



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

March 11, 2021

Department of Transportation
 Environmental Health - Fort Bragg (Land Use)
 Environmental Health - Fort Bragg (Hazmat)
 Cannabis Division - Ukiah

County Addresser
 Fort Bragg Rural Fire District
 CALFIRE Land Use
 Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians
 Noyo River Indian Community
 Manchester Band of Pomo Indians

CASE#: R_2019-0012

DATE FILED: 10/30/2019

OWNER: SE&A INC.

APPLICANT: BRANDY MOULTON

REQUEST: A Rezone request to create a Cannabis Accommodation Combining District of fifteen (15) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: No additional environmental evaluation is required pursuant to Section 15164 Article II, Title 14, Guidelines for California Environmental Quality Act. The Addendum to the previously adopted Mitigated Negative Declaration (MND; SCH#2016112028) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA for amendments to Ordinance No. 4381 and determined that no conditions calling for preparation of a subsequent environmental document.

LOCATION: 6.4± miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1± miles east of its intersection with Amethyst St. (CR 451) located at multiple addresses (APN's: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-28, 019-570-29, 019-570-32).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: March 25, 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 _____

CASE: R_2019-0012

OWNER: VARIOUS

APPLICANT: BRANDY MOULTON

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PARCEL SIZE: Cannabis Accommodation (CA) Combining District approximately 13 aggregate acres

GENERAL PLAN: Rural Residential 2 (RR2): 80,000 square foot minimum parcel size

ZONING: Rural Residential 2 (RR:2): 80,000 square foot minimum parcel size

EXISTING USES: Residential/ Cannabis Facility

SUPERVISORIAL DISTRICT: 4 (Gjerde)

RELATED CASES:

BF_2019-0332 (Onsite shop related to CFBL activities)

AG_2018-0160 (Cannabis Cultivation Application)

U_2018-0023 (Indoor Cultivation)

CFBL_2019-0023 (Cannabis Microbusiness License)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR2)	Rural Residential (RR:2)	45,013± Square Feet	Residential
EAST:	Rural Residential (RR2)	Rural Residential (RR:2)	74,792± Square Feet	Residential
SOUTH:	Rural Residential (RR2)	Rural Residential (RR:2)	139,601 +/- Square Feet	Residential
WEST:	Rural Residential (RR2)	Rural Residential (RR:2)	51,372 +/- Square Feet	Residential

REFERRAL AGENCIES

LOCAL

- Building Division (Fort Bragg)
- Cannabis Division (Ukiah)
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (Fort Bragg-Land Use)

- Environmental Health (Fort Bragg-Hazmat)
- Fort Bragg Rural Fire District

STATE

- CALFIRE (Land Use)

TRIBAL

- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians
- Noyo River Indian Community
- Manchester Band of Pomo Indians

ADDITIONAL INFORMATION:

Rezone application to create a new Cannabis Accommodation Combining District to include fifteen (15) parcels. Staff has preliminarily determined that no additional environmental evaluation is required pursuant to Section 15162 (a), California Code regulations, Title 14, Chapter 14, Guidelines for California Environmental Quality Act. A draft Addendum to the previously adopted Mitigated Negative Declaration (MND; SCH#2016112028) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA for amendments to Ordinance No. 4381 and determined that no conditions calling for preparation of a subsequent environmental document.

STAFF PLANNER: CHEVON HOLMES

DATE: 3/11/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg Rural Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built Up (D)

Grazing (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Shinglemill-Gibney (199)

Caspar-Quinliven-Ferncreek Complex (124)

Vandamme-Irmulco-Tramway Complex (224)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Forested/Shrub Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

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

YES

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 (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

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING SERVICES

Office Use Only box with fields: CASE NO, DATE FILED, FEE, RECEIPT NO, RECEIVED BY

APPLICATION FORM

APPLICANT:

Name: Brandy Moulton Phone: 707 223 1129
Mailing Address: 18601 N Hwy 1 #166
City: Fort Bragg State/Zip: CA 95437 Email: brandy@sovereign707.com

PROPERTY OWNER:

Name: SEJA Phone: 707 223 1129
Mailing Address: 18601 N Hwy 1 #166
City: Fort Bragg State/Zip: CA 95437 Email: brandy@sovereign707.com

AGENT:

Name: Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 0195603100

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve: New Contract, Flood Hazard Development Permit, General Plan Amendment, Reversion to Acreage, Rezoning, Use Permit - Cottage, etc.

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

Signature of Applicant/Agent, Date, Signature of Owner, Date 1/19/21

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.

existing cannabis facility apply for a cannabis accomodation district. project has contributed significant tax revenue to the county, provided consistent employment for coastal residents and shoulders a large portion of brand awareness for the cannabis economy of Mendocino.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family	1	Ø	2200	Ø	2200
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other:	workshop	Ø	2400	Ø	2400
<input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: 2

Estimated No. of shifts per day: 1

Type of loading facilities proposed: Ø

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

Completed project

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

no vegetation being removed.

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
No. of covered spaces:	0	
No. of uncovered spaces:	0	
No. of standard spaces:	5	
No. of accessible spaces:	1	
Existing no. of spaces:	0	
Proposed additional spaces:	0	
Total:	6	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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

Amount of cut: 0 cubic yards
 Amount of fill: 0 cubic yards
 Max. height of fill slope: 0 feet
 Max. height of cut slope: 0 feet
 Amount of import/export: 0 cubic yards
 Location of borrow or disposal site: 0

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

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

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: 0 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 and building plans.

motion sensor security lighting - downcast

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

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

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

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): _____
- 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:

County P&S
 state - BCC / COFA

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

Simpson lane -> (R) onto Mitchell Creek -> (R) onto
 Turner -> (L) onto Amethyst -> (L) onto Jade.
 1st driveway on left. blue mailbox.

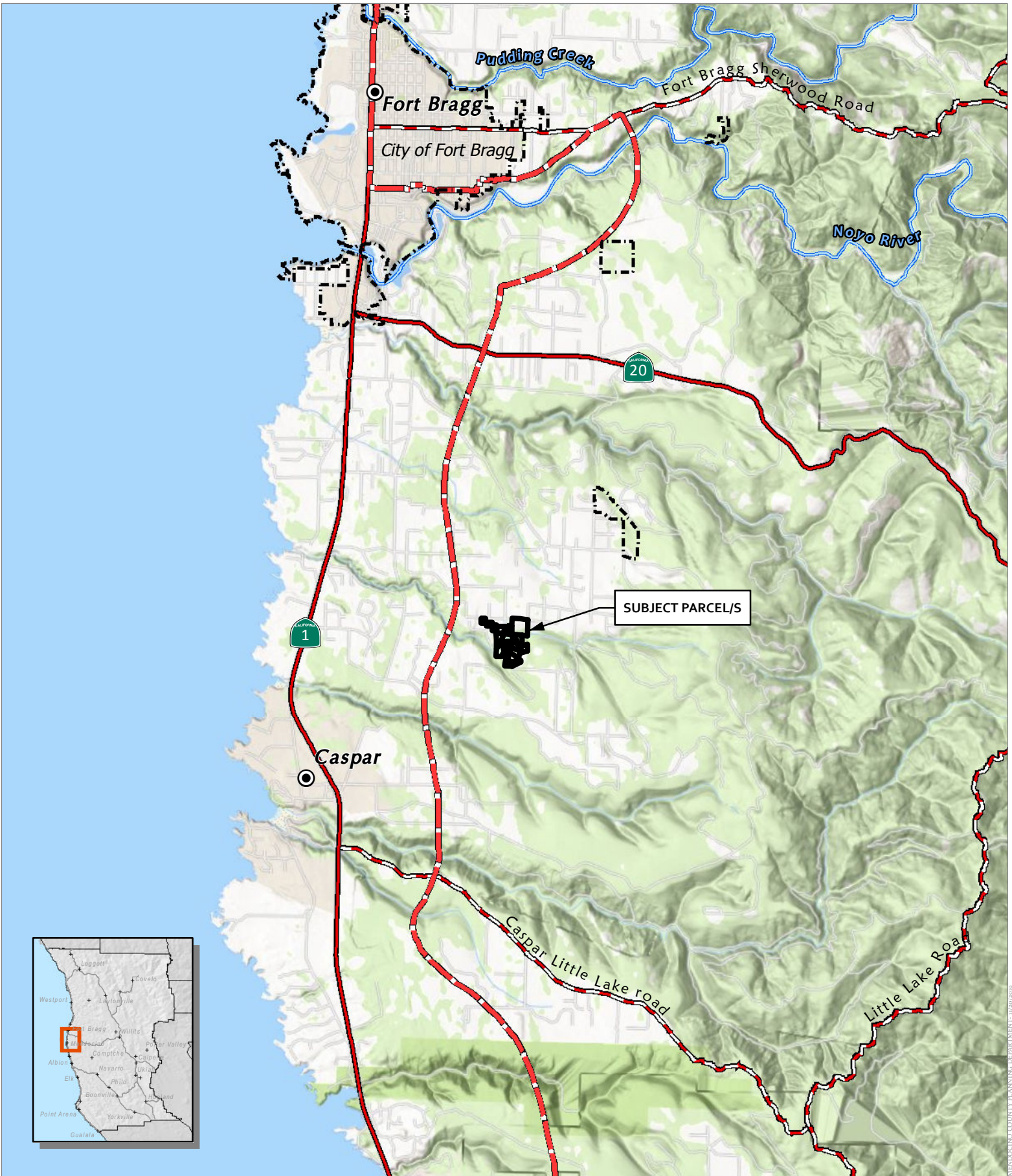
23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES
- NO

house, metal building

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

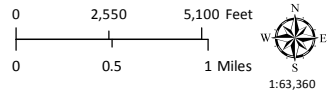
- YES
- NO



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019

CASE: R 2019-0012
 OWNER: Various
 APN: Various
 APLCT: Brandy Moulton
 AGENT: Brandy Moulton
 ADDRESS: Jade Court, Fort Bragg





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

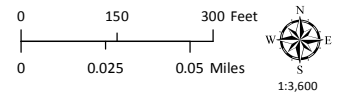


LOCATION MAP



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-  Named Rivers
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads

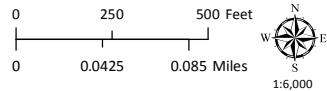



AERIAL IMAGERY



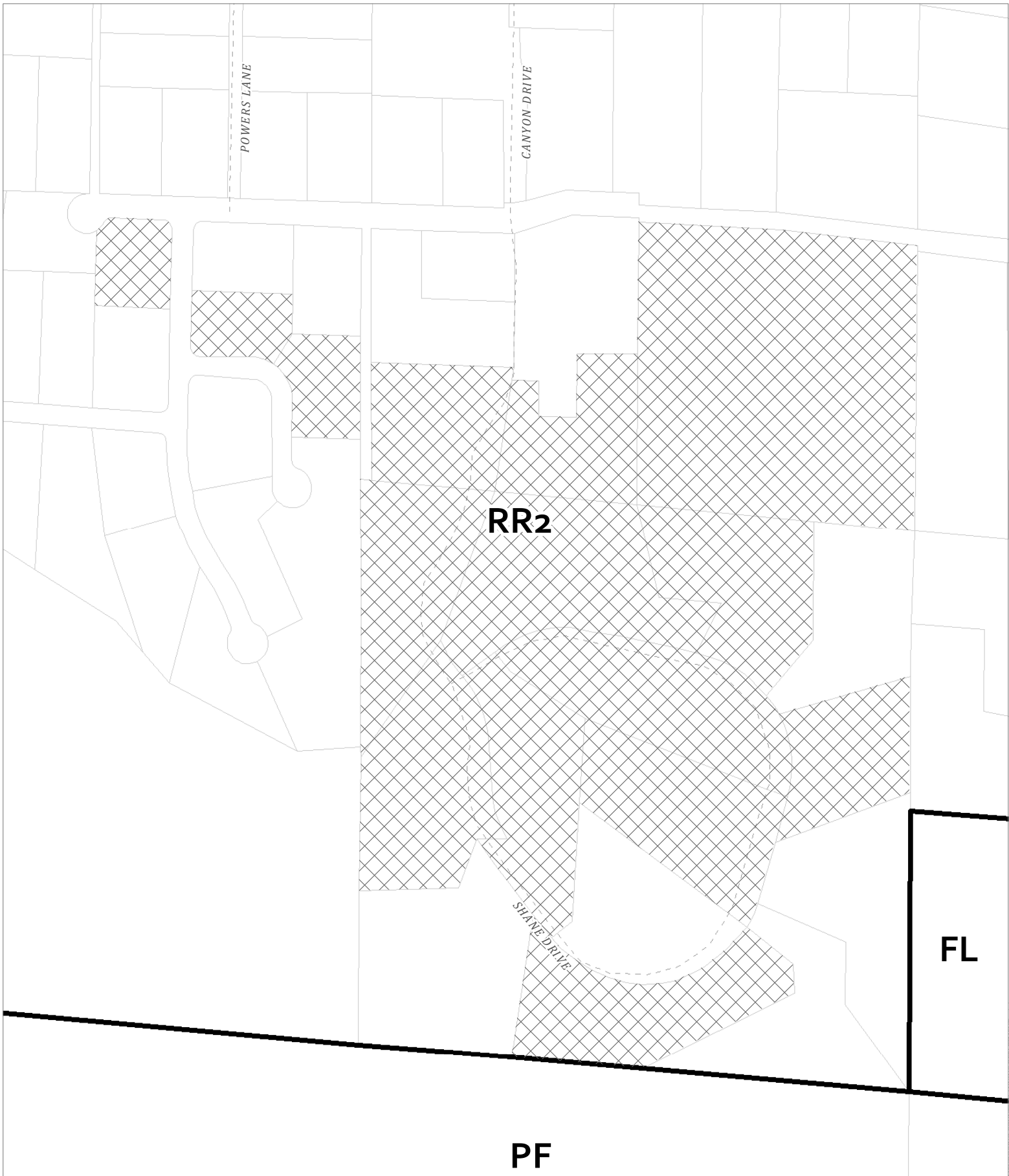
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019

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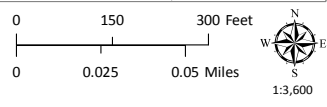
 Cannabis Cultivation Sites

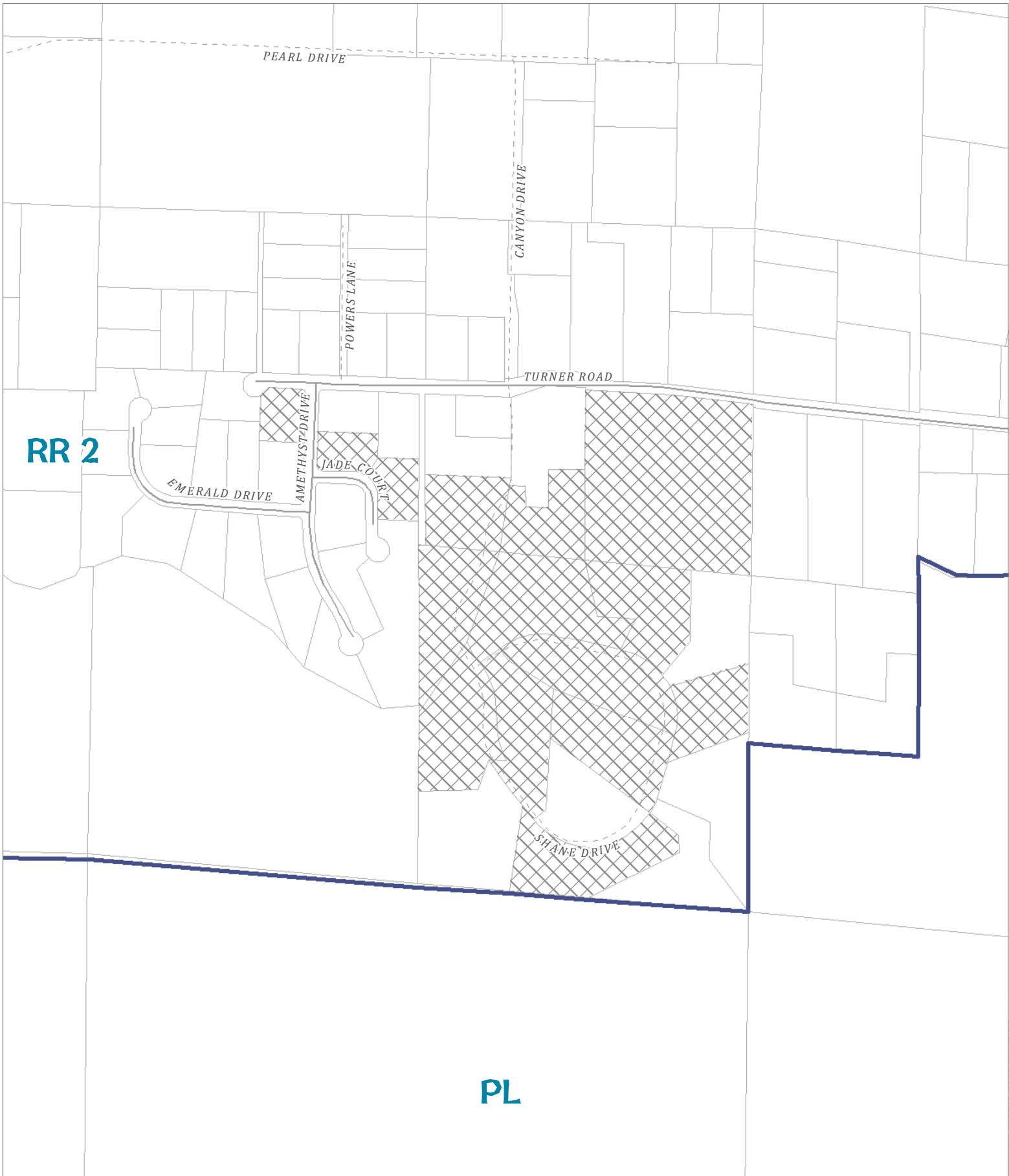
CANNABIS SITES



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 Zoning Districts





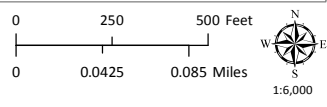


RR 2

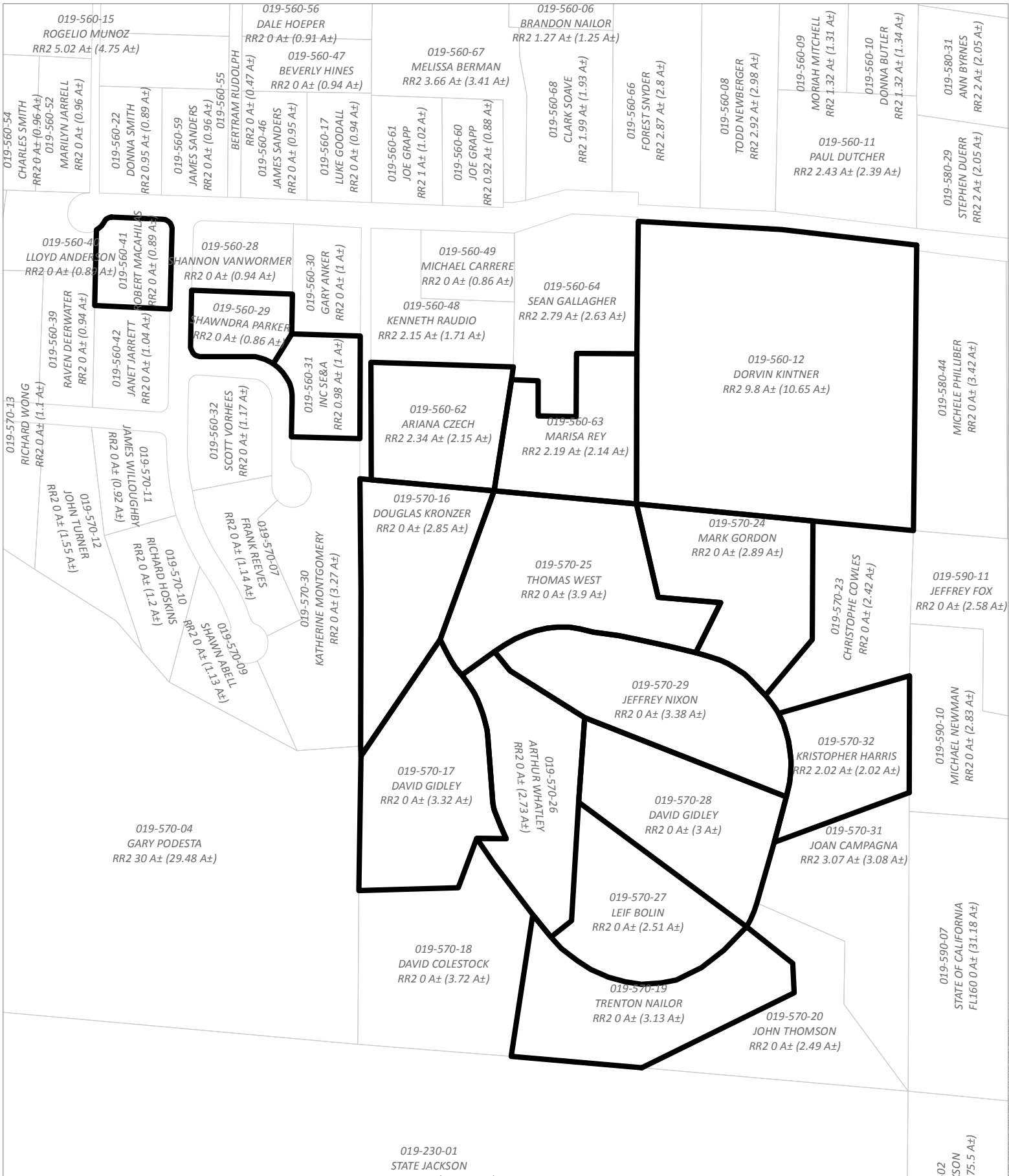
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CASE: R 2019-0012
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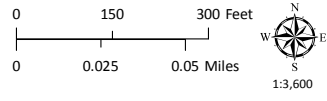
 General Plan Classes
 Public Roads



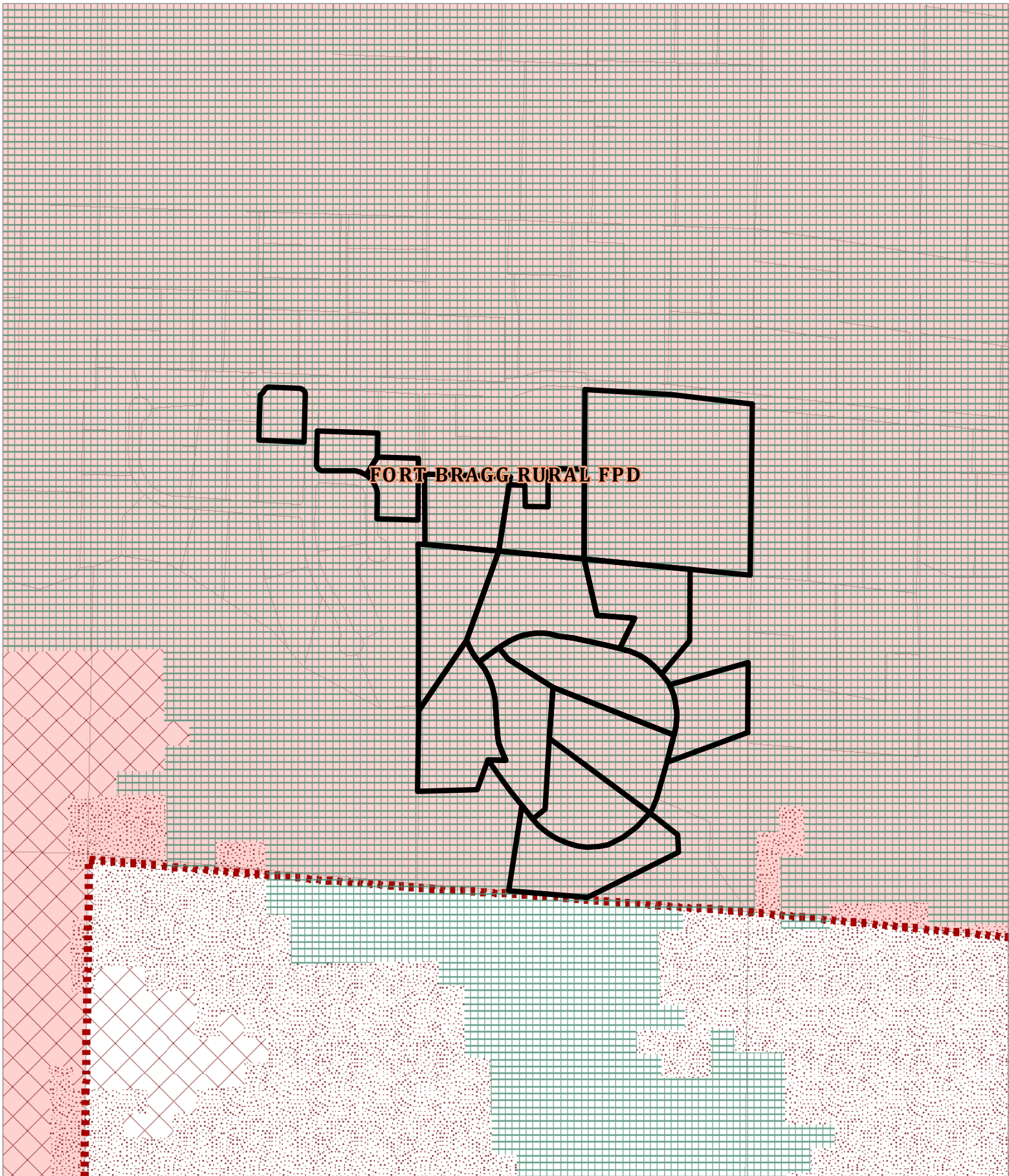
GENERAL PLAN CLASSIFICATIONS



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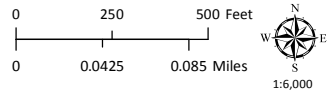
ADJACENT PARCELS



FORT BRAGG RURAL FPD

CASE: R 2019-0012
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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

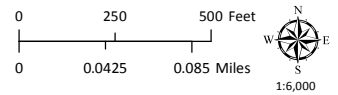
Freshwater, Forested/Shrub Wetland

NATIONAL WETLANDS INVENTORY

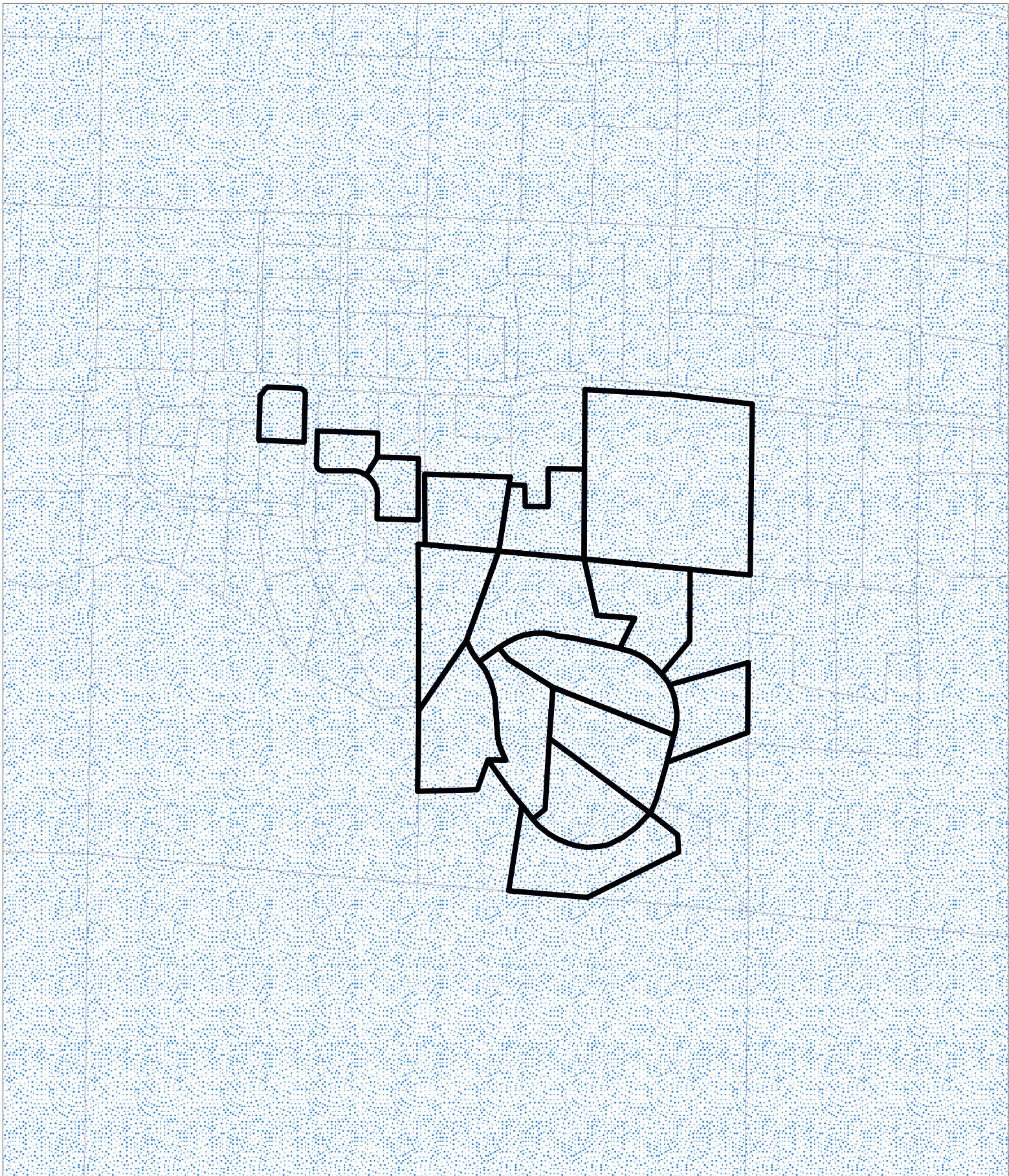
-  Freshwater Forested/Shrub Wetland
-  Riverine

Riverine


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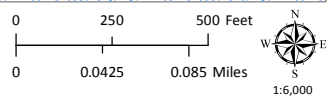


WETLANDS



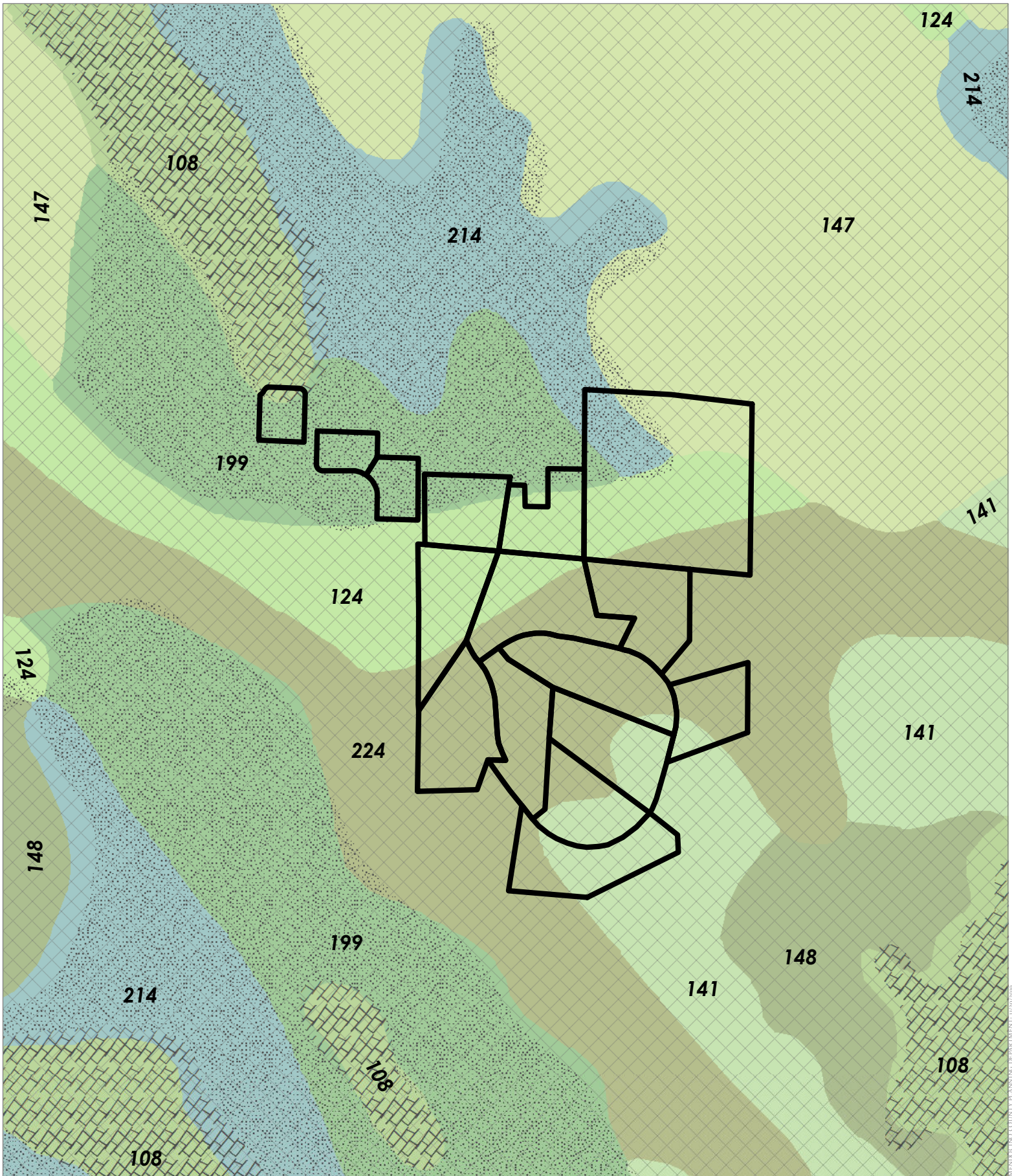
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 Sufficient Water Resources






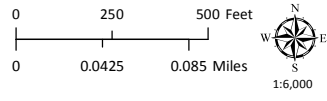
GROUND WATER RESOURCES

HERNANDO COUNTY PLANNING DEPARTMENT - 11/27/2019

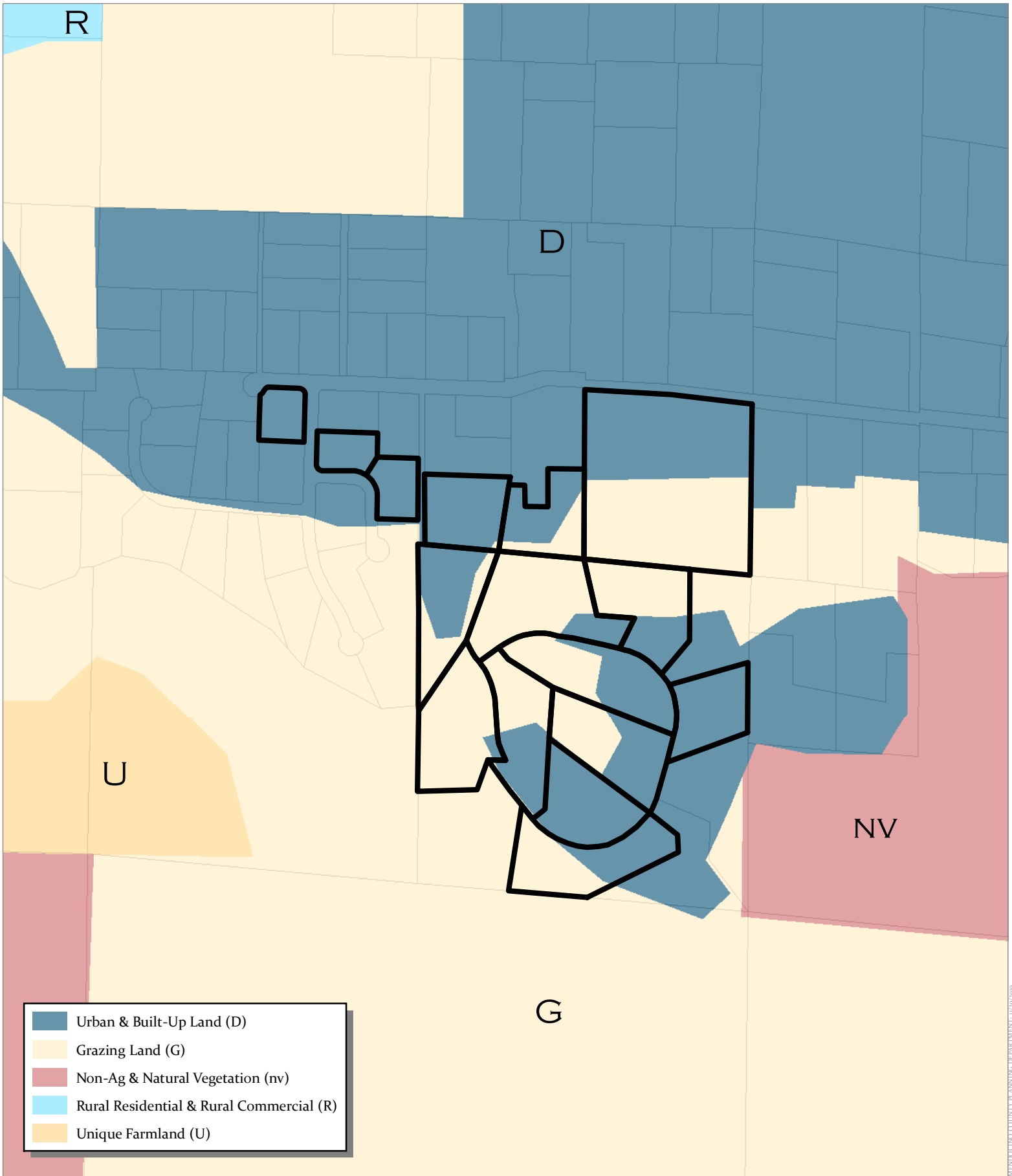


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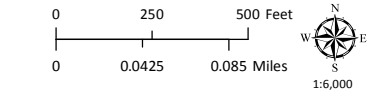
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine



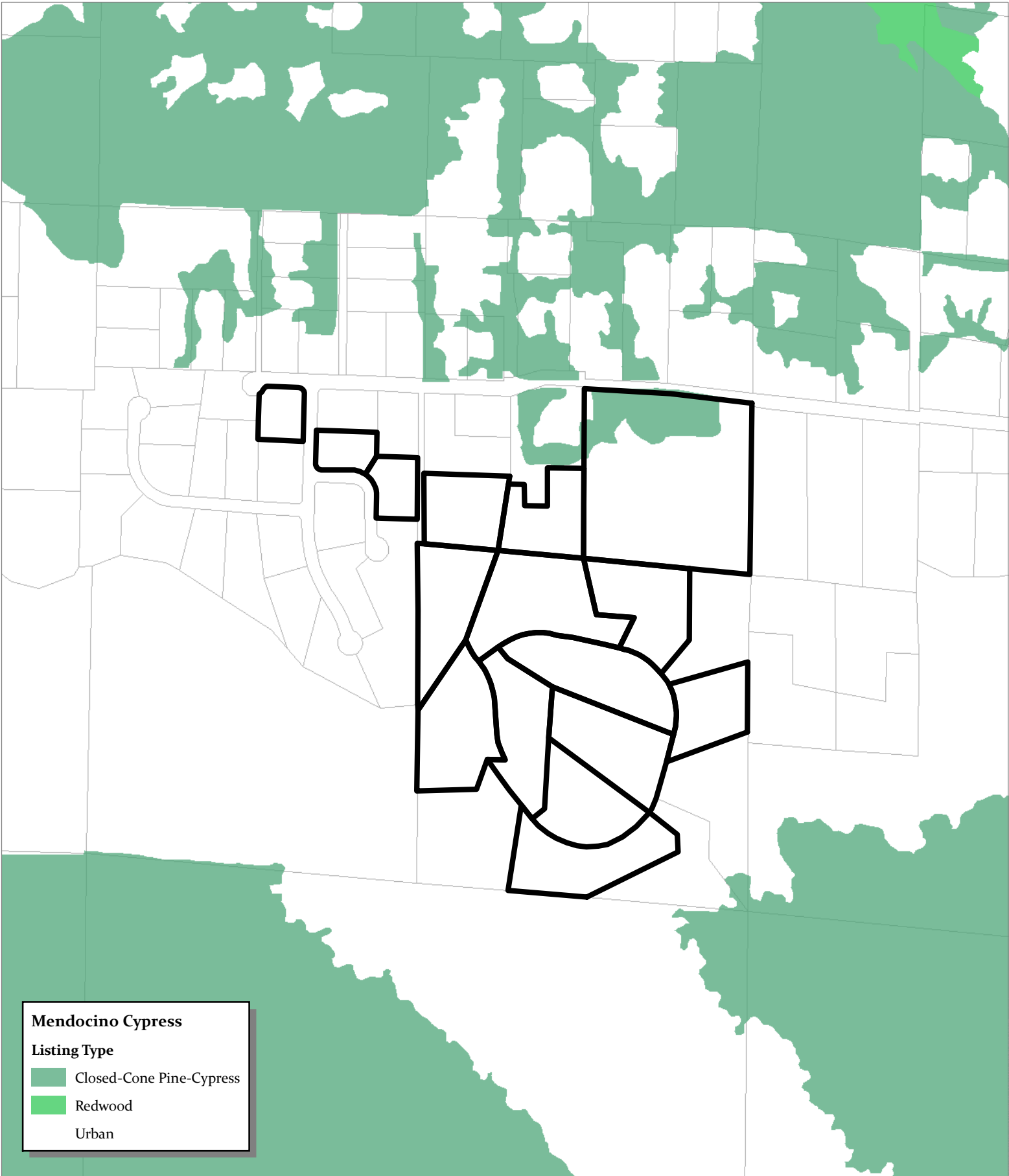
WESTERN SOIL CLASSIFICATIONS



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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019

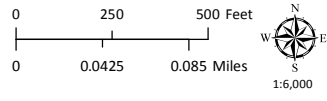


Mendocino Cypress

Listing Type

- Closed-Cone Pine-Cypress
- Redwood
- Urban

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