



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

December 31, 2020

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Redwood Valley-Calpella Fire District

Redwood Valley Water District
 CALFIRE – Resource Management
 Air Quality Management
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: U_2020-0011
DATE FILED: 11/19/2020
OWNER: NEBULA HOLDINGS RV LLC
APPLICANT: TAMAR DISTILLERY, INC.
REQUEST: Minor Use Permit to allow for on-site whiskey distillery.
LOCATION: 3± mi. west of Redwood Valley center, on the north side of Bel Arbres Dr. (CR 238B), 1± mi. west of its intersection with Uva Dr. (CR 239), located at 1150 Bel Arbres Dr., Redwood Valley; APN: 162-240-55.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: January 14, 2021

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER: NEBULA HOLDINGS RV LLC

APPLICANT: Tamar Distillery, Inc.

AGENT: NA

REQUEST: Minor Use Permit to allow for on-site whiskey distillery.

LOCATION: 3± mi. west of Redwood Valley center, on the north side of Bel Arbres Dr. (CR 238B), 1± mi. west of its intersection with Uva Dr. (CR 239), located at 1150 Bel Arbres Dr., Redwood Valley (APN: 162-240-55)

APN/S: 162-240-56-00

PARCEL SIZE: 10

GENERAL PLAN: RL160:

ZONING: RL:160

EXISTING USES: Cannabis Processing

DISTRICT: Supervisorial District 1

RELATED CASES: UM_2018-0002 (FLOW KANA EXPANSION – CANNABIS PROCESSING); CFBL_2019-0031 (Cannabis Manufacturing); BU_2018-2027 (REMODEL DEMO OF INTERIOR WALLS); BU_2018-2144 (DEMO OF SHED, GRADING, CONCRETE, EROSION CONTROL); BU_2019-0213 (FLOW KANA TENANT IMPROVE BLDG 2 BAY 1); BU_2019-1234 (NEW FIRE PUMPHOUSE/EMERGENCY WATER SUPPLY SYSTEM); BU_2019-1428 (NEW 140,000 GALLON WATER TANK); BU_2019-1531 (TEMP PRIMARY POWER GENERATOR'S BLDG 2)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL)	Rangeland (RL:160)	80±, 20±, 20±, 14± acres	Vacant / Agricultural
EAST:	Rangeland (RL); Agricultural (Rangeland (RL); Rural Resident	2±, 2±, 11±, 35±, 8±, 2±, 2± a	Agricultural / Residential
SOUTH:	Rangeland (RL); Rural Resident	Rangeland (RL); Rural Resident	40±, 40± acres	Vacant
WEST:	Rangeland (RL)	Rangeland (RL:160)	60±, 35±, 258± acres	Agricultural

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)
- Redwood Valley-Calpella Fire District

- Redwood Valley Water District

STATE

- CALFIRE (Land Use)

TRIBAL

- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 12/31/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Redwood Valley – Calpella Fire District

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

YES

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

YES

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512



Planning and Building Services

Case No:
CalFire No:
Date Filed:
Fee:
Receipt No:
Received By:
Office use only

APPLICATION FORM

APPLICANT TAMAR DISTILLERY, INC.
Name: JACK CRISPIN CAIN, CEO Phone: 707-485-2491

Mailing Address: PO Box 148
City: Redwood Valley State/Zip: CA 95470 email: CRISPIN@MENDOCINODISTILLERS.COM

PROPERTY OWNER
Name: NEBULA HOLDINGS LLC Phone: 415-926-1829
WARREN WELSON

Mailing Address: 1150 BEL ARBRES RD
City: REDWOOD VALLEY State/Zip: CA 95470 email: WARREN@FLOWCANNABIS.COM

AGENT
Name: Phone:

Mailing Address:

City: State/Zip: email:

Parcel Size: 29.77 ACRES (Sq. feet/Acres) Address of Property: 1110 BEL ARBRES RD REDWOOD VALLEY, CA

Assessor Parcel Number(s): 162-240-55

TYPE OF APPLICATION:

- Administrative Permit
Agricultural Preserve
Airport Land Use
CDP- Admin
CDP- Standard
Certificate of Compliance
Development Review
Exception
Flood Hazard
General Plan Amendment
Land Division-Minor
Land Division-Major
Land Division-Parcel
Land Division-Resubdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit-Cottage
Use Permit-Minor
Use Permit-Major
Variance
Other

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

SEE TYPED SHEETS ATTACHED

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	1	0	59,500 SF	0	59,500 SF
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel) 29.77 ACRES -					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 2

Estimated shifts per day: 1

Type of loading facilities proposed: N/A

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

N/A

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

NO NEW BUILDING, AT ALL

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>0</u>	
Number of uncovered spaces	<u>0</u>	
Number of standard spaces	<u>0</u>	
Number of handicapped spaces	<u>2</u>	<u>15 X 15</u>
Existing Number of Spaces	<u>5</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>7</u>	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

- A. Amount of cut _____ cubic yards
- B. Amount of fill _____ cubic yards
- C. Maximum height of fill slope _____ feet
- D. Maximum height of cut slope _____ feet
- E. Amount of import or export _____ cubic yards
- F. Location of borrow or disposal site _____

N/A

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route?
 Yes No

14. Is the proposed development visible from a park, beach or other recreational area?
 Yes No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : Yes No
 Filling: Yes No
 Dredging: Yes No

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
 Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
EXISTING EXTERIOR LIGHTING. WE ARE NOT INSTALLING NEW LIGHTING

17. Utilities will be supplied to the site as follows:

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier REDWOOD VALLEY WATER
 Well
 Spring
 Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
 CABC LICENSE NUMBER 483379
 TTB PERMIT NUMBER DSP-CA-15089

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 AT THE WEST END OF BEL ARBRES ROAD

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 GRAZIANO WINERY AND FLOW CANA OCCUPY ALL BUILDINGS OTHER THAN THE DISTILLERY, & SUB-LET FROM ALAMBIC, INC.

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures ^{23.5'} feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures ^{59,500 SF} square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

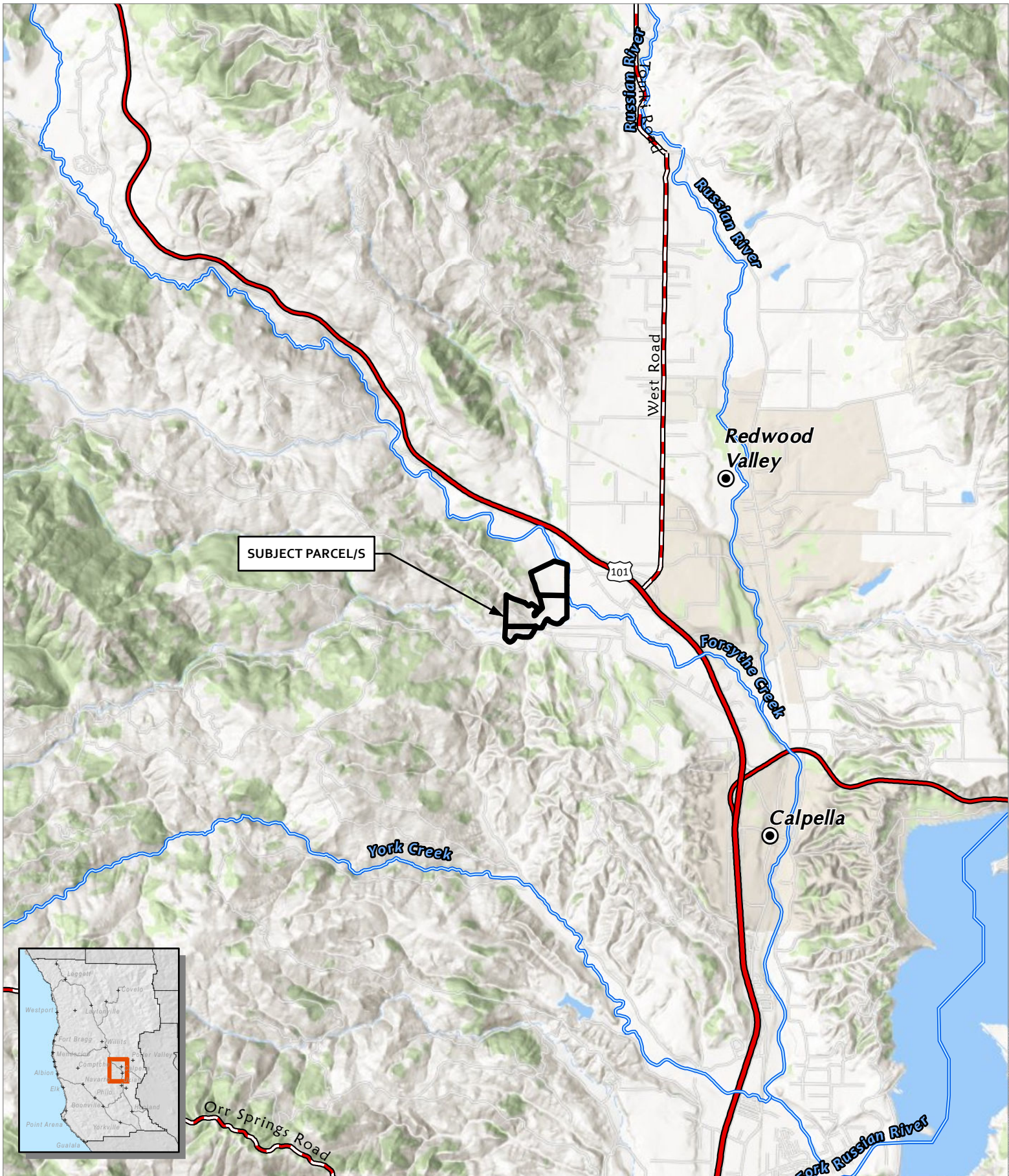
27. Lot area (within property lines): 29.77 square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 FORMER FETZER WINERY/NOW FLOW CANA. A DISTILLERY HAS BEEN IN PLACE SINCE 1999, TAMAR DISTILLERY LICENSED THIS LOCATION IN 2010

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 WESTERN REDWOODS VALLEY

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant			X	X
Residential Agricultural	X			
Commercial Industrial				
Institutional Timberland				
Other RESIDENCES		X		

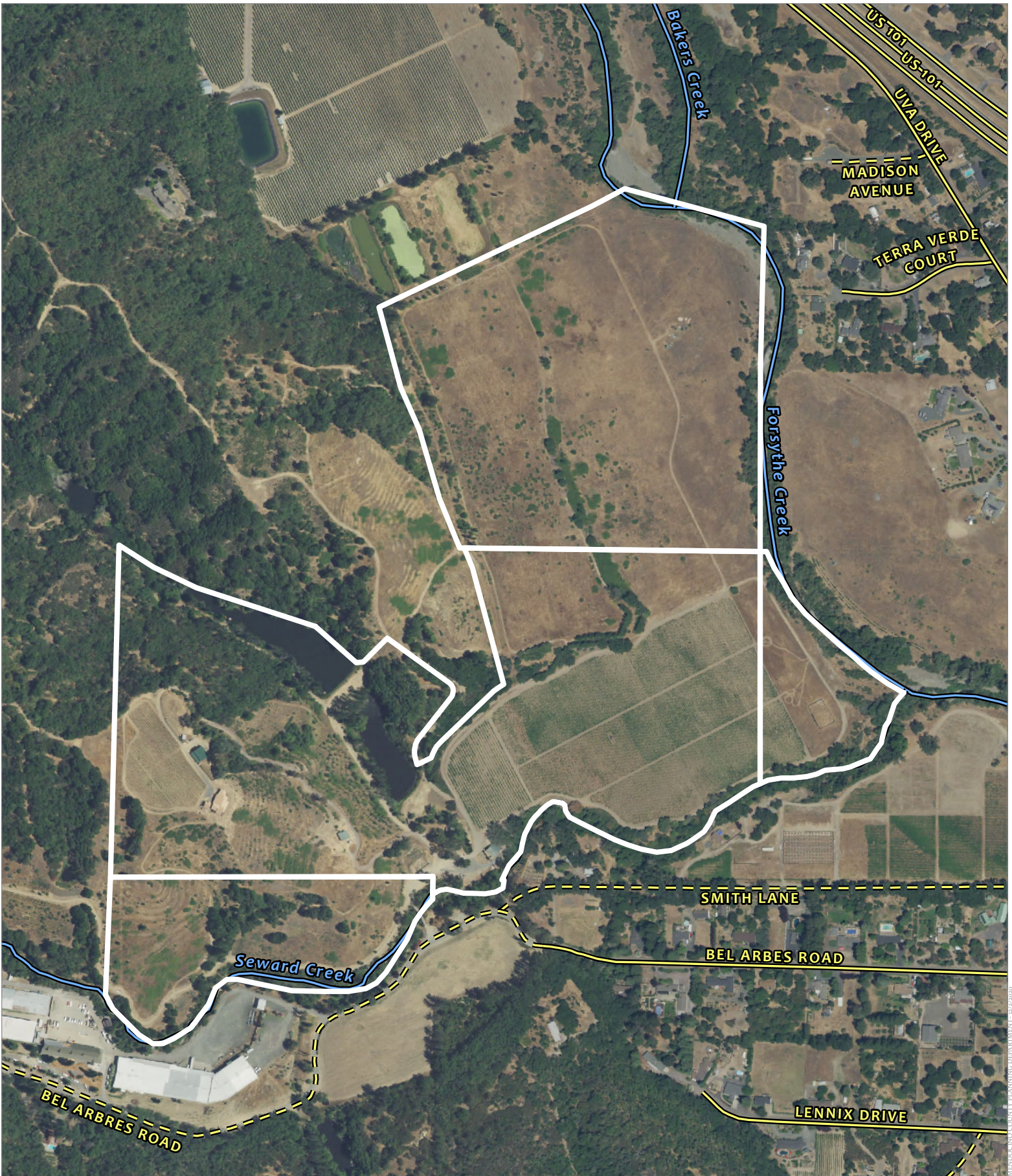


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 OWNER: Nebula Holdings RV, LLC
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 APLCT: Tamar Distillery, Inc.
 AGENT: Jack Cain
 ADDRESS: None Assigned, Redwood Valley

● Major Towns & Places

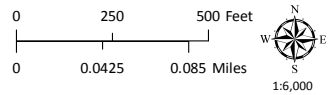
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/2/2020



CASE: U 2020-0011
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APLCT: Tamar Distillery, Inc.
AGENT: Crispin Cain
ADDRESS: None Assigned, Redwood Valley

Public Roads



AERIAL IMAGERY

TAMAR DISTILLERY, INC

1110 BEL ARBRES RD.

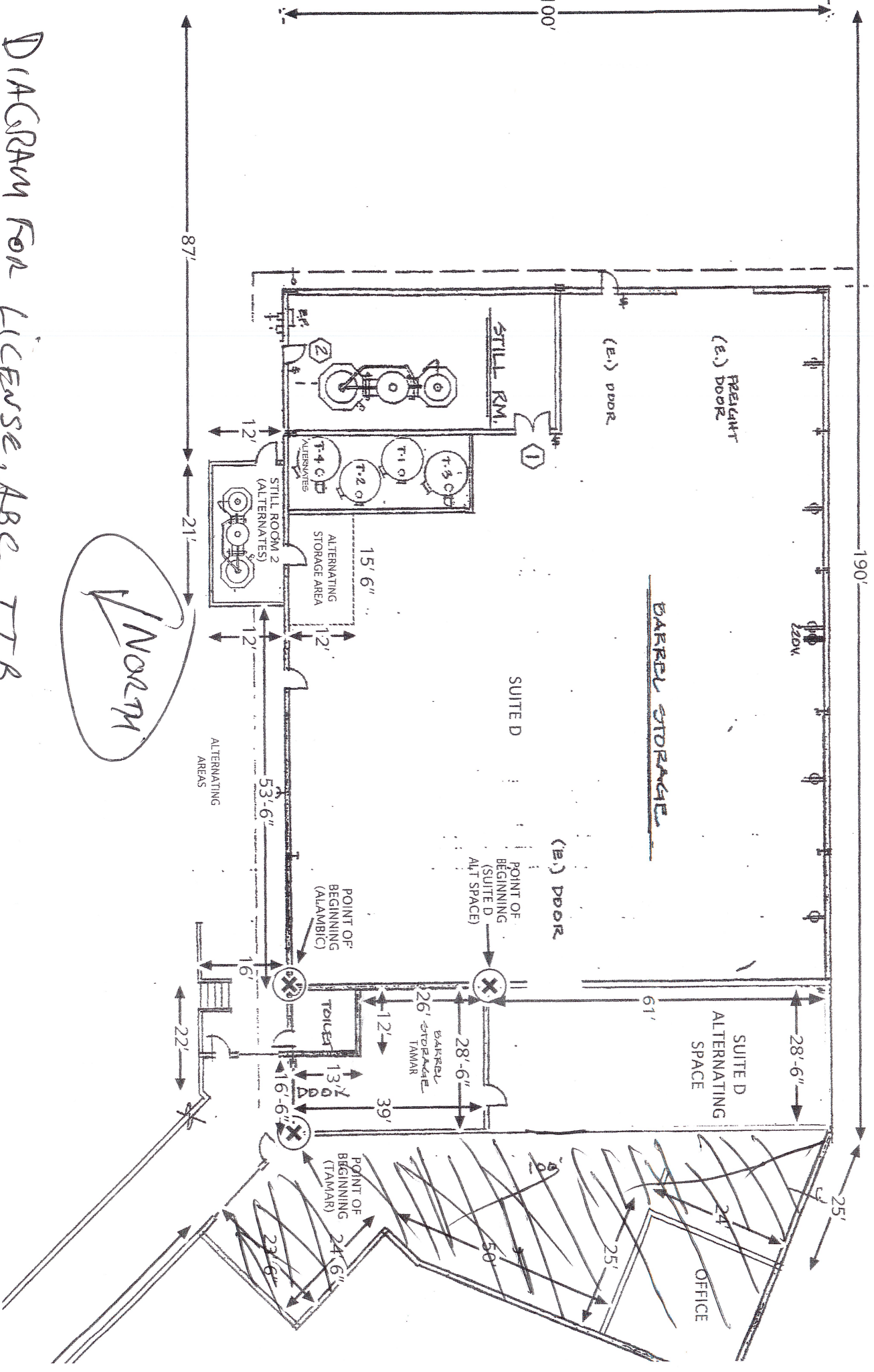
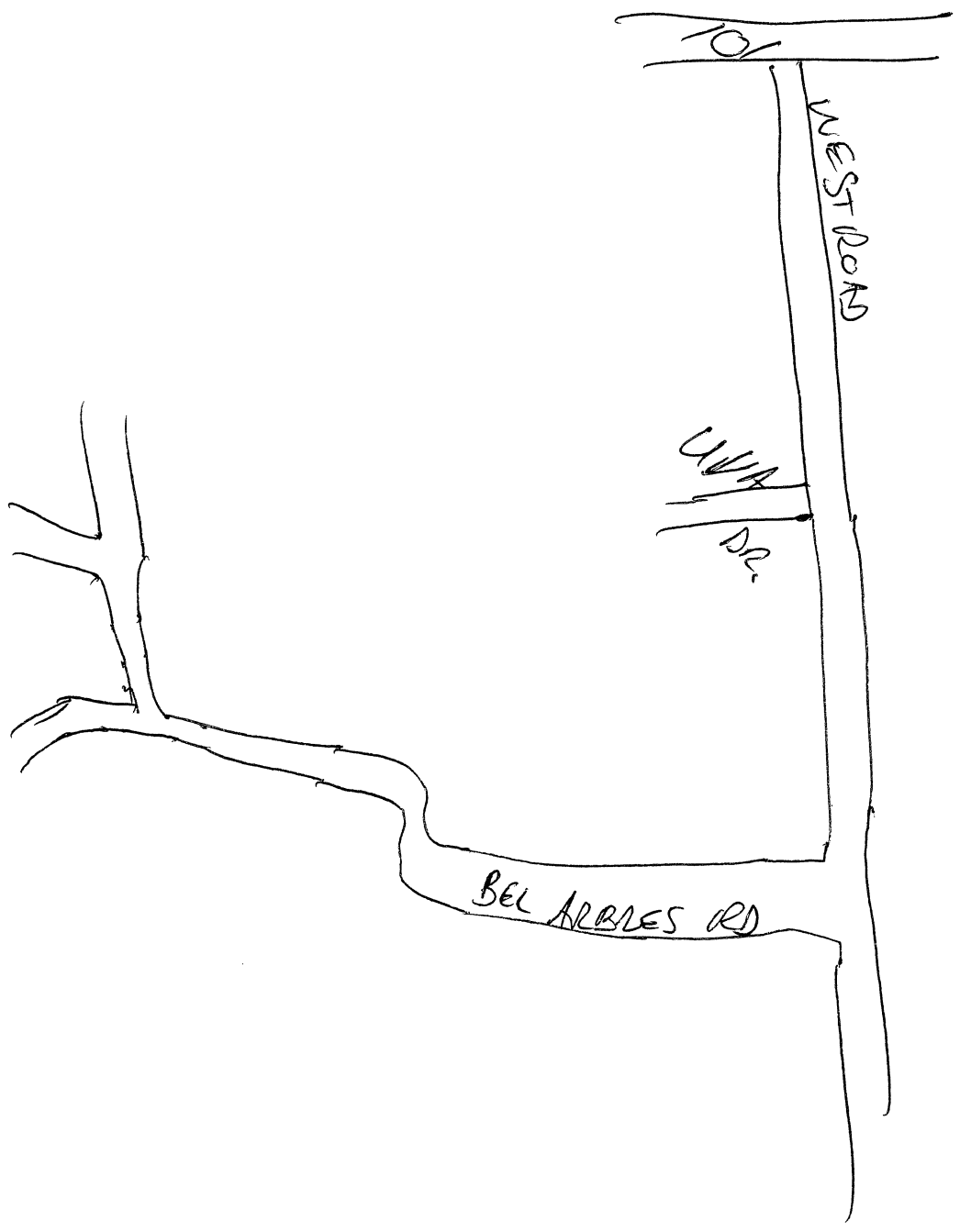


DIAGRAM FOR LICENSE, ABE, TTR

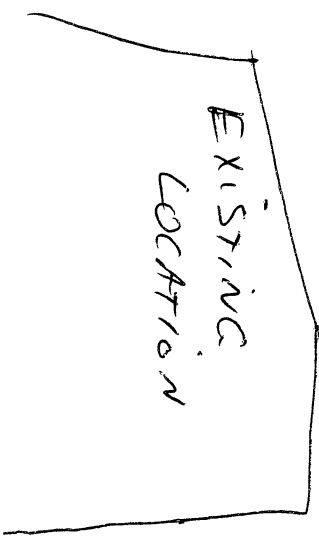


↑ NORTH
→ WEST






1110 BEL ARBOLES ROAD

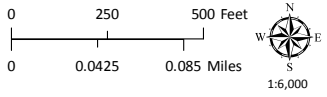
EXISTING
LOCATION

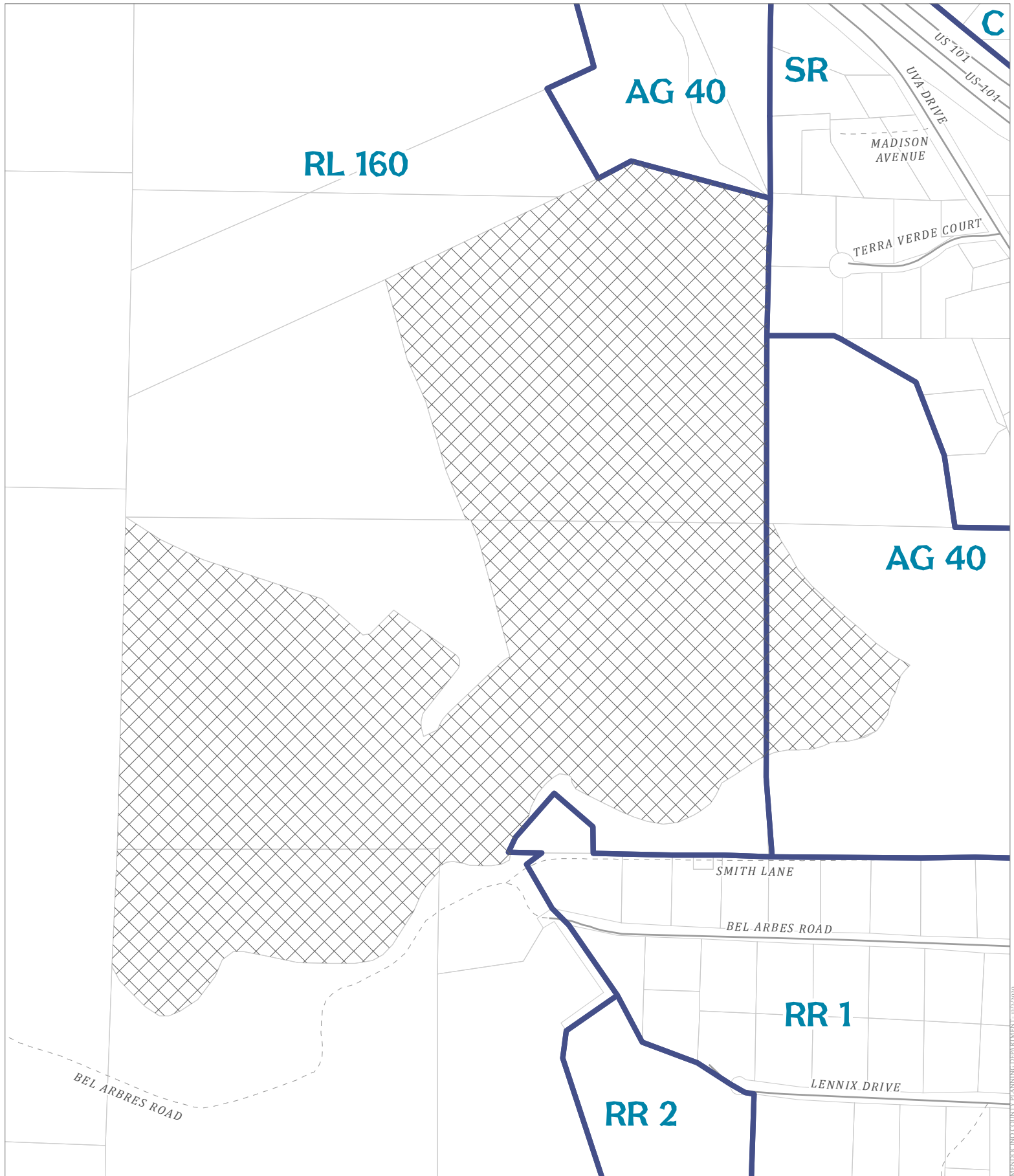






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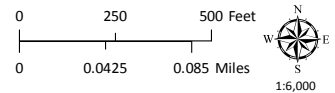
-  Zoning Districts
-  Community Character (CC) Districts
-  Public Roads





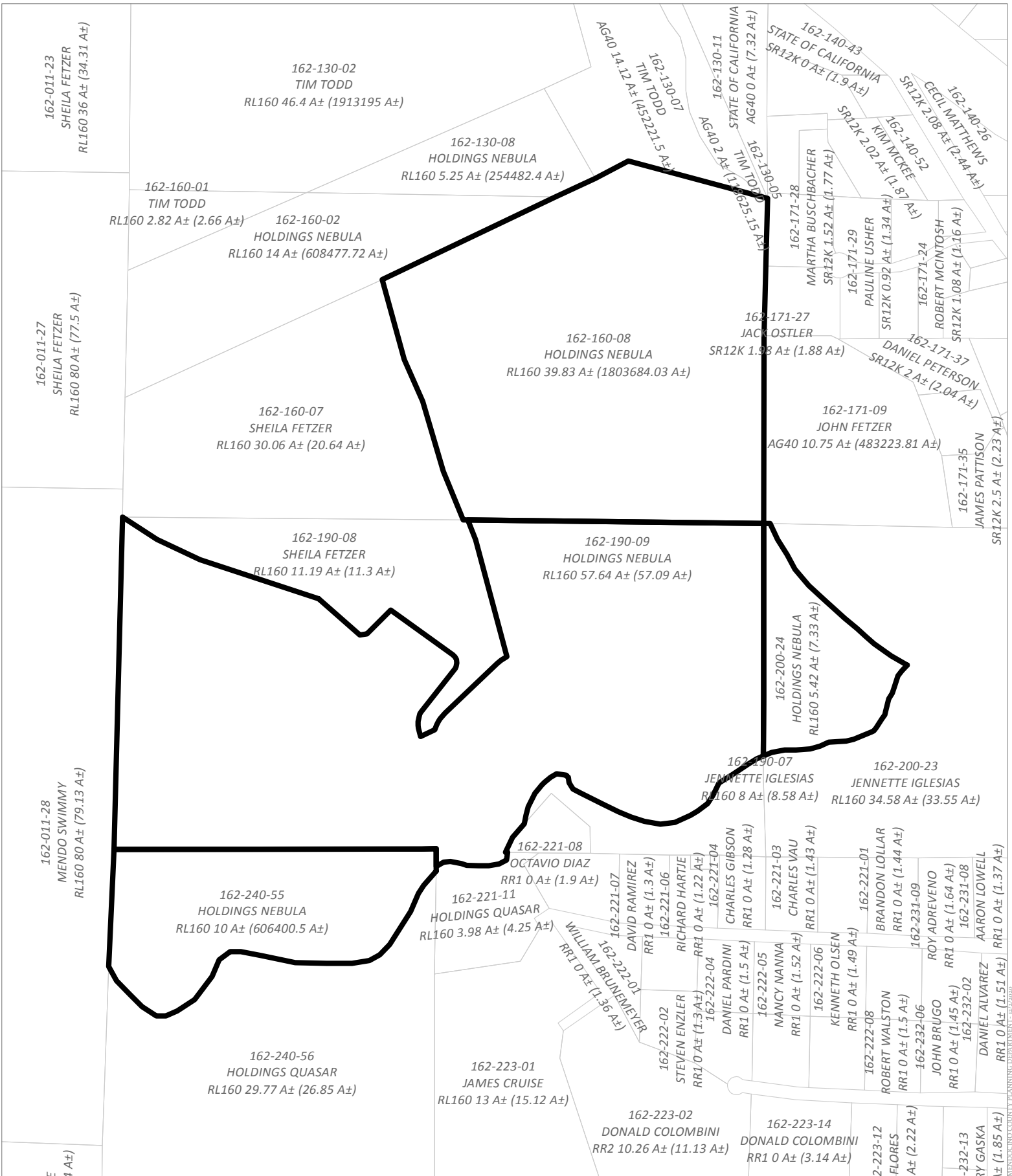
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 General Plan Classes
 Public Roads

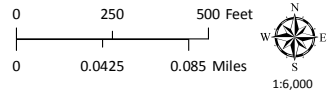


GENERAL PLAN CLASSIFICATIONS

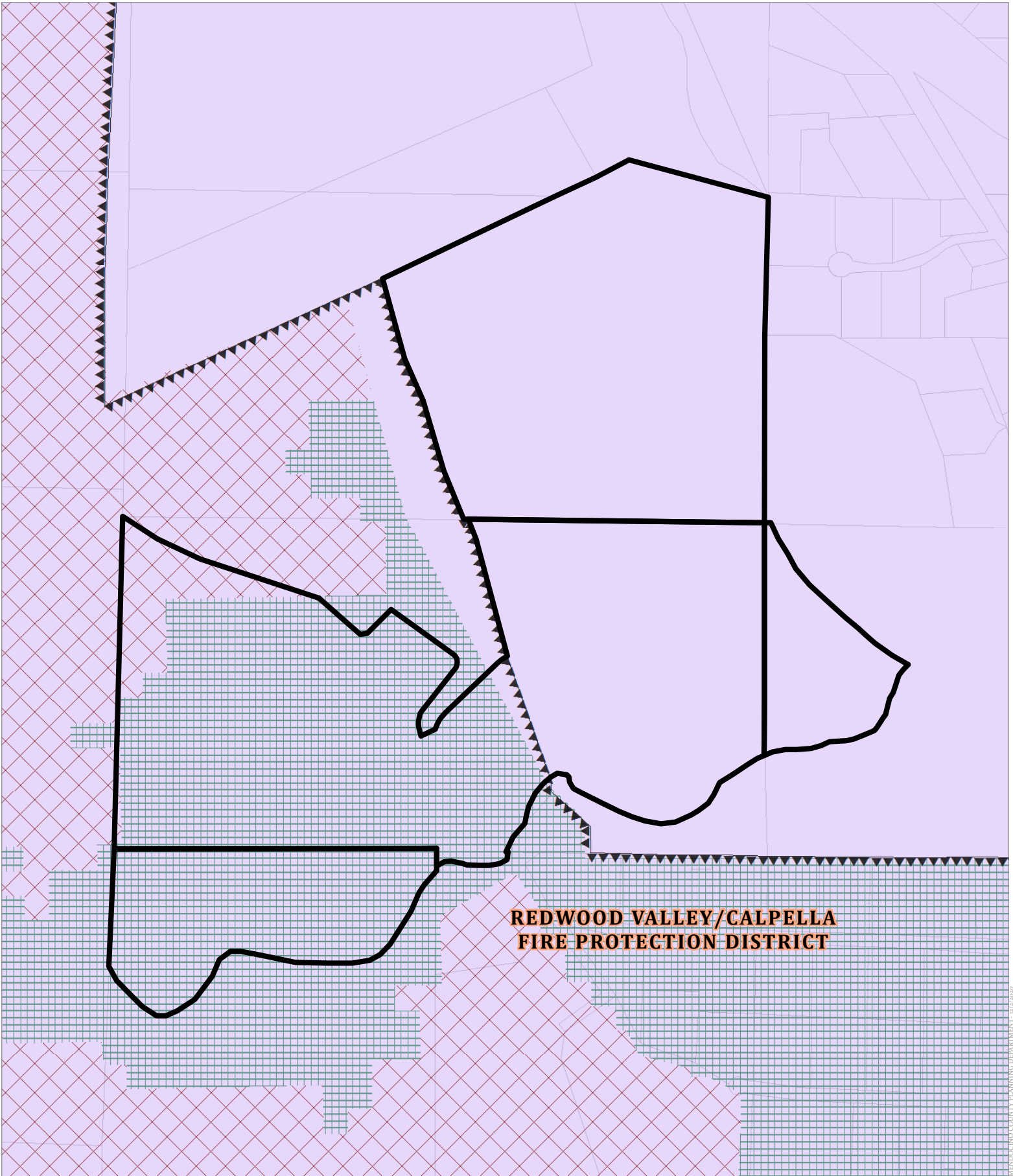
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/2/2020






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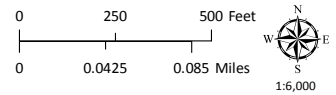


ADJACENT PARCELS



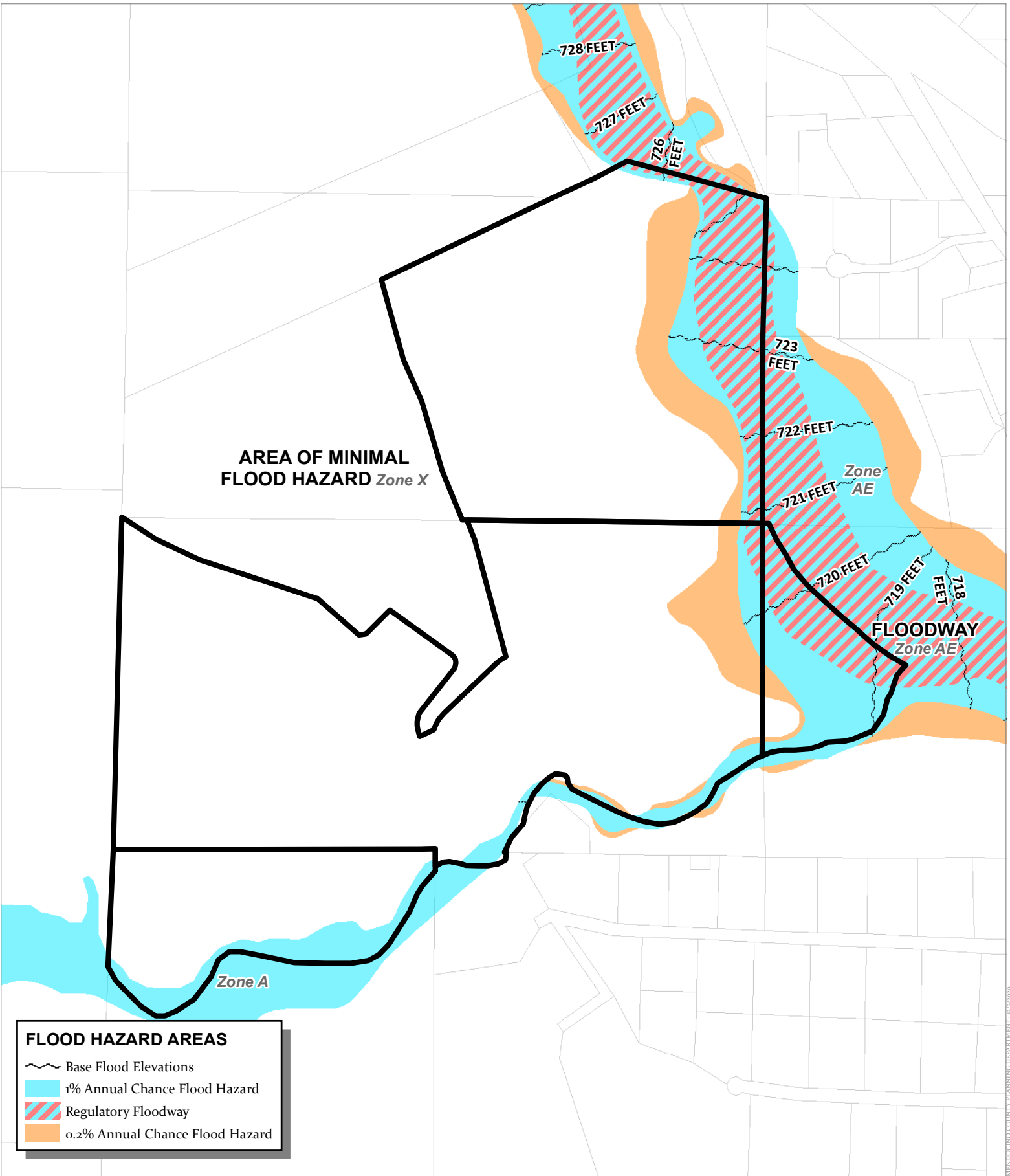
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 AGENT: Crispin Cain
 ADDRESS: None Assigned, Redwood Valley

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



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT

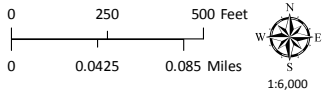


FLOOD HAZARD AREAS

- Base Flood Elevations
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

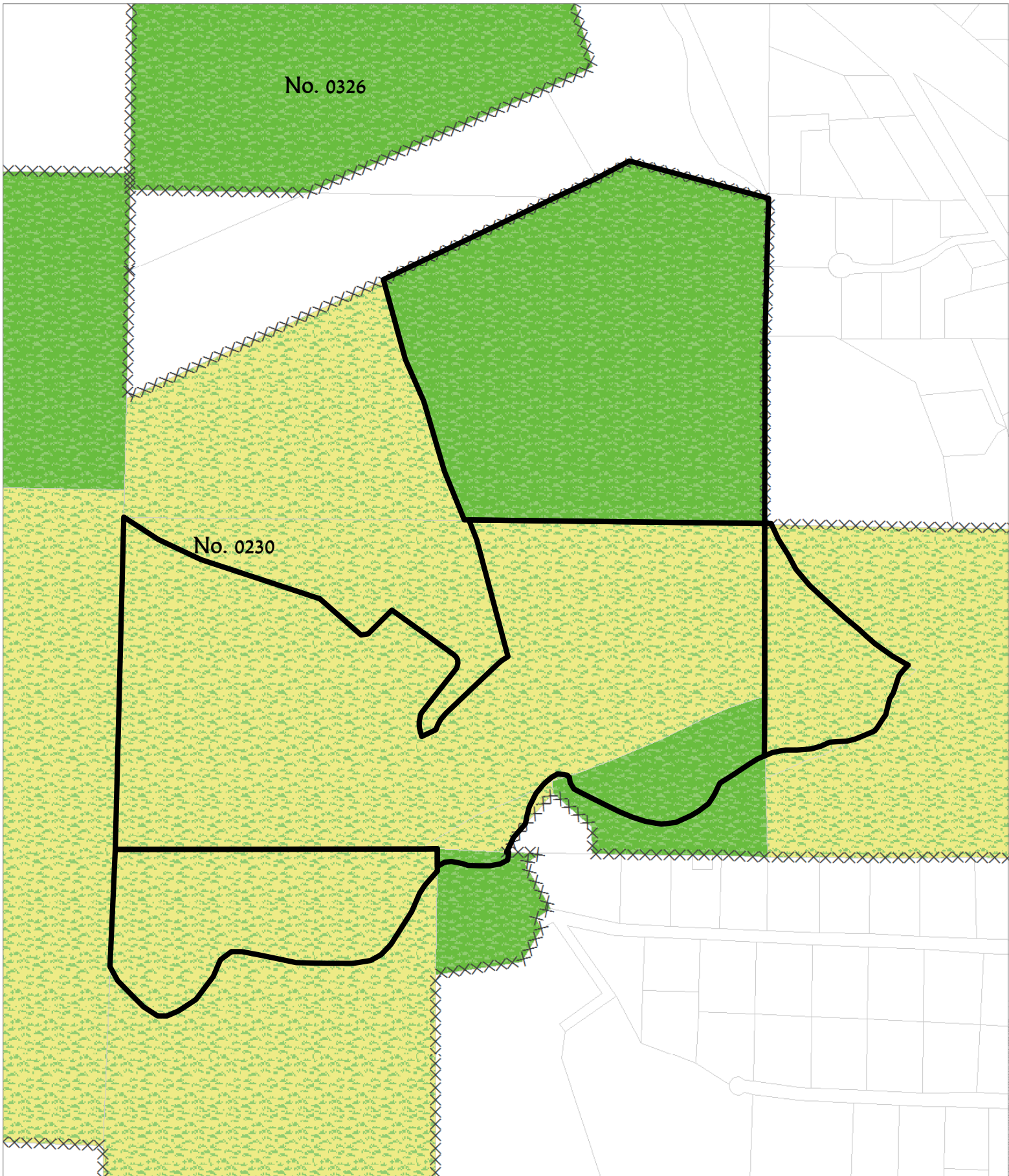
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LOMA Letters



SPECIAL FLOOD HAZARD AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/2/2020

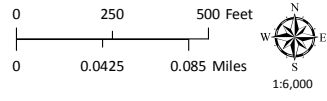


No. 0326

No. 0230

CASE: U 2020-0011
 OWNER: Nebula Holdings RV, LLC
 APN: 162-240-55
 APLCT: Tamar Distillery, Inc.
 AGENT: Crispin Cain
 ADDRESS: None Assigned, Redwood Valley

-  Williamson Act 2018
-  Prime Ag 062920
-  Non-Prime Ag 062920



Tamar Distillery, Inc.
American Craft Whiskey Distillery
Mendocino Spirits
PO Box 148
1110 Bel Arbres Rd #D
Redwood Valley, CA
95470

November 18, 2020

RE Minor Use Permit Application: The Project Description

We are a family business, a small distillery which has been licensed and operating at the same location for 10 years. We sublease the facility on property that was once the Fetzner home ranch, and now generally referred to as Flow Cana. When we moved in all the equipment was already in place, we have made no changes. All installations were done by Alambic, Inc.

Most recently we found a need to respond to COVID-19. We applied for a new license from California Alcohol Beverage Control to respond to the crisis.

Since we first licensed ten years ago, California Alcohol Beverage Control has created a new license for distilleries, Type 74 Craft Distiller. This is key, because the only change we are making in how we operate is the new license allows us to sell and ship up to 3 bottles per California customer, per day. This allows our consumers who are staying isolated, to order from home, for delivery by UPS or FedEx.

Other distilleries in California are taking advantage of this new license, seeing 40% to 60% of their revenue coming from these direct to consumer sales.

We are not adding any new equipment, we are not building any new structures, everything will stay just as it has been.

We create 1,000 to 3,000 cases annually, mostly Bourbon and Rye whiskey. We handle, make, and sell spirits only. I have worked in wine and spirits since 1983. I first went to work at the Germain-Robin Distillery in August 1989.

To produce whiskey, I purchase malt extracts, heavy syrups made from malted grains at a malting house in the Midwest, or in Oregon. These syrups are purchased and transported to the distillery usually in 275 gallon containers. I purchase 15 to 25 of these containers annually. Two truck loads.

I dilute the syrups in hot water, I add enzymes and yeast to start fermentation. This fermentation takes place in 2500 gallon wine tanks. When fermentation is complete, the malt wine is transferred to the still.

Once distillation is complete, the product is stored in barrels for up to 10 years. Bottling and packaging are next, the whiskey is transferred from the barrels to a tank. Bottling is done by hand using a gravity fed, 6 head filler, my son puts in the corks and caps, I apply the labels.

Periodically distributor's trucks come to pick up the product which is sold to them. In the future we would like to have tasting on site as well.