



**ZONING ADMINISTRATOR
STAFF REPORT - MINOR USE PERMIT**

**FEBRUARY 14, 2019
U_2018-0023**

SUMMARY

OWNER: ANDREW C. LOOMIS
PO BOX 1806
TELLURIDE, CO 81435

APPLICANT: BRANDY MOULTON/SUNSHINE HOLISTIC
18601 N HWY 1, PMB 166
FORT BRAGG, CA 95437

REQUEST: Use Permit to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 sq. ft. of mature canopy within a structure per Mendocino County Code Section 20.242.040 (C)(1)(c). This property is subject to the 'Sunset Clause'.

LOCATION: 6.4± miles southeast of Fort Bragg city center, lying on the east side of Jade Court (CR 453), 0.1± miles east of its intersection with Amethyst Street (CR 451), located at 17501 Jade Ct., Fort Bragg (APN: 019-560-31).

TOTAL ACREAGE: 0.98± acres

GENERAL PLAN: Rural Residential - 80,000 sq.ft. minimum parcel size (RR-2)

ZONING: Rural Residential - 80,000 sq. ft. minimum parcel size (RR-2)

SUPERVISORIAL DISTRICT: 4

ENVIRONMENTAL DETERMINATION: Categorically Exempt – Section 15301, Class 1 (Existing Facilities)

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Jesse Davis

BACKGROUND

PROJECT DESCRIPTION: A Use Permit request to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 sq. ft. of mature canopy located at 17501 Jade Court, Fort Bragg. Presently, cannabis cultivation takes place within a single, multi-level accessory structure. Besides cultivation, this accessory structure facilitates limited ancillary activities, including curing, drying, and trimming of cannabis. No additional development or activity is proposed as part of this project. Per the 'Sunset Clause', this Use Permit is valid until May 4th, 2020, three (3) years following the effective date of the ordinance adopting Chapter 20.242.

SITE CHARACTERISTICS: The 0.98± acre project site is located 6.4± miles southeast of Fort Bragg city center, lying on the east side of Jade Court (CR 453), 0.1± miles east of its intersection with Amethyst Street (CR 451), located at 17501 Jade Court (APN: 019-560-31). In addition to the 2,500 sq. ft. accessory cultivation structure, the parcel is developed with an existing single-family residence, a detached carport, and a detached pump house/shed. The site is located within a mapped "Moderate Fire Hazard" zone with a small portion of the surrounding properties being mapped in a "Very High Fire Hazard" zone. The subject property is within a California

Department of Forestry and Fire Protection (Calfire) responsibility area. However, the Fort Bragg Rural Fire Department is the nearest local fire agency. The entirety of the site is located within a mapped "Sufficient Water Resources" zone, and there is additional water storage capacity on-site. A review of California Natural Diversity Database indicates occurrences of special status species on the subject property, as well as adjacent parcels. There may be additional occurrences or additional species within this area which have not yet been surveyed and/or mapped.

An existing irrigation well (No. 9970) is located near the private driveway in the northwest portion of the property. The septic system for the property is located along the eastern property boundary. Per the Department of Environmental Health, records indicate that the 'Pump Basin' system designed by Carl Rittiman to serve the convenience bathroom of the accessory structure was never installed or permitted, nor was the replacement/repair system also designed by Mr. Rittiman. As a result, these aspects have been included as conditions of approval.

Electricity to the site is provided by Pacific Gas and Electric Company (PG&E). In 2012, a 1,000 AMP electrical meter was provided to the subject property (BF_2012-0501). Access to the site is via a private driveway from Jade Court (CR 453), which per the Department of Transportation requires that a residential driveway approach be constructed in accordance with Mendocino County Road and Development Standards.

RELATED APPLICATIONS:

- AG_2018-0160 (Type C: Small Indoor Cannabis Cultivation)
- BF_2012-0501 (Install 1,000 AMP Electrical Meter)
- BF_2011-0779 (Storage)

RELATED CASES IN VICINITY:

- OA_2018-0008 & R_2018-0005 (Cannabis Accommodation & Prohibition Districts)

PUBLIC SERVICES:

ACCESS: JADE COURT (CR 453)
FIRE DISTRICT: CALFIRE AND FORT BRAGG RURAL FIRE PROTECTION DEPARTMENT
WATER DISTRICT: N/A
SEWER DISTRICT: N/A
SCHOOL DISTRICT: FORT BRAGG UNIFIED

ENVIRONMENTAL REVIEW: The project has been determined to be categorically exempt from CEQA per Section 15301, Class 1 (Existing Facilities).

AGENCY COMMENTS: On November 6, 2018 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below:

REFERRAL AGENCIES	COMMENT
Department of Transportation	Response
Environmental Health	Response
Building Inspection (FB)	Response
CalFire	No Comment
Fort Bragg Rural Fire District	Response
California Department of Fish and Wildlife	No Response
Sonoma State University	Response
Sherwood Valley Rancheria	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Comment

KEY ISSUES

1. **General Plan and Zoning Consistency:** The subject parcel is located within the Rural Residential [80,000 sq. ft. minimum parcel size] (RR2) General Plan Land Use Classification. The RR Land Use Classification *“is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area, and residences should be located as to create minimal impact on agricultural viability.”*

While the proposed project does not entail the farming of food, the scale of the existing indoor cannabis cultivation is relatively small and thus conforms to the intended use of the RR Land Use Classification. Additionally, the proposed project is consistent with the intended uses of the RR Land Use Classification, which allows for agricultural uses and cottage industries, as described within the project description.

The site of the proposed cannabis cultivation is zoned as Rural Residential with a 80,000 ft² minimum parcel size (RR2) under the Mendocino County Code. The proposed project is consistent with the intent of the RR District, which is *“intended to create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically the “RR” District would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired”*, as described in Chapter 20.048.005 of the Mendocino County Code.

Given the size and zoning designation of the subject parcel, it is subject to the Sunset Provision for Residential Districts. Cultivation sites on legal parcels located in Rural Residential (lot sizes two (2) acres [R-R:L-2]), are subject to the following requirements, per Mendocino County Code Section 10A.17.080(B)(2)(b):

- a. There is an occupied dwelling unit on the legal parcel with the cultivation site.
- b. A Permit may be renewed and valid only until three (3) years following the effective date of the ordinance adopting this Chapter and any permits issued shall be void not later than three (3) years following said effective date.

The proposed cannabis cultivation site conforms to these requirements, as there is an occupied dwelling unit on the legal parcel. Establishment of the Mitchell Creek North and Mitchell Creek South Cannabis Accommodation (CA) Combining Districts, which would have negated the ‘Sunset Clause’ were considered, but the Planning Commission recommended that these proposed districts be removed from consideration due to insufficient support from property owners within the proposed areas.

Because no Cannabis Accommodation district exists, this Use Permit will reflect an expiration date mandated by the ‘Sunset Clause’ of May 4, 2020.

2. **Use Permit Findings:** The proposed use permit is required to meet the use permit findings set forth in the Mendocino County Code (MCC 20.196.020). Below is the discussion of each finding and how the use permit appropriately meets those requirements.

- a. That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;

As shown in the previous section, the proposed project will be in conformity with the General Plan.

- b. That adequate utilities, access roads, drainage and other necessary facilities have been and are being provided;

The proposed project has connections to existing water and septic systems that will be used for the operation. Conditions to the use permit require the applicant to work with the Mendocino County Department of Environmental Health to improve and permit the existing

septic system. Additionally, in response from the Mendocino County Department of Transportation, the proposed project will require a standard residential road approach onto Jade Court (CR 453) to ensure adequate access.

- c. That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use in necessary of the public health, safety or general welfare, the finding shall be to that effect;

The project has been determined to be categorically exempt from CEQA per Section 15301 (Existing Facilities). As such, there are no aspects of the proposed project that would have a potentially significant impact on the environment.

- d. That such use preserves the integrity of the zoning district.

Similarity to the General Plan conformity compliance with the Mendocino County Code zoning district is discussed in the previous section, which determined the proposed project is in conformity with the RR2 zoning district.

Environmental Protection: The project has been determined to be categorically exempt from CEQA per Section 15301 (Existing Facilities).

- 3. **Cultural Resources:** The project was referred to the Northwest Information Center (NWIC) at Sonoma State University for review and comment and a response was provided on November 13, 2018. Based on NWIC's record, there has not been any previous cultural resource studies conducted within the propose project area. The project was also referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. As of December 11, 2018, one response has been received from the three local representatives contacted; no comments on the project were provided.

Given that no new development is proposed, and that cultivation will take place within existing structures, staff recommends only that a standard condition advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

- 4. **Habitat and Natural Resources:** Based on review of the California Natural Diversity Database (version 9/2017), several special status species are known to occur within and adjacent project site. If new development related to cannabis cultivation is proposed a botanical survey may be required after determination by the California Department of Fish and Wildlife (CDFW).

RECOMMENDATION

By resolution, the Zoning Administrator grant the Use Permit (U_2018-0023) for the Project, as proposed by the Applicant, based on the facts and findings and subject to the Conditions of Approval.

DATE

JESSE DAVIS
SENIOR PLANNER

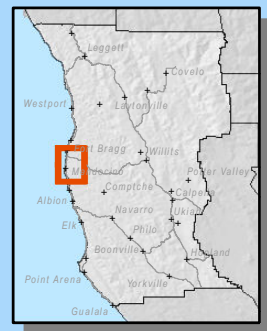
Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery Map
- C. Topographic Map
- D. Site Plan/Exhibits
- E. Zoning Map
- F. General Plan Map
- G. Adjacent Parcels
- H. Fire Hazard Zones & Responsibility Areas Map
- I. Local Soils Map

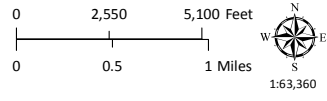
(Exhibit A): RESOLUTION AND CONDITIONS OF APPROVAL

(Exhibit B): Division of Environmental Health Correspondence (03/02/2018)



CASE: U 2018-0023
 OWNER: LOOMIS, Andrew
 APN: 019-560-31
 APLCT: Brandy Moulton
 AGENT: Brandy Moulton
 ADDRESS: 17501 Jade Court, Fort Bragg

- Major Towns & Places
- Highways
- City Limits
- Major Roads
- Coastal Zone Boundary



LOCATION MAP
 ATTACHMENT A

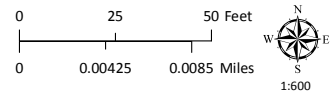
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018



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AGENT: Brandy Moulton
ADDRESS: 17501 Jade Court, Fort Bragg

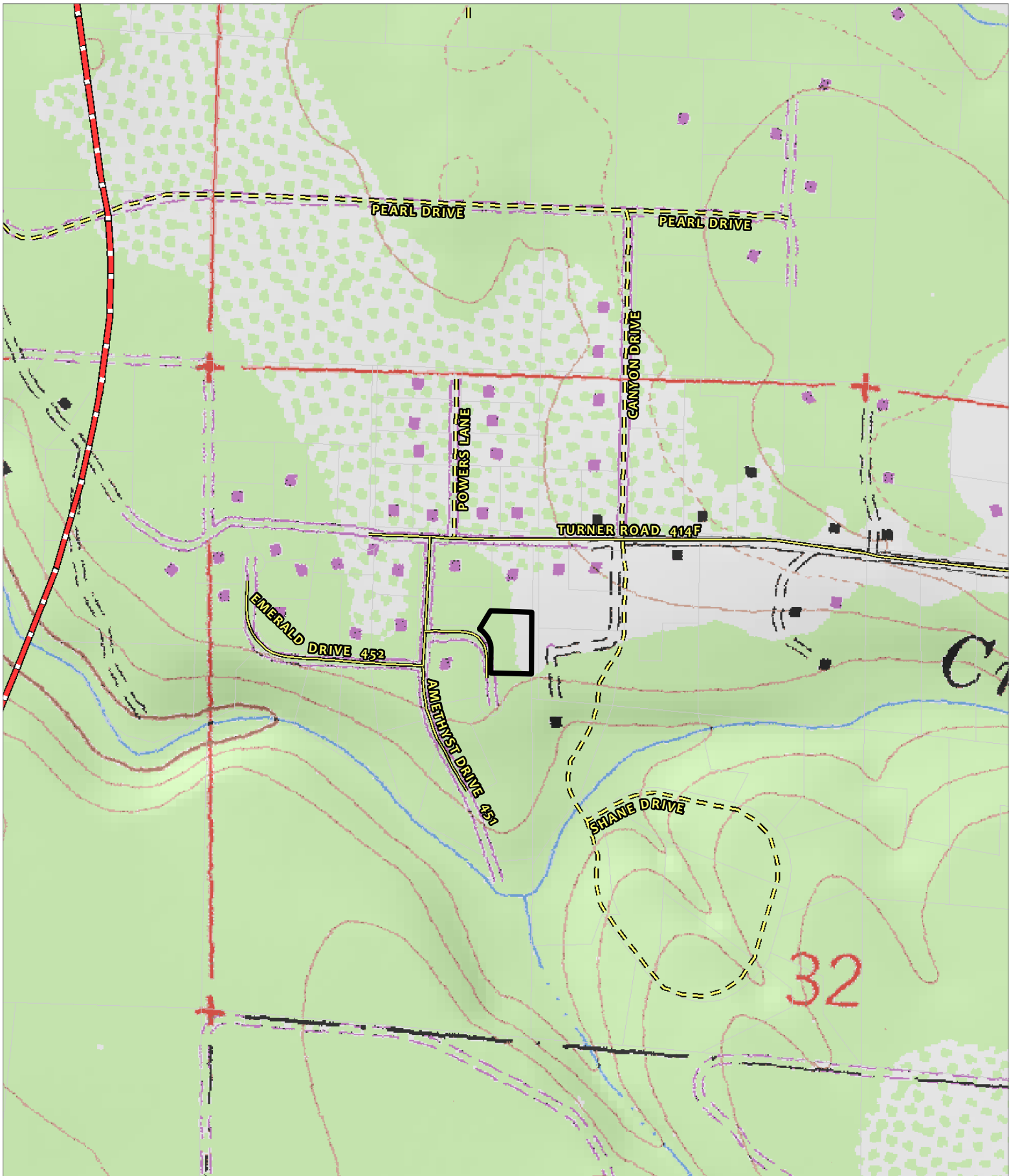
Public Roads



AERIAL IMAGERY
ATTACHMENT B

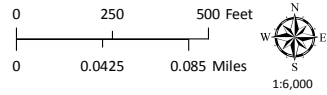
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VENTURA COUNTY PLANNING DEPARTMENT - 06/09/2018



CASE: U 2018-0023
 OWNER: LOOMIS, Andrew
 APN: 019-560-31
 APLCT: Brandy Moulton
 AGENT: Brandy Moulton
 ADDRESS: 17501 Jade Court, Fort Bragg

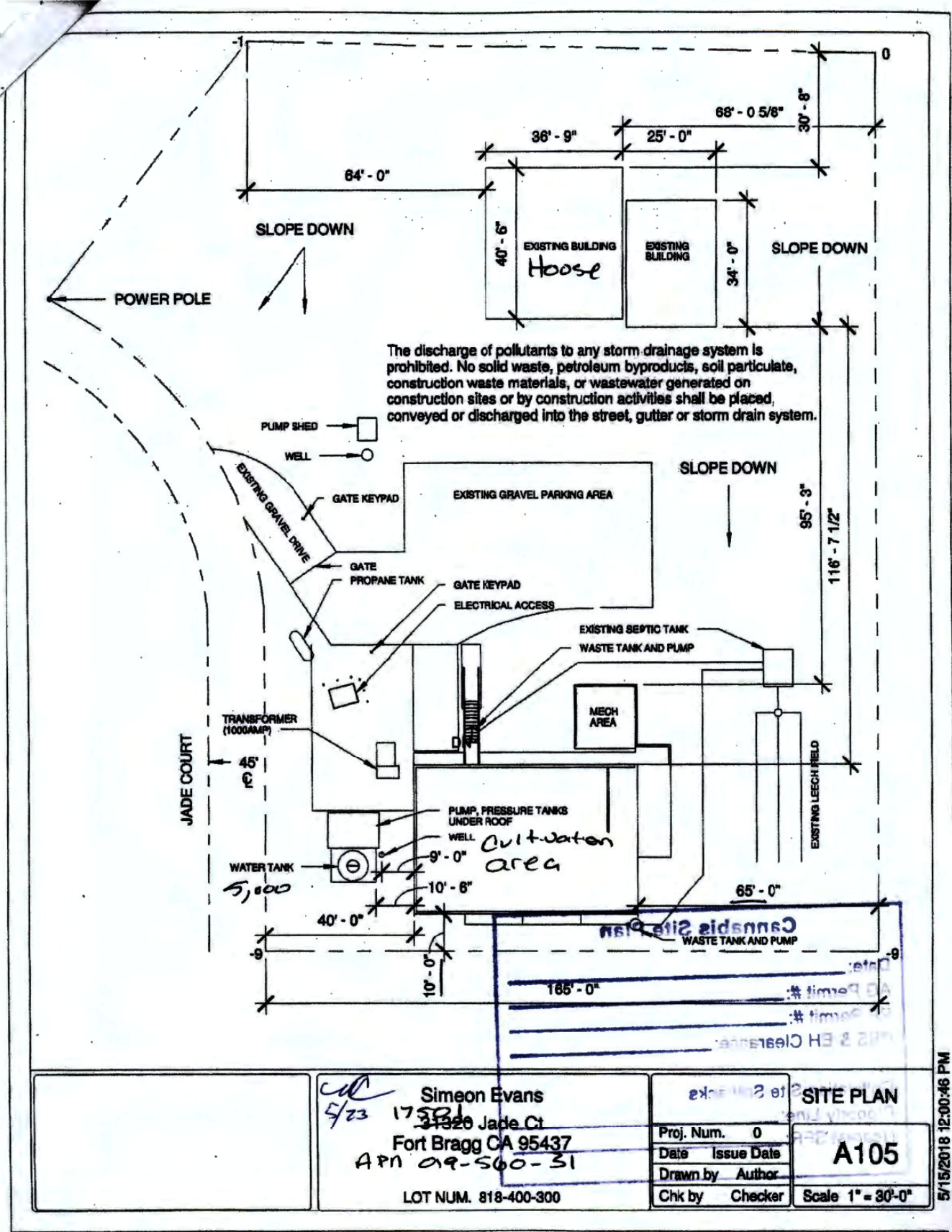
- - - Coastal Zone Boundary
- Public Roads
- - - Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
ATTACHMENT C

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018



<p><i>CE</i> 5/23 17521</p> <p>Simeon Evans 31320 Jade Ct Fort Bragg CA 95437 APN 09-560-31</p> <p>LOT NUM. 818-400-300</p>	<p>Proj. Num. 0</p>	<p>SITE PLAN</p> <p>A105</p> <p>Scale 1" = 30'-0"</p>
	<p>Date Issue Date</p>	
	<p>Drawn by Author</p>	
	<p>Chk by Checker</p>	

5/15/2018 12:00:46 PM

CASE: U 2018-0023
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 AGENT: Brandy Moulton
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NO SCALE



SITE PLAN
 ATTACHMENT D

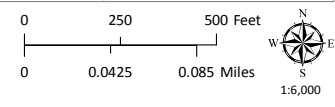
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018



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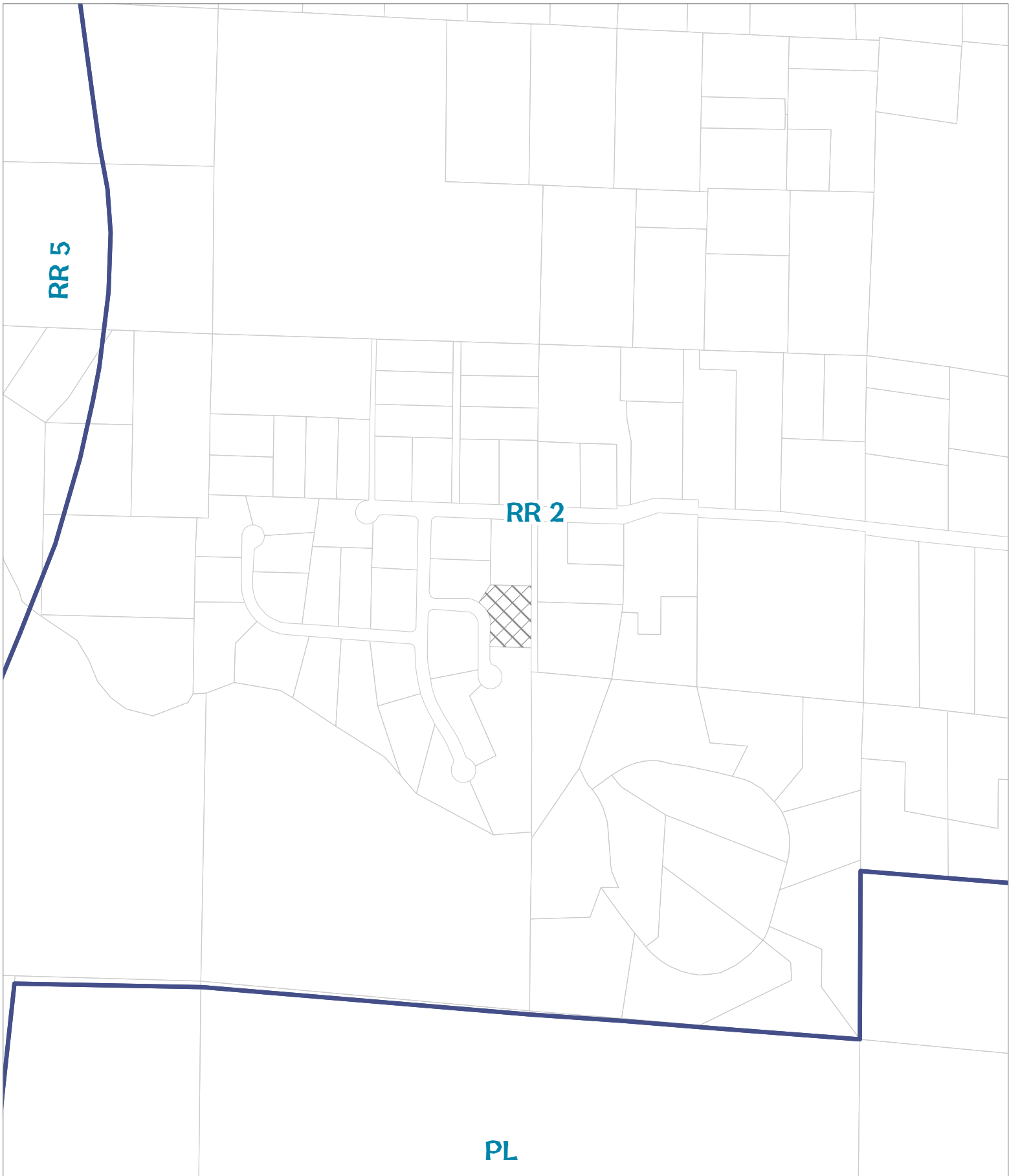
 Zoning Districts
 Public Roads



ZONING DISPLAY MAP
 ATTACHMENT E


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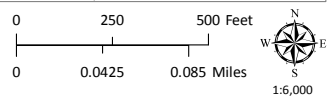
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

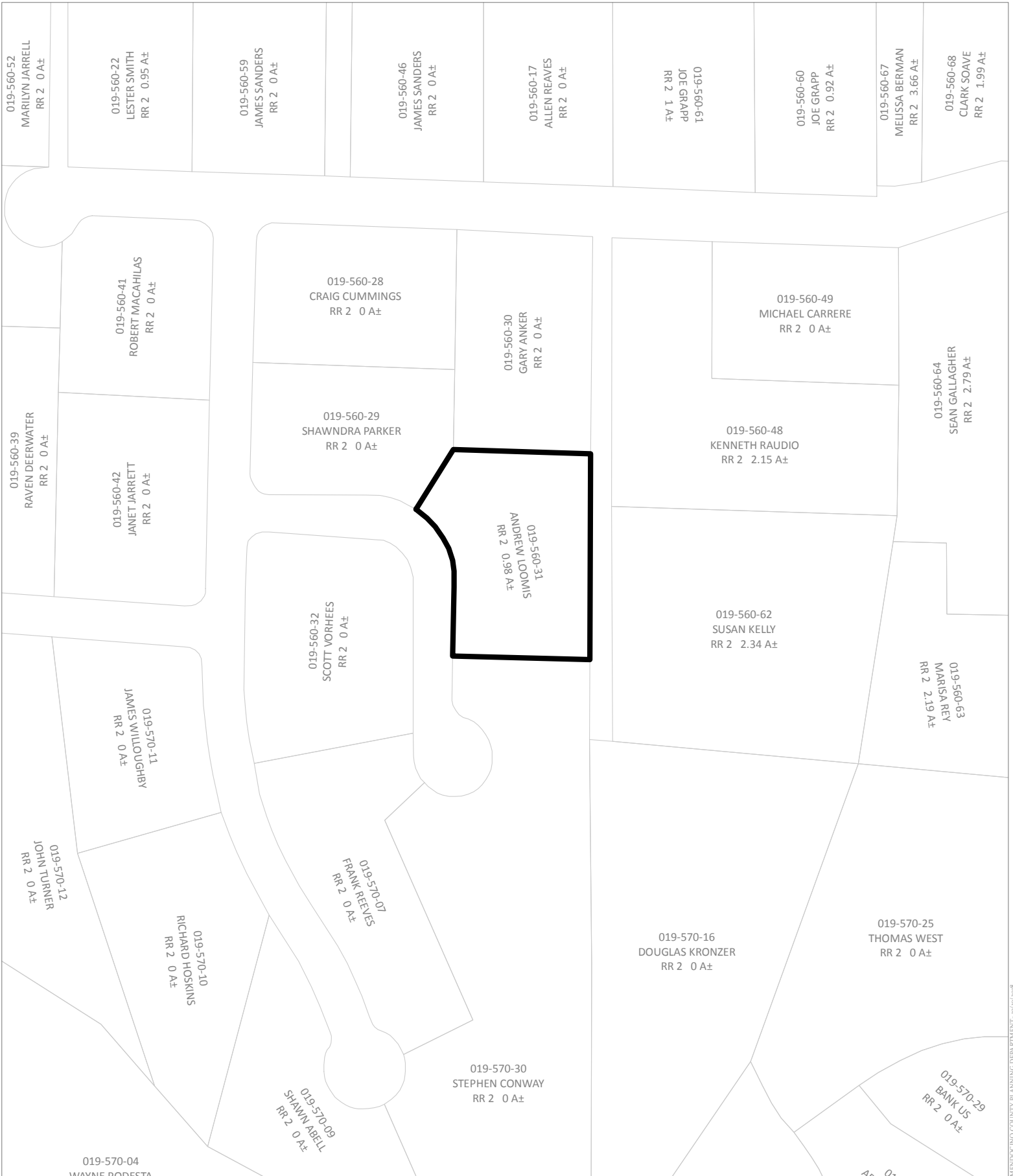
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 General Plan Classes

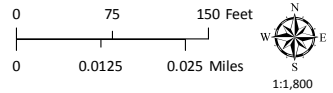


**GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT F**

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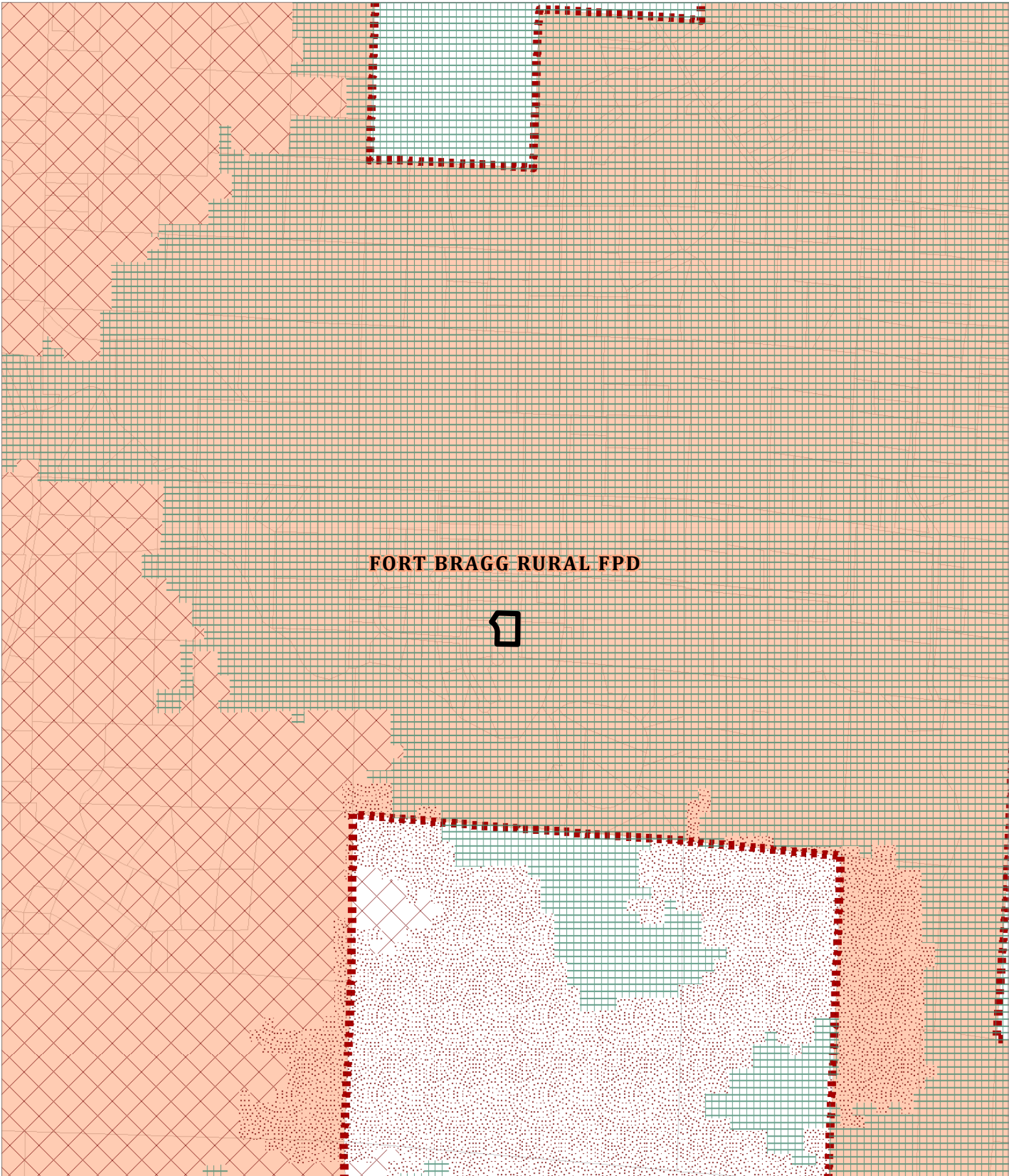


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ADJACENT PARCELS
 ATTACHMENT G

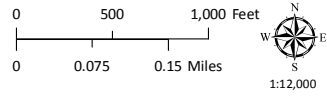


FORT BRAGG RURAL FPD



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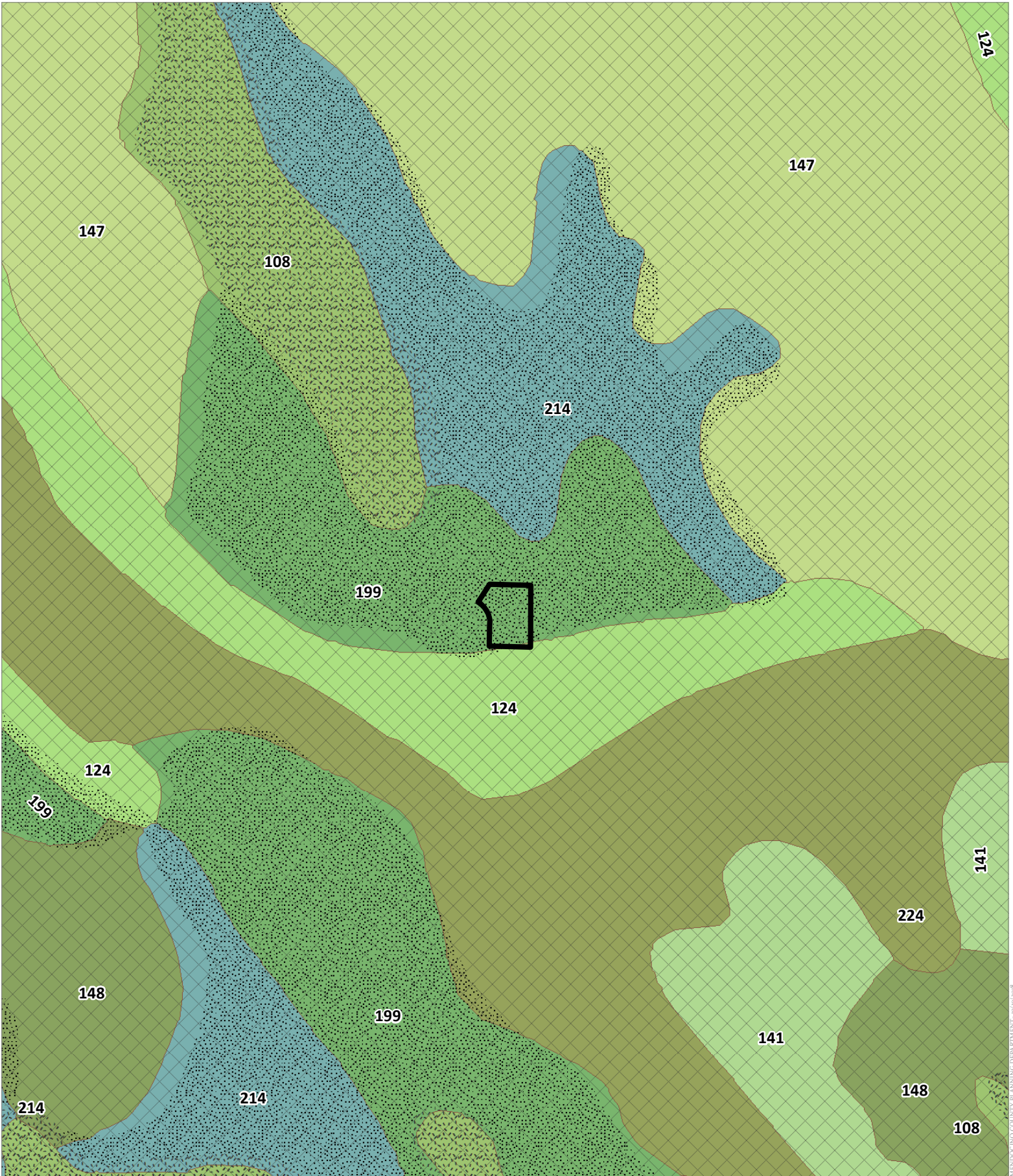
-  Very High Fire Hazard
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard





FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

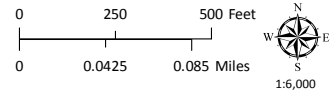
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MENDOCINO COUNTY PLANNING DEPARTMENT 08/09/2018



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 AGENT: Brandy Moulton
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-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex



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LOCAL SOILS
 ATTACHMENT I

Resolution Number _____

County of Mendocino
Ukiah, California
FEBRUARY 14, 2019

U_2018-0023 — Brandy Moulton

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION AND GRANTING A MINOR USE PERMIT (U_2018-0023) FOR INDOOR CANNABIS CULTIVATION (TYPE C-A: (2,500FT²))

WHEREAS, the applicant, BRANDY MOULTON/ SUNSHINE HOLISTIC, filed an application for a MINOR USE PERMIT with the Mendocino County Department of Planning and Building Services to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 sq. ft. of mature canopy within a structure, 6.4± miles southeast of Fort Bragg city center, on the east side of Jade Court (CR 453), 0.1± miles east of its' intersection with Amethyst Street (CR 451). Located at 17501 Jade Court, Fort Bragg (APN: 019-560-31); General Plan RR:2; Zoning RR:2; Supervisorial District 4; hereto referred as (the "Project"); and

WHEREAS, the Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirements for the preparation of environmental documents, and the Project was determined to meet the criteria for a CATEGORICAL EXEMPTION from the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities), Section 15301.

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on February 14, 2019, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

- 1. General Plan and Zoning Findings:** The subject parcel is designated Rural Residential with a 80,000ft² minimum parcel size (RR2) under the Mendocino County General Plan and the Project is consistent with the intent of the designation. Although the Project does not entail the farming of food, the scale of the proposed cannabis cultivation is small and thus conforms to the intent of the RR2 land use designation. Additionally, the subject parcel is zoned Rural Residential with a minimum 80,000ft² parcel size (RR:2) and the Project is consistent with the intent of the zoning district and the uses subject to a use permit per Mendocino County Code §20.048.015(d); and
- 2. Use Permit Findings:** The Project satisfies the Use Permit required findings per the Mendocino County Code §20.196.020; and
- 3. Environmental Protection:** The Project has been deemed Categorically Exempt, per Section 15301, Class 1, (Existing Facilities) in accordance with CEQA;

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested MINOR USE PERMIT subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the

decision herein is based. These documents may be found at the office of the County of Mendocino, Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: ADRIENNE THOMPSON
Administrative Services Manager

By: _____

BY: BRENT SCHULTZ
Zoning Administrator

EXHIBIT A

CONDITIONS OF APPROVAL U_2018-0023 – BRANDY MOULTON/SUNSHINE HOLISTIC FEBRUARY 14, 2019

APPROVED PROJECT DESCRIPTION: Use Permit for an indoor, cottage-sized (C-A) cannabis cultivation of no more than 2,500 square feet.

CONDITIONS OF APPROVAL:

General:

1. If Mendocino County Code (hereafter MCC) should be amended to allow for continued use as requested, the use permit shall continue if in compliance with the required conditions. However, as of this writing, the subject site is located within a zoning district governed by the so-called 'Sunset Clause'. **The applicant has sole responsibility for acknowledging the limits of and expiration of this use permit.** Per MCC Section 10A.17.080(2)(b)(iii), a Permit may be renewed and valid only until three (3) years following the effective date of the ordinance adopting this Chapter and any permits issued shall be void not later than three (3) years following said effective date. **Therefore, this Use Permit will expire on May 4, 2020. The County will not provide a notice prior to expiration date.**
2. The use of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
3. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Zoning Administrator.
4. This permit shall be subject to revocation or modification by the Zoning Administrator upon a finding of any 1 or more of the following grounds:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.

Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.

5. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
6. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
7. It shall be the responsibility of the Applicant to ensure that contractors engaged to perform work on the site are aware of the conditions of this permit and that all work performed is in compliance with applicable conditions.
8. Prior to any construction, the Applicant shall adhere to the written requirements dated March 2, 2018 from the Mendocino County Department of Environmental Health regarding the septic system and associated infrastructure. A Final Clearance letter from the Division of Environmental Health shall be submitted to the Department of Planning and Building Services stating that compliance with their requirements have been met to their satisfaction.

Aesthetics:

9. All external lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. Outdoor lighting shall be turned off at 7:00 p.m. in the evenings and not be turned back on until the following day after 6:00 a.m. in the morning. (Twenty-four hour security lighting would be exempt from this time requirement; however any exterior security lighting installed on the property shall utilize motion-sensored activation.) All lighting along the property boundaries shall be setback a minimum of 20 feet from all property lines.
10. The Applicant shall provide a lighting plan to the Department of Agriculture demonstrating that that proposed cultivation area would not deliver or have the potential to deliver light pollution, during the hours of sunset to sunrise, which may affect fish and/or wildlife directly, or from a distance.
11. No signage shall be allowed for the operation.

Air Quality:

12. Any buildings, including greenhouses, used for the cultivation of cannabis shall be equipped with filtered ventilation systems, permitted by the Mendocino County Air Quality Management District (MCAQMD).
13. Secure any required permits from the Mendocino County Air Quality Management District.

Biological Resources:

14. Removal of any commercial tree species, as defined by California Code of Regulations section 895.1 (Commercial Species for the Coast Forest District and Northern Forest District), and the removal of any true oak species (*Quercus* sp.) or Tan Oak (*Notholithocarpus* sp.) for the purpose of developing the cannabis cultivation site shall be prohibited. This prohibition shall not include the pruning of any such trees for maintenance, or the removal of such trees if necessary to safety or disease concerns.
15. If at any time, expansion or other project activities are proposed beyond the development footprint as it existed on the date of the site assessment, botanical surveys should be conducted, during the blooming season, to identify any special status plant species that may occur. Botanical surveys should follow CDFW's 2018 "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities" or any updated version of that protocol.

Cultural Resources:

16. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

Hydrology:

17. Since a well is identified as the water source for the project, the Applicant shall provide adequate information to allow CDFW staff to determine whether the well is hydrologically connected to nearby surface water (e.g., a well completion report). Surface water sources (streams, springs, and hydrologically connected wells and ponds) are generally jurisdictional for CDFW, and their use, for domestic purposes or otherwise, generally requires notification pursuant to Fish and Game Code Section 1602.

Transportation:

18. The Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation and construct a standard private road approach onto Jade Court (CR 453), to be surfaced with asphalt concrete, with a minimum width of 18 feet and length of 20 feet from the edge of the County road, per County of Mendocino Road and Development Standard No. A51B.

19. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

Building Department

20. The applicant currently has the following non-permitted structures on the parcel:

- a. Existing Building – 34' x 25'
- b. Pump Shed
- c. Mech. Area
- d. Water Tank

Under current Mendocino County Code and Ordinances, the applicant is required to permit all non-permitted structures through the Mendocino County Building Department. Failure to receive a permit for construction is a violation of the Mendocino County Code and State Building Code requirements.

21. Current California Business & Professions Code requires a licensed engineer to design, approve, stamp and sign all commercial structures.

22. If applicable, a site accessibility plan shall be submitted into the Building Department that shows the placement of all site features as required by California Building Code: Chapter 11-B. This shall be "wet-stamped" by a design professional and shall address (at a minimum) Site Arrival Parking, Signage, Restrooms, Path of Travel (to / through the building), Workspace designations / dimensions, and Interior Environment.

Notice of Exemption:

23. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to February 19, 2019 (within 5 days of the end of any project action).



Mendocino County Health & Human Services Agency

Healthy People, Healthy Communities

Division of Environmental Health

860 N Bush St Ukiah, CA 95482 707-234-6625
120 W Fir St Fort Bragg, CA 95437 707-961-2714



March 2, 2018

Andrew Loomis
PO Box 1806
Telluride, CO 81435

Dear Mr. Loomis,

Department of Environmental Health (DEH) is in receipt of the attached letter from Carl Rittiman seeking DEH clearance for an anticipated Cannabis Cultivation Application.

We would like to inform you of the following:

10.17.2005 A-1 Septic Service indicated that the system did not pass the flow test.

Consequently Mr. Rittiman designed a Replacement/Repair system designed in 11.11.2005. In this design it is mentioned that "the sewage disposal system serving this residence did not pass a "Point of Sale" flow test. A further investigation of the leach lines indicated that the trenches are fairly full of effluent and are only accepting a minor amount of water slowly." This system was not installed or permitted according to our records.

In 2.16.2012 an addition of a Pump Basin system was approved and designed by Rittiman to serve the convenience bathroom in a shop that now is supposed to be used by employees of the cannabis production. However, according to our records this system was also never installed or permitted.

For the Cannabis application to pass DEH approval both of these designs would have to be installed and permitted. Since both of these designs are more than five years old DEH requires an Archival Review, once those are submitted and approved a Construction Permit will need to be purchased and then inspected for finalizing of the Permit.

We do not have the contact information for Brandi Moulton so we are sending this directly to you and Carl Rittiman.

Sincerely,

Christina Pallmann
Land Use Program
Dept. Environmental Health
120 W Fir St, Fort Bragg, CA



Encl: Rittiman letter.
Cc: File, Carl Rittiman