



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CANNABIS SERVICES DIVISION

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

June 25, 2025

Ray Winkle
33220 St Hwy 36
Bridgeville, CA 95526

RE: Permit Application No. PLN-12297-SP, APN 210-044-008

Dear Ray Winkle,

Based on a review of the application materials available on file, there are still materials needed to continue processing your permit application. Communications were sent to you on April 20, 2023, indicating additional information was required to continue processing your permit application, and additional communications were sent to you on February 29, 2024, and April 22, 2024. As the requested information has not been submitted to date, staff cannot recommend approval of the project.

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 options available to you include the following:

Option 1: Withdraw your application. If you are no longer interested in pursuing a cannabis permit on the above referenced property, submit a written request to withdraw the application. Closing your cannabis permit application will require evidence that all cannabis related infrastructure has been removed and the site has been remediated, or the infrastructure has been permitted for a use allowed in the zone; or

Option 2: Submit the requested Cultural Resources Survey, Operations Plan updates, and information regarding tree removal.

Without this requested information the Department is unable to fully evaluate this project for compliance with the findings specified in Humboldt County Code.

Per Humboldt County Code Section 312-6.1.4 where the Department has determined that an application lacks the information necessary to demonstrate its conformance with the required findings and requests supplemental information, the applicant may disagree and may request, in writing, that the application be processed to the designated Hearing Officer as submitted. In these cases, upon receipt of the written request, the Department will schedule the application before the Hearing Officer within 30 working days. However, be aware that absent this evidence it would be extremely difficult for the Department to make a recommendation other than for denial of the project.

When you have assembled the requested material, submit the item to the Planner on Duty during regular business hours with Attn: Michael Holtermann.

Unless operating subject to a valid Interim Permit issued by the County, the filing of this application does not authorize the applicant to engage in any new commercial cannabis 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 have questions about this letter, please contact me at 707-268-3737 or mholtermann@co.humboldt.ca.us.

Sincerely,

A handwritten signature in blue ink, reading "Michael Holtermann", followed by a long horizontal flourish.

Michael Holtermann
Associate Planner

EC: valleytops.llc@icloud.com, verdantbridge@gmail.com

ENC: Incomplete Letter dated April 20, 2023, Email correspondence dated February 29, 2024 and April 22, 2024.



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April 20, 2023

Valley Tops, LLC
Attn: Ray Winkle
33220 State HWY 36
Bridgeville, CA 95526

RE: Permit Application No. 12297

APN: 210-044-008

Case No.: PLN-12297-SP

Dear Ray Winkle,

Thank you for your efforts to obtain approval of a Special Permit for 10,000 square feet of preexisting Outdoor cultivation. Unfortunately, after review the application submittal was found not to contain all the required information and we are unable to move the permit forward at this time. We previously requested additional project details and materials on June 13, 2018, and have not received the requested updates to the Operations Plan.

The Interim Permit for 10,000 square feet Outdoor cultivation is active and valid, and will expire Dec. 31, 2023. We have enclosed

Below is listed the information or action we need to continue this permit application:

1. An addendum to the updated operations plan including:
 - a. Schedule of activities during each month of the growing and harvesting season including projected generator use;
 - b. Estimated annual water usage of 30,000-gallons appears to be low for the 10,000 square feet of cultivation requested – Please provide written justification for low water estimate or revise as necessary.
 - c. Provide detailed information about *existing* water storage and *proposed* water storage. We want the details on the Site Plan to be articulated within the Operations Plan Addendum (i.e. XXX gallons of storage exists onsite).
 - d. Since the water source for irrigation includes a spring, include any water forbearance considerations pursuant to Humboldt County Code Section 314-55.4.11(l);
 - e. Project will include a condition to eliminate generator use as primary power source and replace with renewable power by 12/31/2024. Renewable energy for the operation can be achieved by solar, grid tied with renewable options, or a combination of the two (grid and solar).
 - f. Provide details on any generator noise attenuation efforts, and an assessment of current generator noise as historically operated.
 - g. Describe propagation occurring onsite, including whether artificial lighting is used and if so, how is it shielded from escaping between dusk and dawn daily.

2. Site Plan indicates a proposed 1,500 square foot propagation/ancillary nursery area. We can support only 10% of the cultivation amount to be used for propagation. Revise the Site Plan to reduce the propagation greenhouse to 10% of the cultivation area, or 1,000 square feet. We can discuss options for making this change.

Please keep in mind additional information may be requested once the project is reviewed by State and local agencies during the referral stage of the process. The Department cannot make the required findings specified in Humboldt County Code Sections 312-1.1.2 and 312-17 et seq., and the California Environmental Quality Act (CEQA) based on the information submitted to date. In order for the Department to further evaluate this project for compliance, the additional requested information must be submitted.

Please accumulate all requested materials and submit them as a complete package and submit these items at the front counter to the attention of the contact listed below during regular business hours. When submitting these items please include the Application Number and APN found at the top of this letter. For most efficient processing, please include a copy of this letter with your submittals. If you have questions about this letter, please contact Devin Sutfin, Planner, at 707-268-3778, or dsutfin1@co.humboldt.ca.us.

Sincerely,



Devin Sutfin
Associate Planner

CC: Agent of Record
Verdant Bridge Enterprises
Fauna O'Brien
P.O. Box 249
Fortuna, CA 95540

EC: valleytops.llc@icloud.com, verdantbridge@gmail.com

ENC: Deficiency Letter dated 06/13/2018.



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

June 13, 2018

Deer Creek Organics LLC
Attn: Geoffrey Campbell
PO Box 1411
Willow Creek, CA 95573

RE: Permit Application No. 12297 APN: 210-044-008 Case No.: SP18-047

Dear Geoffrey Campbell:

Thank you for your submittal of the above referenced application for a commercial cannabis permit on December 20, 2016 for 20,000 square feet of existing outdoor medical cannabis cultivation. Our understanding is that the project has been changed to 10,000 square feet of existing outdoor cultivation. Prior correspondence regarding the project has included in incomplete letter dated 2/9/17, a withdrawal notice dated 8/16/17, as well as a meeting with Rodney Yandell and email correspondence with Caitlin Camp. Additional application materials were received on 9/28/17, and the project was issued an interim permit on 4/10/18. Unfortunately, after review the application submittal was found not to contain all of the required information and we are unable to move the permit forward at this time.

Below is listed the information we need to continue processing this permit application:

1. An addendum to the updated operations plan including:
 - o Schedule of activities during each month of the growing and harvesting season including projected generator use;
 - o Estimated annual water usage appears to be low for the amount of cultivation requested – Please provide justification for low water estimate or revise as necessary;
 - o Any water forbearance considerations pursuant to Humboldt County Code Section 314-55.4.11(I);
 - o Number of employees/family members/operators required for operations both full time and at peak periods;
 - o Detail on any noise attenuation efforts for electrical generators and/or field measurements of noise at property lines.
2. A copy of a Water Resources Protection Plan (WRPP) prepared for the project, or a letter from a qualified professional indicating that one is being prepared.
3. If retirement of existing cultivation is part of the proposed project, provide a Remediation Plan prepared by a qualified professional (e.g. biologist, hydrologist, engineer etc.) describing steps necessary to abate existing environmental harm at the existing cultivation site.
4. A replacement check/money order in the amount of \$30.00 for the Bear River THPO. The check previously on file has since expired due to 180 days having elapsed. Please note that the NWIC check is no longer required and is also being returned.
5. A Road Evaluation Report (enclosed).

Be advised, if your source of water for cultivation and associated activities is a spring, forbearance will be required pursuant to Humboldt County Code Section 314-55.4.11(l) unless it can be demonstrated that the spring is not hydrologically connected to surface water. As a condition of project approval you will be required to provide confirmation from CDFW that the spring is not hydrologically connected to surface water, or ensure water storage capacity to comply with a mandatory forbearance period. Currently the Operations Plan and Notice of Intent describe use of the spring during the forbearance period – this may also need to be

Pursuant to Humboldt County Code Section 312-11.2, *“Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.”* While our office is in the process of completing this review for your parcel, it may be necessary for you to submit additional information in order to determine how the property was created in its current configuration. If additional information is needed our office will contact you.

Please keep in mind, additional information may be requested once the project is reviewed by State and local agencies during the referral stage of the process. The Department cannot make the required findings specified in Humboldt County Code Sections 312-1.1.2 and 312-17 et seq., and the California Environmental Quality Act (CEQA) based on the information submitted to date. In order for the Department to further evaluate this project for compliance, the additional requested information must be submitted.

Please note that this project was issued an Interim Permit on April 10, 2018, which authorizes the applicant to seek State licensure and continue operations until completion of the local permit review process or denial of a County permit, or January 1, 2019, whichever occurs first. The items requested in this letter must be submitted within 30 days in order to ensure timely processing of your permit.

Please accumulate all requested material and submit as a complete package and submit these items to the contact listed below during regular business hours. When submitting these items please include the Application Number and APN found at the top of this letter. For most efficient processing, please include a copy of this letter with your submittals.

Unless operating subject to a valid Interim Permit issued by the County, please remember that the filing of a permit application does not authorize the applicant to engage in any new commercial 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 have questions about this letter, please contact Isaac Hansen at 707-445-7541.

Sincerely,

A handwritten signature in cursive script that reads "Isaac Hansen".

Isaac Hansen
Cannabis Services Division
vendorlaco@co.humboldt.ca.us

Cc: Agent

AgDynamix

Teisha Machetti

732 5th St. Suite I

Eureka, CA 95501

Attachments

Road Evaluation Report

Expired Checks

Re: PLN-12297-SP APN 210-044-008 Additional Information Needed

Holtermann, Michael <mholtermann@co.humboldt.ca.us>

Mon 4/22/2024 3:09 PM

To: valleytops.llc@icloud.com <valleytops.llc@icloud.com>

Cc: verdantbridge@gmail.com <verdantbridge@gmail.com>

Good afternoon,

Just circling back on this. Has a Cultural Resources Survey been completed to date, and if not do you have an estimated date of completion? Additionally please submit documentation describing tree removal under a Small Timberland Owner Exemption and an Oak Woodland Exemption, if the tree removal is still proposed.

Best,



Michael Holtermann

Planner

[Planning and Building Department](#)

(707) 445-7541

3015 H Street | Eureka, CA 95501

Email: mholtermann@co.humboldt.ca.us

From: Holtermann, Michael

Sent: Thursday, February 29, 2024 2:25 PM

To: valleytops.llc@icloud.com <valleytops.llc@icloud.com>

Cc: verdantbridge@gmail.com <verdantbridge@gmail.com>

Subject: PLN-12297-SP APN 210-044-008 Additional Information Needed

Good afternoon,

I am the assigned planner for your cannabis permit application referenced above. During a review of your permit application, I noticed a Cultural Resources Survey was requested for the property in October of 2020, however I was unable to locate a copy of the report on file. If a report was completed can you send me a copy via email? If a survey has not been completed to date, one will need to be prepared for the property.

Additionally I saw documents regarding tree removal pursuant to a Small Timberland Owner Exemption and an Oak Woodland Exemption. If the project proposal still involves the removal of trees, can you please provide a brief summary of the proposed activities and the intent? I am unable to find any mention of it in the Cultivation Operations Plan we have on file.

If you have any questions, please let me know.

Best,



Michael Holtermann

Planner

[Planning and Building Department](#)

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