

To Steve Lazar

Please consider lifting the Prime Ag designation for new cultivation sites. I have lived in Humboldt County for 40 years and have been in the cannabis industry in some form or another for over 25 years. I purchased a new piece of land last year that had never grown cannabis on and would like to set up a tasteful, small (10,000sq ft) commercial cannabis grow. It's on AG exclusive land. I want to become compliant but the last ordinance was too limiting for me to do so. Please also consider not being able to sub-divide large parcels for cultivation.

Thank you

A.L.



From: Alan Fox [alanfox331@gmail.com]
Sent: Friday, May 5, 2017 2:39 PM
To: Lazar, Steve
Subject: Comments on NOP for Cannibus EIR
Attachments: NOP170404comments.pdf

Hello Mr. Lazar

Here ae my comments in pdf format. Last night's draft was prepared very late. Please accept my apology for the multiple emails.

Sincerely,
Alan Fox
549 Maya Ln
Fortuna, CA 95540

May 4, 2017

Steven Lazar
Humboldt County Building and Planning Dept.
3015 H Street
Eureka, CA 95501

Dear Mr. Lazar,

Thank you for the opportunity to respond to this NOP for a draft Cannabis EIR regarding the County's response to changes in cannabis industry. Please consider my comments that follow.

1. Protection of families is lacking. People, and families should be a top priority of an environmental impact study such as this.
2. Protection of children is lacking. In particular....those in the formative years of 6 to mid teens. These citizens are extremely important to our future viability, and quality of life.
3. I request a distance of at least two miles between city perimeter boundaries and cannabis production facilities, cropland, greenhouses. Why? To effectively limit the availability and visibility of these facilities from family residences, neighborhoods, schools, and park areas that are part of childrens' daily life and experience. What a child sees and experiences on a daily basis tends to gain in unquestioned acceptability as the norm.
4. In the unincorporated areas, please observe a minimum 1 mile distance between a home, school, church, community park, and a cannabis grow or production facility. The exception to this would be if the resident is a cannabis grower, residing in the County.
5. Cannabis facilities require heightened security. These include flood lights, security alarms (motion sensed), guard dogs, etc that are incompatible with neighborhoods and children. This is Humboldt County, not Los Angeles, where higher noise levels, security dogs, fences and light pollution are commonplace.
6. Cannabis facilities attract criminal activity, and will introduce more crime in our neighborhoods if placed adjacent to our homes, schools, and parks.

For example, bars, and adult bookstores/theaters are not located in neighborhoods, or next door to schools, parks, or homes. Even larger spheres of influence are needed for cannabis facilities because of the physical size of their operations.

Cannabis is unlike alcohol. The two substances should not be confused with respect to establishing acceptability. Food crops and vineyards (winegrapes) are not associated with the same cult-like culture that cannabis has had for the past half century. This sociological characteristic of cannabis sets it apart from alcohol or food crops. Because of this, cannabis is unique, as a crop, and should be treated as a special case, not just 'any crop'.

Thank you for considering my comments here, and I hope the committee finds them helpful as they prepare the EIR.

Sincerely,

Alan Fox
549 Maya Lane
Fortuna, CA 95540

To Steve Lazar,



I live in an amazing, fertile, community oriented valley in Southern Humboldt, a place where I hope to forever call home and a place where I grow cannabis for a living. The past few years we have seen our valley over taken by large-scale industrial cannabis grows and every spring they invade our town and every winter they leave. Some of these growers are a part of our dynamic community and others I only recognize seasonally by their trucks. Turns out these large growers are getting even larger this spring and some of them by the graces of the county in the last round of commercial cannabis ordinance. I appreciate the effort to regulate the out of control industry but it seems as if you are supporting the men and women who are in it for resource extraction and greed. The last round of ordinances is quickly changing our valley- people who have been here for a long time are leaving- for different reasons; inflated land prices, disgust with the scale of the industry, etc. and the people who came later to exploit the valley- they're being rewarded for their outlandish greedy behavior- it just doesn't make sense to me but, I want to stay here and I want to keep growing pot.

I imagine a valley like the hills of Italy: verdant with vegetative plants in the summer and turning fall colors as the season progresses but in reality the current cannabis industry looks like a myriad of plastics, imported soils, exhaust fans, generators- Industrial scale. In my perfect world, everyone grows small (<10,000 square feet- which is still more pot then I've ever grown by far) and everyone is full season. That is how we can capture the true terroir of the region. The best wine you drink in Italy is from small crafted vineyards. There's a scale that cannot produce quality product. Humboldt County is famous for it's cannabis for a variety of reasons but I think most likely it's the many small farmers who love the land and grow high quality cannabis. It's been used to support a lifestyle- one of the back to the land movement, homesteading and living in beautiful rural places not to be a lifestyle- one of resource extraction, lifted trucks and greed.

What I didn't like about the last ordinance was that 1) it was open to non Humboldt county residences 2) it rewarded large grows by allowing growers to grow as much cannabis as they have been and even allowed them to grow larger (through the RRR) instead of supporting small scale farms 3) the limitation of new grows on prime Ag soils, which basically is all the land of the central area of our small town. Below are some of my comments for the proposed new EIR.

Aesthetics: When I drive through southern Oregon I can spot a pot grow from a mile away because they have fences on all sides with cameras. I'd rather see plants then a random fence in a field. Also, greenhouses are hideous to look at- it's not agriculture it's industry and it's mostly been used as a way to hide the plant. I grow on the coast and we only use a greenhouse as a nursery in the early spring. It's too much plastic and unnecessary in the southern county. Do everything you can to support and promote small organic farmers.

Air Quality/GHG's: The largest contributor to GHG emissions in the industry is from large scale grows who truck in soil from Canada and use plastics for greenhouses. The more you can support and encourage small scale gardens the less resources and thus emissions. Do limit generator use but don't discourage off grid users- it would be unfair to make generators illegal for the handful of hours that a small off grid farmer uses it for drying especially when you are allowing so much energy usage with supplemental light and indoor grows. There should be a MegaWatt limitation and definitely sound proof generator usage. If you were truly concerned with GHG emissions then you should make indoor and supplemental light illegal- it is not necessary to grow good marijuana it's solely a product of greed. Do everything you can to support and promote small organic farmers.

Biological Resources: there needs to be NO light pollution visible from supplemental light- all grows need to abide by the international dark sky law. In general disincentives supplemental light (higher taxes?). To be honest, I've rarely met a clone I've liked and in general if you're growing at the scale where you need supplemental light you're more likely to get diseases like powdery mildew and mites which leads to pesticide use and an inferior product. It's disgusting- grow it outside the plants like the sun and air. Would you drink wine that was grown indoors? Would you ever eat vegetables grown under artificial lights? Massive carbon footprint. Do everything you can to support and promote small organic farmers.

Hazard and Hazardous materials: Make it illegal to use pesticides. We all know they do more harm than good and we already live in a fragile ecosystem-let's not try to mess it up anymore than we have. Do everything you can to support and promote small organic farmers.

Land use and Planning: I think the RRR has spawned a nightmare situation. On the valley floor -where the majority of our residences live there is now a 7 acre grow, a 3 acre grow, and an acre grow that I can see just by driving to the 101. Disaster- get rid of the RRR we do not need larger grows; we do not need to concentrate the wealth of cannabis into a few hands. This ordinance is changing our community structure- people are leaving because their once rural view is now 3 acres of greenhouses (fences don't make that better). We are a rural community not an industrial waste zone. Lift the prime Ag designation- it's the part of the ordinance that made me not eligible for becoming compliant. Don't be so scared of farming in the hills- there are a lot of advantages: less neighbors to complain, it's good to be isolated from diseases, the air flow is better and drier- the river bottoms are too humid and prone to powdery mildew. I think a way to be more inclusive is to allow Humboldt county residences (lived here at least 2 years) to be able to have a new grow site as long as it's under 10,000 sq. ft. I know it's almost impossible to include everyone but because of complicated land partnerships I couldn't comply with the last round on the property where I live but I do own another piece of property that has never had marijuana grown on it- I'm hoping to be able to grow there legally.

Hopefully this next round will be more inclusive. With that being said, do everything you can to support and promote small organic farmers.

Another consideration with lifting the prime ag designation is to write the ordinance in a way that prohibits sub-division.

All I see is the big grows getting bigger- I think you should incentivize small (10,000sq. feet not 7 acres) environmentally friendly operations by streamlining the permitting process and restrict new grows to Humboldt county locals.

Imagine, again, instead of greenhouses and fans, plots of small- scale outdoor plants scattering the hillsides and people coming from all over the world to smoke that delicious fruity plant- only found in Humboldt county. Indoor and to a lesser extent supplemental light cannabis (those especially grown in bagged soil) can be grown anywhere. Let's cultivate terroir in Humboldt county. And if we can't do it at the county level I am interested to know how we as an unincorporated community could implement such requirements in our valley.

Thank you for your efforts and I hope we can work together for a peaceful, successful, and sustainable industry.

Betsy Filippini

496-0110

Victoria Ranch Estates
Hydesville CA



May 9, 2017

Board of Supervisors
Humboldt County Courthouse
825 5th St.
Eureka CA, 95501

RE: Proposed changes to the Humboldt County Cannabis Regulations and EIR Scoping Process

Dear Members of the Board,

Thank you for providing the members of the Victoria Ranch Estates HOA the opportunity to comment on the scope and content of the Environmental Impact Report (EIR) and the proposed amendments to the Humboldt County Cannabis Regulations. It is our understanding that as a part of this revision, the Board will consider "special requirements/limitations for projects located within spheres of influence or community areas". The Victoria Ranch Estates HOA is requesting that the Board consider designating this subdivision as a "Q" zone that would prohibit the commercial cultivation of cannabis due to the severe restriction of water in our area and the inadequacy of our private rural road system (that currently does not meet the qualifications of the state and county fire safe standards for second residences).

Development of a "Q" zone option for the commercial cultivation of cannabis for neighborhoods with underlying environmental restrictions that cannot be mitigated

When the Victoria Ranch subdivision was approved in 1993, water availability was a concern for the future development of all 17 parcels contained within the subdivision. Because of this, Covenants, Conditions and Restrictions (CC&Rs) and a Declaration of Water System Rights were developed to address and limit the use of water. In particular, the CC&Rs and Water System Rights do not allow for use of water for commercial or industrial agriculture, only for normal household use and vegetable gardens (see attached CC&Rs and Declaration of Water System Rights, Page 2). At the time of the subdivision, it was estimated that normal household use of water would top out at 500 gallons a day (this was the guiding allotment contained in the Declaration of Water System Rights). If you account for full buildout of the subdivision utilizing this usage, normal water withdrawals would be around 8500 gallons per day. Currently three properties in this subdivision are in the process of obtaining commercial grow permits (two have applied; and one is currently operating without a permit. The HOA has retained legal counsel and is proceeding with civil action for compliance with the CC&Rs). If these grows were allowed, the use of water would triple to over 26,000 gallons of water per day (assuming a 9 square foot plant area and 4-5 gallons per plant water usage for the proposed size of these grows).

This area cannot sustain this type of water usage! We have very limited water during the summer months. Since 2000, at least 8 landowners in the subdivision have experienced system failure and have abandoned wells and drilled new ones. Other than watering livestock, there is no other agricultural use demanding water resources in our neighborhood. Many residents actually store water for their

vegetable gardens and no one waters their lawn in the summer. Even with all these precautions, we still run out of water in years of low precipitation.

Although this subdivision is within the Hydesville Community Services District boundary, we are not served by the district and do not see this changing in the foreseeable future. The District has informed our membership that it would be cost prohibitive to extend services to our area, and frankly, they also do not have water for additional users.

The impact to our **private road** is also of great concern. As you know, commercial cannabis grows greatly increase the traffic and use of road systems, hauling soil and other materials in and then product out. The cannabis grows currently operating here illegally usually have 5-6 vehicles in and out of the subdivision daily. Our road system currently does not meet fire safe standards for second residences (parcel sizes here range from 5- 35 acres). A guest house requires obtaining a Conditional Use Permit with an environmental review! A road system that cannot support second residences or guest houses because it does not meet state and county fire safe standards surely cannot meet the increased traffic caused by the commercial cultivation of cannabis.

Finally, our subdivision borders Wolverton Gulch, a coho/steelhead bearing stream that surely has direct hydrological connections to the local groundwater system. Additional users in this area would negatively impact aquatic resources if not conditioned appropriately. Under the scoping requirements for the Draft EIR, it would behoove the County to determine areas that are not suitable for the commercial cultivation of cannabis because of neighborhood water limitations. It should not be permitted to have an intensive commercial agriculture operation move into this residential neighborhood and jeopardize the water resources of existing homes and negatively impact the local fisheries. That is why we believe it is appropriate to allow the Victoria Ranch Estates Subdivision the ability to opt out as a cannabis cultivation zone either through a "Q" Zone or a similar zoning mechanism, until adequate water is available.

We commend and thank you and County staff on the work done so far on the Marijuana Ordinance. It is a difficult regulatory issue to undertake as this land use has for many years been conducted in the shadows, without any legal sideboards to guide or regulate it. As you know, however, not all neighborhoods are suitable for this type of use and so we therefore request to be removed from the permittable areas through the development of a "Q" zone option because all impacts cannot be mitigated.

Sincerely,

David and Elizabeth Filippini
3324 Quiggle Ct.
Hydesville, CA 95547

David and Debbe Fonsen
2900 Rockspring Rd.
Hydesville, CA 95547

**Dennis and Tami Fitze
PO Box 699
Hydesville, CA 95547**

**Robert and Sarah Frawley
PO Box 1032
Fortuna, CA 95540**

**Martha Spencer and Eric Nelson
3115 Rockspring Road
Hydesville CA 95547**

**Leon and Glenda Noel
3070 Quiggle Ct.
Hydesville CA 95547**

**Morris and Nikki Moxon
2790 Rock Spring Road
Hydesville CA 95547**

**Brad and Kristy Seher
3375 Rockspring Road
Hydesville CA 95547**

**Robin Poffenberger and Rob Ridenour
3005 Rock Spring Road
Hydesville CA 95547**

**Carl and Renee Schoenhofer
2915 Rockspring Road
Hydesville, CA 95547**

Conformed Copy
 RECORDED - OFFICIAL RECORDS
 HUMBOLDT COUNTY, CALIFORNIA
 CAROLYN CRNICH, RECORDER

Conformed Copy
 Recorded by Humboldt Land Title Company

RECORDED AT THE REQUEST
 OF AND WHEN RECORDED
 MAIL TO:

VICTORIA RANCH ESTATES
 c/o Coldwell Banker, Cutten Realty
 Mock Wahlund
 2120 Campton Rd., Suite C
 Eureka, CA 95501

Rec Fee 29.00

77972-PN

Clerk: VS Total: 29.00
 May 25, 1993 at 10:00

DECLARATION OF WATER SYSTEM RIGHTS

This Declaration of Water System Rights is made this 3rd day of December, 1992, by RONNIE N. CLIFFORD, BARBARA J. CLIFFORD, STEPHEN D. QUIGGLE, ALICE C. QUIGGLE, JOHN C. GOBLE, ROBIN R. GOBLE and ROBERT F. KELLY, hereinafter referred to as "Declarants."

WHEREAS, Declarants are the owners of the Victoria Ranch Estates Subdivision consisting of a certain tract of land in the unincorporated area of the County of Humboldt, State of California, as depicted in the Map recorded in Book 20, Pages 82 through 86, inclusive, Humboldt County Records; and

WHEREAS, Declarants intend to sell the seventeen (17) lots which comprise the above-described property and said seventeen (17) lots will share five (5) wells for domestic water.

NOW, THEREFORE, Declarants set forth hereinafter the rights and responsibilities of each and every person or entity who now or in the future owns any of the lots with respect to the use, enjoyment and maintenance of the subdivision's water system.

1. Well Allocation. The five (5) wells in the subdivision shall be shared as follows:

- a) Well Number 1 (located on or near Lot 2)--
Lots 1, 2, 3 and 5;
- b) Well Number 2 (located on or near Lot 7)--
Lots 4, 7, 8 and 16;
- c) Well Number 3 (located on or near Lot 10)--
Lots 6, 9 and 10;
- d) Well Number 4 (located on or near Lot 13)--
Lots 11, 12, 13 and 14; and
- e) Well Number 5 (located on or near Lot 17)--
Lots 15 and 17.

ability to authorize all necessary repairs and maintenance to promote and insure the proper use and condition of the system. For the purposes of electing a trustee or trustees, expending funds in excess of One Hundred Dollars (\$100.00), or altering the system, a meeting of the affected lot owners shall first be held. A majority of the users (one user per lot) of a well shall constitute a quorum.

4. **Individual Maintenance.** All home service lines or residence supply lines (running from the well or from any common storage tank or facility) together with all pumps, electricity, meters, valves and other accessories necessary to furnish and measure the amount of water used by each individual user shall be furnished and maintained at the sole expense of each individual user.

5. **Access Rights.** All lot owners, their successors in interest and their authorized agents shall have the right to reasonable access over necessary portions of the other lots sharing a well for the purpose of installing, repairing, replacing and maintaining the water system, the well and related items.

6. **Transferability.** No interest in the water system is transferable or alienable by lot owners or users except as incident to the sale of a lot utilizing the water.

7. **Emergencies.** In the event of emergency, common water pipes between systems may be installed and used for the duration of the emergency, but not to exceed thirty (30) days without just cause. The cost of installation of said common water pipes shall be borne by the lot owners or users requiring emergency water services.

8. **Subject to Valid Laws.** This Declaration of Water System Rights is subject at all times to any and all valid laws, ordinances, and governmental regulations whether federal, state or county. If any part or provision of this Declaration shall be determined to be invalid under the federal, state or county laws, the remaining part of this Declaration that can be separated from the invalid, unenforceable provisions shall continue in full force and effect.

9. **Mutual Benefit.** The various restrictive measures and provisions set forth herein are declared to constitute mutual equitable covenants and servitudes for the protection and benefit of each lot in the subdivision. The failure by the Declarants, or any other person or persons entitled to do so, to enforce any measure or the provisions hereof shall not prevent enforcement thereafter, or be deemed a waiver or relinquishment of the right to do so.

10. **Purchasers Bound.** Each grantee of a deed, or other conveyance, or purchaser under a contract or agreement of purchase, accepts the same subject to all the covenants, restrictions, rights of access and agreements set forth herein and agrees to be bound by the same.

11. **Damages.** Damages for breach of the covenants, restrictions and conditions stated herein, or any of them, are hereby declared to not be

STATE OF CALIFORNIA)

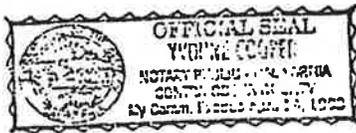
COUNTY OF Butte) ss.

On this 9 day of December, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared **STEPHEN D. QUIGGLE**,

[] personally known to me OR

[X] proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to this instrument (Declaration of Water System Rights) and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.



Stephen D. Quiggle
Notary Public
Commission Expires: 4/19/93

STATE OF CALIFORNIA)

COUNTY OF Sacramento) ss.

On this 10th day of December, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared **ALICE C. QUIGGLE**,

[X] personally known to me OR

[] proved to me on the basis of satisfactory evidence

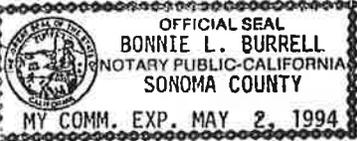
to be the person whose name is subscribed to this instrument (Declaration of Water System Rights) and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.



Vicki B. Rudi
Notary Public
Commission Expires: April 27, 1996

STATE OF CALIFORNIA
COUNTY OF Sonoma

On Oct. 29 1993 before me Bonnie Burrell,
personally appeared John C. Goble, personally
known to me (or proved on the basis of satisfactory evidence) to be the per-
son(s) whose name(s) is/are subscribed in 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.



WITNESS my hand and official seal.

Bonnie L. Burrell
Notary public in and for said State.

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction. Cowdery's Form No. 10G — ACKNOWLEDGMENT — General (Civil Code 1189(a)) (Revised 1/93)

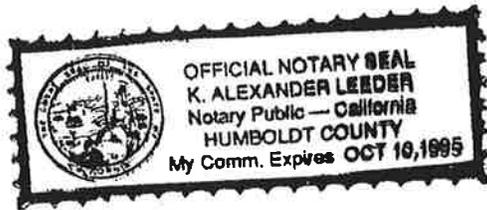
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIA
County of HUMBOLDT

On 10-25-93 before me, K. ALEXANDER LEEDER,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared JOHN M. WAHLUND,
NAME(S) OF SIGNER(S)

personally known to me - OR - 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 ac-
knowledged 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.



WITNESS my hand and official seal.

K. Alexander Leeder
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
- TITLE(S) _____
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
RONNIE N. CLIFFORD
BARBARA J. CLIFFORD

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT AMENDMENT TO CC+RS
NUMBER OF PAGES 3 DATE OF DOCUMENT 10-25-93
SIGNER(S) OTHER THAN NAMED ABOVE VRE GENERAL PARTNERS

Though the data requested here is not required by law, could prevent fraudulent reattachment of this form.

Hydesville County Water District

P.O. Box 561
Hydesville, California 95547
707-768-3000

May 5, 2017

Mr. David Fonsen

2900 Rocksprings Road.

Hydesville, CA 95547

Dear Mr. Fonsen,

Thank you for inquiring about the possibility of receiving HCWD water service at your home site (address shown above). Since your home is located in the Victoria Estates subdivision HCWD water service is not available. The infrastructure for water delivery to you is inadequate and the deed to your property clearly states that HCWD is not available.

Sincerely

David Rodrigues

A handwritten signature in blue ink that reads "David Rodrigues". The signature is written in a cursive style with a large initial "D".

HCWD Manager

1993-13929-8

RECORDING REQUESTED BY:
HUMBOLDT LAND TITLE COMPANY

Conformed Copy
RECORDED - OFFICIAL RECORDS
HUMBOLDT COUNTY, CALIFORNIA
CAROLYN CRNICH, RECORDER

Conformed Copy
Recorded by Humboldt Land Title Company

WHEN RECORDED MAIL TO:
COLDWELL BANKER CUTTEN REALTY
2120 Campton Road, Suite C
Eureka, CA 95501
(707) 445-8811

Rec Fee 26.00

77972-PN

Clerk: VS Total: 26.00
May 25, 1993 at 10:00

COVENANTS, CONDITIONS AND RESTRICTIONS

All Owners of Record, Victoria Ranch Estates Subdivision, RONNIE N. CLIFFORD, BARBARA J. CLIFFORD, STEPHEN D. QUIGGLE, ALICE C. QUIGGLE, JOHN C. GOBLE, ROBIN R. GOBLE, and ROBERT F. KELLY (hereinafter referred to collectively as the "Declarants") are the owners of a certain tract of land located near the town of Hydesville in the County of Humboldt, State of California, described as follows:

Lots 1 through 17, inclusive, of Tract No. 383, as per Map recorded in Book 20 of Maps, Pages 82 through 86, inclusive, Humboldt County Records.

The Declarants hereby certify and declare that they have established, and do hereby establish the following covenants, conditions and restrictions (the "CC&Rs"), subject to which all lots and portions of the Subdivision and of each and every lot and portion thereof. The CC&Rs, and each of them, are for the benefit of the Subdivision and of each and every lot and portion thereof. The CC&Rs are established for the purpose of enhancing and protecting the value, desirability and attractiveness of the Subdivision and of each and every lot and portion thereof. The CC&Rs, and each of them shall run with the real property located within the Subdivision, and shall be binding upon and inure to the benefit of each owner of such real property, or any part thereof, and each successor in interest of such owner.

no storage of junk or second hand dismantled goods or automobiles or machinery of any kind outside of a building.

(d) No signs whatsoever, except reasonable signs as per California Civil Code Sections 712 and 713, including but without limitation commercial, political and similar signs, visible from any other lot in the Subdivision or from the Adjacent Property shall be erected or maintained upon any lot, except (1) residential identification signs of a combined total face area of three square feet or less, (2) during the time of construction of any improvement on such lot, job identification signs with a maximum face area of six square feet per sign and of the type usually employed by contractors, and (3) no more than one "for sale" sign having a maximum face area of three square feet.

(e) No house or trailer or similar vehicle, and no tent, shack, garage, barn or other outbuilding shall be used at any time as a residence. This paragraph shall not apply to the existing trailer house on Lot 17.

(f) Construction of improvements on the lot shall be subject to such erosion measures as may be required by the County of Humboldt, as a condition of County approval of the Development Plan of the Subdivision.

IV. PURCHASERS BOUND

Each grantee of a conveyance or purchaser under a contract or agreement of purchase, accepts the same subject to all the covenants, restrictions, easements and agreements set forth herein and agrees to be bound by the same.

V. DAMAGES

Damages for breach of the CC&Rs stated herein, or any of them, are hereby declared not to be adequate compensation, but such breach and/or the continuation thereof may be enjoined or abated by appropriate proceedings by the Declarants, or any and all owner(s) of any and all other lot(s) in the Subdivision. The prevailing party in any proceeding to enforce these CC&Rs shall be entitled to recover the costs of enforcement, including reasonable attorney's fees.

VI. AMENDMENTS

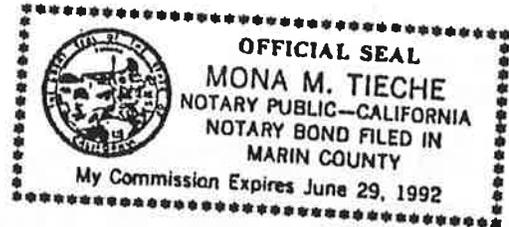
These covenants, restrictions, easements and agreements may be amended by a two-thirds (2/3) majority vote of all parcels affected hereby. For purposes of voting, each parcel has one (1) vote. If an amendment is proposed, all owners of record of all parcels shall be notified in writing of the proposed amendment. Said notice shall be at least one (1)

STATE OF CALIFORNIA)
COUNTY OF HUMBOLDT) ^{ss.} SAN FRANCISCO

On April 28, 1992 before me, Mona M. Tieche, personally appeared STEPHEN D. QUIBBLE personally known to me (or 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.

WITNESS my hand and official seal.

Signature Mona M. Tieche
Notary Public

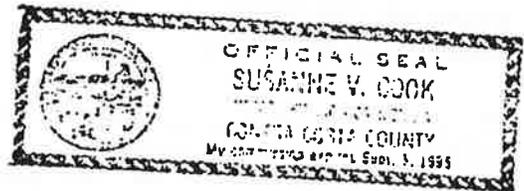


STATE OF CALIFORNIA)
COUNTY OF HUMBOLDT) ^{ss.}

On April 29, 1992 before me, Susanne V. Cook, personally appeared Alice C. Bungele personally known to me (or 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.

WITNESS my hand and official seal.

Signature Susanne V. Cook
Notary Public

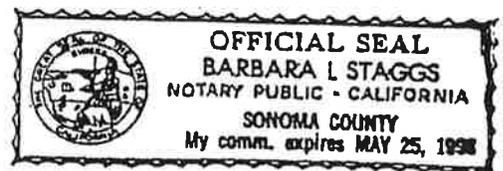


STATE OF CALIFORNIA)
COUNTY OF ~~HUMBOLDT~~) ^{ss.} Sonoma

On May 4, 1992 before me, Barbara L. Staggs, personally appeared John Clyde Goble personally known to me (or 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.

WITNESS my hand and official seal.

Signature Barbara L. Staggs
Notary Public



SPACE BELOW FOR RECORDER'S USE ONLY

RECORDING REQUESTED BY:

1993-32172-6

VICTORIA RANCH ESTATES SUBDIVISION
Owners of Record

RECORDED - OFFICIAL RECORDS
HUMBOLDT COUNTY, CALIFORNIA
CAROLYN CRNICH, RECORDER
Recorded by Humboldt Land Title Company

WHEN RECORDED, MAIL TO:

Rec Fee 20.00

COLDWELL BANKER CUTTEN REALTY
2120 Campton Road, Suite C
Campton Plaza
Eureka, CA 95503
(707) 445-8811

Clerk: VS Total: 20.00
Nov 12, 1993 at 14:12

AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS

All Owners of Record, Victoria Ranch Estates
Subdivision, RONNIE N. CLIFFORD, BARBARA J. CLIFFORD, STEPHEN
D. QUIGGLE, ALICE C. QUIGGLE, JOHN C. GOBLE, ROBIN R. GOBLE,
and ROBERT F. KELLY (hereinafter referred to collectively as
the "Declarants") are the owners of a certain tract of land
located near the town of Hydesville in the County of
Humboldt, State of California, described as follows:

Lots 1 through 17, inclusive, of Tract No. 383,
as per Map recorded in Book 20 of Maps, Pages 82
through 86, inclusive, Humboldt County Records.

The Declarants hereby certify and declare that they have
established, and do hereby establish the following covenants,
conditions and restrictions (the "CC&Rs"), subject to which
all lots and portions of the Subdivision and of each and
every lot and portion thereof. The CC&Rs, and each of them,
are for the benefit of the Subdivision and of each and every

/////continued

VIII. OTHER CONDITIONS

As part of these covenants, conditions and restrictions, recorded May 25, 1993 as Instrument No. 1993-13929-8 of Official Records of Humboldt County, Declarants do hereby grant to the Owner of Lot 15, commonly known as 3320 Rock Spring Road, Hydesville/AP: 204-141-27 Humboldt County, permission to maintain a private entrance and gate, located at the northeast corner (point) of Parcel "E" at its juncture with the cul-de-sac at Rock Spring Road.

IN WITNESS WHEREOF, the Declarants have subscribed their hands and seal to include Section VIII on this 25th day of October, 1993.

Ronnie N. Clifford
RONNIE N. CLIFFORD

BY: John M. Wahlund
JOHN M. WAHLUND,
His Attorney-In-Fact

Barbara J. Clifford
BARBARA J. CLIFFORD

BY: John M. Wahlund
JOHN M. WAHLUND,
Her Attorney-In-Fact

John C. Goble
JOHN C. GOBLE

Robin R. Goble
ROBIN R. GOBLE

Robert F. Kelly
ROBERT F. KELLY

Stephen D. Quiggle
STEPHEN D. QUIGGLE

Alice C. Quiggle
ALICE C. QUIGGLE

1993-32172-6

**Elizabeth Filippini
3324 Quiggle Court
Hydesville, CA 95547**

To the Humboldt County Planning Department and the Humboldt County Board of Supervisors:

The corner of Rockspring Road and Quiggle Court in Hydesville has historically been a bus stop for Hydesville Elementary School. In three years, we will have a new kindergartner in our neighborhood utilizing the Rockspring/Quiggle bus stop. The principal of Hydesville Elementary School, Lisa Jager, has confirmed that the bus will come to the Rockspring/Quiggle stop as needed.

Thank you for your attention to this matter.

Sincerely,


Elizabeth Filippini

Debbe Fonsen
2900 Rockspring Road
Hydesville, CA 95547
May 5, 2017

To Whom It May Concern:

I am the primary caregiver for my three-year old grandson. In September of 2019, he will be a new kindergartner at Hydesville Elementary School. He will regularly be riding the school bus using the Rockspring Road and Quiggle Court bus stop.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Debbe Fonsen". The signature is written in a cursive style with a large, prominent 'D' and 'F'.

Debbe Fonsen

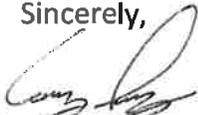
**Corey Fitze
10 Kelly Lane
Ferndale, CA 95536**

To Whom It May Concern:

I grew up on Quiggle Ct. in Hydesville. From September 1996 until June 2005, I rode the school bus regularly to and from Hydesville Elementary School. The school bus stop was always the corner of Rockspring Road and Quiggle Court. Several of my friends and my brother rode the bus also. This included Callie and Joe Forrest, Jake and Cole Moxon, and my brother Adam Fitze.

Thank you for your attention to this matter.

Sincerely,



Corey Fitze

From: bonnie blackberry [bonnie@civilliberties.org]
Sent: Tuesday, May 9, 2017 5:48 PM
To: Lazar, Steve
Subject: EIR POC Scoping final input
Attachments: EIR POC Scoping input.docx

Steve,

I sent an email with my input but now I see I had not finishing editing it.
I would like this version to be my input and toss the previous one.

Thanks,
Bonnie

To: Steve Lazar

From: Bonnie Blackberry
Civil Liberties Monitoring Project Rep
PO Box 544 Redway, CA 95560.

Date: May 9, 2017

RE: Input regarding Humboldt County Scoping Meeting for Cannabis Environmental Impact Report

The current policies and provisions are converting our outlying rural neighborhoods into industrial grow zones. Permitting and encouraging large grows and generator powered “mixed-light” operations is drastically impacting, our neighborhoods, the environment and our community character.

The size and location of grow operations allowed, combined with the lack of meaningful enforcement has created an atmosphere of a go for it free for all. Existing grows are expanding, including people who are getting permits. And new grows are increasing as well.

There is a huge increase in well drilling, earth moving and digging machinery, glowing green houses lighting up the night, along with the increased generator noise and pollution, noise from fans and pumps and other equipment, loud music, vehicle noise with much more traffic with large and small trucks and vehicles transporting people (workers), fuel, machinery, grow supplies...

ACCESS AND PRIVATE ROAD SYSTEMS; Most, if not all of the private roads in outlying subdivisions were not built for year round industrial type activity. The increased traffic, associated with the large grows and multiple crops, creates greater risks of accidents and fire, greater need and expense for maintenance, and more and more clouds of dust going everywhere.

The bigger the operation, the more traffic, the more traffic means more wear and tear on the roads, greater risk of accidents and an unbelievable amount of dust. All property owners with shared easements/access are responsible for maintenance and safety of the roadways. The current process, which needs to change, leaves it up to the neighbors and easement owners to figure out a way to deal with the impacts and costs.

GENERATOR GROWS: The County agreed that indoor generator grows were not appropriate and then allowed generator grows in greenhouses. Both require electrical power for lights, fans, etc. Both are able to produce up to 4 crops and harvests per year. Mixed light is not outdoor and should not be allowed in our outlying rural areas.

I just learned that “supplemental light” is considered outdoor. Supplemental light requires the use of artificial light, where as actual outdoor only requires sunlight. Supplemental light may

include use of generators. When does supplemental become mixed light and how is it possible to have effective compliance and enforcement?

Putting limits on mixed or supplemental light such as covering at night, limiting noise and what type and length of light use, may look good on paper, but relying on neighbors to do the monitoring and expecting people to turn in their neighbors isn't working very well, as most people are not willing to take on the enforcement duty and become a snitch and/or risk possible retribution.

NOISE POLLUTION:

Noise can travel long distances in these mountainous watersheds. The generator noise is most detectable at night when things are generally quiet with no wind blowing through the trees or birds chirping. Is the County prepared to make night calls to verify that the noise can be heard by a nearby or a far away residence? Requiring that no noise is heard from 5 ft away from the generator would be better than setting a decibel level that allows the sound to carry to other residences. And WHAT ABOUT THE WILD LIFE?

LIGHT POLLUTION; Looking out at night and seeing numerous glowing green houses is a bummer, for multiple reasons from the visual impacts to the effects on human, plants, and other creatures. Current enforcement methods do not appear to be effective.

NOTIFICATION and INFORMATION; The lack of notification and consideration of neighbors and landowners with shared roadways, and shared maintenance responsibility needs to be addressed. What about the increased risk of accidents with the increase in all this traffic? The County says OK, and then the landowners are expected to work out dealing with all of the impacts.

The current permitting process has put the burden of identifying and reporting operations which are out of compliance. If an operation is under 5,000 square feet, there is no requirement for the County to notify the neighbors or mutual access easement owners, so that they would have the information about the operation plan and what is actually being considered BEFORE APPROVAL, with the opportunity for input, as well as what is later approved.

SCENIC VISTAS AND VISUAL QUALITY There is an increasing negative impact to the scenic vistas and visual quality in the outlying rural areas with the day time glare from green houses with water bladders covering the meadows, and ever increasing number of green houses glowing in the night.

WATER BLADDERS: Also consideration must be given to water bladders, visual impacts as well as the square footage covered by water bladders should be included in overall square footage of the grow. Is the foot print, square footage of water bladders taken into consideration when determining grow operation size? If not, they most definitely should.

SIZE/FOOTPRINT OF OPERATIONS IN RESIDENTIAL AREAS, including outlying subdivisions where the primary use has been residential: The size of the grow operation has a direct correlation with the increased traffic, environmental foot print and impact, noise, lights, visual impacts and the general character of the area.

ENFORCEMENT: Standards and Regulations are only as good as meaningful monitoring and enforcement which appears to be sadly lacking.

Respectfully submitted,

Bonnie Blackberry
CLMP Rep

From: chantal campbell [chantal.bcc@gmail.com]
Sent: Wednesday, May 3, 2017 10:05 AM
To: Lazar, Steve
Subject: proposed amendments to cannabis ordinance

To whom it may concern,

I think that expanding areas where growing is allowed is a bad idea. Are you figuring out that most of the applicants are growing in areas that aren't conducive to agricultural production? Then they should not be growing there. The only reason these guys are out in the hills is to hide, weed legal? Move into agricultural areas. All the agricultural areas are already in operational farming, move to a different county simple as that. We are not giving up our natural resources so the county can make a buck. I feel like you are re-opening and expanding the areas allowed to grow because the county isn't making any money on the permits because these people shouldn't be farming on the parcels they are applying for. This shouldn't be about money. It should be about practicing sustainable agriculture and saving our natural resources including our rivers.

How about you up the tax on square footage, the current rates are a joke

--

Chantal Campbell
120 Jaymar Lane
Carlotta, CA 95528

From: dan rathbun [thbun@mac.com]
Sent: Monday, May 8, 2017 11:53 PM
To: Lazar, Steve
Subject: cannabis in the mattole valley

Hi Steve.

My family moved to the Mattole valley in the 70's as part of the "back to the land movement" There was a lot of pot growing, but it was done largely in a spirit of idealism, environmentalism and utopianism.

Recently it has taken a turn toward pure capitalism. In this new "boom" economy nothing matters but money.

In my opinion the roll of the government should be to protect the rights of the residents just as they would be protected from chemical pollution by a big factory moving in.

water pollution and over use, light pollution and air/noise pollution by generators, reckless land clearing and road building leading to erosion. Huge amounts of plastic waste. Vastly increased traffic on our roads by people who appear not to value the lives of our children judging by their excessive speed.

For years our community functioned happily with next to no law enforcement but now i think we really need some. And the difference is that we now have people in our community who do not give a shit about our community. It is time for the law to step in and protect our society.

the list above are all items that need regulation and/or enforcement.

i also understand that the current tax system encourages growing in greenhouses rather than in open air. I think it goes without saying that the tax structure should encourage the most environmentally sound growing practices, not the other way round. but if you tax by the square foot you herd growers toward dense pack operations. we should be encouraging gardens in natural soil and natural light spaced according to the carrying capacity of the land.

Because i am not in the growing business i may be somewhat ignorant of the facts. my apologies if i have gotten some wrong.

thanks

little danny rathbun
thbun@mac.com
707 629 3283

From: Dawn Boechler [dboechler33@aol.com]
Sent: Tuesday, May 2, 2017 8:11 AM
To: Lazar, Steve
Subject: Comment on EIR/NOP

Dear Mr. Lazar,

I am a resident of Fortuna and live in the Home Ave/Nob Hill Rd/Garland Ave neighborhood. I am writing because I am very concerned about the NOP Review/Environmental impact report and the potential for negative impacts on the integrity, safety and quality of life in our neighborhood.

I believe most of my concerns have already been addressed by my neighbor, Tim Meade, in his letter to you, sent on 4/16/17. Mr. Meade has done an excellent job in summarizing the concerns of our neighborhood and his suggestions for mitigation of impact are well researched and should set the benchmark for these unique parcels that exist within the county sphere of influence.

I would like to state plainly to you that I believe that commercial marijuana grows do not belong in residential areas, and most certainly not adjacent to residential single family zoning.

Thank you for reading this email and for all of your efforts in this matter.

Dawn Boechler
535 Garland Ave
707-725-1686

Sent from my iPhone

From: vintage50s@suddenlink.net
Sent: Monday, May 8, 2017 3:33 PM
To: Lazar, Steve
Subject: cannabis regulations

Hi Steve --

You may remember me from the Historical Society, but I am writing to you as a homeowner. My house (366 Garland Ave) and my neighbors on 3 sides are all within the city limits of Fortuna, but the property to the west of us is county land. The owner of this property -- 3rd generation on the land -- recently had a stroke and his children have the property on the market. It is the fear of this tight-knit neighborhood that someone will buy the land -- especially the 3.5 acre hay field, in many ways the heart and soul of the neighborhood -- and put a grow operation on it.

I know that you are reviewing the County code re: cannabis grow regulations. My neighbors are talking about 300-foot setbacks and odor-control along with collector road problems (Home Avenue). However, I would like to see a broader consideration given to the negative impact that grow operations have in neighborhoods like mine.

A grow operation in this neighborhood would destroy the neighborhood, reduce property values and bring increased traffic and other problems that we currently don't have. And, I know our neighborhood is not unique. I know people in Hydesville and other parts of Fortuna that have the same concerns; people with kids in 4-H or who enjoy the rural lifestyle that is the charm of Humboldt County.

In the petition that circulated through the neighborhood they were careful to point out that growers have rights. But what about the quality of life for us non-growers?

Thanks, Steve, for working on this.

Sincerely,

Deb Meador

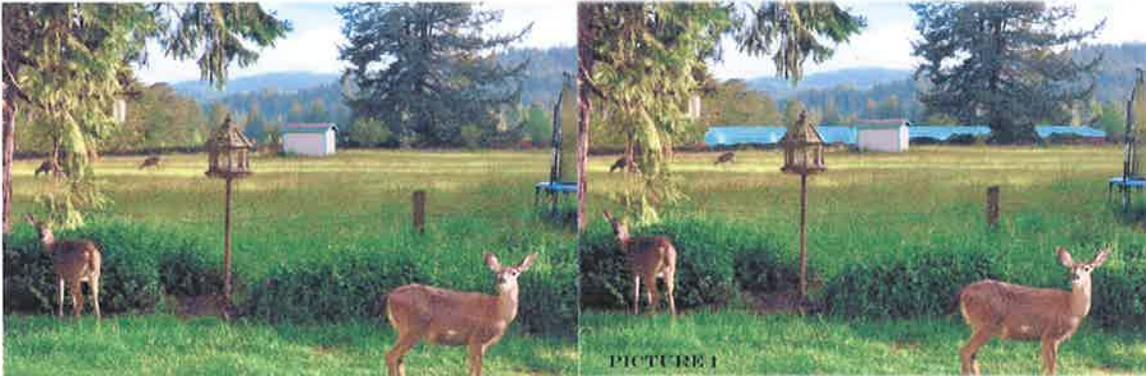
Tuesday, May 02, 2017

Donald V. Fregeau Jr. DDS
3653 Loop Road
Fortuna, CA 95540
707-725-4176, -4419 , cell 707-498-7871 fax 707-725-3233
donaldfvf@yahoo.com

This document refers to a proposed grow on Pampas Lane in Fortuna California, Humboldt County owned by Josh Clark. I understand you may not be seeking comments on specific grows, but it is the only way I know to illustrate points addressed for consideration in the general plan. Thank you for your indulgence.

In the Notice of Preparation under **PROJECT DESCRIPTION** there is the following point: "Apply special requirements/limitations for projects located within spheres of influence or community areas." Pg 6 Spheres of influence are specifically areas closely associated with cities and adjacent communities. In my opinion it seems that the area Josh has chosen fits the description of a "Community Area". The western property line is Fortuna city limits and just over the fence is a residential community of single family dwellings at the end of Gulliksen Drive. Additionally the community of homes served by Pampas Lane (where the grow is proposed) abides by a set of Covenants, Conditions & Restrictions (CC&Rs) which was designed to allow the group of owners who share the same road and property lines and to somewhat control the use, appearance and resources of the group of homes served by Pampas Lane. *Somewhat conveniently, the owner of the proposed grow says the title company never alerted him to the existence of CC&R's which may affect his plans.* I heard Mr. Clark tell the group of homeowners that if he had been alerted to the existence of a CC&R and had he seen the CC&R's he "would not have purchased the property" for his grow. He claims his attorney is looking into whether or not he will pursue a legal case against the title company. He appears to have some legal recourse available to him. We do not.

There are some issues regarding "**Aesthetics and Visual Resources**". I prepared a visual idea of what a grow operation would look like looking northward from my site. (Picture 1) I call it '**what his million dollar grow will do to my million dollar view.**' His plans call for greenhouses 24 feet tall. I doubt this would concern most, that is, unless it was their property and their view. My children and grandchildren play on the trampoline to the right of the picture. Pg. 7



'**Air Quality**' is a definite concern for me as the winds often come from the direction of the grow (northeast). Josh admitted that the crop can be very stinky with some varieties being more obnoxious than others. He also offered he might be able to mitigate some of the odor with activated charcoal filters. If he proceeds, I hope there is some mitigation of this problem. Pg 7, 8

As it relates to "**Biological Resources**", 'installation of fencing which interferes with or obstructs movement of terrestrial species,' I am not sure if there is any concern about the deer which inhabit the hilltop. I doubt they will be able or allowed to negotiate the tall fencing which has been proposed. They have historically traveled all over the hill and beyond. Probably not much of an environmental concern up here, but their movement will be affected by the 8-10 foot fences he has begun placing. Additionally, his proposal suggests he will need around 400,000 gallons of water for each grow. My well exists a mere 200 feet from his primary well. No body up here uses 400,000 gallons. If his use depletes my water resource what am I to do? When we originally purchased the adjoining property in 1981, the seller who lived next door requested to retain riparian rights to the water resources on our property because their water well was unpredictable. We demurred and after getting an attorney involved, they relented. Don Watson of Watson Well is of the opinion that the well should be ok but Don has only lived in Humboldt County about 10 years. I am not sure his opinion is based on sound and lengthy experience. He is a good well guy so I may be wrong. Pg 9

Under **Land Use and Planning** ' Intensified commercial agricultural operations have the potential for conflicts with nearby residential uses related to noise, odors, dust, security, and traffic associated with development and operation of cannabis cultivation and other commercial activities. In addition, the proximity of some cultivation operations to existing residential uses can result in conflicts between County policies which promote agricultural uses and those designed to protect the quality of life and neighborhood character within rural lands.' Noise, odors and security are big issues for me. Commercial growing has the ability to bring large numbers of people into a small residential area. Traffic for Pampas Lane will definitely be affected and Loop Road is poor at best with several one lane areas. I am concerned about noise, odors and lights which may be proposed and the "alert dogs" Mr. Clark has alluded to.. pg 11

I am also concerned about security. There is a history of security issues surrounding and affecting grows away from inhabited areas. I believe they will only increase as growing operations move closer to inhabited areas. We live on the edge of Fortuna City Limits.

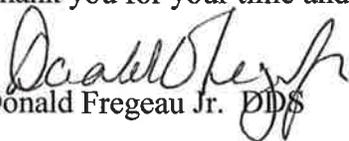
The proposed grow and my property shares a Fortuna City property line. When I need police help I have been directed to call the county Sheriff and have had to wait for them to make an appearance. Sometimes they respond in a reasonable amount of time. Other times I have had them come from Garberville. My road and access to my home passes within 30 feet of the proposed grow and I am concerned bad guys will use my road to scope out the operation. Very concerned! Picture 2 is from my car on my road.

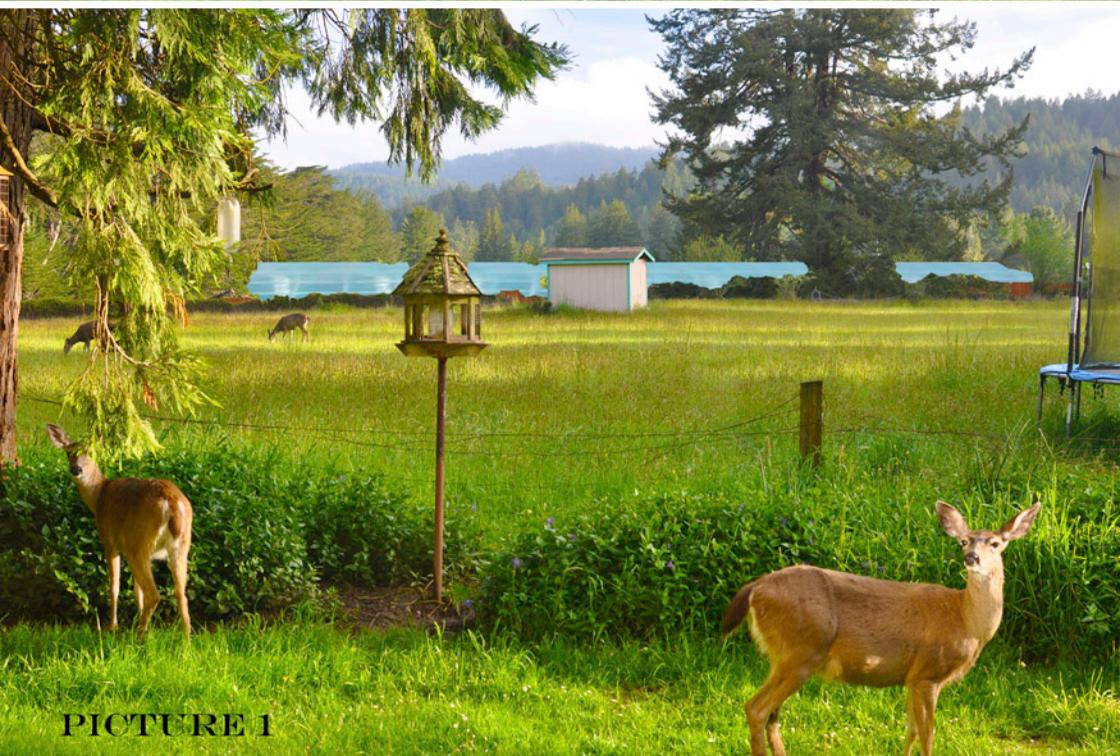
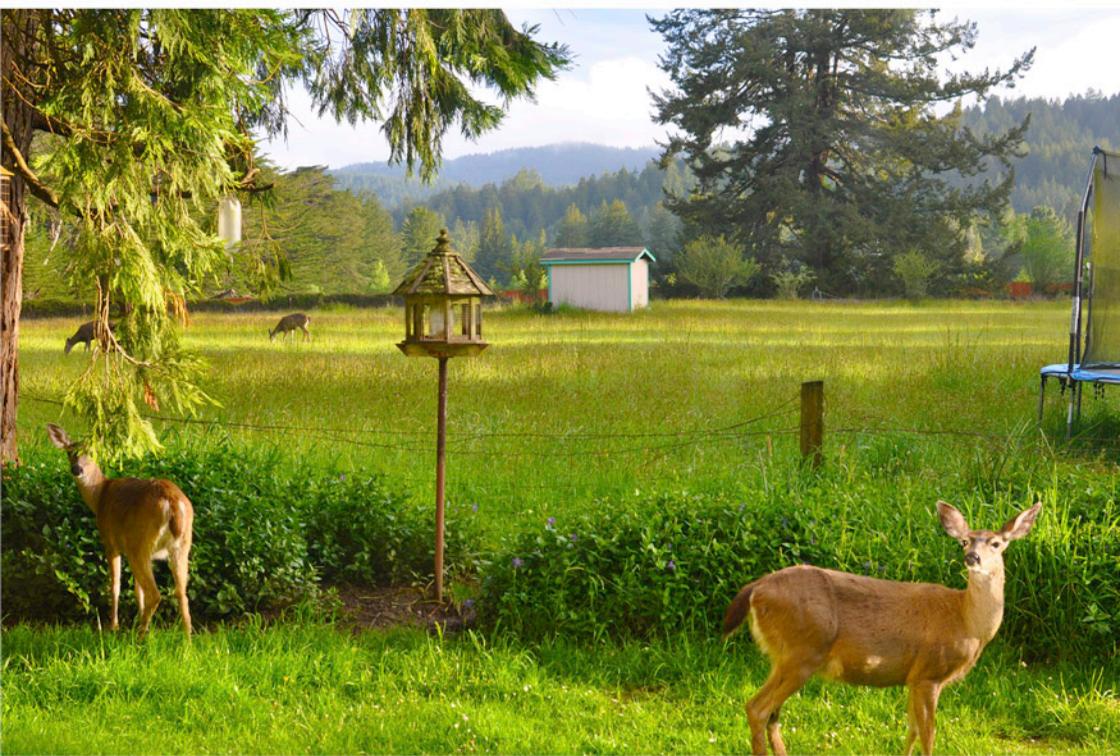


I imagine it will be on me to make sure we are protected. This has always been a quiet residential area. I fear it will change for the worse. With all the possible areas available to grow successfully, why allow a grow to exist in the middle of established residential areas? It makes no sense.

I have lived on this quiet hill for 36 years, raised a family and now have grandchildren who spend time with us and like to play around our property. I know things change but not all change is good. I told Josh how disappointed I was that he was proposing a grow in our beautiful neighborhood. When I mentioned I might need to sell, he said, "You can double the price on your property now." This is not what I want after raising my family and now grandchildren on our property. It is not about money but about the quality of life we want to continue to enjoy.

Thank you for your time and consideration.


Donald Fregeau Jr. DDS



PICTURE 1



PICTURE 2

To: Steve Lazar
Humboldt County Planning and Building Department
Eureka, CA.



Mr. Lazar,

We have read the Notice of Preparation for the EIR report regarding commercial cannabis grows and would like to comment on some of the key environmental and social issues of the report.

We live within the city limits of Fortuna on Angel Heights Drive. The county line is approximately 100 ft. from our home. Some of our neighbors, on our dead end street, are in the county and not in the city limits. Sitting on the edge of the county line, our concern is that any one of the county dwelling neighbors could apply for a permit to establish a cannabis grow. We see this happening in other neighborhoods in Fortuna that are situated like ours and it is disturbing.

I walk on Newburg Road weekly and was shocked to see and learn that a permitted grow was being established where it is surrounded by houses that are within the city limits. Yes, the land is in the county but the neighborhood surrounding it is in the city. Do you see the possible problems that can arise from this?

Cannabis is a business and like any business it will bring an increase of traffic both cars and workers into a residential area. It will also create noise, smell, possible water contamination, and affect birds and mammals from exposure to hazardous materials. It is a big business and as such, it does not belong in or next to a residential area regardless of the county/city lines.

It is not a question of 'not in my backyard' it is a question of is it logical, environmentally sound and considerate of all parties involved. Are the possible effects to the future being considered?

Thank you,

Francene and Jim Rizza

Handwritten signatures of Jim Rizza and Francene Rizza in black ink.

1136 Angel Heights Dr.
Fortuna, CA 95540

From: jim cotton [jimcotton47@gmail.com]
Sent: Monday, May 8, 2017 5:21 PM
To: Lazar, Steve
Subject: EIR comments on cannabis

Dear Sir,

My concern with the new cannabis regulations is that the issue of smell is not properly addressed along with the strain on groundwater supply.

I have been a property owner in Humboldt for almost 30 years and recently have had to sell our tree farm because my wife and I could not stand the cannabis smell coming from our neighbors parcel. The cannabis grow consisted of four large greenhouses and during the period when the plants were maturing the smell was disabling for my wife who has chronic allergies. We were force to sell our parcel as the smell was unrelenting and pervasive at a distance of 200 yards.

We relocated just outside of Arcata, two parcel from Sun Valley Floral Farms who have recently applied for a commercial cannabis permit of four contiguous parcels totaling 160 acres. These parcels are 245 feet from our property line and I fear a grow of this size will undoubtedly have strong smells associated. We grow most of our food using our well as a water source and I fear the impact on ground water this scale of cannabis growing will have, the groundwater level currently drops around 8 feet during the irrigation season.

There are numerous counties in Washington, Colorado and Oregon where the smell is one of the leading complaints. Please address these issues as we really don't want to have to move for the second time because of smell.

Sincerely
James Cotton
1971 27th St.
Arcata

From: Joan Bennett [jbennett475@suddenlink.net]
Sent: Wednesday, April 19, 2017 3:01 PM
To: Lazar, Steve
Subject: Cannabis

To Steve Lazar and everyone who can improve cannabis growing regulations: Cannabis growers have rights but so do citizens who rent or own homes in Humboldt County. We have lived in our house on Nob Hill Road in Fortuna for almost 45 years. It is a safe and peaceful place with friends and neighbors we have known for decades. Like us, many people on this hill border sections of land that are in the county but not the city. If a cannabis grow is suddenly 40 feet from our property line the smell will ruin the quality of life in our homes and yards. Grows should be at least 300 feet from a neighbor's house and at least 200 feet from property lines. That would at least lessen the skunk smell and air quality. No visible lights and no audible sounds (not just from generators but from any noise connected to the grow) are also essential. Excessive use and contamination of water are also concerns. In many places on our hill, water flows downhill from one person's property across another's. If the water is contaminated, this should not be allowed. Increased traffic would also be an issue in our area which is accessible only by Home Avenue, a collector road. There are many instances where grows have brought in people who ruin the security of an area. That is a concern in a neighborhood with many families nearby, such as here. There are many places in Humboldt County where cannabis can more easily be grown at least 300 feet from neighbors' homes and at least 200 feet from property lines. Cannabis growers have rights but so do their neighbors. These setbacks are essential. We are counting on you not to just think of the cannabis business but also the rights of the neighbors impacted by your decisions. Sincerely, Joan and Randy Bennett, 475 Nob Hill Road, Fortuna, Ca.



4/20/17
Dear Steve,

Thank you for respecting the rights of neighborhoods within city limits that lie on a border shared with the county line.

Pot can be safely grown in many other places in the county that aren't next door to people's homes.

Sincerely,
Joan & Randy
Bennett
475 Nob Hill Road
Fortuna

4/20/17

To Steve Lazar and everyone who can improve cannabis growing regulations,

Cannabis growers have rights but so do citizens who rent or own homes in Humboldt County.

We have lived in our house on Nob Hill Road in Fortuna for almost 45 years. It is a safe and peaceful place with friends and neighbors we have known for decades. Like us, many people on this hill border sections of land that are in the county but not the city. If a cannabis grow is suddenly 40 feet from our property line, the smell will ruin the quality of life in our houses and yards. Grows should be at least 300 feet from a neighbor's house and at least 200 feet from property lines. That would at least lessen the skunky smell.

No visible lights and no audible sounds (not just from generators but from any noise connected to the grow) are also essential.

Excessive use and contamination of water are also concerns. In many places on our hill, water flows downhill from one person's property across another's. If the water is contaminated, this should not be allowed.

Increased traffic would also be an issue in our area which is accessible only by Home Avenue, a collector road.

There are many instances where grows have brought in people who ruin the security of an area. That is a concern in a neighborhood with many families nearby, such as in our area.

There are many places in Humboldt County where cannabis can more easily be grown at least 300 feet from neighbor's homes and at least 200 feet from property lines. Cannabis growers have rights but so do their neighbors. These setbacks are essential. We are counting on you not to just think of the cannabis business but also the rights of the neighbors impacted by your decisions.

Sincerely,

Joan and Randy Bennett

475 Nob Hill Road
Fortuna, Ca

From: John Williams [jgwill@frontiernet.net]
Sent: Thursday, April 20, 2017 4:06 PM
To: Lazar, Steve
Subject: comments on NOP
Attachments: Notice of Preparation comments.docx

Dear Mr. Lazar,
Please find comments on the NOP regarding amendments to Humboldt County Code regulating commercial Cannabis activities.
Sincerely,
John Williams

--
John G Williams
29665 Mattole Rd
(mail to PO Box 214)
Petrolia, CA 95558-0214
707 629 3265
jgwill@frontiernet.net

John G. Williams, Ph.D.

4/20/2017

Steven Lazar
Humboldt County Planning & Building Department
3015 H Street
Eureka, CA 95501

Dear Mr. Lazar:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for a draft EIR on amendments to the Humboldt County Code regulating commercial cannabis activities. My comments are based on my experiences in the Petrolia area, where I now live, and on my past experience as an environmental hydrologist. I hope they will assist the county in developing an adequate EIR.

Whoever prepares the EIR needs to understand that life in rural communities depends heavily on mutual aid. Rural people tend to be self-reliant, but nevertheless depend also on their neighbors, as well as on local and state governments. The tradition among ranching families of helping each other gather cattle is perhaps the prime example of rural mutual aid, but mutual aid operates in other ways, as well. Some are formalized as non-profit corporations or local districts, such as the Mattole Valley Community Center (MVCC) and the Petrolia Volunteer Fire Department (PVFD), while others are informal but nevertheless vital for comfortable rural life. For example, when trees fall down and block county roads, people living nearby simply take their chain saws, and perhaps a tractor, and open the road. Or, one neighbor feeds the other's animals when that neighbor is away. Rural life thus depends on a complex web of relationships, and the EIR needs to consider the stresses that rapid population changes resulting from the proposed project will impose upon it.

One major threat from consequences of the proposed project to the web of relationships just described is the influx (already underway) of people who do not intend to live here for long, but instead have a "get rich quick and get out" mentality. They have little incentive to help others, and the presence of too many non-cooperators subverts mutual aid. As one aspect of this, the EIR must take account of the impacts resulting from the seasonal labor force associated with marijuana cultivation, but the NOP fails to mention these. Based on our experience here in Petrolia, these impacts are significant. For example:

Our first responders for medical calls are volunteer firefighters. Responding to calls from seasonal workers has seriously stressed this group, and a significant increase in the short-term and seasonal worker populations may stress it to the breaking point. This is not the fault of marijuana growing *per se*; some of our first responders make their living

P.O. Box 214
Petrolia, CA 95558
707 629 3265 jgwill@frontiernet.net

that way, but the explosive growth of the industry and the associated get rich quick mentality of many newcomers make the problem serious.

Like anybody else, seasonal workers need to eat and excrete, but sanitary facilities for excretion are scarce, raising issues of public health and aesthetics (marijuana is not the only thing that stinks). This problem is already serious enough that the Mattole Valley Community Center rents porta-potties for public use during the season. Volunteers clean and otherwise maintain these, but as with the first responders, these volunteers may burn out if their task becomes too burdensome.

Seasonal workers also need places to stay, but little housing is available. Some growers provide housing for their workers, but many do not. This stresses local public campgrounds, and promotes trespass camping.

On another matter, rural roads in California have suffered since Proposition 13 was adopted in 1978, shortly after I started coming to this area. On account of the geology and the weather, rural roads here are hard enough to maintain without an industry that relies “upon the import of the soil to the cultivation site,” with much of the truck traffic during the wet season when roads are especially vulnerable. Unfortunately, reading the NOP, I get the sense that the county does not appreciate the enormity of the problem. Sentences such as “Incremental increases in demand for law enforcement along with other services, such as road maintenance, may also occur” do not inspire confidence on the point.

Humboldt County has a history of booms and busts, and the EIR must take account of the likelihood that the marijuana boom will bust, as production moves to areas with lower labor costs. This will leave legacy dirt roads that will no longer be maintained, the remains of greenhouses scattered over the landscape, etc. This could be mitigated by requiring permittees to post an appropriate bond for deconstruction.

Finally, an unusual but fundamental question for the EIR is whether the county is capable of regulating the marijuana industry in any reasonable way. It is no secret that the county planning process is overwhelmed by it. Is there any reason to think that the county’s enforcement processes will do any better? For example, light pollution is a major concern for long-term residents here. How, as a practical matter, would the county enforce restrictions on light escaping from greenhouses. Again, the get-rich-quick attitude matters. The EIR cannot depend on regulations or mitigation measures that, as a practical matter, the county cannot enforce.

Sincerely,

John Williams, Ph.D.

Mr. Lazzar

April 17, 2017

Humboldt County Board of Supervisors

CC: John Ford, Humboldt County Director of Planning and Building

→ CC: Steve Lazzar, Planner

825 H Street

Eureka, CA 95501



Dear Supervisors:

I understand that the new cannabis ordinance permitting 10,000-square-foot green houses in ag zones does not require neighbor notification. I think this is a mistake. It offers no opportunity to resolve potential conflicts beforehand. Our property is an example.

The Fieldbrook Winery has been in business for 41 years. Our tasting room is located along a paved drive on the north of our 9-acre parcel. The tasting room is used for gatherings of all kinds – fund-raisers, Wine Club events, wine tasting for guests, winemaker dinners, etc.

It has come to our attention that our neighbor, Tom Christie, has pre-permitted a greenhouse in the back SE corner of his 8-acre property -- across the drive from our tasting room. (See attached.)

Logically, the greenhouse could be located along Anker Lane and not be in conflict with our wine-tasting operations. However, because of a bus stop at Anker and Fieldbrook and the county's 600-foot setback requirement, Christie's odd-shaped greenhouse is being proposed in extremely close proximity to our tasting room.

I am sure the noise and light impacts of the greenhouse operation could be mitigated so as not to conflict with our tasting room operation. However the odor that will be generated cannot co-exist with a tasting room operation.

We are not objecting to the greenhouse, just the location. How can we mitigate these impacts? Would the high school district consider moving the bus stop? We would be happy to host it along our property or perhaps the Fieldbrook School/church would be a potential location? Then Mr. Christie could locate the greenhouse on the north side of his property where an access road already exists.

Can someone respond to this correspondence? Thank you.

Judy Hodgson

4241 Fieldbrook Road

Fieldbrook, CA 95519

707-845-8129 (cell and text)

A handwritten signature in blue ink that reads "Judy Hodgson".

From: Kim Puckett [kimleepuckett@gmail.com]
Sent: Monday, May 8, 2017 4:59 PM
To: Lazar, Steve
Subject: Cannabis EIR

I am writing this to express my concerns about cannabis permits being allowed in agricultural areas that border residential areas. We bought our home 13 years ago long before legalized pot could be considered an agricultural product and have poured our life savings into it only to find that 160 acres that basically border our home have possibly been issued permits for growing marijuana. This raises huge concerns for us about smells, sounds, lights, environmental degradation, pesticide use, and possible increases in crime due to large amounts of pot being grown near our home.

From: lauracooskey@frontiernet.net
Sent: Tuesday, May 9, 2017 4:44 PM
To: Lazar, Steve
Subject: Comments on Draft EIR re: Cannabis Cultivation

Dear Mr. Steven Lazar,

I am writing with input regarding the proposed “Amendments to Humboldt County Code Regulating Commercial Cannabis Activities.”

As a private citizen owning and residing on land zoned Agricultural along the Mattole River between Honeydew and Petrolia, I have strong feelings about the proliferation of industrial-style, large-scale cannabis growing operations in rural Southern Humboldt. Whatever worries about impacts on wildlife and ecosystems might be addressed in an Environmental Impact Report also includes questions about effects on the social animal—us humans; therefore I will characterize my comments as concerns about both environmental and social issues.

Please let me first briefly list my grievances; I am sure you have heard these concerns before, so I will not delve too deeply into why they are important:

- * Water use and overuse, taxing the rivers, creeks, fish populations, wildlife in general, and also stressing neighborhood residents’ domestic water supplies
- * The noise from greenhouse generators and fans, which are annoying, disruptive, and constant (around the calendar and the clock)
- * Light pollution and disruption of diurnal rhythms. Not only a problem for wildlife and for my personal enjoyment of dark, quiet country nights, but a blight on the illusion of wilderness and pristine beauty that has drawn many tourists and comfortable retirees here (read: an important and enduring part of Humboldt County’s economy)
- * Pollution from runoff of heavy fertilizers, from diesel-powered generators, and from excessive vehicles involved in the industry; trash piles from the all-too-common tons of plastic which are rarely recycled
- * Increase in human population as Green Rushers hurry to take advantage of this grey area in legality and enforcement, and between state legality and national unlawfulness. The additional people bring with them more motor vehicles, which make the roads in rural Humboldt County more dangerous, and also cause unforeseen damage to both County- and privately-maintained roads, a result particularly of huge trailer trucks loaded with bagged soil and other pot-growing supplies. This new population of growers brings with it many other threats to quiet, peaceful enjoyment of the country life, particularly irresponsible dog ownership and a plethora of feral pit bulls throughout Southern Humboldt
- * Because of the aforementioned grey areas in legality and enforcement, weed is still worth a lot of money—if not so much here, definitely if smuggled into states where it is still illegal. Therefore, large growing operations are magnets for crime; crime makes for paranoia, and the proliferation of guns, unskilled security forces, mean dogs, etc., hired to protect the crops is almost as frightening as the chance that strangers will randomly break into any resident’s home or outbuildings, believing we are all rich players in the cannabis game.

As language in the Notice of Preparation for the EIR mentions this land use as “agricultural,” and as I have no problem with agriculture on lands zoned as such, I want to point out that the problem with the type of growing going on here is hardly what can be described as “agriculture.” Perhaps we need a

new definition of “agricultural” and of “industrial,” because each designation suggests a certain kind of enterprise with its own set of circumstances needing regulation.

If we were to amend the definitions of these terms so that any endeavor requiring machinery (fans and generators), causing light and noise disruption, and done inside a plastic greenhouse with controlled lighting and trucked-in soil became known as “industrial use,” and was assigned to (usually urban) areas zoned for factories, warehouses, and other heavy-duty, noisy, dangerous industries, I would have little problem with large-scale greenhouse cannabis growing. I think the point of zoning is to place like with like; big trucks full of manufactured growing mediums, carting plastic bags in to huge indoor expanses of automated growing scenes, dependent upon fossil-fuel-powered generators and air-replacement systems, and using quantities of water that should be metered and charged for... this is something to be placed in an industrial zone, NOT in the rural, backwoods areas of Humboldt County, a place where many people choose to live for its natural peace and quiet.

Should anyone want to grow cannabis like any other agricultural product in the hills of Humboldt, that would be much more appropriate. Green plants growing in the natural earth, fed by natural sunshine, and maturing by cues from natural length of day, would indeed look and sound like “agriculture” to me—quiet, green, and in a locally-sustained cycle of fertilization, growth, and composting. Even large grows expanding over hillsides, replacing native vegetation, would not bother me the way this non-agricultural manufacture does. Part of country living is farming!

There would still be concerns about crime, water use, increased human populations, etc., but given the fact that the reduced yields from natural farming would prevent the rudely ambitious from even trying—they would go to the industrial production zones for concentrated harvests—I do not think those effects would be anywhere near as destructive as what is already going on here in the hills now, and what is being contemplated as an even more expanded “diversity of areas” for such intensive manufacture.

Meantime, I look back with nostalgia to the days when families grew literally a handful of plants in little clearings in the forest. People claim they couldn’t get by on the tiny economic benefit that would bring them today... and I wish them luck in the urban factories of high and constant production, where the zoning of “Industrial” fits their activities.

Thank you for your time.

Sincerely,

Laura Cooskey Walker

lauracooskey@frontiernet.net

707-601-7300

544 Green Fir Rd., Petrolia, CA, 95558



Steve Lazar
Humboldt County
Planning and Building Dept.
3015 H Street
Eureka, CA95501

Dear Mr. Lazar,

This letter regards the revision of the code sections that refer to the permitting process for marijuana cultivation and processing.

The codes should require that residents of properties that will be affected by the presence of a processing facility or "grow" be notified **in writing** about the proposed business and they should be able to influence the decisions that are made by the county.

There should be public meetings/hearings to address issues and concerns about such businesses. Additionally, cities should be notified about permits that will affect their border areas or "spheres of influence" before any permits are issued.

These types of facilities should not be near schools or residential areas or within smelling distance of them.

There should be attention to the impact these facilities would have on air quality, traffic, water quality and water use and if there is a negative impact, they should not be permitted.

Additionally, the county should, retroactively, follow these same requirements for the permits that have already been granted.

It is obvious that in the rush to issue permits to growers, the rights and concerns for the rest of the community of this county have been overlooked.

A handwritten signature in black ink, appearing to read 'Laurel Farnham', is written in a cursive style.

Laurel Farnham
3576 Nelson Lane
Fortuna, CA 95540

From: Lindsay Merryman [lindsay.merryman@gmail.com]
Sent: Tuesday, May 9, 2017 12:04 PM
To: Lazar, Steve
Subject: Marijuana regulations

Lindsay Merryman
P.O. Box 13
Petrolia, California 95558

Dear Mr. Lazar,

Thanks for allowing an additional day for comments. I will cut right to the chase.

I retired here with husband to enjoy the nature and solitude of this area. I have taught as a sub and part time teacher. The proposed regulations seem to have allowed limitless privileges to large scale grows---with little consideration for the effect on quality of life in a region that tourists still consider an area of great natural beauty. To enumerate a few problems:

Huge one and two trailer trucks are now with much increased frequency plying the potholed Wildcat and all the roads of the Mattole Valley, further tearing them up. As soon as HumCo fixes a pothole, these large speeding vehicles tear it up again. Plus, it is only so long before someone gets hit by them.

Unsightly fences have proliferated, making our community look like a back alley just as the crop concealed becomes legal to grow. The amount grown poisons the air, literally to the point where mostly, it smells of skunk in That Season.

Nothing you can do about the type of people who have come to make money off this new legal crop--but in their greed they have erected white grow-houses visible for miles. Grown in grow-bags, the plants once harvested are removed and the bags, skids and associated chemicals are often left behind. Who polices these distant grows to ensure that their fertilizer bags and rodent killer doesn't end up in the river and its tribes? I am secretary of the Mattole Salmon Group and our salmon monitors have found dead otters obviously poisoned by rodenticide. These chemicals also seep into the river although they are extremely difficult to ID and are not helping our native and endangered coho, chinook and steelhead, despite the fact this is a no take river.

Anything you can do to protect the watershed and its creatures, slow the traffic, constrain the number of new acres under cultivation, provide banking services for the profits, cut down the light and generator noise pollution, reduce unseemly fences, and help us deal with this lopsided new economy is appreciated. Even our Mattole Valley Community Center has had to invest in PORTA POTTIES and pay for their cleaning as those whose workers use them don't. This cloud has a lining of toxins.

Thank you for listening.

Best, Lindsay Merryman

Please excuse any grammatical or spelling errors as my spell checker doesn't always cooperate with what I am trying to say.

From: Marion Collamer [marion@truehumboldt.com]
Sent: Thursday, May 4, 2017 1:57 PM
To: Lazar, Steve
Cc: Marion Collamer
Subject: Comments on NOP amendments to Humboldt County Code regulating Commercial Cannabis Activity

Dear Mr. Lazar,

I am a rural farmer from Panther Gap , on the Mattole Road near Honeydew. We have made our home and farm here for 17 years and love living on our land. I dream of continuing to live and farm there and passing the ranch on to our children, though I don't know if it's possible. When my husband and I first came to this amazing area this is the only land we could afford, but considered ourselves blessed beyond measure although it is on a private road without access to municipal water or power and on a grade. Many times we tried to afford land in the Valley and although we had many connections, this fertile Prime Ag land was only for the wealthy or those who inherited it.

Currently there is an over production in cannabis which has made the price plummet in recent years. In order to entice workers to live all the way out on our farm we have had to continue to pay a living wage. Opening the application process to more cultivations would put small rural farmer like us at a severe disadvantage. We have always tried to run our buisness in symbiosis with the beautiful environment that it is in. We put in a well years ago to serve our ag needs without disturbing the wildlife. We implemented a costly solar system that provides most but not all of our electrical needs. Our 3 acre conversion is a tiny portion of the 100 acres on 2 parcels. We are good stewards of the land.

The NOP that would allow for new cultivation and limit expansion on parcels like ours that are off grid, on a private road would severely affect us. We considered RRRing our home but the thought of farming somewhere other than our homestead breaks my heart and we couldn't afford it anyway. It would break up our family to have to work in another location. We have invested so much money and time into the deadlines set forth by the county, and are striving in every way to meet the requirements. We have had to pay many different lawyers, foresters and consultants in an effort to maintain our farm and livelihood . It has actually been a interesting and worthwhile process and we are learning even more about our farm. But I cannot afford to maintain these changes if taxes and overproduction burden our farm to the point that it is no longer viable. We will have to sell and be sharecroppers on someone else's fertile river valley land. Please keep in mind that TPZ or U zoned land can still be a working cannabis farm that preserves the environment while providing a living for a middle income family. Our land is on a moderate grade but was logged extensively before we purchased it. We have been much more gentle and loving to our land than the extraction industries that occupied it previously. I beg you to reconsider opening up more cannabis grows, particularly when rural middle income property holders such as myself are at such a disadvantage. We took the county's previous deadlines seriously and are attempting to be thorough and forthright.

Limiting generator use would be another new proposal that would impact us negatively to the point of being inoperable. While we maintain an costly solar system it falls short of the voltage that is required in an ag setting and we are forced to run small generators occasionally. We service them responsibly and are respectful of the neighborhood and wildlife even though BLM is on one side and the other closest farm is more than 6 miles away. Please don't punish us for using what limited resources we had to create a home and life for ourselves in southern Humboldt. We support the schools and local community and try to integrate the way we live with how we farm. There was a tradition in southern Humboldt of self reliance, living with was well as on the land, and relishing the wild beauty that locals are blessed to call home. I saw it in the loggers, the ranchers and yes even in the growers. If more cannabis grows are allowed to open and the historic farms are severely limited from expanding, farmers like myself will be without a home or a living, my dream shattered by our inability to compete with the fortunate few who can afford valley land with access to electricity. This will be

only after I have exhausted my savings trying to save my farm. In this mountainous county there are more famers in my situation than the those on Prime Ag. Think of the small rural communities that would suffer when the cannabis money usually flowing in these areas is redirected to town, where there are more services but it is less needed. Thank you for your time, I hope the county and the farmers can come up with a compromise that is good for everyone.

Marion Collamer

marion@truehumboldt.com

Founding Farmer

True Humboldt and Humboldt Sun Grower's Guild

truehumboldt.com

Like us on Facebook!

Check out our instagram!

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TRUE HUMBOLDT



HUMBOLDT
SUN GROWER'S GUILD

From: Marisa D'arpino [marisa_nativecalifornian@yahoo.com]
Sent: Tuesday, May 9, 2017 4:57 PM
To: Lazar, Steve
Subject: Public Comment
Attachments: ResponseToCannibusEIR_20170508.pdf

See attached

Regards,

Marisa

Marisa St John
22522 State Hwy 299
Blue Lake, CA 95525
May 9, 2017

Mr. Steven Lazar
Humboldt County Planning & Building Department
3015 H Street
Eureka, CA 95501
slazar@co.humboldt.ca.us

RE: Notice of Preparation of a Draft Environmental Impact Report (EIR) for Amendments to Humboldt County Code Regulating Commercial Cannabis Activities

Dear Mr. Lazar.

Here are my suggestions and comments regarding the preparation of a draft Commercial Cannabis EIR

1. "Vineyard model" is not enough – vineyards neither stink, nor have crops that are intoxicants while on the vine, nor generally negatively impact nearby vineyards. Marijuana production should not be allowed near any vineyards or other agricultural production where the smell from marijuana cultivation and production could waft over other parcels and potentially taint the non-marijuana products (commercial and non-commercial).
2. Notices of Nuisance should be abated prior to the approval of any commercial marijuana cultivation or production. The County has a long-term reputation of not abating problems (after formal complaints and personal observations). There is a high probability that this has caused the extraordinary increase of illegal marijuana growth and production, grading, building, etc. over the last 15 years. Not matter how many policies, procedures, standards, and that the County currently has in place or plans to implement, they do not mitigate any issues if the County fails to follow them and abate problems. The 2016 Loma Fire in Santa Clara, California is an example of where a county didn't abate a problem and thousands of acres of forest and multiple houses were destroyed.
3. Commercial Marijuana growth and production should not be extended to non-prime agriculture land use / zoning, high fire, or anywhere that takes Federal, State, and County services more than 15 minutes to respond to. Humboldt County has many prairies and oak woodlands that are already endangered and have been / will be destroyed. The Draft GPU EIR says that land use changes will increase prime agricultural acreage. There are some problems that can no longer be seen (like water take from Redwood Creek or dumping into Redwood Creek) due to the time that it takes to get there.
4. Grows should require light-blocking covers for lighted greenhouses to prevent light pollution and its negative effects on wildlife and other peoples' ability to enjoy their properties.
5. According the to the GPU Draft EIR "traffic on unpaved roads is estimated to contribute as much as 60% of Humboldt County's PM10, the only criteria air pollutant for which the County exceeds established standards. (See Section 3.12 Air Quality)" Areas, such as Titlow Hill where most properties are under cultivation / production, would be severely impacted by the increased traffic (even more so since the Land Use is changing and already illegally subdivided parcels could be subdivided again).

6. Dogs that are not in their owners' control chase cars and bicycles, trespass, harass/maim/kill livestock and wildlife. Dogs and cats are also not licensed, spayed/neutered and frequently abandoned when the cultivation season ends. It is not always possible to identify who the owners are, so it is also not possible to have the problems abated.

The County should make sure that non-marijuana cultivators' / producers' properties rights are upheld and do not put the burden (time and money) on them to seek compliance (especially those that live here year-round).

Sincerely,

Marisa St John

From: Nancy Roberts [rob786nj@icloud.com]
Sent: Wednesday, April 26, 2017 2:57 PM
To: Lazar, Steve
Subject: Cannabis EIR and Code Amendments

Dear Mr Lazar,

I am a lifetime resident of Humboldt County. I am very concerned about the direction that the cannabis industry may be taking and the threat to the beauty and safety of our rural area.

First, let me say that I completely support the legalization of cannabis. It is time that this important product be made available to all who want or need it. I realize that there is a long way to go in the legalization process and how it is integrated into our communities.

I have specific concern for the cultivation of this crop within the county. It should not be allowed in areas where rural families are located or at least not in close proximity to existing homes. Adequate water should be available with protection of creeks and streams. Provision needs to be made for waste disposal. Near by residents should not be exposed to odors from grows, noise from generators and visual pollution of large poly tarp structures.

I hope that these issues will be addressed as the planning commission proceeds with the processing of permits, and writing of new regulations so that we can be in harmony with growers and Humboldt county residents can be protected.

Thank you,

Nancy Roberts
Ferndale

From: Nathan Queener [nathan.queener@gmail.com]
Sent: Tuesday, May 9, 2017 1:31 AM
To: Lazar, Steve
Subject: Comments on NOP of Draft EIR for commercial cannabis

Dear Mr. Lazar:

In reading the Notice of Preparation for the EIR re: cannabis cultivation, I am struck by two ways in which a document prepared according to the NOP may drastically underestimate the actual environmental and socio-cultural impacts of the County's cannabis cultivation ordinances.

The first is the establishment of the "baseline" in the NOP as the end of 2016. As a resident of a rural area of the county for the last decade I concur with the account of "anecdotal information" describing a pattern of "near-exponential growth" in the cannabis industry during that time. That growth has seemed particularly rapid in the last two years, judging by the number of new people in town, the incredibly inflated land prices, the fences and greenhouses popping up on every vacant parcel, the now steady procession of big trucks full of soil and irrigation supplies, ... This incredible growth in new cultivation seems to have been driven in large part by three phenomena, all directly related to the county's laudable steps towards establishing a legal pathway for cultivation:

1 - Farmers who intend to comply with county regulations wanting to ensure they establish the maximum amount of cultivated area prior to enrolling in county compliance.

2 - those who **don't** intend to comply with county regs and are sure that this is "the last good year," and consequently they need to maximize profit this one, last time.

3 - Venture capitalists who may or may not be pursuing a legal pathway, many if not most from outside the county, with access to large sums of capital to pump into land and infrastructure, who see a prime investment opportunity in the current confused market and regulatory scheme

The county's recent actions have already inadvertently contributed, in part, to the huge increase in the amount of cultivation in the last two years. There seems to be widespread consensus that this level of cultivation is already having significant adverse impacts, so why consider the current situation the "baseline"?

The second major issue - most EIRs pre-suppose that government regulation can and will have an effective impact on the activities whose impacts are being analyzed. To date, I'd argue that the impact of county regulation on cannabis cultivation has been extremely limited and ineffectual. Analyzing the environmental impact of different county regulatory approaches if the county has no way to actually enforce those regulations is probably just a waste of time. I'd suggest that the EIR should explicitly consider the county's likely capacity to enforce regulations in analyzing environmental outcomes - if the status quo continues and enforcement is drastically over-whelmed by the scale of cultivation, it will not matter how permissive or restrictive the county's ordinance is.

In light of the limited enforcement resources available, it seems advisable to make sure that a final ordinance will greatly streamline paperwork for operations with limited capacity to cause environmental harm beyond that likely to occur from any home- garden scale operation growing something other than cannabis, and allow for a focus on those operations with the greatest capacity for truly significant impacts.

Thank you for your time and your efforts.

Nathan Queener
PO Box 52
Petrolia CA 95558

Re: the Humboldt County "Cannabis" Code Sections
and Revisions

May 5, 2017



Mr Lazar,

My objections to the Code sections include:

- 1) The overall sense of the Code sections that everyone in this County enthusiastically supports this local legalization of a controversial industry. There are many dangerous side effects to this policy that the County is fully aware of and many of these are not addressed in these Code sections.
- 2) The fact that applications for industrial size projects **within** the spheres of influence of incorporated cities were accepted without input from the cities effected. Supposedly, these applications met the criteria of the Cannabis Code sections. If they did, then the Code as written shows a callus and perhaps illegal disregard for the rights of Cities in the State of California. If this consequence was unintended, then this is a serious oversight by the County that should be corrected immediately. If these infringements on the rights of cities were intentional, then the County has violated the cooperative relationship that should exist between county and city governments.
- 3) The fact that the County's own general plan designates some of these adjacent county administered properties as zoned Residential (as shown by the Nelson Lane area in Fortuna). The County has been granting subdivisions in that area for years with the obvious intent to develop the area with Residential uses in mind. City services are already provided and annexation is just a matter of time. This area does not seem to fit the concept of rural, agricultural property, with no close neighbors, that the Code sections envision. Yet it technically fit the administrative definitions of acceptable property for a 50,000 ft² commercial marijuana growing and processing plant right in the middle of an existing residential area.
- 4) The city of Fortuna, with its ordinances prohibiting these cannabis operations, should be respected.

When the Code is amended:

It should include language giving the incorporated cities of the County the right to deny permitted projects that they object to that are within their Spheres of Influence.

Residential areas of the County should not be forced to have neighboring industrial marijuana operations that will obviously decrease their property values and deteriorate their quality of life.

Paul Farnham
PAUL FARNHAM
3576 NELSON LANE
FORTUNA, CA 95540

From: richard scheinman [drfun9@gmail.com]
Sent: Sunday, April 9, 2017 8:11 PM
To: Lazar, Steve
Subject: eir cannabis

Richard Scheinman MD

PO Box 49

Petrolia, CA 95558

Phone: [707 629 3365](tel:7076293365)

Fax: [707 440 2717](tel:7074402717)

Steve Lazar

Humboldt County Planning & Building Department

3015 H Street

Eureka, CA 95501

Re: NOP commenting on changes in cannabis cultivation project

Dear Mr. Lazar,

Here are my thoughts for the EIR on proposed cannabis regulations: The environment is being harmed by the explosion of cannabis cultivation sites. Specifically,

1. the use of light-dep and greenhouses has changed the NIGHTTIME environment around here so that it is no longer dark. This is a big loss to those of us ho came here for the beauty of the natural environment. A big loss.

2. 2.The use of generators and fans has destroyed the QUIET I and we so greatly appreciated. Another big loss.

3. The impact on WATER is great. There's a grow adjacent to me with thousands, actually, probably tens of thousands of plants and where are they getting their water? (I don't know if it is legal) but that many plants need a whole lot of water in an area which doesn't have a lot Maybe they've drilled wells.

4. Five years ago a two acre site about a hundred feet from my property line was tilled up and planted and the SMELL was toxic and and bad for my children. This was on a three hundred acre or more parcel. Why didn't they set it up away from me?

5. The importing of soils and material in big trucks has drastically increased the traffic and noise on the roads, as well as adversely impacted the road surfaces. There's a zillion more potholes than ever before and e have lived here for 43 year.

Here's what I suggest:

Outlaw light dep which uses fans generators, and night light.

Make sure there is adequate regulation of water use so the land and neighbors are not impacted.

Make setbacks adequate to protect privacy and quality of life of neighbors.

Now that it is legal, industrial marijuana should be grown in industrial places if it is going to be using generators and fans and importing soil and nightlights. This is not agriculture, it is industrial. Outdoor grows in the hills should have adequate water supply.

Yours truly,

Dick Scheinman

From: Robert Wiele [wielerobert9@gmail.com]
Sent: Tuesday, May 9, 2017 1:10 PM
To: Lazar, Steve
Subject: Marijuana regulation

Mr Lazar.

I live in Petrolia and am writing to comment on the effects of the marijuana boom on our town.

There is a strong consensus that it is undermining the quality of life for most of us here, and that there needs to be more restrictive regulations. This is especially true of those unfortunate enough to have had huge grow houses spring up near their homes. Bright grow lights and the noise from generators at night are making some people's life miserable. Longterm residents are leaving because of this.

The "trimigrants" that flock here in the fall congregate at the community center hoping for work and cause a sanitation problem. Port-a Potties were provided for them at community expense but that didn't completely solve the problem.

Semis towing two 30 foot trailers laden with growing materials are now a common sight on the Mattole Road. The increased damage to our roads is evident. These trucks also come around blind curves taking up both lanes. The length and weight of vehicles on our rural roads need to be regulated.

People have been growing marijuana illegally in Humboldt for two generations with impunity. Some are not going to see the need to get permits, pay fees, and follow regulations.

We need laws that keep the welfare of the entire community in mind, and we need serious enforcement of the law.

Thanks for your consideration,
Rob Wiele, Petrolia

From: robie tenorio [robieinthegarden@gmail.com]
Sent: Tuesday, May 9, 2017 4:45 PM
To: Lazar, Steve
Subject: Comments on the NOP for Humboldt County EIR
Attachments: To.docx

Dear Steve Lazar,

I have attached my comments on the NOP.

Thank you,
Robie Tenorio
Ettersburg
707-986-7429

May 9, 2017

To: Steve Lazar
From: Robie Tenorio

RE: Input regarding Scoping Meeting for Cannabis Environmental Impact Report

Despite the best intentions of the Humboldt County Planning & Building Department and the Humboldt County Board of Supervisors in passing the Humboldt County Code regulating cannabis activities on the ground impacts have been devastating in many of the categories covered in the Notice of Preparation.

Aesthetics – Since the ordinance’s passage the amount of plastic hoop greenhouses, solid metal or solid plastic fencing and other ugly and generally blight producing infrastructure has doubled or even tripled.

Agriculture and Forestry Resources – In Southern Humboldt since the passage of the ordinance the clear cutting of forest & use of timberland for grows has increased. By passing the ordinance without having sufficient enforcement in place to prevent this it has created a doubling or tripling of grows. To have people receive tax benefits under the Williamson Act does not appear to safeguard the need to preserve agricultural land for food production because of the high price paid for cannabis versus veggies or meat.

Air Quality – The increase traffic of large trucks constantly being driven on small dirt roads has greatly increased the amount of fugitive dust. How will you be able to measure the increase in pollution & degradation of air quality from the running of gas or diesel powered generators that are used for growing “mixed light”?

It is absolutely a mistake to allow and encourage any use of fossil fuels to grow a plant that could be grown without artificial light. The clear and present danger of Climate Change is not being addressed. When communities around the world are struggling to find ways to lessen their dependence on Fossil Fuels Humboldt County is encouraging an unnecessary contribution to Global Climate Disruption.

Biological Resources - I agree with every concern mentioned in this section. There is direct loss of vegetation and wildlife habitats due to the grading and vegetation removal for new cultivation & expansion of existing grows. There has been an increase in road construction, and an increase use of existing roads which all creates sediment, which will find its way into streams. The continued use of rivers, creeks, springs and seeps for these expansions will have a significant impact on wildlife both terrestrial and aquatic as watercourses dry up from diversion for cannabis growing. Noise pollution from generators, fencing and light emitted from “mixed light” cultivation all has a negative impact on wildlife and human neighbors. Again

because of the lack of enforcement there has been an increase of generator noise. Also it is a negative impact on the quality of life for residents of this previously quiet and peaceful rural area.

Cultural Resources and Tribal Cultural Resources –

How will you survey the areas for Tribal Cultural Resource concerns?
How will the County enforce any regulations concerning Tribal Cultural Resources?

The **Hazards & Hazardous Material** category should include the use of gas or diesel generators for indoor or “mixed light” grows. Where there is fuel used there will be spills – that will contaminate land and water ways.

The very serious impact of fires resulting from generator use for indoor or mixed light could be devastating for our area. In the unincorporated areas of the county we are dependent on our local volunteer fire departments, who have already had to respond to fires from generator grows. We have been lucky so far. But the potential for catastrophic wildfire is present and will put all of our communities at risk of losing their homes and possibly their lives. To continue to ask our volunteers to put their lives at risk for an indoor or mixed light cannabis grow is criminal.

Hydrology and Water Quality

Geology and Soils -

How will you be able to adequately assess the impacts on water and soil?

How will you be able to monitor the on the ground and in the waterway impacts of all these grows? Especially the ones not applying for permits but feeling that they can double and triple their grows because of a lack of enforcement.

Public Services

This may be the area to address impacts on roads. The roads in Southern Humboldt were built in a time of considerably less traffic. In the last 5 years traffic of large trucks, large trucks with trailers, 5, 10 & 20-ton delivery trucks and water trucks has greatly increased. Since the passing of the ordinance it has become a constant stream on all our roads.

Between the issues of 50 year old failing culverts (which is to be expected), very wet winters and the constant high impact of industrial level cannabis growing our county roads have been devastated. This also includes the same impacts on private sub division roads and has created problems for Road Associations who are not able to collect fees from those causing the damage.

In the Public Service category you do bring up the potential for increased risk of fire. This needs to be addressed – generators running in High Fire Hazard areas to grow cannabis indoors or mixed light puts all of us – but especially our volunteer fire fighters in serious danger.

Cumulative Impacts –

Because there is such a broad range of impacts from the air pollution to the disintegration of the roads it will be difficult if not impossible to fully assess the cumulative impacts.

But there is no doubt that industrial cannabis agriculture in remote rural areas of Humboldt County will have negative cumulative impacts on the air, the land, the waterways, the wildlife and the human population.

One area not mentioned is the use of plastic.

Californians have voted to eliminate single use plastic bags at the grocery stores yet the current cannabis farming practice for most growers uses an incredible amount of plastic. Plastic bags for fertilizer, plastic for greenhouses, plastic for the light dep grows. If you go to any of our local dumps you will see enormous piles of plastic. Much of it single use. This will have a long-term negative impact on the environment.

Steve Layan,



I am writing to you with my concerns of cannabis being grown on Nob Hill in Fortuna, or any other neighborhood for that matter. I have lived here for 45 yrs. in this peaceful and beautiful place. And now things are beginning to change. There is one large grow area in a field at the end of the road. It is set up and ready to start as soon as the go ahead is given. There is another grow in a house on the corner next to me, in which the smell at times is disturbing. At times, I hear the hum of increased electricity being used. It has been curried for the increase. We should not be subject to the offensive smell of cannabis in our neighborhoods.

Nob Hill Rd is a Collector Road, so added traffic to these already deteriorating roads would be disastrous for the city. The road in front of my house has a

Cumpr in it due to the city working on waterlines every 50 many feet. They have tried to fix this problem but it still exists. The city will be putting out more money for road repairs if grows are allowed in the open spaces on Nale Hill.

At this time, there are several large fields in the area, that if the price was right, the owners could surcome to the dollar and grows would be put in. Growers pay big bucks for property, as you know. There are many other places where growers could be, such as the cell river valley and the hills. They need ~~strict~~^{strict} regulation in these areas too.

There needs to be regulations and thought put into how many feet from already existing houses. We should not be subject to the smells of grows. Cannabis grows often attract crime and bring into

our neighborhoods those that could be problematic.

The pollution of water and the chemicals that are involved would be disastrous to our land and neighborhoods.

If the city allows these grows to come in to our neighborhoods, there will be increased crime for the police dept., polluted water for the city to deal with, increased road repairs for the city, constant complaints to deal with from those in the neighborhood that are used to living in a clean, friendly, and safe place. And last but not least there will be an increase in business by the Fortuna Mortuary. They probably won't mind, but families will!

Sincerely Concerned
Jose Hoacas

I am talking about increase of crime and fatalities that go along with it.

From: Steve Watson [swatsonphoto@gmail.com]
Sent: Wednesday, May 10, 2017 2:58 PM
To: Lazar, Steve
Subject: Re: NOP for EIR Marijuana

Here you go and thank you Steve:

While I understand and begrudgingly accept that "legalized" recreational and commercial sales of marijuana has come to California and Humboldt County, responsible, equally represented governance would require that those involved in the cannabis industry be consistently held to reasonable, equitable and clearly defined standards. They should be expected and required to be responsible stewards of OUR land and good neighbors - attentive to the 4 "S's" of concern (mitigation of sight, smell, sound and safety issues). In the rush to legalize and allow large, commercial-scale cannabis operations, these issues were not sufficiently addressed by the previous ordinance passed by our Board of Supervisors. We need a robust, effective and timely system to hold negligent and indifferent cannabis growers accountable. Those injured and negatively impacted by this exploding industry need a way for their voices and concerns to be heard and valid complaints quickly addressed. Much of this requires fixing the flawed ordinance which the NOP for EIR may be an opportunity to do.

We have to ask ourselves what vision of Humboldt do we want to create for our children - what kind of future ?

Do we want to attract residents who move to Humboldt to build and better our community for the long-term or those only rushing here to make a quick buck during the Green Rush? Humboldt is one of the most beautiful places on earth--or was. I was born and raised here. I brought my wife and family back "home" 12 years ago. But Humboldt today is not the one I cherished and remember.

My wife frequently comments about how incredibly beautiful our county is as we drive along Humboldt's scenic highways--even everyday places like Highway 101 near Loleta are notably beautiful. Will she and other visitors still feel that way as ugly white marijuana hoop houses proliferate along our roads and highways?

I'm asking for the BOS to represent ALL of their community and not just seemingly at times the exploding cannabis industry.

We should expect cannabis entrepreneurs to be responsible stewards of the land and good neighbors at a minimum. That's means being attentive to the safety, sights, sounds and smells of potentially impacted residences and businesses nearby.

The setbacks for cannabis cultivations and processing operations need to be increased for any permits issued adjacent to residential neighborhoods and homes even in agricultural zones (such as those just outside Fortuna). Strict smell, sight, sound and safety regulations need to be created and enforced. Those leaving near a cannabis

operation should not have to have their happiness, well-being, property values and use of their homes negatively impacted by the noxious, persistent odor of growing marijuana. The landscape of our community is changing with increased housing density in many of these areas. It's not appropriate or fair to rubber stamp-approve a cannabis permit just because the property is located within in certain zones and and parcel sizes (such as Ag General over 5 acres). There needs to be consideration and due process for homes and families negatively impacted in such areas due to their close proximity to marijuana grows.

For instance, we are only 2-3 football fields away from an approved 10000 square foot mixed light cannabis operation that includes a separate processing building. Apparently an additional 10000 sq permit may have been applied for on an adjacent parcel. We could have 20000 sq of highly stinky marijuana grows operating in close proximity to the dream home however recently bought to raise our large family.

How is that right and fair? How is this profiteer being required to be a good neighbor? My family cannot tolerate the smell of weed in any form. We are essentially being denied the right and opportunity to enjoy the beauty and peaceful use of our own home, which was built long before the cannabis operation existed. My family cannot tolerate the smell of weed in any form. No open windows during the hot summer months. No backyard barbecues without the regular stench of marijuana permeating the air both in and outside our home.

Please require that these issues be addressed before any new permits are issued, and existing operations be required to address smell and other related issues negatively impacting residences in their vicinity.

Responsible stewards of the land and good neighbors...these are reasonable expectations and requirements that the current ordinance does not adequately address. Humboldt has plenty of land to support this industry. Please safeguard the homes and happiness of those many families who are being harmed and negatively impacted by the large scale grows that are being permitted with little to know due process and appeal rights for potentially impacted neighbors.

Odor control needs to be addressed for all grows, new and existing, and set backs from adjoining residences and parcel lines need to be increased and/or permitted cultivation space reduced in those cases when neighbors would be negatively impacted. Please fairly and responsibly represent all of Humboldt, including the many individuals and families who are not enamored by cannabis, by fixing these issues.

Sincerely,

S. Watson

PO Box 308 Fortuna, CA. 95540

Sent from my iPhone

From: Susan Nolan [snolan@humboldt1.com]
Sent: Sunday, April 9, 2017 6:21 PM
To: Lazar, Steve
Subject: Amendments to County Code Regulating Cannabis Activities

Dear Mr. Salazar,

It's very good to hear that County Planning and Building Department is preparing an Environmental Impact Report on accepting more cannabis cultivation permit applications and clarifying regulations.

The Notice lays out a thorough list of issues to be covered. I look forward to scoping. This is certainly needed. My only concern is for adequate funding to follow through on permit processing.

Thank you,
Susan Nolan.

From: Thomas Mulder [hrh707@outlook.com]
Sent: Friday, May 12, 2017 12:27 PM
To: Lazar, Steve
Subject: EIR

I can't make the meeting today at 2. It is challenging for farmers in the southern Humboldt area to make a meeting in the middle of the day in Eureka. I am hopeful that there will be another meeting in the southern part of the county.

Some of my concerns are if this an "agricultural product" why are TPZ parcels that meet the same road and sloping requirements not allowed any new square footage. If TPZ can be converted under a 3 acre conversion for any other agricultural use why not for cannabis. Some TPZ parcels could easily be converted to RA if the county would prefer that zoning change. I feel parcels out of heavily populated areas with proper roads should be allowed to expand instead of moving grows to lower lying areas close to cities or heavily populated areas. Also the higher elevation areas are preferred by many farmers for better quality. (Think of different grapes that have to be grown at different elevations for best flavor)

I believe as permits are issued there is also a follow up that these businesses are filling proper forms with the state like sales tax and such. I have many more concerns and I know this process is challenging for all. Thank you

Sent from my Verizon 4G LTE smartphone

From: Tims outlook desktop [scipilot@suddenlink.net]
Sent: Monday, April 17, 2017 9:15 AM
To: Lazar, Steve
Cc: Ford, John; Fennell, Estelle; Bohn, Rex; Wilson, Mike; Bass, Virginia; Sundberg, Ryan; mwheatley@ci.fortuna.ca.us; ljensen@ci.fortuna.ca.us
Subject: NOP Comments

Humboldt County Planning & Building Department
3015 H Street
Eureka, CA 95501
ATTN: Steven Lazar

4-16-17

Steve: Some of these suggestions are rewrites from other ordinances and have been adopted as practical.

Ref: **NOP REVIEW**

The following suggestions are for the Notice of Preparation to the Environmental Impact Report scheduled to be implemented in 2017. The goal of these comments are to maintain or improve the character, appearance, and livability of established neighborhoods to include our surrounding environment. I'm asking that we protect this environment from incompatible uses, excessive noise, traffic, dust, light spillage, glare, odor, and similar significant nuisances that may be caused by cannabis cultivation.

By considering these recommendations we can ensure our environment is adequately protected both inside and outside any Sphere of Influence (SOI) within Humboldt County.

* **Residential setback**

On eligible parcels regardless of size, any commercial marijuana cultivation area must be setback at least a minimum of three hundred (300) feet from existing residences on adjoining parcels. This will provide a reasonable buffer zone to help eliminate nuisances.

* **Property Line Setback**

Any cannabis cultivation area must be setback a minimum of at least one hundred (100) feet from the property line.

* **Prime Ag Land**

As you had mentioned in your NOP; Expand the areas where new cultivation or expansion of existing cultivation sites will be permitted to locations with or without prime agricultural soils that are planned and zoned for agricultural use.

This would be extremely helpful where cultivators have prime soils close to adjacent neighbors but also have the opportunity to relocate. Gaining access to some of these prime ag locations may cause significant environmental harm.

*** Odor**

1. A greenhouse utilizing a mixed-light operation used for marijuana production or a building used for marijuana processing shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
2. The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
3. The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a minimum of once every 365 days.
4. Negative air pressure shall be maintained inside the building.
5. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
6. The filtration system shall be designed by a mechanical engineer licensed in the State of California. The engineer shall stamp the design and certify that it complies with the amended Commercial Medical Marijuana Land Use Ordinance.
7. An alternative odor control system is permitted if the applicant submits a report by a mechanical engineer licensed in the State of California demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required.

*** Noise**

The applicant shall submit a noise study by an acoustic engineer licensed in the State of California. The study shall demonstrate that all mechanical equipment used for heating, ventilating, air conditioning, or odor control will not produce sound that, when measured at any lot line of the subject property, exceeds 50 dB(A). Any type of disruptive mechanical noise should not be audible at adjacent residences. The use of generators within a SOI should be restricted.

*** Hydrology and Water Quality**

Many groundwater wells rely on a hydrologic connection between one another and to the rivers and streams of the valleys. By allowing irrigation wells in any area cultivating close to residential wells and surface water has the "potential for interference with each another". It is important to realize when high impact activities occur, such as marijuana cultivation off a groundwater well near residential wells or a stream, we are in "uncharted waters" so to speak. We must look for ways to protect our environment and become aware of the gift we often take for granted.

*** Security Cameras**

If used, security cameras shall be directed to record only the subject property and may be directed to public rights-of-way as applicable. Cameras are not to be directed toward neighborhood residences or properties.

*** Security Lights**

If used, security lights shall not be directed toward any adjacent residences or in any manner disrupt any environmentally sensitive habitat areas.

*** Aesthetics and Property Values**

There should be a stronger emphases on aesthetics and the effect that cultivation has on adjacent property values.

Inside of all Spheres Of Influence earth tone fencing should be a requirement.

Chain link fencing shall be vinyl coated in earth tone colors to be compatible with the lot upon which it is to be built, in terms of topography, soil and existing vegetation. All chain link accessories, posts, gates and other fencing materials must be color coordinated in earth tones to match the vinyl coating.

The planting of a privacy vegetation screen is also highly recommended.

*** Neighbor Notification**

Any commercial marijuana cultivation, both inside and outside a SOI, should provide adjacent neighbors of the intent to grow as part of the application process. This will give that neighbor a chance to voice any type of concerns including right-of-way, safety, nuisance, or environmental obstacles.

Considering these proposed amendments is extremely important to the public safety, quality of life, property values of our citizens and the environment we all live in.

Tim Meade
400 Nob Hill
Fortuna, CA 95540
707-725-2011



DEAR MR. LAZAR:

I AM A 33-YEAR RESIDENT OF PETROLIA IN THE MATTOLE VALLEY AND WRITING TO YOU WITH MY CONCERNS ABOUT THE INDUSTRIALIZATION OF THE "CANNABIS" INDUSTRY IN OUR VALLEY. THE LAST FEW YEARS HAVE SEEN BIG CHANGES WITH A LARGE INFUX OF PROFITEERS LOOKING TO MAKE A QUICK BUCK HERE. ROADS HAVE DETERIORATED, BIG TRUCKS DRIVING TOO FAST PAST SCHOOL PEDESTRIANS, AND LIGHT AND SOUND POLLUTION ARE NEW CONCERNS HERE. I WOULD URGE YOU TO DO WHATEVER YOU CAN IN THE REGULATION PROCESS TO ADDRESS THESE ISSUES, WE SHOULD KEEP HEAVY INDUSTRY OUT OF THE HILLS, & POSSIBLY PUT IT IN INDUSTRIAL ZONES WHERE IT DOESN'T NEGATIVELY IMPACT FAMILIES SEEKING RURAL PEACE & QUIET. THANK YOU,

Tony Anderson
P.O. Box 44
PETROLIA, CA 95558