses the significant foreseeable environmental effects of each alternative, as well as mitigation measures to minimize each adverse impact.<sup>48</sup>

Here, the IS/MND does not acknowledge the uncertainties concerning the Project's sole groundwater supply, nor does it include the required analysis that would follow from this acknowledgment. Instead, it simply assumes that sufficient groundwater would be available for the Project in perpetuity and that if this sole water supply proved insufficient, the Project could curtail water use.<sup>49</sup>

Consequently, according to *Vineyard Area Citizens*, the EIR required for this Project must acknowledge the uncertainties inherent in the Project's sole groundwater supply, identify secondary/alternative sources of water for cultivation and other needs, and analyze the impacts of obtaining the required water from those sources. For this Project, such secondary/alternative sources are likely to be (1) increased groundwater pumping from additional wells, (2) increased rainwater capture, or (3) diversions of Eel River water under currently nonexistent appropriative rights. Yet, for both hydrological and legal reasons, any

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<sup>47</sup> See IS/MND, p. 184 ["The wells will be the extent of the water supplied to the project; no holding ponds nor any surface water diversions are included in the project proposal *at this time*"].

<sup>48</sup> *Vineyard*, *supra*, 40 Cal.4th at p. 434.

<sup>49</sup> See IS/MND, pp. 12, 151-153, 184-185.



claims regarding the availability of these secondary/ alternative sources to serve as a water supply for the Project would themselves be highly uncertain and problematic.

To the extent that the Project applicant proposes increased groundwater pumping from new wells as a secondary/alternative water supply to make up for uncertain or unavailable groundwater from the 3 existing wells or from surface water, CEQA would require assessment of the actual availability of and environmental impacts associated with such groundwater resources, and such assessment cannot be undertaken without first providing up to date information on baseline groundwater conditions and any hydrologic connection between groundwater underlying the Project site and any surface waters, including the Eel River.

The Project's proposed rooftop rainwater capture water source may be exempt from the requirement for a water right permit, pursuant to the Rainwater Capture Act of 2012.<sup>50</sup> However, any proposed increase in the capture of rainwater as a secondary/alternative water supply source, unless also (and exclusively) from greenhouse or other Project rooftops, would be subject to the water right permit requirement.<sup>51</sup>

Any appropriative diversions of Eel River water as a secondary/alternative source would require the owners of the Project lands to apply to the California State Water Resource Control Board ("SWRCB") for a permit. Quite apart from the fact that there is no indication that the owners of the Project lands have even applied for such appropriative water rights, it is highly uncertain that such an appropriative water right application would be approved.

In light of the uncertainty of the identified groundwater supply for the Project, the required EIR must identify secondary/alternative sources of water, identify any permits that would be required for such sources, and analyze the environmental effects that would stem from utilizing those sources.

*(b) Duty of County to Independently Assess Water Supply Information*

The County has a statutory obligation under CEQA, PRC section 21082.1 to "independently" review and analyze the legal adequacy of the environmental impact assessment performed for the Project. This duty includes the duty to undertake an independent assessment by the County of the claimed entitlements to water supply and the claimed sufficiency of the identified groundwater supply. For the reasons discussed above, the Project proponents' assertions concerning the sufficiency of groundwater supplies are, at very best, uncertain. The County must independently review and analyze the water supply for the proposed Project and may not merely rely upon opinions or bald assertions of advocates for the

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<sup>50</sup> See Water Code, §§ 10571(c), (d), 10573(d), 10574.

<sup>51</sup> See Staff Report for Aug. 20 Planning Commission meeting, p. 4.

proposed development. In conducting an independent assessment, the County also may not ignore the vast amount of evidence and contrary opinion, discussed above.

Furthermore, because the proposed groundwater extraction proposed for this Project may cause impacts to surface waters, including to the Eel River, the Public Trust Doctrine is implicated.<sup>52</sup> The County has an independent responsibility, under this doctrine, to ensure the Project does not cause impacts to surface waters and the species that depend on them. In this instance, the Staff Report suggests that County staff have simply accepted the scantily supported representations made by the applicant's consultants concerning the lack of a hydrological connection between the Project's groundwater source (Wells 1, 2, and 3) and surface waters.<sup>53</sup>

### **C. Inadequate Analysis of Cumulative Impacts**

The IS/MND does not identify or discuss past, present, and reasonably probable future projects considered in the cumulative impacts analysis. The IS/MND also failed to describe the geographic scope of analysis for each area of cumulative impacts analysis, as required under CEQA.<sup>54</sup> The IS/MND's consideration of cumulative impacts to aesthetics, biological resources, public services, air quality, traffic, land use and water supply is deficient for failing to disclose other related projects that could combine with this Project to create cumulatively significant impacts in each of those categories.

Other commercial cannabis projects have been approved in the area. Employees for these operations use Dyerville Loop Road and the McCann Ferry parking lot.<sup>55</sup> The required EIR must evaluate the cumulative traffic, air quality, noise, and other impacts that would result from the addition of another commercial cannabis facility in this remote rural area.

### **D. Failure to Consider Project Alternatives**

The IS/MND fails to consider a project alternative that would utilize Alderpoint Road as the primary access point (rather than McCann Road). Because there is substantial evidence supporting a fair argument that the Project may cause a significant environmental impacts, an EIR must be prepared and that EIR must consider a range of reasonable project alternatives.<sup>56</sup> Among the project alternatives that the County should consider is an alternative with a Project access point at Alderpoint Road.

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<sup>52</sup> See *Environmental Law Found. v. State Water Resources Control Bd.* (2018) 26 Cal.App.5th 844, 867-68.

<sup>53</sup> See Staff Report for Aug. 20 Planning Commission meeting, p. 4.

<sup>54</sup> See CEQA Guidelines, § 15130(b)(3).

<sup>55</sup> See Exh. 5: Photo of Vehicles Parked at McCann Ferry Parking Lot.

<sup>56</sup> See CEQA Guidelines, §§ 15120, 15126.6.

**III. Conclusion: The Planning Commission Should Not Approve the Project and, if the Project is Pursued, it Should Require the Preparation of an EIR.**

The courts have repeatedly emphasized the importance of the public's role in the CEQA process – such participation supplies both vitality and legitimacy to the environmental review process.<sup>57</sup> For these reasons, an IS/MND must “include detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project.”<sup>58</sup> As the comments herein demonstrate, substantial revisions to the environmental impact analysis for this Project are necessary in order to satisfy CEQA's requirements. These revisions must be made before this Project can be considered for approval.

For the foregoing reasons, and as previously stated in Petitioners' comments on the IS/MND, Petitioners hereby object to the Planning Commission's approval of the Project. On behalf of Petitioners, please provide the undersigned with any notices required pursuant to CEQA.

Very Truly Yours,



Jason Holder

cc: (Via e-mail only)  
David Nims, co-counsel  
Client contacts

**Attachments:**

- Exh. 1. Encroachment and Maintenance Agreement between County and Rolling Meadow Ranch, Inc., dated Dec. 6, 2011;
- Exh. 2. Resolution 11-79, adopted by the Humboldt County BOS on Dec. 6, 2011;
- Exh. 3. Grant of Public Road Easement, dated Dec. 6, 2011;
- Exh. 4. Photos of fugitive dust on Dyerville Loop Rd. and McCann Rd; and
- Exh. 5. Photo of Vehicles Parked at McCann Ferry Parking Lot.

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<sup>57</sup> *Center for Sierra Nevada Conservation v. County of El Dorado* (2012) 202 Cal.App.4th 1156, 1169 [citing and quoting *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1123 (*Laurel Heights II*)].

<sup>58</sup> *Habitat and Watershed Caretakers v. City of Santa Cruz* (2013) 213 Cal.App.4th 1277, 1303, quoting *Laurel Heights Improvement Assn. v. Regents of Univ. of California* (1988) 47 Cal.3d 376, 404-405 (*Laurel Heights I*).)

ENCROACHMENT AND MAINTENANCE AGREEMENT

This Encroachment and Maintenance Agreement, hereinafter referred to as AGREEMENT, is made this 6<sup>th</sup> day of December, 2011, between ROLLING MEADOW RANCH, Inc., a Florida Corporation, hereinafter referred to as OWNER, and the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as COUNTY.

**WITNESSETH:**

WHEREAS, OWNER represents and warrants that it is the owner in fee of a parcel of land in the Southeast Quarter of Section 2, Township 2 South, Range 3 East, Humboldt Meridian, County of Humboldt, State of California, identified as Assessor's Parcel Number 217-181-017 (see Attachment A1), and as such has the exclusive right to enter into this AGREEMENT; and

WHEREAS, COUNTY, at OWNER'S request, is vacating the end portion of a county road known as McCann Road (6D090). Said vacated road lies easterly beyond southeast center section line of the Southeast Quarter of Section 2, Township 2 South, Range 3 East, Humboldt Meridian. Said vacated road is also situated north of the Eel River (See Attachment A & A1). Said vacated road is located entirely within OWNER'S property and is the last or end portion of McCann Road; and

WHEREAS, OWNER has conveyed to COUNTY an easement for public right of way to extend a portion of McCann Road easterly to a new turnaround (cul-de-sac). Said road extension, which is approximately three hundred (300) feet in length and forty (40) feet in width, lies easterly beginning on the southeast quarter section line and ending at cul-de-sac, which is sixty (60) feet square (See Attachment B). Said extended road and cul-de-sac are both located entirely within OWNER'S property; and

WHEREAS, OWNER, at COUNTY'S request, constructed the new cul-de-sac at a location more convenient and topographically suitable for construction purposes than the original turnaround, but access to the new cul-de-sac requires extension of McCann Road; and

WHEREAS, OWNER is willing to maintain the new cul-de-sac for five (5) years;

NOW, THEREFORE, the following is mutually agreed:

1. OWNER, as requested by COUNTY, constructed a new cul-de-sac partially into a minor/moderate slope. The finished cut slope of said cul-de-sac appears to exceed the engineering standard slope ratio of 2:1 (horizontal to vertical). An R2 soils report was not prepared in order to justify the finish slope. In order to ensure the area of said cul-de-sac does not cause an undue maintenance burden on COUNTY, OWNER shall maintain the area of said cul-de-sac for a term of five (5) years. Said term shall begin upon execution of this AGREEMENT by COUNTY and shall terminate five (5) years thereafter.

2. During the term of this AGREEMENT, OWNER shall be responsible for all maintenance required by COUNTY for the area of said cul-de-sac within COUNTY'S right of way, including but not limited to the surface and any debris from cut slopes of said cul-de-sac. All such maintenance shall be performed by OWNER, its agents, employees, representatives, or contractors, at OWNER'S sole cost and expense.

3. OWNER, or its agents, employees, representatives, or contractors, shall routinely inspect said cul-de-sac as necessary to ensure that it is maintained in a condition that meets COUNTY'S requirements for public safety.

4. This AGREEMENT shall serve as an Encroachment Permit for OWNER, its agents, employees, representatives, or contractors to perform work in the area of COUNTY'S right of way as needed to maintain said cul-de-sac.

5. At least six (6) months before the expiration of this AGREEMENT, OWNER and COUNTY shall meet at cul-de-sac site to inspect the condition of said cul-de-sac area and determine what additional maintenance, if any, OWNER shall complete before COUNTY assumes maintenance responsibilities. OWNER shall complete such additional maintenance, if any, at least thirty (30) days before the expiration of this AGREEMENT.

6. OWNER shall take out and maintain throughout the term of this AGREEMENT Comprehensive General Liability Insurance with minimum limits of \$1,000,000.00 for bodily injury and property damage arising out of its obligations under this AGREEMENT.

Said policy shall name COUNTY as an additional insured and shall constitute primary insurance as to COUNTY, COUNTY'S Board of Supervisors, officers, agents, employees, and volunteers so that any other policies held by COUNTY shall not contribute to any loss under said insurance. Said policy shall provide for thirty (30) days prior written notice to COUNTY of cancellation or material change.

No maintenance shall be performed by OWNER within the area of COUNTY'S right of way of said cul-de-sac until the certificate or other sufficient proof that the insurance provision has been complied with is filed with the Land Use Division of Humboldt County Department of Public Works.

If OWNER does not keep such insurance in full force and effect, COUNTY may take out the necessary insurance, and OWNER agrees to pay the cost of said insurance or, in the alternative, COUNTY may deem such failure to maintain insurance coverage a breach of this AGREEMENT.

7. The Director of the Department of Public Works may terminate this AGREEMENT and all activities within COUNTY'S right of way for said cul-de-sac at his discretion upon written notice to OWNER.

8. While engaged in carrying out and complying with the terms and conditions of this AGREEMENT, the parties shall have a relationship of independent contractors and neither party shall be considered to be an officer, employee, or agent of the other party.

9. All provisions of this AGREEMENT shall be fully binding upon, and inure to the benefit of, the parties and to each of their heirs, executors, successors, and assigns.

10. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party shall be in writing and either served personally or sent by certified mail, return receipt requested, to the respective addresses set forth below. Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

OWNER: Rolling Meadow Ranch Inc.  
C/O Jim Redd  
331 Harris Street  
Eureka, CA 95503

COUNTY: County of Humboldt  
Department of Public Works  
1106 Second Street  
Eureka, CA 95501-0531

IN WITNESS WHEREOF, this AGREEMENT shall be executed in duplicate.

(SEAL)  
ATTEST:  
CLERK OF THE BOARD

BY Nikki Turner

APPROVED AS TO FORM:  
COUNTY COUNSEL

BY Joyce Hyster  
DEPUTY

RISK MANAGEMENT

BY Angie Olsen

OWNER  
ROLLING MEADOW RANCH, Inc.

By [Signature]

Title President

By [Signature]

Title Park Manager

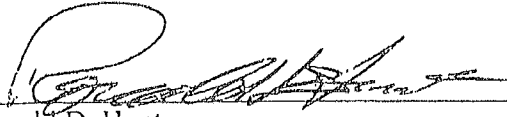
COUNTY OF HUMBOLDT:

[Signature]  
CHAIRPERSON,  
BOARD OF SUPERVISORS,  
COUNTY OF HUMBOLDT,  
STATE OF CALIFORNIA

LEGAL DESCRIPTION  
TO BE  
VACATED

All that portion of the County Road known as McCann Road, County Road No. 6D090, that is located in the East Half of Section 2, Township 2 South, Range 3 East, Humboldt Meridian, and lying northerly of the Eel River.

END OF DESCRIPTION

  
\_\_\_\_\_  
Ronald D. Hunt  
California Licensed Land Surveyor No. 4570  
Expires - September 30, 2008

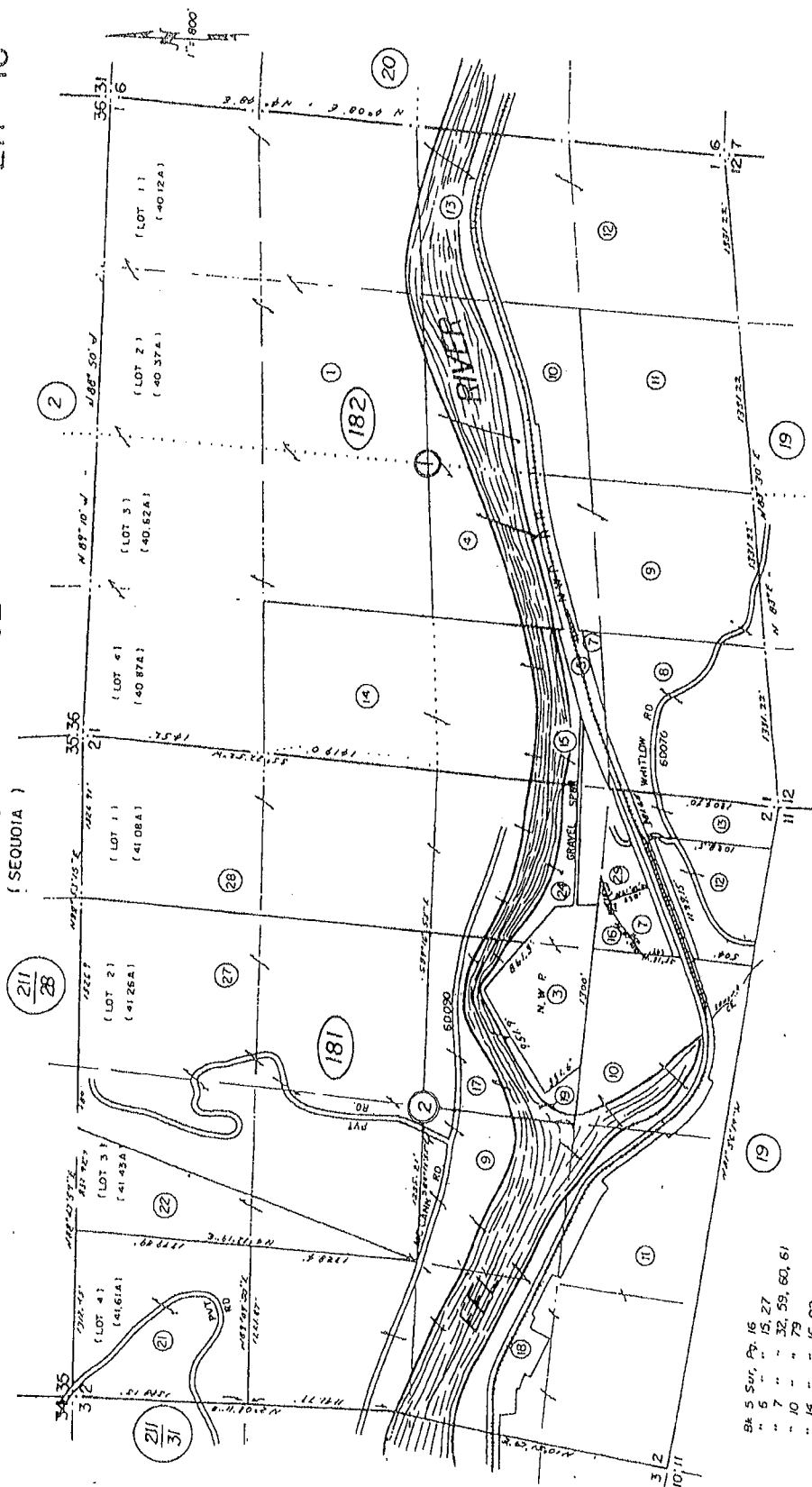
7/27/07  
Date



Attachment A

217-18

SECS 1 & 2, 2S 3E



NOTES

217-182-05 = PTN SBE NO 853-12-81 1/4 S  
217-181-18 = PTN SBE NO 853-12-81 1/4 S

BLK 5 SUR. P. 16  
" 6 " " 15, 27  
" 7 " " 32, 59, 60, 61  
" 10 " " 79  
" 14 " " 16, 92  
" 33 " " 33  
" 52 " " 55

Attachment A1





**2011-26007-5**

Recorded — Official Records  
**Humboldt County, California**  
Carolyn Crnich, Recorder

Recorded by HUMBOLDT CNTY  
Exempt from payment of fees  
Clerk: MM Total: 0.00  
Dec 19, 2011 at 11:40

**AFTER RECORDED RETURN TO:**

DEPARTMENT OF PUBLIC WORKS  
LAND USE SECTION  
3033 H STREET, ROOM 17  
EUREKA CA 95501-4409

This instrument is for the benefit of  
the County of Humboldt and is  
entitled to be recorded without fee  
(Govt. Code 6103).

**Exhibit 2**

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**RESOLUTION NO. 11-79**

①

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

Certified copy of portion of proceedings, Meeting on December 6, 2011

RESOLUTION NO. 11-79

**RESOLUTION TO SUMMARILY VACATE  
A PORTION OF McCANN ROAD (6D090),**

**WHEREAS**, a county street for purposes of the Public Streets, Highways, and Service Easements Vacation Law (Streets and Highways Code §8300 et seq.) includes all or part of, or any right in, a public highway, road, street, avenue, alley or lane (Streets and Highways Code §8308); and

**WHEREAS**, the hereafter described portion of McCann Road, a county road, is excess right-of-way not required for road purposes and that portion lies within property under one ownership and does not continue through such ownership or end touching property of another; and

**WHEREAS**, there are no public utilities in place that are in use or would be affected by the vacation of said portion of the county road; and

**WHEREAS**, the vacation will not terminate any public service easement; and

**WHEREAS**, the vacation will not cut off all access to any person's property; and

**WHEREAS**, this summary vacation is made pursuant to the provisions of Section 8334 of the Streets and Highways Code; and

**WHEREAS**, the vacation is minor in nature and exempt from the Planning Commission Report for Acquisitions, Dispositions and Abandonments pursuant to Government Code §65402(a) and Resolution No. 72-69; and

**WHEREAS**, the vacation is in conformity with the General Plan; and

**WHEREAS**, the vacation will have no significant environmental effect and is exempt from CEQA as per the provisions in the Guidelines for Implementation of CEQA, 14 Cal. Adm. Code §§15061(b)(2), 15305, 15312; and

**WHEREAS**, the portion of the road proposed for vacation is not necessary for present or prospective public use or useful as a nonmotorized transportation facility;

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on December 6, 2011

**NOW, THEREFORE, BE IT RESOLVED** that:

SECTION 1. The Board of Supervisors finds that all of the recitations made hereinabove are true and correct.

SECTION 2. The portion of McCann Road, a county road, described in Exhibit A, which is attached hereto and made a part hereof by reference, is excess right-of-way not required for road purposes and that portion lies within property under one ownership and does not continue through such ownership or end touching property of another.

SECTION 3. There are no public utilities in place that are in use or would be affected by the vacation of said portion of county road.

SECTION 4. The vacation will not terminate any public service easement.

SECTION 5. The vacation will not cut off all access to any person's property.

SECTION 6. The summary vacation is pursuant to the provisions of Section 8334 (a) and (b) of the Streets and Highways Code.

SECTION 7. The vacation is minor in nature and exempt from the Planning Commission Report for Acquisitions, Dispositions and Abandonments pursuant to Government Code §65402(a) and Resolution No. 72-69.

SECTION 8. The vacation is not in conflict with the General Plan.

SECTION 9. The vacation does not have a significant environmental effect and is exempt from CEQA as per the provisions in the Guidelines for Implementation of CEQA, 14 Cal. Adm. Code §§15061(b)(2), 15305, and 15312.

SECTION 10. The portion of McCann Road, a county road, to be vacated is not necessary for present or prospective public use or useful as a nonmotorized transportation facility.

SECTION 11. The portion of McCann Road, a county road, described in Exhibit A is hereby ordered vacated.

SECTION 12. From and after the date of recordation of this resolution, the portion of McCann Road described in Exhibit A will no longer constitute a street, public highway or public service easement.

3

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on December 6, 2011

SECTION 13. The Clerk of the Board of Supervisors is directed to record a certified copy of this Resolution in the Office of the Humboldt County Recorder.



Chair, Humboldt County Board of Supervisors

(SEAL)

Adopted on motion by Clendenen, seconded by Smith  
and the following vote:

AYES: Clendenen Smith Sundberg Bass Lovelace

NAYS:

ABSENT:

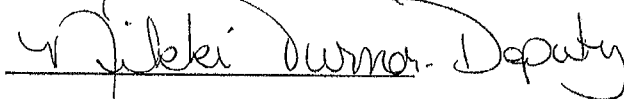
ABSTAIN:

STATE OF CALIFORNIA )  
County of Humboldt )

I Kathy Hayes, Clerk of the Board of Supervisors, County of Humboldt, State of California, certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my Office.

IN WITNESS WHEREOF, I have hereunto  
set my hand and affixed the seal of said  
Board of Supervisors

KATHY HAYES




Clerk of the Board of Supervisors of the  
County of Humboldt, State of California

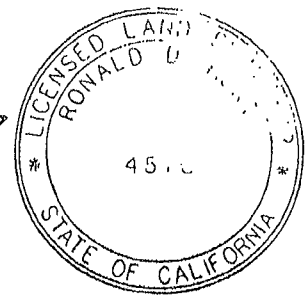
LEGAL DESCRIPTION  
TO BE  
VACATED

All that portion of the County Road known as McCann Road, County Road No. 6D090, that is located in the East Half of Section 2, Township 2 South, Range 3 East, Humboldt Meridian, and lying northerly of the Eel River.

END OF DESCRIPTION

  
\_\_\_\_\_  
Ronald D. Hunt  
California Licensed Land Surveyor No. 4570  
Expires – September 30, 2008

7/27/07  
Date



Attachment A



**AFTER RECORDING RETURN TO:**

DEPARTMENT OF PUBLIC WORKS  
LAND USE DIVISION  
3033 H STREET, ROOM 17  
EUREKA CA 95501-4409

This Instrument is for the benefit of the  
County of Humboldt and is entitled to be  
recorded without fee. (Govt. Code 27383)

**Exhibit 3**

APN 217-181-017

**GRANT OF PUBLIC ROAD EASEMENT**

THIS agreement made on this 6<sup>th</sup> day of December, 2011, by  
and between ROLLING MEADOW RANCH, INC., a Florida corporation authorized to do  
business in the State of California, hereinafter referred to as GRANTOR and the  
COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter  
referred to as GRANTEE.

**RECITALS**

WHEREAS, GRANTOR is the owner of that certain real property in the County of  
Humboldt, California, hereinafter referred to as the GRANTOR'S PROPERTY  
commonly known as Humboldt County Assessor's Parcel No. 217-181-017.

WHEREAS, GRANTEE has vacated a portion of McCann Road (County Rd. No.  
6D090) conditioned upon this Grant of Public Road Easement;

NOW THEREFORE, it is agreed as follows:

1. **Grant of Easement.** GRANTOR hereby grants to GRANTEE a  
perpetual easement as hereinafter described.
2. **Type of Easement.** The easement herein granted is for public road  
purposes.
3. **Location of Easement.** The easement herein granted is more  
particularly described in Exhibit A (attached hereto), and depicted in  
Exhibit B (attached hereto).
4. **Secondary Easements.** The easement herein granted includes the  
incidental rights of improvement, maintenance and repair.

5. **Entire Agreement.** This instrument contains the entire agreement between the parties related to the rights herein granted and the obligations herein assumed.
6. **Binding Effect.** This instrument shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have executed this instrument the day and year first above written.

**GRANTOR:**

ROLLING MEADOW RANCH, Inc  
A Florida Corporation, authorized to do  
Business in the State of California

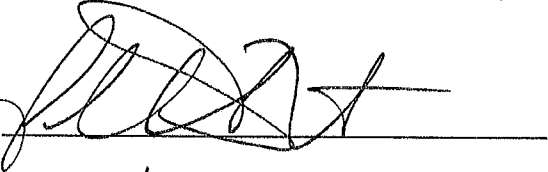
By



Title

President

By



Title

VP / SECRETARY

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**CERTIFICATE OF ACKNOWLEDGMENT**

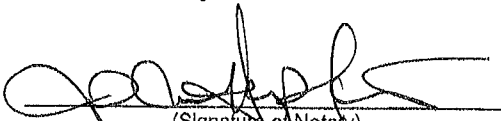
STATE OF Florida }  
: SS  
COUNTY OF Brevard }

On February 28th, 2011 before me, Jo Ann Hopkins a Notary  
(Date)  
Public, personally appeared, Andrew R. Machata, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
**is/are** subscribed to the within instrument and acknowledged to me that **he/she/they**  
executed the same in **his/her/their** authorized capacity(ies), and that by **his/her/their**  
signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

(SEAL)

WITNESS my hand and official seal.

  
(Signature of Notary)  
Jo Ann Hopkins 9-30-2012



2011-26008-7

3

STATE OF Florida }  
COUNTY OF Brevard } : SS

Public, personally appeared, Adele Bucci-Machata, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) **is/are** subscribed to the within instrument and acknowledged to me that **he/she/they** executed the same in **his/her/their** authorized capacity(ies), and that by **his/her/their** signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(SEAL)

(Signature of Notary)  
Jo Ann Hopkins 9-30-2011

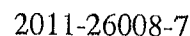


EXHIBIT "A"

PARCEL ONE

An easement 60-foot wide situated in that portion of land described in Instrument Number 2005-32130-6 (Parcel One of Tract 3-A), Humboldt County Records, situated in the Northwest Quarter of the Southeast Quarter of Section 2, Township 2 South, Range 3 East, Humboldt Meridian, 30-feet on each side of a centerline described as follows:

BEGINNING at a point that is South 66 degrees 16 minutes 03 seconds East, 286.94 feet from the Center One-Quarter Corner of Section 2, Township 2 South, Range 3 East, Humboldt Meridian per Book 52 of Surveys, page 55, Humboldt County Records;

thence North 29 degrees West, 60.00 feet;

END OF EASEMENT

PARCEL TWO

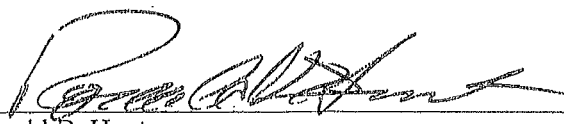
An easement 40-feet in width over that portion of land described in Instrument Number 2005-32130-6 (Parcel One of Tract 3-A), Humboldt County Records, situated in the Northwest Quarter of the Southeast Quarter of Section 2, Township 2 South, Range 3 East, Humboldt Meridian, the centerline of said easement being more particularly described as follows:

BEGINNING at a point that is South 05 degrees 43 minutes 17 seconds West, 272.33 feet from the Center Quarter Corner of Section 2, Township 2 South, Range 3 East, Humboldt Meridian as shown on Book 52 of Surveys, page 55, Humboldt County Records;

thence North 83 degrees 29 minutes 08 seconds East, 59.58 feet;  
thence North 78 degrees 30 minutes 20 seconds East, 37.70 feet;  
thence North 60 degrees 08 minutes 44 seconds East, 35.63 feet;  
thence North 45 degrees 02 minutes 05 seconds East, 100.16 feet;  
thence North 55 degrees 57 minutes 36 seconds East, 136.50 feet to the easterly line of Parcel One described above, said point is South 72 degrees 05 minutes 07 seconds East, 298.34 feet from the Center Quarter Corner of Section 2, Township 2 South, Range 3 East, Humboldt Meridian as shown on Book 52 of Surveys, page 55, Humboldt County Records;  
Basis of bearing: Field tie between found monuments of North 69 degrees 46 minutes 25 seconds West, 1275.00 feet and calculated of North 69 degrees 46 minutes 25 seconds West, 1274.71 feet per Book 52 of Surveys, Page 55 as shown on Book 65 of Surveys, Page 94.

The sidelines of said 40-foot wide easement strip to be shortened or lengthened to extend to or terminate at the exterior boundaries of land described in said Instrument Number 2005-32130-6

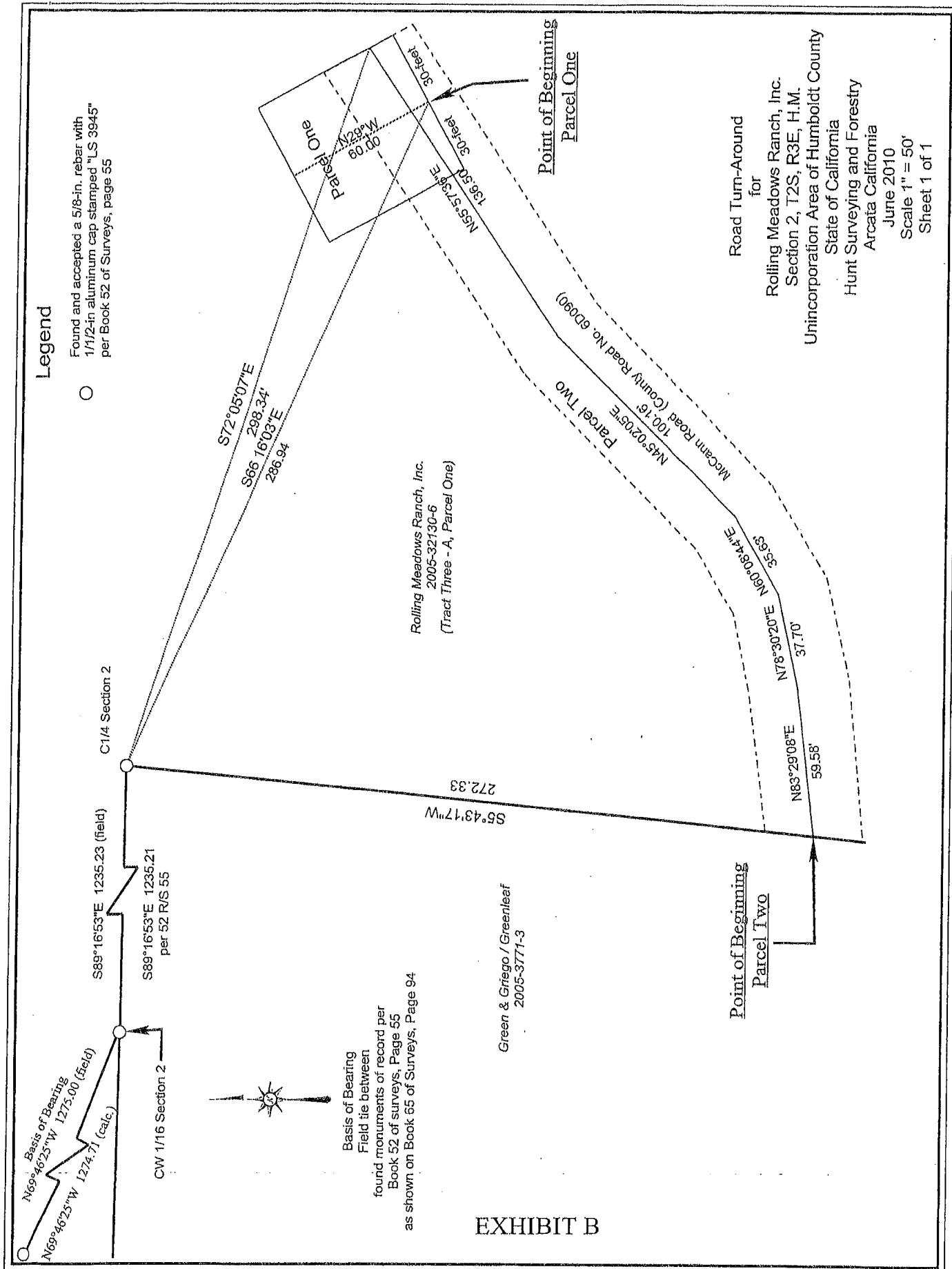
END OF EASEMENT

  
Ronald D. Hunt  
California Licensed Land Surveyor No. 4570

1/25/11  
Date



f:\word\survey\2920-07\county road easement



**AFTER RECORDING RETURN TO:**

Department of Public Works  
Land Use Division  
3033 H Street, Room 17  
Eureka, CA 95501-4409

This instrument is for the benefit of the  
County of Humboldt and is entitled to be  
recorded without fee, (Govt. Code 27383)

**CERTIFICATE OF ACCEPTANCE**

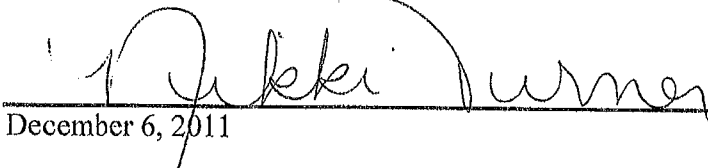
This is to certify that the interest in real property conveyed by the **EASEMENT DEED** dated **December 6, 2011**, from **Rolling Meadow Ranch, Inc, (GRANTOR)** to the **COUNTY OF HUMBOLDT**, a political subdivision of the State of California, is hereby accepted by the Grantee. The Grantee consents to recordation thereof. Such acceptance and consent to recordation are made pursuant to Resolution No. 2000-1, dated January 4, 2000, and Board Order No. **C-21**, dated **December 6, 2011**, of the Board of Supervisors of the County of Humboldt.



Mark Lovelace, Chair of the Humboldt  
County Board of Supervisors

ATTEST:

NIKKI TURNER  
Deputy Clerk of the Board of Supervisors

  
December 6, 2011

2011-26008-7

**Exhibit 4: Photos of Fugitive Dust on Dyerville Loop Road and McCann Road (and Showing Narrow McCann Bridge), taken August 2020**





Exhibit 5: Photo of Vehicles Parked at McCann Ferry Parking Lot



**From:** [Ryan, Meghan](#)  
**To:** [Dehran Duckworth](#)  
**Subject:** RE: Rolling Meadow Ranch project  
**Date:** Tuesday, December 29, 2020 8:57:00 AM

---

Good morning, Dehran – Thank you for comments. Please see my comments below in red. Unfortunately, I am completely booked this week preparing for the hearing. However, I may have time to connect next week. Please let me know if you have any additional questions.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Dehran Duckworth <dehran@unityfarmholdings.com>  
**Sent:** Sunday, December 27, 2020 10:42 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Rolling Meadow Ranch project

Hi Meghan,

I hope your holidays have been restful! I'm writing you with regards to the new cultivation project being discussed at Rolling Meadow Ranch- 217-181-028 and 217-201-001.

We live directly across the river at 217-181-007 and have a 1 acre permitted grow on 217-181-012, I just completed the permitting process with the county there last May of 2019.

The neighbors out here are all pretty upset about this big project getting pushed through. Although it would affect our view, I would normally not comment on a neighbor's application, just as I would prefer my neighbors let me do my thing as long as it is legal and respectful.

In this case however, I do have some questions after reading the brief description of the project;

In our permitting process we were told we would not be able to build "tier 2" greenhouses for year round cultivation, as this area is considered a "wildlife corridor", so nothing with powerful lights or fans/ HVAC is allowed. Has this changed? **The CEQA document includes a biological assessment for the subject parcels and recommends mitigation to ensure impacts from the project are Less than Significant.**



I believe it was also cited that for year round cultivation (indoor) all roads to the project would need to be paved. Has this changed? Roads are required to meet Category 4 road standards or a functional equivalent to handle the volume of traffic. Improvements, such as paving, may be required in certain places to meet FIRE SAFE standards. This evaluation is consistent for all 1.0 projects.

Since there was no pre existing grow on these parcels (or if there was, nothing like 6 acres), how are such large cultivation permits being allowed? We had understood that there was a cap on a tier 2 license (or any greenhouse project) of 22k sf per parcel, and a 1 acre cap per parcel in general. Has this rule changed? This rule has not changed. A provision of the Commercial Medical Marijuana Land Use Ordinance (CMMLUO or 1.0) allows for up to 12 acres per every 100 acres of land area. The parcels proposed for use in this project exceed 6 acres.

Our parcel, 217-181-012 is over 15 acres, on which we would also like to do 4 cycles, inside year round greenhouses, on an expanded cultivation footprint. This would be a major development for our project which we would also like to take advantage of if the rules have changed. I would encourage you to speak with the Planner who processed your permit to discuss this modification.

Would you have time to get on the phone with me and talk about this project briefly so we have a better idea of what is going on, before we get involved with the commenting and various actions I understand are being prepared in opposition of this project?

Best regards,

--

Dehran Lynn Duckworth  
Unity Farm Holdings, LLC  
Founding Member, Lead Gardener, Head of Sales  
Cell: 917-567-8139  
Farm: 707-602-0235

**From:** [Ryan, Meghan](#)  
**To:** [Erin Hamilton](#)  
**Subject:** RE: Comments on proposed Rolling Meadow Ranch  
**Date:** Tuesday, December 29, 2020 9:01:00 AM

---

Good morning, Erin – Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. The staff report and supporting documentation will be made available prior to the hearing where you can review the project evaluation and supporting documentation. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Erin Hamilton <erin@royalkeyorganics.com>  
**Sent:** Monday, December 28, 2020 9:07 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Comments on proposed Rolling Meadow Ranch

Hi,

It has come to our attention that a large mixed light facility funded by Florida money is being considered on a wetlands area near the sensitive eel river watershed. The size of this operation in a remote area where there is real fire danger and minimal roads seems short sighted. The water usage of 4.5 million gallons from wells and rain storage will challenge the eel river watershed and sensitive pristine environment. What agricultural practices will be used on this project? What animals will be displaced? The large operation in a remote area goes against common sense in my opinion and should be carefully considered regardless of how much money these people have to bend the judgment of our county officials.

--

**Erin Hamilton**  
*Royal Key / Suprize Suprize / Key Extracts*

**From:** [Ryan, Meghan](#)  
**To:** ["Andrew Smyth"](#)  
**Subject:** RE: Rolling Meadows  
**Date:** Tuesday, December 29, 2020 9:02:00 AM

---

Good morning, Andrew - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

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

From: Andrew Smyth <captainkalik@gmail.com>  
Sent: Monday, December 28, 2020 9:50 AM  
To: Ryan, Meghan <mryan2@co.humboldt.ca.us>  
Subject: Rolling Meadows

Hello,

I am a 30 plus year resident of Humboldt county and a licensed cultivator. I'm writing this letter to weigh in on the proposed cultivation site known as Rolling Meadows. I'm all for the people of Humboldt County having a shot at the legal cannabis market here in the county, but I am personally opposed to this particular project. The future for our county as far as cannabis goes is dependent on the many small farms that have worked for decades to build the Humboldt brand into what it is today. When big money players come here to capitalize on what others have created, and then dilute the integrity of the brand by over producing a product that doesn't fit in with what our brand is, is bad for everyone. We need to promote small scale Organic. Sun grown Humboldt cannabis and discourage the kind of resource hungry, ecologically damaging, factory farming that is so destructively happening elsewhere. This project is clearly out of step with what I believe is our future.

Furthermore. The impact on the environment, wildlife, and natural beauty of our area is unacceptable. Any reassurance about sustainability and environmental soundness coming from an entity that isn't from here, and doesn't fully understand the land and what a bad winter can do, should be taken with a grain of salt. The site is directly across from the proposed Great Redwood Trail and will be a complete eye sore, both day and night. The reasons to deny this project are many as I'm sure others have outlined quite well.

In closing, I would like to thank you for your efforts on behalf of all the small family farmers here in the county. Thank you also for hearing my concerns. I trust that you will do the right thing and deny this permit from going forward.

Sincerely,  
Andrew Smyth

Sent from my iPhone

**From:** [Ryan, Meghan](#)  
**To:** [Amy A. Ronhaar](#)  
**Subject:** RE: Comments Concerning Revised Initial Study / Mitigated Negative Declaration for the Rolling Meadow Ranch, dated November 25, 2020; Six Conditional Use Permits for Commercial Cannabis Facilities (PLN-12529-CUP; SCH#2020070339)  
**Date:** Tuesday, December 29, 2020 9:04:00 AM

---

Good morning, Amy - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

---

**From:** Amy A. Ronhaar <amyaronhaar@gmail.com>  
**Sent:** Monday, December 28, 2020 10:05 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Comments Concerning Revised Initial Study / Mitigated Negative Declaration for the Rolling Meadow Ranch, dated November 25, 2020; Six Conditional Use Permits for Commercial Cannabis Facilities (PLN-12529-CUP; SCH#2020070339)

Dear Meghan,

This email is to comment on the proposed Rolling Meadow Ranch development. I strongly oppose this project for several reasons:

**Increased Traffic:** The proposal of 30 employees commuting in and out from the property, daily, is an unsustainable burden on the county road infrastructure, based on my lived experience.

**Fire Danger:** With a greater number of people commuting into fire prone wildlands comes a vastly enhanced risk of fire.

**Community Safety:** In addition to the inevitable increase in traffic hazards and accidents, more people entering a remote, rural area poses other safety threats, especially related to the cannabis industry.

**Environmental Degradation:** The proposed area is untouched nature directly alongside the Eel River. This project will destroy the local environment, pollute the river and irreversibly impact the local wildlife.

**Equity:** The Rolling Meadow Ranch project would unfairly exploit, capitalize on, and thereby dilute the value of the Humboldt County Cannabis brand. In comparison to other nearby cannabis grows, the sheer size of this project would dwarf other farms. How is that equitable?

The cannabis industry is rooted in compassion and equity. Please do not approve to move this permit forward.

Sincerely,

A.A. Ronhaar

**From:** [Ryan, Meghan](#)  
**To:** ["Kim Petersen"](#)  
**Subject:** RE: Rolling Meadow Ranch, LLC, Conditional Use Permits  
**Date:** Tuesday, December 29, 2020 9:05:00 AM

---

Good morning, Kim - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

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

From: Kim Petersen <sohumborn@icloud.com>  
Sent: Monday, December 28, 2020 10:12 AM  
To: Ryan, Meghan <mryan2@co.humboldt.ca.us>  
Subject: Rolling Meadow Ranch, LLC, Conditional Use Permits

This project is exactly the kind of thing we were afraid of with legalization.  
Giant indoor grows run by out of state LLCs.  
Please let common sense win out over the desire for more cannabis tax dollars.  
The land use, power use & water use are all far away from the Environmentally sound practices we say we promote.  
This violates the principle of best practices & degrades the value of the image of Humboldt County as a source of ethically produced clean and organic cannabis.  
It's a bad plan for the safety, the land, the water, and the citizens of this county.  
Sincerely,  
Kim Petersen  
Redway

Sent from my iPhone

**From:** [Ryan, Meghan](#)  
**To:** ["Jacqueline Suskin"](#)  
**Subject:** RE: Comment Submittal: Rolling Meadow LLC MND SCN 2020070339  
**Date:** Tuesday, December 29, 2020 9:05:00 AM

---

Good morning, Jaqueline - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Jacqueline Suskin <jacquelinesuskin@gmail.com>  
**Sent:** Monday, December 28, 2020 11:45 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Comment Submittal: Rolling Meadow LLC MND SCN 2020070339

Dear Ms. Ryan and Humboldt Planning Department,

I am writing regarding the MND filed under Rolling Meadow Ranch, LLC, SCN 2020070339

Please do not approve or certify this project. The environmental impacts should be considered significant, and proposed mitigation does not adequately compensate for proposed impacts to wetlands, sensitive natural communities, golden eagles, fossil fuel emissions, grid power utilization, or water usage.

This project would unfairly exploit, capitalize on, and dilute the value of the Humboldt County cannabis brand that dedicated, craft, legacy sun grown cannabis farmers have fought long and hard for, while despoiling and poisoning our beautiful home.

Thanks,  
Jacqueline Suskin

--

[www.jacquelinesuskin.com](http://www.jacquelinesuskin.com)

[Newsletter Sign-Up](#)

[Every Day is a Poem](#)

**From:** [Ryan, Meghan](#)  
**To:** ["Sage Saatdjian"](#)  
**Subject:** RE: Comment Submittal: Rolling Meadow LLC MND SCN 2020070339  
**Date:** Tuesday, December 29, 2020 9:06:00 AM

---

Good morning, Sage - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Sage Saatdjian <sagesaatdjian@gmail.com>  
**Sent:** Monday, December 28, 2020 11:50 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Comment Submittal: Rolling Meadow LLC MND SCN 2020070339

Dear Ms. Ryan and Humboldt Planning Department,

I am writing regarding the MND filed under Rolling Meadow Ranch, LLC, SCN 2020070339

Please do not approve or certify this project. The environmental impacts should be considered significant, and proposed mitigation does not adequately compensate for proposed impacts to wetlands, sensitive natural communities, golden eagles, fossil fuel emissions, grid power utilization, or water usage.

This project would unfairly exploit, capitalize on, and dilute the value of the Humboldt County cannabis brand that dedicated, craft, legacy sun grown cannabis farmers have fought long and hard for, while despoiling and poisoning our beautiful home.

Thanks,  
Sage

**From:** [Ryan, Meghan](#)  
**To:** ["Scott Thompson"](#)  
**Subject:** RE: Rolling Meadow Ranch  
**Date:** Tuesday, December 29, 2020 9:08:00 AM

---

Good morning, Scott - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

---

**From:** Scott Thompson <[scott.a.thompson@icloud.com](mailto:scott.a.thompson@icloud.com)>  
**Sent:** Monday, December 28, 2020 12:00 PM  
**To:** Ryan, Meghan <[mryan2@co.humboldt.ca.us](mailto:mryan2@co.humboldt.ca.us)>  
**Subject:** Rolling Meadow Ranch

Dear Meghan,

This email is to comment on the proposed Rolling Meadow Ranch development. I strongly oppose this project for several reasons:

**Increased Traffic:** The proposal of 30 employees commuting in and out from the property, daily, is an unsustainable burden on the county road infrastructure, based on my lived experience.

**Fire Danger:** With a greater number of people commuting into fire prone wildlands comes a vastly enhanced risk of fire.

**Community Safety:** In addition to the inevitable increase in traffic hazards and accidents, more people entering a remote, rural area poses other safety threats, especially related to the cannabis industry.

**Environmental Degradation:** The proposed area is untouched nature directly alongside the Eel River. This project will destroy the local environment, pollute the river and irreversibly impact the local wildlife.

**Equity:** The Rolling Meadow Ranch project would unfairly exploit, capitalize on, and thereby dilute the value of the Humboldt County Cannabis brand. In comparison to other nearby cannabis grows, the sheer size of this project would dwarf other farms. How is that equitable?



The cannabis industry is rooted in compassion and equity. Please do not approve to move this permit forward.

Sincerely,  
Scott Allen Thompson

Scott Allen Thompson  
Human Capital & Business Strategist  
Mobile: [1-\(503\)-430-4402](tel:1-503-430-4402)  
E-mail: [scott.a.thompson@icloud.com](mailto:scott.a.thompson@icloud.com)

Sent from iCloud - ThinkPad - iPhone

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**From:** [Ryan, Meghan](#)  
**To:** ["Tayloranne Finch"](#)  
**Subject:** RE: Comment Submittal: Rolling Meadow LLC MND SCN 2020070339  
**Date:** Tuesday, December 29, 2020 9:10:00 AM

---

Good morning, Tayloranne -

Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Tayloranne Finch <taylorannefinch@gmail.com>  
**Sent:** Monday, December 28, 2020 12:08 PM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Comment Submittal: Rolling Meadow LLC MND SCN 2020070339

Dear Ms. Ryan and Humboldt Planning Department,

I am writing regarding the MND filed under Rolling Meadow Ranch, LLC, SCN 2020070339

Please do not approve or certify this project. The environmental impacts should be considered significant, and proposed mitigation does not adequately compensate for proposed impacts to wetlands, sensitive natural communities, golden eagles, fossil fuel emissions, grid power utilization, or water usage.

This project would unfairly exploit, capitalize on, and dilute the value of the Humboldt County cannabis brand that dedicated, craft, legacy sun grown cannabis farmers have fought long and hard for, while despoiling and poisoning our beautiful home.

Thanks,  
Tayloranne Finch

**From:** [Ryan, Meghan](#)  
**To:** ["Paul Riley, CLS"](#)  
**Subject:** RE: Pot farm  
**Date:** Tuesday, December 29, 2020 9:11:00 AM

---

Good morning, Paul - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Paul Riley, CLS <pvrcls@gmail.com>  
**Sent:** Monday, December 28, 2020 12:54 PM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Pot farm

Well, one greedy bunch or another...

I will never understand this product and the growing of it in Humboldt, which claims to have "the best" combination of growing conditions, while the larger part of the crop is grown in greenhouses, in imported "growth media", under artificial light!

I could easily grow excellent pot, in my backyard, in Yuba City, in natural soil, outdoors! And have! Humboldt County "pot farmers" are florists, not farmers!

There is nothing magical about Humboldt Marijuana, but, whenever there is a proposal to add production, on a large scale, we will hear fussing and irrational complaints!

A project like this, or the gigantic windmill project, requires Board of Supervisors and "Planning Commissioners" approval, and this is where the poop hits the fan...

We reject any project which uses "mixed light", 8 million gallons of water, or, a huge amount of trucked-in supplies, and which will consume an unnatural amount of electricity!

Although there exist tens of thousands of "grows" already, all over Humboldt, the competition is hardly a factor here, and the sheer amount of available product is ever increasing.

Supply and demand tells us that bulk marijuana should be very cheap indeed! Cannabis is an old drug, with great appeal to the poor. But, Cannabis, as sold in Dispensaries, is pretty damn expensive.

I strongly recommend not allowing this or any other “Marijuana Factory” to exist in a space so remote. The owners will probably find that they can’t compete, can’t afford to grow in this space by this method, and, they will have to pull it all out when they go broke.

The natural solution to the existence of Humboldt Pot Farming, is oblivion. Growing weed in Humboldt will end, and the whole place will then look exactly like Garberville. Or Eureka.

Watch the Supervisors and Planning Commissioners pocket big money, new pickups, trips to Tahiti etc...

No matter who grows where, in Northern California, the show is probably over, as measured in celestial time... If I ever need any Marijuana, I will drive to Oakridge Drive in Redway, and buy a pound from the folks there, or grow my own. I recommend all Californians do the same...

It’s your right to grow your own dope, and, it’s the right thing to do.

[Reply](#)

**From:** [Ryan, Meghan](#)  
**To:** ["Hollie Ernest"](#)  
**Subject:** RE: comment submittal: Rolling Meadow Ranch, LLC, SCN 2020070339  
**Date:** Tuesday, December 29, 2020 9:11:00 AM

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Good morning, Hollie - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Hollie Ernest <hollie.ernest@gmail.com>  
**Sent:** Monday, December 28, 2020 1:03 PM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** comment submittal: Rolling Meadow Ranch, LLC, SCN 2020070339

Dear Ms. Ryan and Humboldt Planning Department,

I am writing regarding the MND filed under Rolling Meadow Ranch, LLC, SCN 2020070339

**Please do not approve or certify this project. The environmental impacts seem significant, and proposed mitigation does not adequately compensate for proposed impacts to wetlands, sensitive natural communities, golden eagles, fossil fuel emissions, grid power utilization, or water usage.**

**This project would unfairly exploit, capitalize on, and dilute the value of the Humboldt County cannabis brand that dedicated, craft, legacy sun grown cannabis farmers have fought long and hard for, while despoiling and poisoning our beautiful home.**

thank you,  
Hollie Ernest

**From:** [Ryan, Meghan](#)  
**To:** [sacha marini](#)  
**Subject:** RE: Comment Submittal: Rolling Meadow Ranch LLC MND SCN 2020070339- Do Not Approve  
**Date:** Tuesday, December 29, 2020 9:15:00 AM

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Good morning, Sacha -

Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** sacha marini <sachamarini@gmail.com>  
**Sent:** Monday, December 28, 2020 3:59 PM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Comment Submittal: Rolling Meadow Ranch LLC MND SCN 2020070339- Do Not Approve

Dear Ms. Ryan and Humboldt Planning Department,

I am writing regarding the MND filed under Rolling Meadow Ranch, LLC, SCN 2020070339

Please do not approve or certify this project. The environmental impacts should be considered significant, and proposed mitigation does not adequately compensate for proposed impacts to wetlands, sensitive natural communities, golden eagles, fossil fuel emissions, grid power utilization, or water usage.

This project would unfairly exploit, capitalize on, and dilute the value of the Humboldt County cannabis brand that dedicated, craft, legacy sun grown cannabis farmers have fought long and hard for, while despoiling and poisoning our beautiful home.

Thanks,

**From:** [Ryan, Meghan](#)  
**To:** [Rusty Moore](#)  
**Subject:** RE: Proposed cannabis permits for Rolling Meadows Ranch  
**Date:** Tuesday, December 29, 2020 9:16:00 AM

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Good morning, Rusty - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Rusty Moore <moorerusty152@gmail.com>  
**Sent:** Monday, December 28, 2020 5:15 PM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Proposed cannabis permits for Rolling Meadows Ranch

I am not in favor of this project. Please do not approve it.

Rusty Moore

**From:** [Ryan, Meghan](#)  
**To:** [J. Randall](#)  
**Cc:** [Madrone, Steve](#); [Ford, John](#)  
**Subject:** RE: Too big McCann project  
**Date:** Tuesday, December 29, 2020 9:18:00 AM

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Good morning, Josiah – Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

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**From:** J. Randall <josiahrandall@gmail.com>  
**Sent:** Monday, December 28, 2020 5:38 PM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Cc:** Madrone, Steve <smadrone@co.humboldt.ca.us>; Ford, John <JFord@co.humboldt.ca.us>  
**Subject:** Too big McCann project

Hello Meghan,

I would like to voice my disapproval of the proposed conditional use permits for Rolling Meadows Ranch LLC in McCann. Please do not recommend a proposal of this size and scope for approval.

For reference, I have read the description of the project at:

<https://ceqanet.opr.ca.gov/2020070339/3>

In a nutshell, I think that this project is far too large and poorly located. Due to the size of the proposal I am concerned about the wildlife and plants that will be disturbed during buildout and actual cultivation, as well as the river ecosystem that will be disturbed more indirectly.

I am familiar with McCann and this project definitely doesn't fit the area. I understand that there is a new bridge planned, but regardless, this project is very large and will add an unwelcome commercial feel to a nice little neighborhood like McCann.

I also disapprove of the proposal on principle. I disapprove of a proposal of this size because I think the county should actively be protecting the brand of Humboldt county by promoting small farmers and small farms. I know for a fact that there are still applicants waiting to get through the process that have much smaller proposals. These are the farms and farmers that need promotion. Humboldt county cannabis, like Napa valley wine is unique and that needs to be protected against commoditization, and this is an opportunity to do just that. My hope is that local small business and the environment will benefit in the short term and the long term if this could be incorporated into the regulatory framework in some way.

I apologize for the rambling, but I think I got all my points out. Thank you for taking the time to read my opinions.

Respectfully,



Josiah Randall

**From:** [Ryan, Meghan](#)  
**To:** ["Diane Korsower"](#)  
**Subject:** RE: Comment Submittal: Rolling Meadow LLC MND SCN 2020070339  
**Date:** Tuesday, December 29, 2020 9:32:00 AM

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Good morning, Diane - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Diane Korsower <dcarouser@gmail.com>  
**Sent:** Monday, December 28, 2020 6:08 PM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Comment Submittal: Rolling Meadow LLC MND SCN 2020070339

Dear Ms. Ryan and Humboldt Planning Department,

I am writing regarding the MND filed under Rolling Meadow Ranch, LLC, SCN 2020070339

Please do not approve or certify this project. The environmental impacts should be considered significant, and proposed mitigation does not adequately compensate for proposed impacts to wetlands, sensitive natural communities, golden eagles, fossil fuel emissions, Grid power utilization, or water usage.

This project would unfairly exploit, capitalize on, and dilute the value of the Humboldt County cannabis brand that dedicated, craft, legacy sun grown cannabis farmers have fought long and hard for, while despoiling and poisoning our beautiful home.

Thanks,  
Diane Korsower M.D.

**From:** [Ryan, Meghan](#)  
**To:** [MARIA OLSON](#)  
**Subject:** RE: I oppose the Meadows ranch cannabis project .  
**Date:** Tuesday, December 29, 2020 9:41:00 AM

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Good morning, Maria - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. The staff report and supporting documentation will be made available prior to the hearing where you can review the project evaluation and supporting documentation. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

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

From: MARIA OLSON <mariaptscs@aol.com>  
Sent: Monday, December 28, 2020 6:55 PM  
To: Ryan, Meghan <mryan2@co.humboldt.ca.us>  
Subject: I oppose the Meadows ranch cannabis project .

I am writing as a Humboldt county resident to voice my opposition to the proposed Rolling Meadow Ranch Project. It is so disturbing to see the county advance a project of this environmental consequence knowing that they have sat on and mismanaged the applications and project advancement of many small local farmers . Many local farmers have been waiting years, literally years , to get their environmentally sound projects to fruition. I've watched the county block farmers projects over the water use issue and here you have a grow that is going to pull 4,300,000 gallons per year from wells in close proximity to the Eel River. Their 320,000 gallons of water storage is a mere drop in the bucket of their proposed usage. where is the data showing that these 4 millions gallons of water is not hydrologically connected to the river? I Can't believe that they exist. The second issue is road use. How many farmers have been left bankrupt , spending 10's of thousands of dollars trying to get permitted only to be held up by the "category 4 road standard" . The access road for this is not a category 4 road , nor is their alternate choice. The planning department sets these rules and then bends them for whomever is willing to pay the price of extortion. It's shameful. This is not a location for a indoor mega-grow utilizing huge amounts of non renewable energy. Their project is suitable for an industrial zoned parcel , as laid out in the newest ordinance.

Maria Olson  
Fortuna, CA

Sent from my iPad

**From:** [Ryan, Meghan](#)  
**To:** ["maryellen mckee"](#)  
**Subject:** RE: Rolling Meadow Ranch, LLC, Conditional Use Permit  
**Date:** Tuesday, December 29, 2020 9:41:00 AM

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Good morning, Maryellen -

Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

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

From: maryellen mckee <sageplant01@gmail.com>  
Sent: Tuesday, December 29, 2020 12:11 AM  
To: Ryan, Meghan <mryan2@co.humboldt.ca.us>  
Subject: Rolling Meadow Ranch, LLC, Conditional Use Permit

Hi Megan Ryan,

With the very brief moments the public has been made aware ( Redheaded Blackbelt letter to Editor) of this request for permit involving a very large project, I am suggesting that nothing move quickly for so many reasons.

Environmental, ( watersheds, habitat, neighbors impact, and a financial review of how Humboldt country choose to protect its local businesses from outside ventures and so much more.

I hope that the article is coming up short on some important information that can be offered to the community and neighborhood.

Thank you,  
Maryellen Mckee

Sent from my iPad

**From:** [Ryan, Meghan](#)  
**To:** ["Zachariah Soughou"](#)  
**Subject:** RE: Comments Concerning Revised Initial Study / Mitigated Negative Declaration for the Rolling Meadow Ranch, dated November 25, 2020; Six Conditional Use Permits for Commercial Cannabis Facilities (PLN-12529-CUP; SCH#2020070339)  
**Date:** Tuesday, December 29, 2020 9:42:00 AM

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Good morning, Zachariah - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

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**From:** Zachariah Soughou <zack.soughou@gmail.com>  
**Sent:** Tuesday, December 29, 2020 7:03 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Comments Concerning Revised Initial Study / Mitigated Negative Declaration for the Rolling Meadow Ranch, dated November 25, 2020; Six Conditional Use Permits for Commercial Cannabis Facilities (PLN-12529-CUP; SCH#2020070339)

Humboldt County Planning Department  
Attn: Meghan Ryan, Senior Planner  
3015 H St.  
Eureka, CA 95501

Dear Meghan,

This email is to comment on the proposed Rolling Meadow Ranch development. I strongly oppose this project for several reasons:

**Increased Traffic:** The proposal of 30 employees commuting in and out from the property, daily, is an unsustainable burden on the county road infrastructure, based on my lived experience.

**Fire Danger:** With a greater number of people commuting into fire prone wildlands comes a vastly enhanced risk of fire.

**Community Safety:** In addition to the inevitable increase in traffic hazards and accidents, more people entering a remote, rural area poses other safety threats, especially related to the cannabis industry.

**Environmental Degradation:** The proposed area is untouched nature directly alongside the Eel River. This project will destroy the local environment, pollute the river and irreversibly impact the local wildlife.

**Equity:** The Rolling Meadow Ranch project would unfairly exploit, capitalize on, and thereby dilute the value of the Humboldt County Cannabis brand. In comparison to other nearby cannabis grows, the sheer size of this project would dwarf other farms. How is that equitable?

The cannabis industry is rooted in compassion and equity. Please do not approve to move this permit forward.

Sincerely,

Zack Soughou

**From:** [Ryan, Meghan](#)  
**To:** ["john richards"](#)  
**Subject:** RE: Rolling Meadows Ranch comment letter  
**Date:** Tuesday, December 29, 2020 9:43:00 AM

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Good morning, John - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. The staff report and supporting documentation will be made available prior to the hearing where you can review the project evaluation and supporting documentation. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** john richards <jrveeee@gmail.com>  
**Sent:** Tuesday, December 29, 2020 7:13 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Rolling Meadows Ranch comment letter

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(707) 367-2053

**From:** [Ryan, Meghan](#)  
**To:** ["Alicia Sidebottom"](#)  
**Subject:** RE: Rolling Meadow Ranch  
**Date:** Tuesday, December 29, 2020 9:44:00 AM

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Good morning, Alicia - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

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

From: Alicia Sidebottom <asidebottom1@gmail.com>  
Sent: Tuesday, December 29, 2020 8:15 AM  
To: Ryan, Meghan <mryan2@co.humboldt.ca.us>; info5@waterboards.ca.gov  
Subject: Rolling Meadow Ranch

To The Humboldt County Planning Dept and Humboldt County Supervisors,

This letter is to adamantly object to the proposed Cultivation and Processing centers to being developed in our county. This is a clear abuse of power and abuse of our environment.

With Marijuana being Illegal for recreational use in Florida I believe the county is try to obstruct Federal Transportation and Cultivation laws by allowing the project to be completed in California with the intent to distribute in Florida.

Even worse is the pure Greed of the county and those involved since the county would not allow such a huge operation in the past from anyone but allow the destruction of our forests, go against the Environmental Impact Report on the Degradation of not only the Forest but the Eel River for a corporation that has no personal responsibility.

The County is ignoring the fact that this project would deplete the water table as it is located along the Eel River. It would increase the inevitable result of Forest fires by removing the water table needed for the Forest, animals and people that already inhabit the area.

Per the Water Quality Control Board how is over 4,600,000 gallons removed from the water cycle Beneficial Use to put in outrageous amount(16) greenhouses and not removing them during rainy season to replenish the water table????? Where is the Beneficial Use ?

This is an abuse of power by allowing a corporation to avoid all applicable laws and regulations with our county's approval .

This project: Rolling Meadow(s) Ranch , should be denied approval for their planned Marijuana Cultivation and Processing center .

If they are set on this community to do business , why does the county not offer the available areas approved for Marijuana Cultivation and Processing ??

By allowing them to develop in the Location currently requested the County is opening up the ability for long lasting litigation that also impacts the community since it will require the transfer of funds from needed resources to fight for a Corporation that is using our Community to Break Federal Laws.

On another note for not approving this project is The Brandname( Trade mark of our community) of Humboldt Grown that is a high selling point that is being sold without prejudice. The community has invested time, money and resources to built the brand for the farmers of the area , not to the highest bidder.

For the best interest of Humboldt County the Rolling Meadow(s) Ranch project should be Denied!

Sincerely

Alicia Sidebottom  
2222 Home Drive  
Eureka CA  
95503  
(707)496-1893

Sent from my iPhone



**From:** [Ryan, Meghan](#)  
**To:** ["Mary Gaterud"](#)  
**Subject:** RE: Rolling Meadow Ranch Comment Letter w/ Attachments  
**Date:** Tuesday, December 29, 2020 9:45:00 AM

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Good morning, Mary - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. The staff report and supporting documentation will be made available prior to the hearing where you can review the project evaluation and supporting documentation. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

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**From:** Mary Gaterud <elevenator@mac.com>  
**Sent:** Tuesday, December 29, 2020 9:12 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:** Rolling Meadow Ranch Comment Letter w/ Attachments

Good Morning Ms. Ryan,

Please find my comment letter re: Rolling Meadow Ranch ISMND below, along with supplemental attachments.

I will be delivering a hard copy to the Planning Department later today.

Let me know if you have any questions regarding this correspondence.

Thank you,

Mary Gaterud

**From:** [Ryan, Meghan](#)  
**To:** [Trinity guyette](#)  
**Subject:** RE:  
**Date:** Tuesday, December 29, 2020 10:37:00 AM

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Good morning, Trinity - Thank you for your comments on the Rolling Meadow Ranch project near the community of McCann. Your comments will be forwarded to the Humboldt County Planning Commission for consideration at the January 7, 2021, Planning Commission hearing.

I appreciate your participation in the public process.

Best,  
Meghan

**From:** Trinity guyette <jessiecarrolguyette@gmail.com>  
**Sent:** Tuesday, December 29, 2020 10:04 AM  
**To:** Ryan, Meghan <mryan2@co.humboldt.ca.us>  
**Subject:**

More time is needed for public comment to allow concerned RESIDENTS to have an educated voice in future of our economy region and resources. Putting narrow opportunity for review serves no local benefit only displays lack of educated assessment for such huge far reaching projects without state environmental oversight as a first priority

Please advise planners and permitters take step back start new policy of valid factual review to stop putting profit ahead of real long term impacts on our resources before they are decimated by greed and corruption. Saving thousands of dollars and time to make well researched public concerns foremost instead of end of timeframe deadlines to rush projects thru to thwart adequate review which only leads more delay, errors and false biases in public oversight.