



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CANNABIS SERVICES DIVISION

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

December 3, 2018

Paradise Valley, LLC
Attn: Aaron Lieberman
P.O. Box 363
Arcata, CA 95518

RE: Permit Application No. PLN-12303-CUP APN: 220-292-015 Case No.: CUP16-614

Dear Aaron Lieberman:

Thank you for your continued efforts to obtain approval of a commercial cannabis permit for 32,000 square feet of existing outdoor cannabis cultivation. Prior correspondence regarding the project has included an incomplete letter dated 2/9/17, and a pending withdrawal notice dated 8/16/17, as well as a meeting with John Ford and Stephen Luther on 5/8/18 and again on 8/10/18 to discuss existing cultivation amounts verified by the County. Additional application materials have been received, including proof of historic cultivation imagery and a Winterization Plan received on 11/20/18, and the application became eligible for an interim permit on 11/19/18. 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.

Listed below are the actions you must take for staff to continue processing this permit application:

1. Revise the cultivation amounts requested through the Site Plan and Operations Plan to 19,920 square feet of existing cultivation, in line with the agreement reached between County staff and the Applicant post the above mentioned meetings and additional email correspondence.
2. Provide a copy of the business documents of incorporation that highlights all decision making members of the Northland Management Group LLC.
3. Submit a revised Operations Plan that includes the following additions/edits:
 - o Description of the irrigation water use addressing all of the following areas:
 - Projected water usage on a daily or monthly bases; and on an annual basis (please provide monthly use estimates, additionally the estimated amount may need to be updated per the change to the amount of existing cultivation that could be verified by the County);
 - o Elaboration on the processing plan including:
 - Estimated number of employees/family or LLC members, if any.
 - Description of toilet and handwashing facilities.
 - Description of plumbing and/or septic system and whether or not the system is capable of handling increased usage.
 - Description of source of drinking water for employees.
 - Description of increased road use resulting from processing and a plan to minimize that impact.
 - Description of on-site housing, if any.

- The power consumption section currently indicates that mixed light cultivation is performed onsite, please update to clarify outdoor cultivation;
 - Identify the power source for cultivation and processing operations.
4. Submit a revised Site Plan that includes the following additions/edits:
- Owner's name and assessor's parcel number (update the owner name to Northland Management Group in line with the current deed.)
 - Easements (if applicable – if not, include a note on the map as such);
 - The setback of your cultivation area from the Streamside Management Area buffer on your site. Please note that Buffers/setback distances for natural waterways, including streams, springs and ponds in conformance with the Streamside Management Area definition from the County's General Plan (reference BR-S5) are as follows:
 - 100 feet measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of perennial streams.
 - 50 feet, measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of intermittent streams.
 - The width of the Streamside Management Areas shall not exceed 200 feet measured as a horizontal distance from the top of bank. The width of Streamside Management Areas shall be expanded to up to 200 feet measured as the horizontal distance from the top of bank as necessary to include slides or areas with visible evidence of slope instability.
 - Septic/Sewer system location
5. Submit a replacement \$30 check or money order made payable to the Bear River Tribal Historic Preservation Office (THPO). The one previously on file has expired due to 180 days elapsing.
6. Submit a copy of a Water Resources Protection Plan (WRPP) or Site Management Plan prepared for the project and submitted to the State Water Resources Control Board, or a letter from a qualified professional indicating that one is being prepared.
7. Submit a route map showing which roads are used to access the operations area from the nearest major publicly maintained road.
8. Submit a completed Road Evaluation Report (enclosed). If selecting "Box 2", include evidence, such as photos or other documentation, justifying that determination.
9. If on-site relocation of existing cultivation is part of the proposed project, provide a Remediation Plan prepared by a qualified professional (e.g. biologist, hydrologist, engineer etc.) demonstrating that the new site is environmentally superior to the present condition, describing the methods of restoration, and targets to abate existing environmental harm at the previous cultivation area. If the relocation occurred after January 1, 2016, include an explanation as to why this took place prior to the permit or clearance required under the CMMLUO being obtained.

Be advised, because a portion your source of water for cultivation and associated activities is a surface water diversion, forbearance will be required pursuant to Humboldt County Code Section 314-55.4.11 (l). Proof of adequate water storage will need to be submitted upon implementation, or completion of project(s). Do not engage in grading, conversion of timberland, or any land disturbance activities until all requisite clearances, permits and/or licenses have been secured.

County staff will conduct a review of previous land use actions that have been approved on the subject parcel(s) to ensure that, "The proposed development complies with the terms and conditions of any applicable permit and/or subdivision map that was previously approved for such development" (HCC §312-2.4.1.2). If a relevant project is found and additional information is needed, our office will contact you.

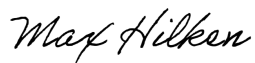
Please keep in mind, additional information may be requested once the project is reviewed by State and local agencies during the referral stage of the process. The Department cannot make the required findings specified in Humboldt County Code Sections 312-1.1.2 and 312-17 et seq., and the California 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 became eligible for an Interim Permit on November 19, 2018, which, **when signed, notarized, and approved by the County**, 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. Because this permit has not yet been issued, you must either execute the Interim Permit (enclosed), submit photographic evidence that no cultivation is occurring this year on the parcel, or withdraw the application (Please see the letter from Director John Ford dated July 5, 2018 for more information). The items requested in this letter **must be submitted within 30 days** in order to ensure timely processing of your permit.

Once you have assembled all the requested materials listed in this letter, please submit these items along with this letter as a complete package to the contact listed below during regular business hours. In order to devote our time to applications that are fully complete and ready to move forward, the County must strictly adhere to our policy of not accepting incomplete or individual submittals of required information. **All required items must be submitted as a single package, in order for planning staff to accept them at the counter or via email.** We appreciate your understanding and cooperation in this matter, as we work diligently to keep forward progress of cannabis permitting.

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 Max Hilken at 707-441-2623.

Sincerely,



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

Attachments
Road Evaluation Report