



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CANNABIS SERVICES DIVISION

3015 H STREET, EUREKA, CA 95501
FAX: (707) 268-3792 PHONE (707) 445-7541

2/9/2017

Sutti Associates, Stepan Berlov

700 Airport Blvd

suite 260

Burlingame, CA 94010

RE: Permit Application No. 12691 APN 033-271-001-000

Dear Sutti Associates, Stepan Berlov,

Thank you for your Commercial Cannabis Permit Application. After an initial review, the submittal did not contain all of the required information and has been deemed incomplete. The items below must be provided before we can begin processing your application. For a complete version of the application checklist please visit: <http://humboldt.gov/DocumentCenter/View/53497>

✓ **Additional Payments**

Check(s) in the amount of \$30.00 payable to the Tribal Historic Preservation Office (THPO) for each of the following tribes: \$30 to Bear River Band THPO.

✓ **Application Materials**

Indemnification and Hold Harmless Agreement; Commercial Medical Marijuana Land Use Ordinance Acknowledgement Form; Signed Affidavit - Commercial Cannabis Activity; Documentation of cultivation activities occurring prior to January 1, 2016 (not required for new cultivation).

✓ **Evidence of Ownership or Authorization**

Evidence of ownership is needed including, but not limited to: Copy of current deed for the property; Copy of lease or similar instrument authorizing application for permits; Copy of ownership instrument, showing all owner names (if more than one owner); Legal documentation describing the composition of the organization showing those empowered to direct the affairs and those holding an interest in the organization.

✓ **Site Plan of Entire Parcel Showing**

A site plan is needed including, but not limited to: Owner's name and assessor's parcel number; Easements; Natural waterways including streams, springs, ponds, culverts, and any other water features; Location and area of cultivation or commercial activity; Setbacks of cultivation area from property lines; Access roads; Graded flats; Buildings labeled as to type and date of construction including whether they will be used for any cultivation or processing activity; Water storage structures labeled as to type, capacity, and date of construction; Water diversions including culverts, ponds, dams, and other ground disturbance from water diversion; Dimensions showing 600 square feet around the cultivation site, including distances from nearby schools, school bus stops, places of worship, public parks, Tribal Cultural Resources, and off-site residences within 300 feet.

✓ **Cultivation and Operations Plan**

An operation plan is needed including, but not limited to: Description of water source, storage, irrigation plan, and projected water usage; Description of site drainage, including runoff and erosion control measures; Detail of measures taken to ensure protection of watershed and nearby habitat; Protocols for proper storage and use of fertilizers, pesticides, and other regulated products utilized; Description of cultivation activities (e.g. outdoor, indoor, mixed light); Processing Plan; If mixed light cultivation proposed, identify number of cultivation cycles; Schedule of activities during each month of the growing and harvesting season, including projected generator use; Security Plan.

✓ **Indoor Cultivation Facilities**

Information on indoor facilities is needed including, but not limited to: Identify source of electrical power; Include description of how it will meet energy requirements described in section 314-55.4.8.3 of the Zoning Code.

✓ **Retirement, Remediation, and Relocation (if applicable)**

If your project includes a Retirement, Remediation, and Relocation please consult the application checklist found at: <http://humboldt.gov/DocumentCenter/View/53497>

✓ **Other Permits, Licenses, and Documents (if applicable)**

If applicable, please include: A copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights; Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Board; Streambed Alteration Permit obtained from the Department of Fish and Wildlife; Copy of County of Humboldt well permit; If parcel is zoned FR, U or TPZ, or involves conversion of timberland, a copy of less-than-3-acre conversion exemption or timberland conversion permit, approved by CAL-FIRE. For existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE.

Please assemble all requested material and submit as a complete package. Once the items above are submitted and the application is determined to be complete, we will refer it to the appropriate agencies for comment. Additional issues or concerns may be identified through the referral and/or environmental review process. To help in this effort, the Division of Environmental Health has provided a checklist which has been enclosed.

The filing of an application does not authorize the applicant to engage in any new commercial medical marijuana cultivation, processing, manufacture or distribution activity. No such activity shall commence until the application has been processed to decision and all requisite clearances, permits and/or licenses have been secured.

If you submitted an update to your application that is not reflected in this letter, it may be because that additional information has not yet been added to your project file. Rest assured, if we received something, it will be added to your project file. Again please bring all the items indicated in this letter to make your application complete. If you have any questions regarding this letter please call the Planning and Building Department at (707)445-7245.

Sincerely,



Rodney Yandell, Planner
Cannabis Services



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

June 16, 2017

Sutti Associates
Stepan Berlov
700 Airport Blvd, Suite 260
Burlingame, CA 94010

RE: Conditional Use and Special Permit Application #12691

Dear Mr. Berlov:

We received your application re-submittal on May 31, 2017 for a conditional use permit for a proposed commercial cannabis dispensary. This application is proposed on the property identified as APN 033-271-001 and 033-271-026, which has a zoning classification of Unclassified. Unfortunately, the county's Medical Cannabis Dispensary Ordinance specifically states that medical cannabis dispensaries may only be allowed in the C-1, C-2, C-3, MB, ML, and MH zoning districts. The zoning of this property therefore does not allow for the proposed dispensary and the application cannot currently be approved.

At this point your options include withdrawing the application, submitting a separate application for a zoning reclassification, or requesting that we take forward the application with a staff recommendation of denial to the county Planning Commission. Should you wish to withdraw the application the county will process a refund for any unutilized portion of your application deposit. Please be advised that a zoning reclassification is a lengthy process that includes multiple steps, and that currently a zoning reclassification to any of the zones that allow a dispensary could not be approved given the current general plan designation of Agricultural Lands.

I should inform you that the county is currently in the process of updating the general plan, and that the designation for this property is proposed to change to a Commercial Recreation (CR) land use designation that would allow for the possibility of such a rezone. However, the property's location on the state Highway and the existing uses on the property would strongly encourage any zoning change to be into a Highway Commercial (CH) zone, which does not allow for medical cannabis dispensaries. More specifically, the existing uses on the property would be consistent with the CH zone, but would likely be considered non-conforming uses in the various zones that allow for cannabis dispensaries. If you'd like to discuss this possibility of rezoning further please contact me.

Regardless of which option that you choose to proceed with, please let us know in writing so that we can accommodate your decision. Section 312-6.1.5 of the Humboldt County Code requires that applications not completed by the applicant within six (6) months after submittal shall be deemed withdrawn. If you have any questions regarding this letter please call me at 707-268-3721.

Sincerely,

Cliff Johnson
Senior Planner

C: So Hum Sun Grown LLC



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

November 14, 2018

So Hum Sun Grown, LLC
Attn: Mike Baker
16427 Briceland Rd
Whitethorn, CA 95589

CC: Cannabusiness Law, Inc
Attn: Sarah Pelzner
755 Baywood Drive, 2nd floor
Petaluma, CA 94954

RE: Permit Application No. PLN-12691-CUP APN: 033-271-001 Case No.: CUP16-805

Dear Mike Baker:

We received your application re-submittal on 12/28/2016 for a conditional use permit for a proposed commercial cannabis dispensary. This application is proposed on the property identified as APN 033-271-001 and 033-271-026, which has a zoning classification of Unclassified. Unfortunately, the county's Medical Cannabis Dispensary Ordinance specifically states that medical cannabis dispensaries may only be allowed in the C-1, C-2, C-3, MB, ML, and MH zoning districts. The zoning of this property therefore does not allow for the proposed dispensary and the application cannot currently be approved.

At this point your options include withdrawing the application, submitting a separate application for a zoning reclassification, or requesting that we take forward the application with a staff recommendation of denial to the county Planning Commission. Should you wish to withdraw the application the county will process a refund for any unutilized portion of your application deposit. Please be advised that a zoning reclassification is a lengthy process that includes multiple steps, and that currently a zoning reclassification to any of the zones that allow a dispensary could not be approved given the current general plan designation of Agricultural Lands.

The property currently has a Commercial Recreation (CR) land use designation that would allow for the possibility of such a rezone. However, the property's location on the state Highway and the existing uses on the property would strongly encourage any zoning change to be into a Highway Commercial (CH) zone, which does not allow for medical cannabis dispensaries. More specifically, the existing uses on the property would be consistent with the CH zone, but would likely be considered non-conforming uses in the various zones that allow for cannabis dispensaries. If you'd like to discuss this possibility of rezoning further please contact me.

Regardless of which option that you choose to proceed with, please let us know in writing so that we can accommodate your decision. Unless it is withdrawn, the Department must act on your application. For this reason, if you do not submit the requested materials or a request for hearing within 180 days (6 months) of the date of this letter, we will begin scheduling your project for a hearing. This could result in the denial of your application and the inability to secure a State license under the Medical and Adult Use Cannabis Regulation and Safety Act (MAUCRSA). If you have questions about this letter, please contact Max Hilken at 707-441-2623.

Sincerely,

Max Hilken

Max Hilken
Cannabis Services Division
Vendorlaco2@co.humboldt.ca.us



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CANNABIS SERVICES DIVISION

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

January 26, 2023

Bennet & Delphina Dorrance
So Hum Sun Grown, LLC
990 Hwy 101
Garberville, CA 95542

RE: Permit Application No. PLN-12691-CUP, So Hum Sun Grown, LLC

APN: 033-271-001

Dear Applicants:

This letter provides an important update on your Conditional Use Permit application referenced above. To date, we have not received the required information in response to prior letters. You may recall that the project site is not zoned to permit a cannabis dispensary. Your option has been, and remains, to withdraw the application or submit a concurrent rezoning application. However, the rezoning process is lengthy, and it is doubtful that the Planning Commission and Board of Supervisors would approve it.

This letter is to inform you that if you do not take one of the following actions within 30 days, your project will be processed with a recommendation of denial.

The alternative options available to you include the following:

Option 1: Withdraw your application; or

Option 2: Request a review of your application to result in a list of items required to be submitted to continue processing concurrently with a rezoning application.

If we do not receive a response within 30 days, you will be charged for the staff time required to process the denial of your application. Applicants who choose Option 2 will be responsible for any costs associated with reviewing the application. You may submit your response to this letter via email at djohnston@co.humboldt.ca.us. If you have questions about this letter, please contact me via email or by phone at (707) 441-2622.

Sincerely,

Senior Planner

Cc: Agent: Kyndra Miller, CannaBusiness Law, Inc.
755 Baywood Drive, 2nd Floor
Petaluma, CA 94954