



**Thomas Edrington,
Strategic Consultant**

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February 4th, 2020

Humboldt County Planning Commission
Humboldt County Courthouse
825 5th Street
Eureka CA, 95501

Commissioners,

I am writing this letter in support of Rocci and Laura Costa's application for a conditional use permit to cultivate cannabis. I am a cannabis business strategist, freelance cannabis compliance officer, and general Humboldt cannabis policy wonk. I have been involved in cannabis activism my entire adult life, and was deeply involved in the movement toward regulation in Humboldt County.

It was during my service in that capacity performing neighborhood meetings and community rallies that I first met the Costas, who were interested in being able to operate legitimately but concerned that regulations would favor large industrial grows over family farms. They were not alone in this concern. I've been working since then to support small family farms like the Costas. Making these farms the backbone of Humboldt's cannabis industry is broadly recognized as the most sustainable economic and environmental strategy, and is the stated goal of the Board of Supervisors.

After continuing to get to know the Costas, I have had the opportunity to witness the depth of their commitment to this community. I have seen their values in action, and been given a window into the history of cannabis activism in California through Laura Costa's deep roots in the movement. They give time, energy, resources, and make personal sacrifices for causes that are important to them, including extensive work with veterans. They have a deep love of family, both blood and found, and a respect for the land they inhabit. They actively work to improve the lives of the people around them without expectation of favor or reward. I believe them to be

exactly the sort of farmers Humboldt county's officials had in mind as the CMMLUOs were being crafted.

I've reviewed all available documentation, and I see no flaws in the Costas' plan. Dry farming provides the least possible impact to nearby watersheds. Solar power not only limits the carbon footprint of the site, but increases the emergency preparedness and resilience of the area. The farm's cultivation schedule and layout will minimize odor, and they've even taken into account prevailing wind conditions. The state of the road is of concern, but the County's recommendations in place to improve it will benefit the entire neighborhood.

I've also reviewed the community concerns regarding the parcel. None of them are unique. These are the exact complaints we expected when we were campaigning for regulations, and the CMMLUO ordinances were written to make sure that the process of compliance naturally improves conditions in the surrounding community. A regulated cannabis farm in a neighborhood provides resources for road associations (or other less official neighborhood agreements) to improve outdated infrastructure. A permitted farm's security plan guarantees the site doesn't fall prey to squatters or trespass grows that will antagonize residents. Regular environmental scrutiny, more intense than any other agricultural product, ends the incentive to resort to practices that damage the land and threaten watersheds. Simply put, since the intent of the regulatory process is that nuisance elements of pre-regulation cultivation will end on permitted farms, the most effective way to address these concerns is to approve the Costas' permit.

Humboldt County has, up to this point, not fulfilled its promise to prioritize and support small family cannabis farms in the permitting process. This arises from a host of factors outside the control of the County or the Planning Commission, including financial and social barriers to entry, shifting state processes, and the slow pace of building trust with cannabis farmers. But the Costas have, at great cost to themselves, surmounted all these obstacles so that they can openly practice their craft and support their community. They are exactly the sort of cannabis farmer that the County has hoped to bring out of the shadows. It would be a shame to fail to support this small family farm after so much work by everyone involved.

I stand in support of the Costas. Granting their permit will improve Humboldt County. Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Thomas Edrington', written in a cursive style.

Thomas Edrington

To whom it concerns,

I am writing this to express my opposition to the proposed cannabis cultivation site owned by the Costa family located on Warren Creek Road.

My parents live on this road at the house where I was raised from the age of 5. I no longer live there but I love to visit with my son who is 7 now, and am always pleased at how little the neighborhood has changed in over 30 years. My memories from childhood are of a beautiful, idyllic dirt road with friendly neighbors and very little traffic. As a 12 year old I could walk home from the bus stop alone with no fear of any danger, even from a passing car. Such a peaceful rural neighborhood is a very rare occurrence, even for Humboldt County.

I also remember accessing the river bar by walking or driving through the Weburg property, which they graciously allowed us to do. I am told the Costas would like to eliminate this river access, denying the entire neighborhood a unique privilege that I and my siblings cherished in our youth. Trouble began once the Costas purchased the property adjacent to the Weburgs'. Over the years there have been many nuisances that I have heard of. They allowed people to squat on the land which in turn brought a criminal element, potential hard drug use, and two incidences where buildings exploded and then caught fire. I'm also told that my brother was threatened with a baseball bat while trying to access the river bar via the Weburg property.

In addition to the aforementioned, I am concerned with the impact a cannabis farm will have on the neighborhood regarding the use of the road itself. I work in the cannabis industry and can say from personal experience that it is unlike other types of farming. Warren Creek Farm, though quite large in physical size, has never had any negative impact on the road because they require few employees and do not produce heavy vehicle traffic. This is typical of a traditional vegetable farm. In my experience with cannabis farming, there are significantly more supplies brought to the location on a regular basis, more workers who all drive to the farm, and more visitors in general who are not familiar with the navigation of the road. I can also tell you from experience that many in the cannabis industry drive large trucks at excessive speed with little to no regard for the community they are impacting.

I do not need to delve too deeply into the negative impact that the required changes to the road would have on various property owners but I can say that any major modifications will be harmful to the nature of the neighborhood that was a very influential part of my upbringing. I am also aware that there have been some serious fabrications and inaccurate information presented by the engineers hired on behalf of the Costas.

Based on these observations, and the general consensus between myself and all I have spoken to on this subject, I highly recommend against the approval of this project. I am not against cannabis cultivation, but they have chosen the wrong location. Time and money would be better spent elsewhere and not in a place that would be harmed so much by the existence of this farm.

Thank you for your time.

Jeffrey Kinzer
jdkinzer@gmail.com





March 4, 2020

Elizabeth Moreno
Cannabis Planner
Humboldt County Planning Department
3015 H Street
Eureka, CA

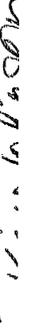
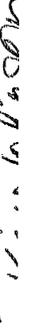
Subject Rocci Costa Grow Permit

Elizabeth the following is a signed petition opposing the Costa permit. The letter was signed by forty one residents living on the unpaved section of Warren Creek Road and the feeder roads Blackberry Lane and Cedar Hill. We would like our petition added to the packet for the Planning Commissioners.

Thank you,


Mike Zeppegno

The following signatures are of neighbors on the unpaved portion of Warren Creek Road, Cedar Hill Lane and Blackberry Lane opposing the application of Rocci Costa for a commercial marijuana cultivation operation. Application Number: PLN-12176-CUP, on property known as 1734 Warren Creek Road.

Printed name	Signature	Address
Kathleen Lee		1088 Warren Creek Road
Charles Lee		"
Susan Smith		1116 Warren Creek Rd
Thomas Smith		1116 Warren Creek Rd
ROBIN KINZER		180 Blackberry Lane
David Kinzer		180 Blackberry Lane
horetta McQuetan		640 Cedar Hill Lane
JAMES C McURTAIN		" " "
MICHAEL FIELDS		" " "
LYNNIE HERRIGAN		1102 WARREN CREEK ROAD
Suzanne R. Burke		1102 WARREN CREEK ROAD.
Russell R. Burke		545 Cedar Hill Ln.
FOR BORGES		545 Cedar Hill Ln.
Mark Dysel		1143 WARREN CREEK.
Ed MZA		280 Cedar Hill Ln
JOAN LIMM		535 Cedar Hill Ln Arcata
		535 Cedar Hill Ln Arcata

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Printed name	Signature	Address
William L. Abler	<i>William L. Abler</i>	1200 Warren Creek Road
Patricia Ehlert-Abler	<i>Patricia Ehlert-Abler</i>	1200 Warren Creek Road
LYLE Schmidt	<i>Lyle A. Schmidt</i>	1236 Warren Creek Road
Jason Simas	<i>Jason Simas</i>	320 Cedar Hill Lane
GAYE ASTON	<i>Gaye Aston</i>	1746 Warren Creek Rd.
WM B. AXTON	<i>Wm B. Axton</i>	1746 Warren Creek Rd
Rick Steele	<i>Rick Steele</i>	160 Blackberry Lane
Marcile Ranney	<i>Marcile Ranney</i>	1712 Warren Creek Rd
Megana S. Webber	<i>Megana S. Webber</i>	1712 Warren Creek Road
Donald H Webber	<i>Donald H Webber</i>	1342 0715 Axton Wickhamville (WEBB TRUST)

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Printed name	Signature	Address
Frank Loid		890 Warren Creek Rd. Arcata CA 95521
Terry Wingenbach		915 Warren Creek Rd Arcata CA 95521
Suzanne Collins		1002 WARREN CREEK RD Arcata CA 95521
Quincy Collins		" "
Forrest Stampel		932 Warren Creek Rd Arcata 95521
Debbie Stampel		932 Warren Creek Rd 505 Cedar Hill Ln Arcata
Claudia Lima		1002 Warren Creek Rd Arcata
Vic Aubin		1740 Warren Creek Rd, Arcata
Mike Zeppegn		1740 WARREN CREEK RD Arcata
Kathleen Zeppegn		

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Printed name	Signature	Address
Breck S. Davis		536 Warren Creek Rd.
Marcia Davis	MARCIA DAVIS	536 Warren Creek Rd.
Mike Zappagnone	Mike Zappagnone	1740 Warren Creek Rd
Julie Dussel	Julie Dussel	280 Cedar Hill Ln.

signed
on page
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HUMBOLDT BAY MUNICIPAL WATER DISTRICT

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February 6, 2020

Humboldt County Planning Commission

3015 H Street

Eureka, CA 95501

RE: PLN-12176-CUP

Gentlemen:

Humboldt Bay Municipal Water District (District) submits this letter to express concerns regarding Conditional Use Permit PLN-12176-CUP submitted by Rocci Costa (Applicant). There are a number of impacts from these projects that need to be considered including water quality and impacts on protected species. Many of our concerns have been addressed by conditions set on the applicant by the Humboldt County Planning Department staff. We appreciate the efforts by County staff in these regards.

Our District supports those project conditions. The questions we have are: 1) who will be monitoring compliance with those conditions; and 2) if breaches occur what enforcement actions will be taken?

One area that does not seem to be addressed in the conditions regarding the traffic and proposed new turnouts along Warren Creek Road is the fact that our District has a major water transmission line under that road and we strongly recommend that the Applicant be required to contact our District prior to any proposed road improvements along Warren Creek or West End Roads in connection with their project implementation.

Regrettably, due to a scheduling conflict, the District will not be able to attend the hearing tonight. We respectfully request that our comments be entered into the public record for this agenda item 5. We appreciate the Commission's consideration of our public comments.

Respectfully,

A handwritten signature in blue ink, appearing to read "John Friedenbach".

John Friedenbach
General Manager