



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

BRENT SCHULTZ, DIRECTOR  
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 FB FAX: 707-961-2427  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

February 17, 2021

Department of Transportation  
 Environmental Health - Ukiah  
 Building Inspection - Ukiah  
 Assessor  
 Farm Advisor  
 Agriculture Commissioner  
 Air Quality Management

Resource Lands Protection Committee  
 Caltrans  
 Department of Forestry/ CalFire  
 Resource Management  
 Land Use  
 Anderson Valley CSD  
 Mendocino County Cannabis Program

California Highway Patrol  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2020-0048

**DATE FILED:** 12/11/2020

**OWNER:** DEVALL FAMILY HOLDINGS LLC

**APPLICANT:** JUDD DE VALL

**REQUEST:** Administrative Permit to allow for cannabis processing and farm employee housing.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.5± miles southeast of Philo, on the south side of Highway 128 (SR 128), 0.5± miles northwest of its intersection with Anderson Valley Way (CR 150); located at 10300 Highway 128, Boonville (APNs 046-120-03 & 046-130-12).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SAM VANDEWATER

**RESPONSE DUE DATE:** March 3, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and 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@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us). 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 \_\_\_\_\_

## CASE: AP\_2020-0048

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**APPLICANT:** JUDD DE VALL

**REQUEST:** Administrative Permit to allow for cannabis processing and farm employee housing.

**LOCATION:** 1.5± miles southeast of Philo, on the south side of Highway 128 (SR 128), 0.5± miles northwest of its intersection with Anderson Valley Way (CR 150); located at 10300 Highway 128, Boonville (APNs 046-120-03 & 046-130-12).

**APN/S:** 046-120-03 & 046-130-12

**PARCEL SIZE:** 60.5± Acres

**GENERAL PLAN:** Agriculture (AG) / Rangeland (RL)

**ZONING:** Agriculture (AG:40) / Rangeland (RL:160)

**EXISTING USES:** Residential & Agriculture

**DISTRICT:** 5<sup>th</sup> District

**RELATED CASES:** BU\_2020-1600: Conversion of barn into F1 structure for cannabis processing.

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential (RR)	Rural Residential (RR:5)	7.5±, 55± Acres (A)	Residential
<b>EAST:</b>	Rangeland (RL)	Rangeland (RL:160)	10±, 33± A	Rangeland
<b>SOUTH:</b>	Agriculture (AG)	Agriculture (AG:40)	10±, 32± A	Agriculture
<b>WEST:</b>	Agriculture (AG)	Agriculture (AG:40)	45± A	Rangeland

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### REFERRAL AGENCIES

#### LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Assessor's Office
- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Anderson Valley CSD
- Mendocino Cannabis Program
- Resource Lands Protection Com.

#### STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Highway Patrol
- CALTRANS

#### TRIBAL

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

#### **ADDITIONAL INFORMATION:**

The applicants intend on using a trailer coach for the farm employee housing which has yet to be placed on the parcel.

**STAFF PLANNER:** SAM VANDY VANDEWATER

**DATE:** 2/16/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS  
N/A

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
*Moderate Fire Hazard*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
*Anderson Valley Community Services District  
California Department of Forestry and Fire Prevention  
(CalFire)*

### 4. FARMLAND CLASSIFICATION:

GIS  
*Grazing Land; Rural Residential & Rural Commercial*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
**YES**

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
N/A

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
N/A

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS  
**NO**

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office  
**YES**

### 10. TIMBER PRODUCTION ZONE:

GIS  
**NO**

### 11. WETLANDS CLASSIFICATION:

GIS  
*Riverine*

### 12. EARTHQUAKE FAULT ZONE:

**NO**

### 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  
**NO**

### 17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
**NO**

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34  
**NO**

### 19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
**NO**

### 20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS  
**NO**

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy  
**NO**

### 22. OAK WOODLAND AREA:

USDA  
**YES**

### 23. HARBOR DISTRICT:

Sec. 20.512  
**NO**



Department of  
Planning and Building  
Services

Case No:	AP-2020-0648
CalFire No:	
Business License No:	
Fee:	\$1196.00
Receipt No:	PRS-038757
Received By:	Vandy
Date Filed:	12-11-20
Office use only	

## Application for Facilities – Use Permit / Administrative Permit

**APPLICANT(S)** Name: Judd de Vall Phone: 604-902-2552  
 Mailing Address: PO Box 64  
 City: Philo State/Zip: CA 95466 email: Judd@alpinebikeparks.com

**PROPERTY OWNER** Name: De Vall Family Holdings LLC. Phone: 604-902-2552  
 Mailing Address: PO Box 64  
 City: Philo State/Zip: CA, 95466 email:

**AGENT** Name: N/A Phone:  
 Mailing Address:  
 City: State/Zip: email:

Address of Property: 10,300 HWY 128  
 Assessor Parcel Number(s): 046-130-12 & 046-120-03

Please check the applicable permit type for which you are applying.

Type of Facility → Zoning District ↓	Processing	Manufacturing (non-volatile)	Manufacturing (volatile)	Testing	Retail / Dispensary	Distribution	Microbusiness
RC (Rural Community)	<input type="checkbox"/> - AP	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP
AG (Agriculture)	<input checked="" type="checkbox"/> - AP	-	-	-	-	-	-
UR (Upland Residential)	<input type="checkbox"/> - AP	-	-	-	-	-	-
RL (Rangeland)	<input checked="" type="checkbox"/> - AP	-	-	-	-	-	-
FL (Forest Land)	<input type="checkbox"/> - AP	-	-	-	-	-	-
C1 (Limited Commercial)	<input type="checkbox"/> - UP	-	-	-	ZC**	-	-
C2 (General Commercial)	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input type="checkbox"/> - AP
I1 (Limited Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
I2 (General Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
PI (Pinoleville Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP

OTHER (check if applicable)  Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception)  
 Setback Reduction (Mendocino County Code Section 20.243.050(B)(1))  
 Cottage Industry Use Permit (microbusiness)  
 Cottage Industry Use Permit (non-volatile manufacturing)

\*Note 1 – ZC = Zoning Clearance; AP = Administrative Permit; UP = Use Permit; “-” = Not Available  
 \*\*Note 2 – A zoning district that indicates a ZC (zoning clearance) DOES NOT require this permit.

I certify that the information submitted with this application is true and accurate. I have attached the Consent of Landowner form because I am not the property owner of the parcel on which the facility is located.

Signature of Applicant/Agent: Date: 11/24/2020  
 Signature of Owner: Date: 11/24/2020

# FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks?  YES  NO

- 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

2. Please describe the project in full. *farm employee housing as well as,*

This Administrative Permit application is to request approval for cannabis processing use (and contemplated self distribution) on a single legal parcel of just over 60 acres that is 40 acres zoned AG and 20 acres zoned RL. We have other cultivation sites that are operational in Phase 1 of Mendocino County's cannabis ordinance and we would like to centralize our processing and self distribution on this parcel. The first phase will include use of an existing building to be upgraded to F1 occupancy under BU\_2020-1600

The second phase will include two new buildings of 5,000 SF each - one for processing and packaging and one for warehousing.

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

The project site is a single legal parcel of just over 60 acres that is 40 acres zoned AG and 20 acres zoned RL. It has direct access of Hwy 128 1.7 miles west of Peachland Rd. The property is mostly flat (less than 3% slope) but is bisected by two creeks: Anderson Creek to the south/west and Denmark Creek to the north/east. All development will be kept beyond all required setbacks from bank edges. Current buildings include a residential home built in the early 1940's, a residential metal-framed shop built in 1970's, an ag-exempt barn (that is being converted to a F1 occupancy BU\_2020-1600), a small wood-framed residential shop built in the 1970's, and a newer ag-exempt shed (covered under BV\_2020-0172). There is a non-permitted septic system installed in the 1940's. We have applied for a new septic permit ST27526 that we intend to build in 2021. This proposed septic design contemplates up to 20 employees on site in the commercial space. There is a single well installed in the 1950's that is in need of replacement. No grading will be required for new construction due to the flat nature of the site. Three phase electrical is on site

4. Will the development of the proposed facility be phased?  YES  NO

If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.

Yes, the development will be phased. Phase one will only use the < 1,000 SF structure that will be converted to a F1 occupancy under BU\_2020-1600. Phase two will include the development of two, 5,000 SF structures; one for processing and packaging, and one for warehousing. There is no other phasing contemplated at this time, though depending on amendments to the County Cultivation Ordinance, we may want to consider additional expansion in the future.

5. Are you grading, or plan to grade, for any roads or building sites?  YES  NO

If YES, please complete the following:

A. Amount of cut: \_\_\_\_\_ cubic yards

B. Amount of fill: \_\_\_\_\_ cubic yards

C. Maximum height of cut slope: \_\_\_\_\_ feet

D. Maximum height of fill slope: \_\_\_\_\_ feet

E. Amount being imported/exported: \_\_\_\_\_ cubic yards

F. Location of borrow/disposal:  ON-SITE  OFF-SITE

6. In order to develop the proposed facility, will it be necessary to:

	YES	NO
A. Remove oak species or commercial tree species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Make substantial changes in terrain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. Will there be employees?  YES  NO If YES, how many employees will be present on the largest shift? 20

8. Will there be any signs used to identify the facility?  YES  NO If YES, please provide the information below.

Location on property (must also be shown on site plan): \_\_\_\_\_

Size: 4'x8" ft<sup>2</sup> Type (i.e. freestanding, wall, etc): Steel & timber type

9. How many parking spaces will be on provided on-site? 6/24 How many accessible parking spaces? 1/3

10. Please provide an inventory of the structures on the property. If additional space is needed, please provide a separate sheet. Please note improvements may be subject to permit requirements.

1.	BARN	Existing Use: Agricultural	Proposed Use: Processing	Size: 900	ft <sup>2</sup>
2.	SHOP	Existing Use: Workshop	Proposed Use: Workshop	Size: 1350	ft <sup>2</sup>
3.	HOUSE	Existing Use: Residential	Proposed Use: Residential	Size: 2200	ft <sup>2</sup>
4.	SHED	Existing Use: Storage	Proposed Use: Storage	Size: 300	ft <sup>2</sup>
5.	Farm employee trailer	Existing Use: N/A	Proposed Use: Farm employee housing	Size: 360	ft <sup>2</sup>

11. Will there be any security lighting?  YES  NO If YES, will the light be cast downward?  YES  NO

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

A mix of range land and AG land, to the South lies prime ag land with a vineyard and private residence as well as farm labor housing. West is RL land with a residence

North is RL and private road, East is RL with a residence. HWY 128 & across.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural	x	x	x	x
Commercial/Industrial				
Institutional/Timberland				
Other				

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

- A. Electricity
  - Utility Company (existing)
  - Utility Company (planned)
  - On-Site Generation – Specify \_\_\_\_\_
  
- B. Gas
  - Utility Company (existing)
  - Utility Company (planned)
  - On-Site Generation – Specify \_\_\_\_\_
  - None
  
- C. Water
  - Community water system – Specify provider \_\_\_\_\_
  - Well
  - Spring
  - Pond
  - Other – Specify \_\_\_\_\_
  
- D. Sewage
  - Community sewage system – Specify provider \_\_\_\_\_
  - Septic Tank
  - Other – Specify \_\_\_\_\_

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc).

From Boonville, head west on HWY 128 for 1.7 miles past peachland road. Is on west side of road. There are two entrances marked 10300 North and 10300 South.

**\*FOR PROCESSING\***

P01. How will natural (trimmings) or other (plastics) materials be disposed?

Composted

P02. What equipment (i.e. machines [specify], trimmers, hangers, etc) will be used for processing?

Hydro Builder Trimming Machine

Hydro Builder Sorting Machine

**\*FOR MANUFACTURING\***

M01. What solvents will be used?

N/A

M02. Will *hazardous materials* (as defined by Mendocino County Code [MCC] Section 8.70.010) be used?  YES  NO

M03. Will *hazardous materials* be stored in quantities greater than 55 gallons, 500 pounds, or 200 cubic feet?

NO

YES; please specify

M04. Will *hazardous waste* (as defined by MCC section 8.70.010) be generated on-site?  YES  NO

M05. Please describe the extraction process. Provide an additional sheet if necessary.

M06. What products are being made? (i.e. edibles, topicals, tinctures, soap/skin products, etc)

M07. How will hazardous (chemicals), natural (trimmings), or other (plastics) materials be disposed?

**\*FOR RETAIL/DISPENSARY\***

R01. Will there be consumption of cannabis products on-site? N/A  YES  NO

R02. Will the facility have a mobile delivery component?  YES  NO If YES, number of vehicles to be used? \_\_\_\_\_

**\*FOR DISTRIBUTION\***

D01. How many vehicles will operate from this facility? 2 (accessory use)

**\*FOR MICROBUSINESS\***

B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? N/A

B02. What are the accessory uses that are incidental to the primary use? \_\_\_\_\_

I, the undersigned below, certify that the information submitted with this application is true and accurate:

Judd de Vall

11/20/2020

De Vall Family Holdings LLC 11/20/2020

Print Name of Applicant/Agent

Date

Print Name of Owner




Date

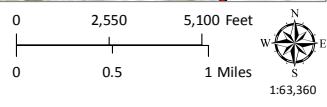
Signature of Applicant/Agent

Signature of Owner



CASE: AP 2020-0048  
 OWNER: DeVall Family Holdings, LLC  
 APN: 046-120-03, 046-130-12  
 APLCT:  
 AGENT:  
 ADDRESS: 10300 Highway 128, Boonville

-  Major Towns & Places
-  Highways
-  Major Roads



LOCATION MAP

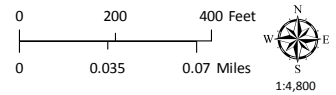
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020



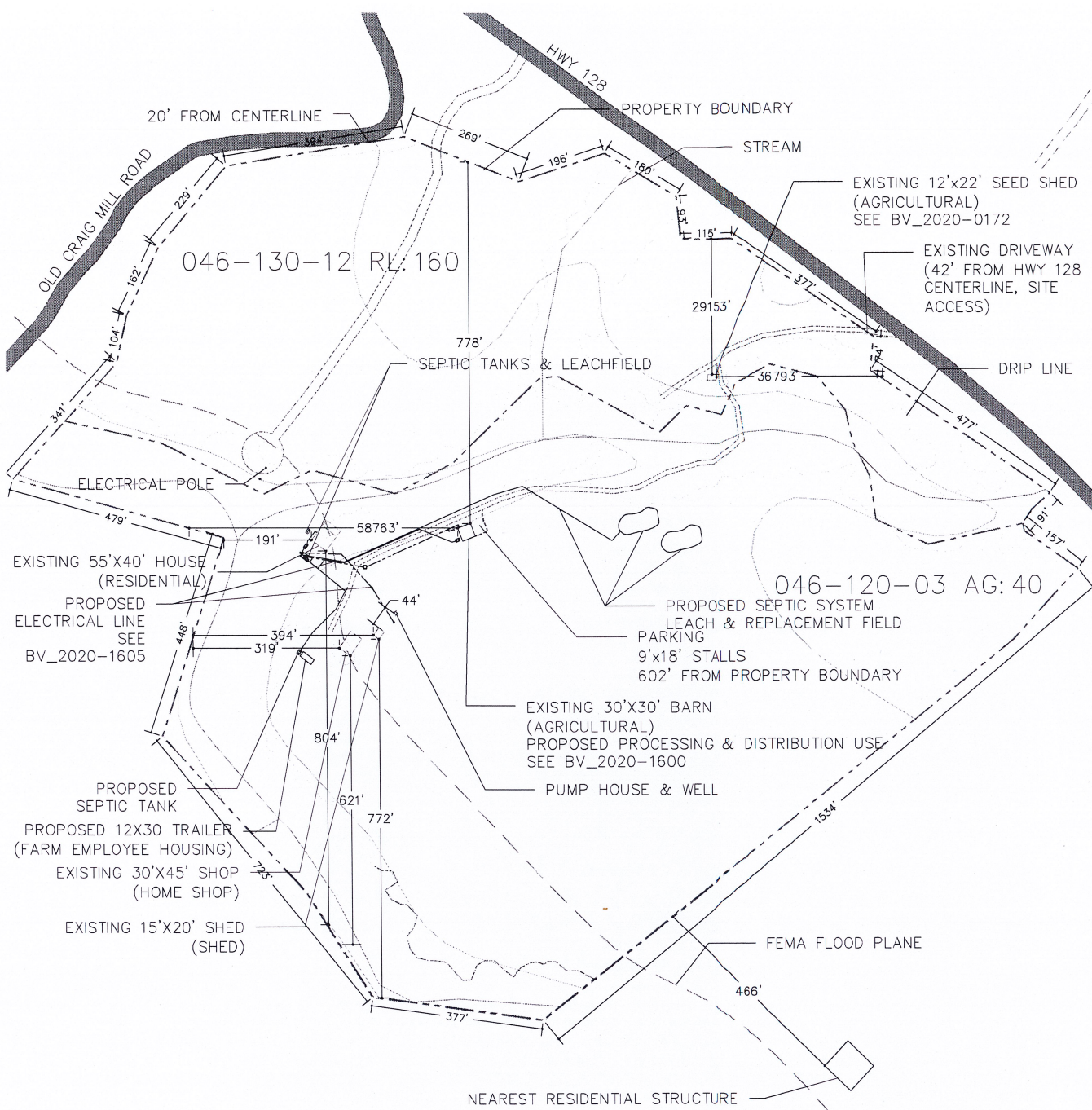


CASE: AP 2020-0048  
OWNER: DeVall Family Holdings, LLC  
APN: 046-120-03, 046-130-12  
APLCT:  
AGENT:  
ADDRESS: 10300 Highway 128, Boonville

- Named Rivers
- Public Roads



LOCATION MAP

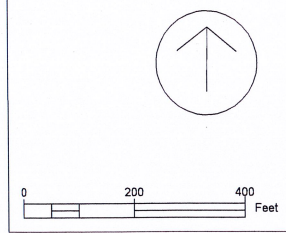


# PHASE 1

NOTE : ALL DRIVEWAY WIDTHS ARE 10' OR GREATER

PROJECT:  
BUILDING PADS  
DRAWING TITLE:  
PLOT PLAN

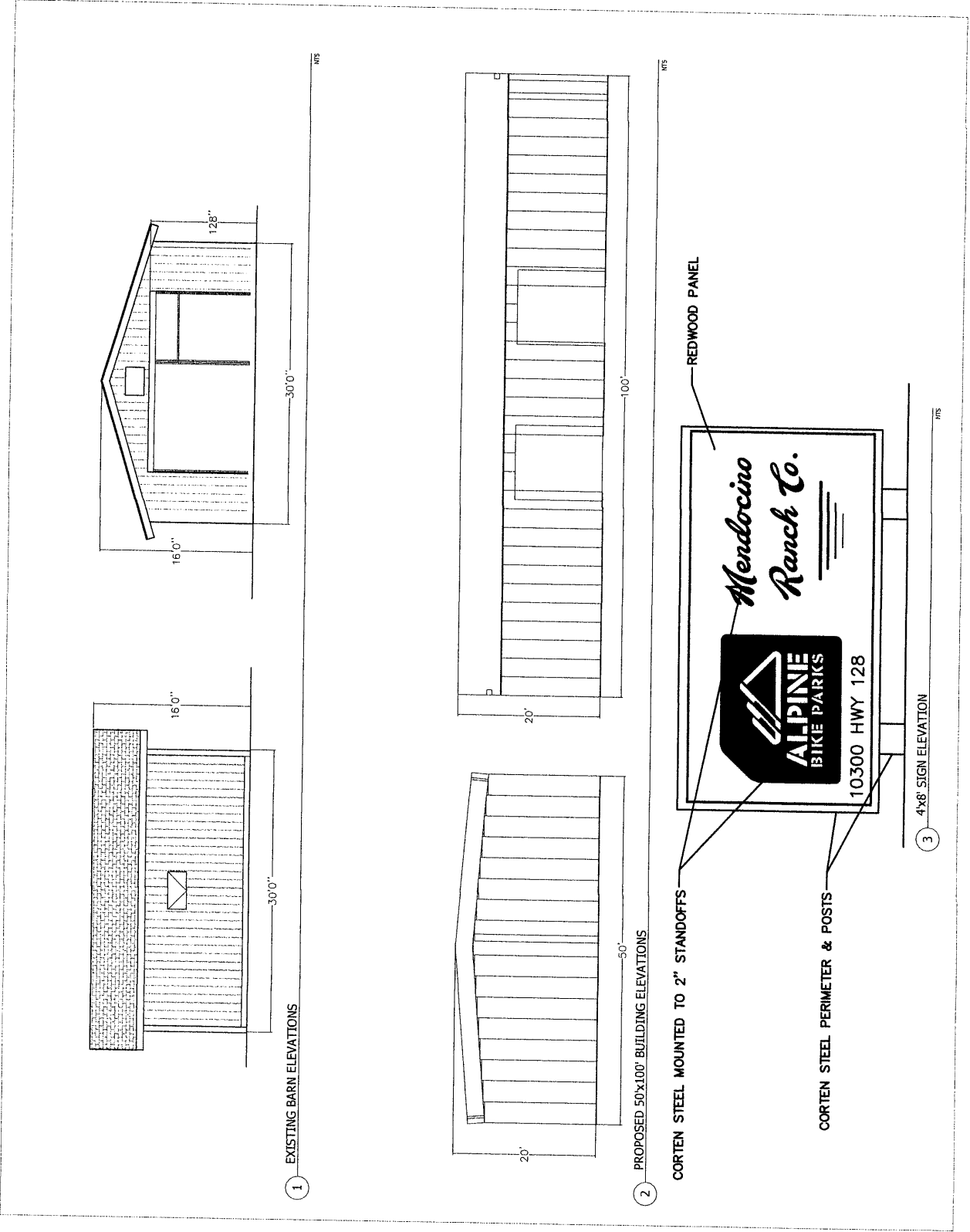
PROPERTY OWNER: DE VALL FAMILY HOLDINGS LLC.  
 APPLICANT: JUDD DE VALL  
 APN/S (LEGAL PCL.): 046-130-12 & 046-120-03  
 JOB ADDR: 10,300 Highway 128 Boonville CA, 95415  
 ZONING: AG: 40 / RL: 160  
 ACREAGE: 60.58



DE VALL FAMILY HOLDINGS

LEGEND

SCALE	SHEET NUMBER
NTS	
PLOT DATE	
2020-11-24	
FILE NAME	
ELEVATIONS	



1 EXISTING BARN ELEVATIONS

2 PROPOSED 50'x100' BUILDING ELEVATIONS

CORTEN STEEL MOUNTED TO 2" STANDOFFS

CORTEN STEEL PERIMETER & POSTS

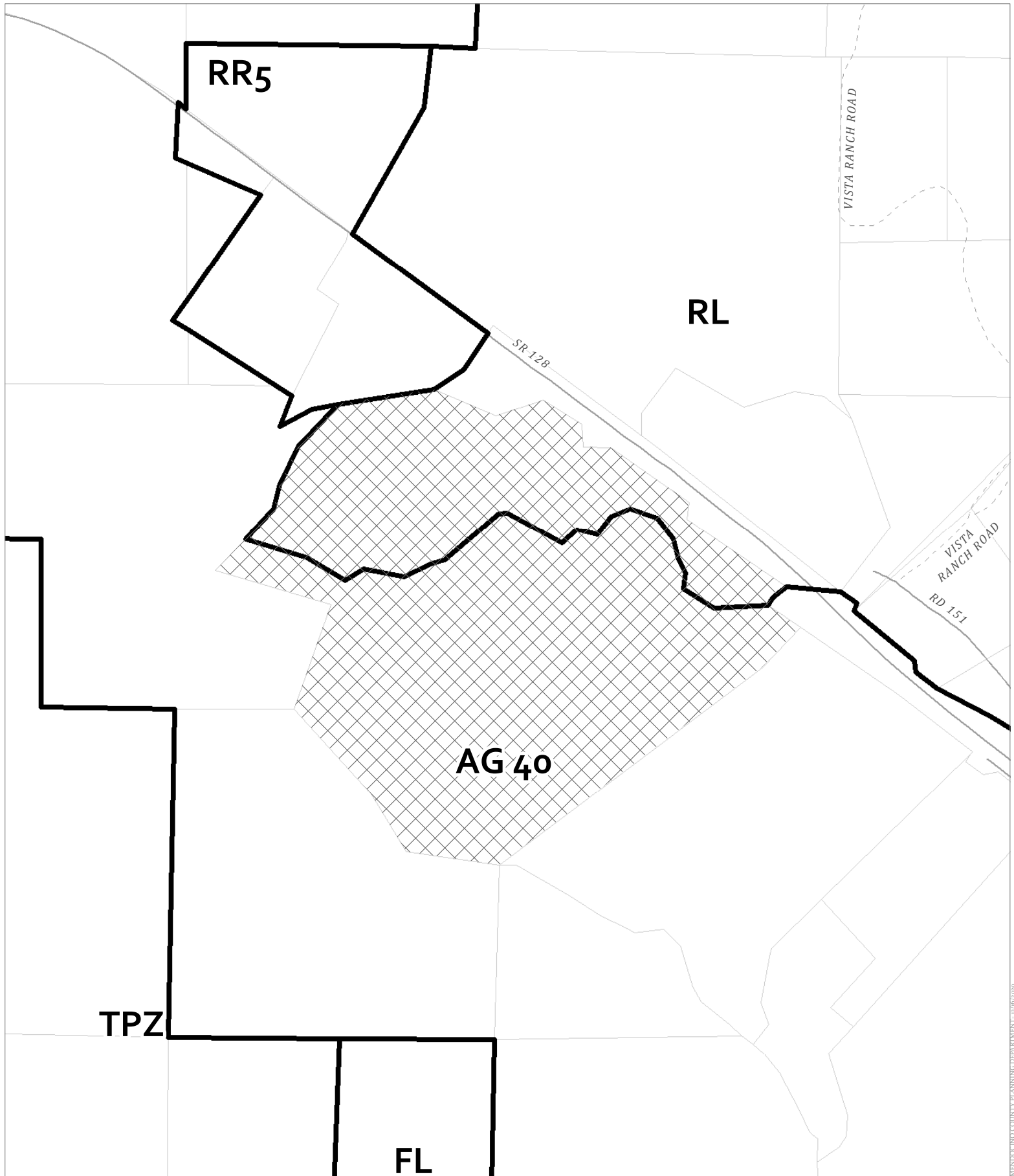
REDWOOD PANEL

3 4'x8' SIGN ELEVATION



*Mendocino Ranch Co.*

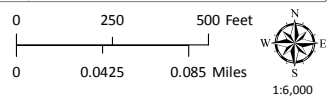
**ALPINE BIKE PARKS**

10.300 HWY 128

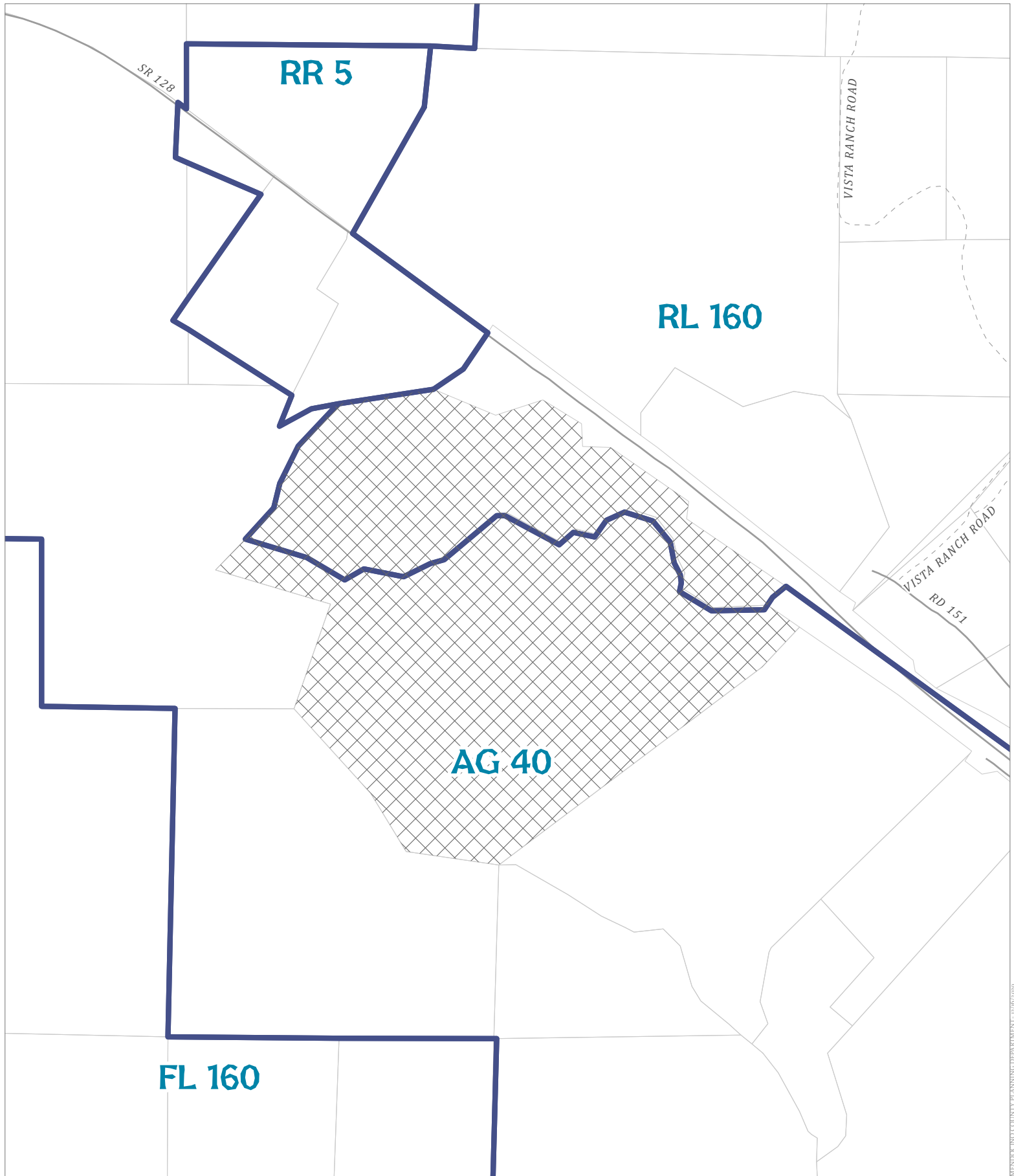


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 Zoning Districts  
 Public Roads

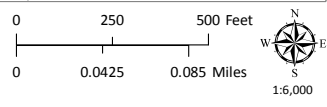


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 General Plan Classes  
 Public Roads






MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020

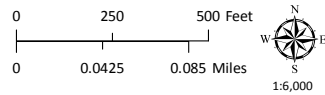




**ANDERSON VALLEY  
COMMUNITY  
SERVICES DISTRICT**

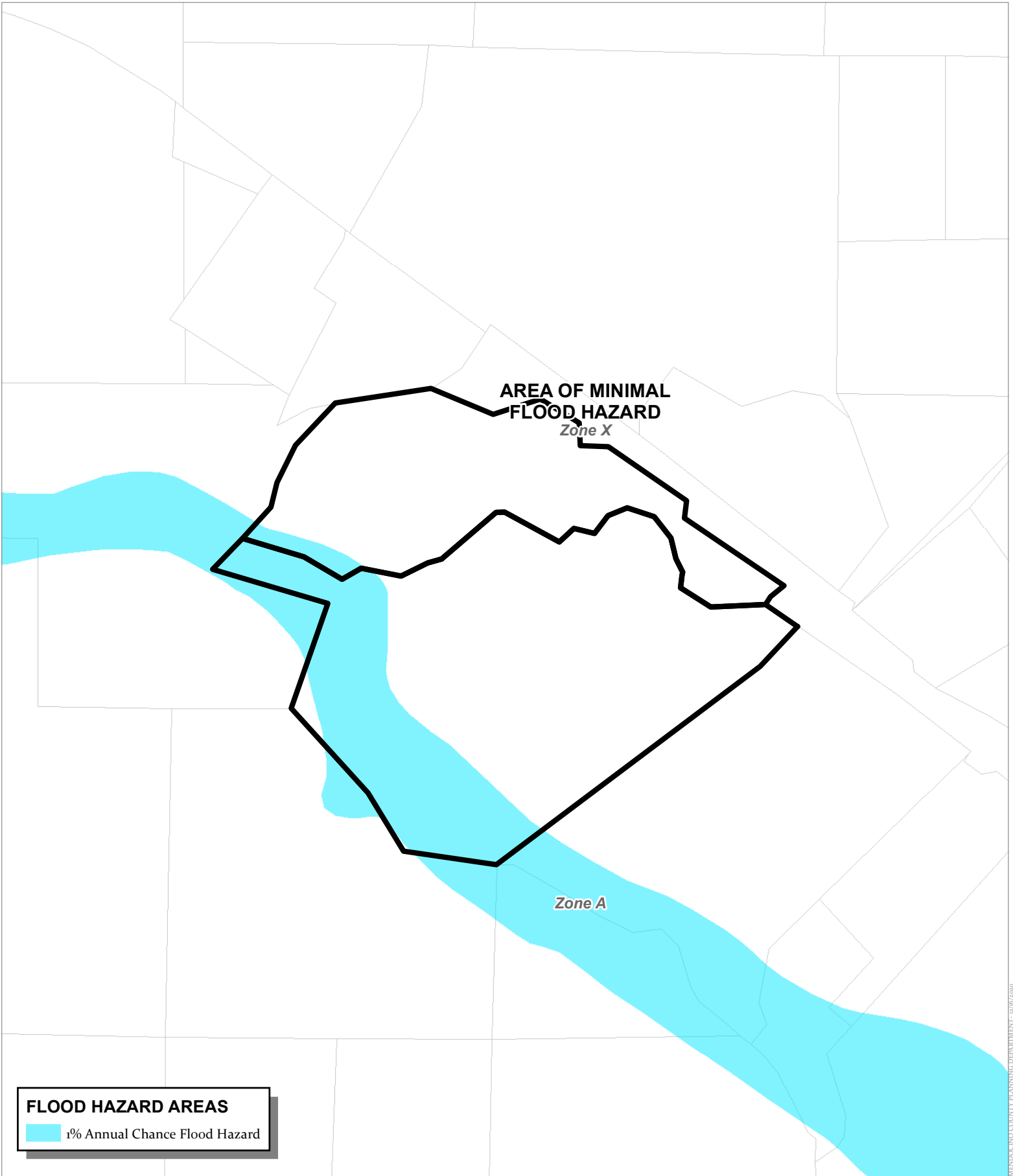
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 ADDRESS: 10300 Highway 128, Boonville

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



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

MERCED COUNTY PLANNING DEPARTMENT - 12/19/2020

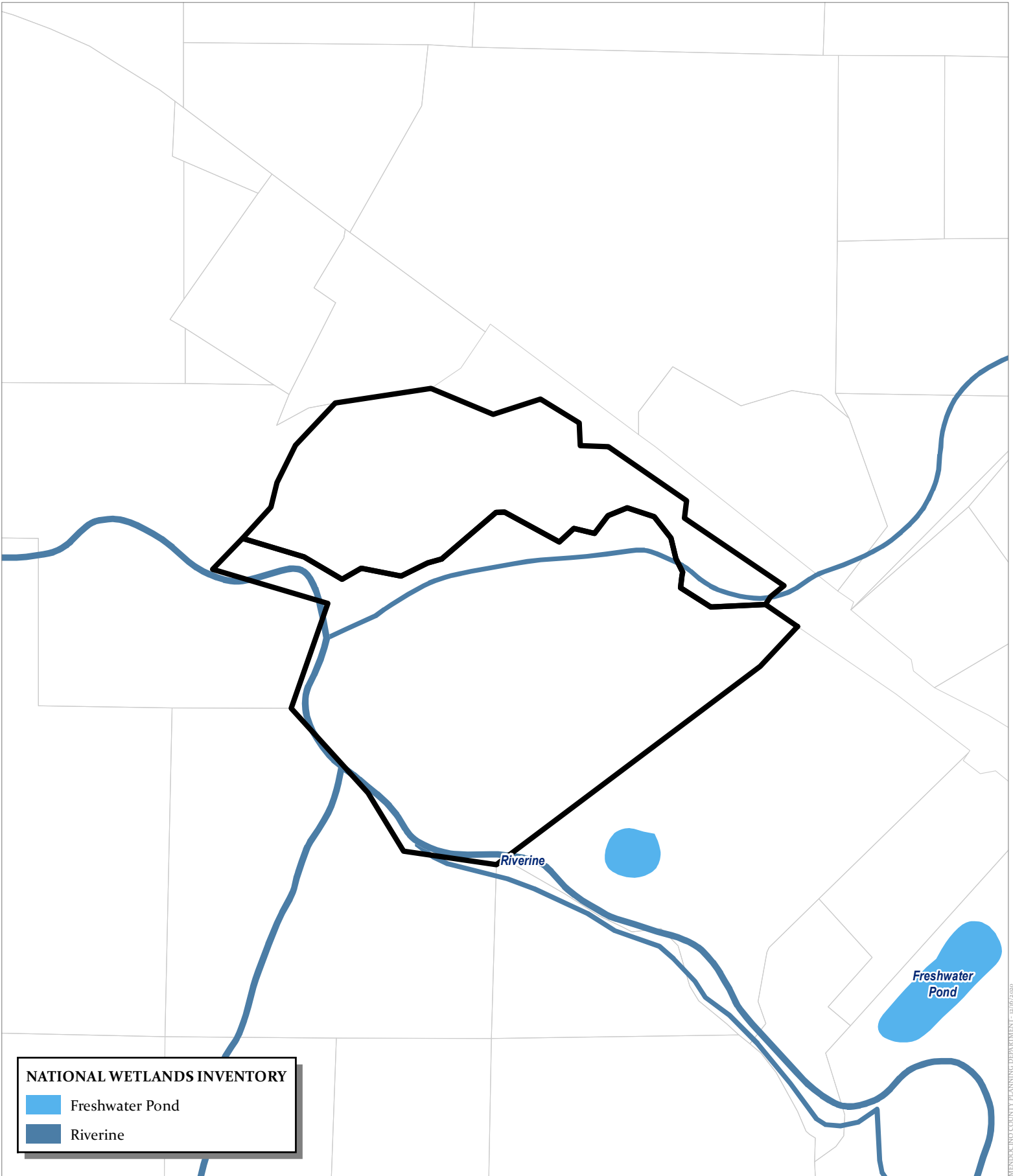


MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020

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SPECIAL FLOOD HAZARD AREAS

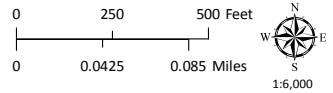




**NATIONAL WETLANDS INVENTORY**

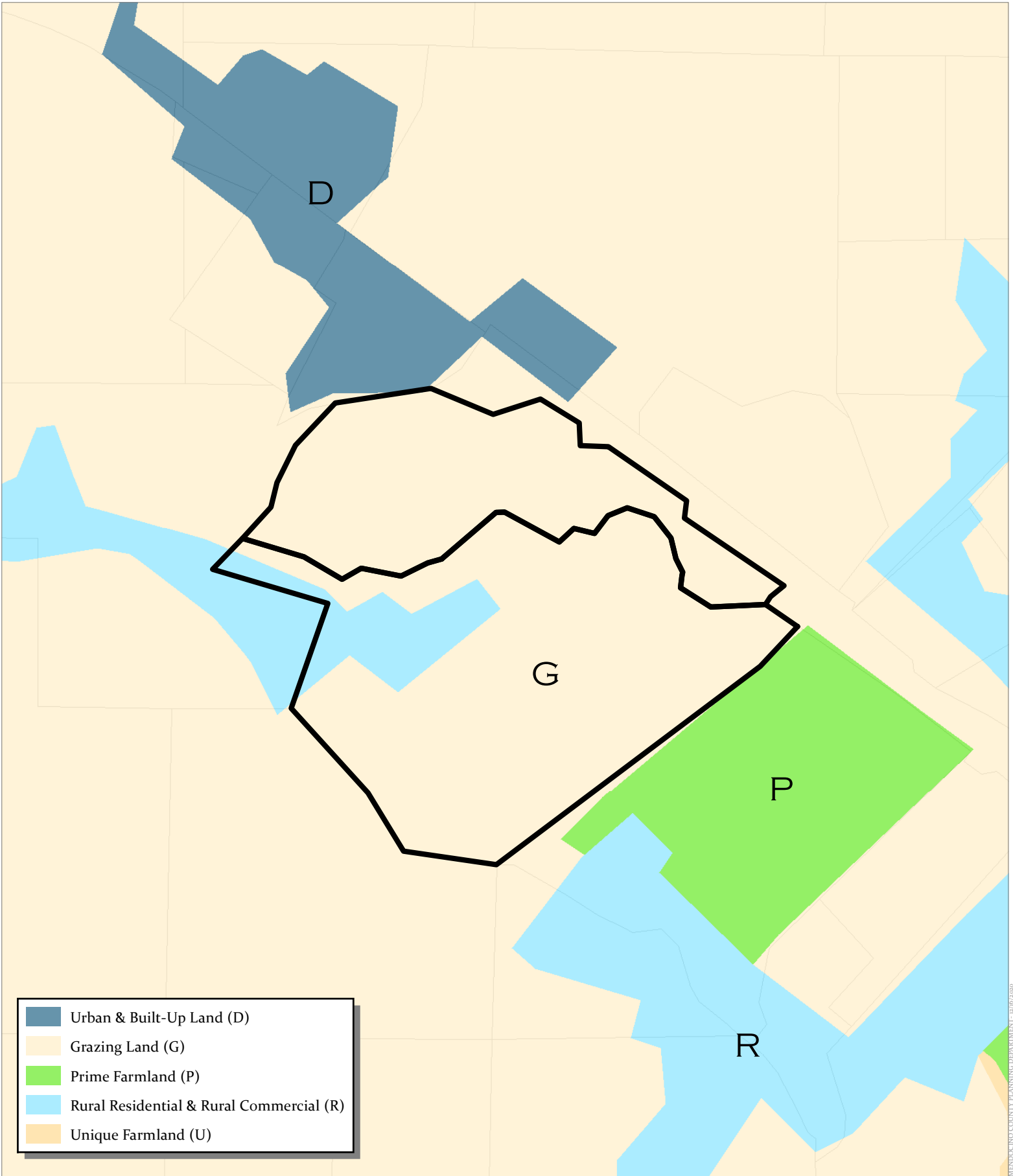
- Freshwater Pond
- Riverine

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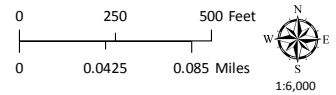


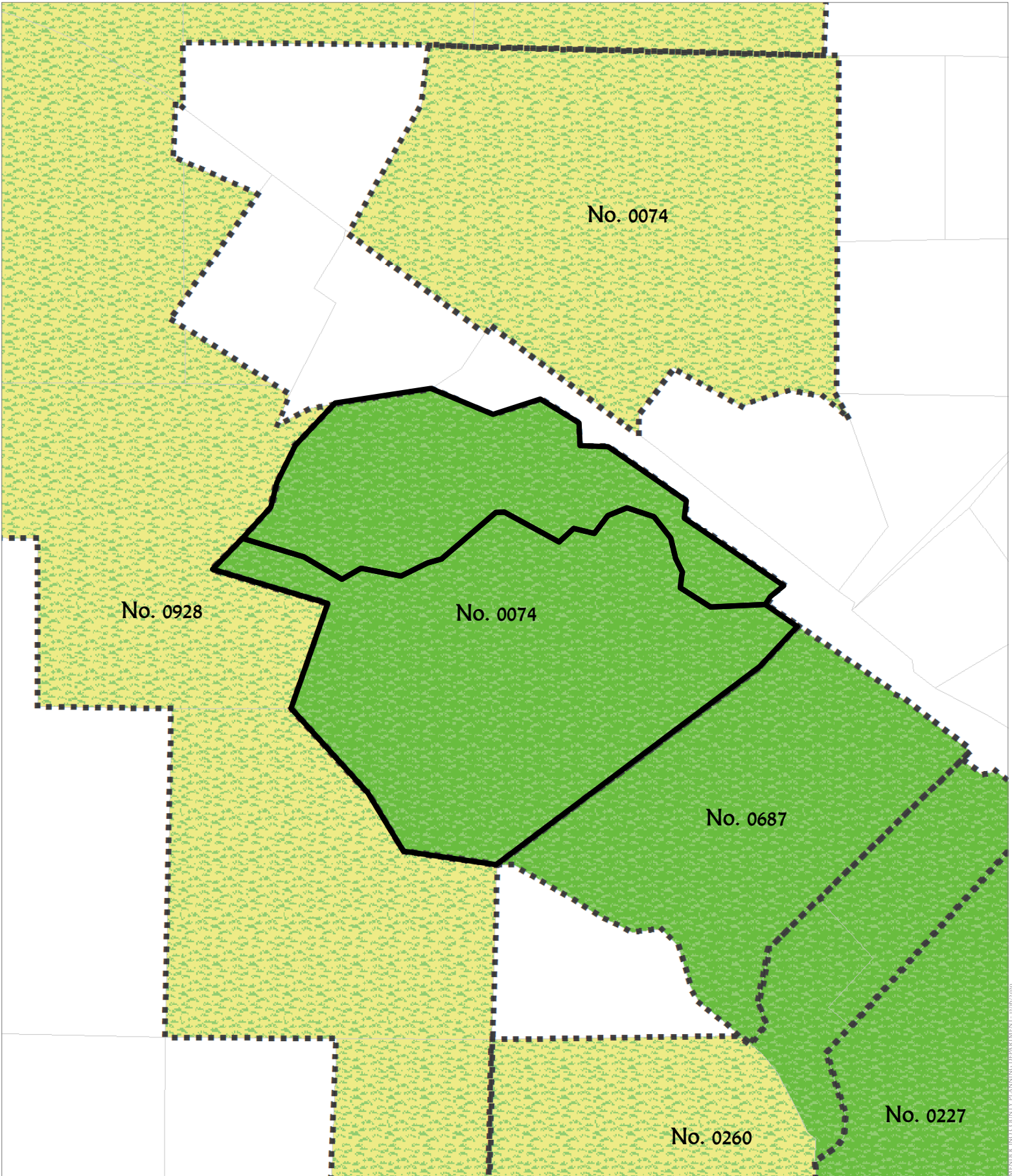
WETLANDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020



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

