



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

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

JULIA KROG, DIRECTOR  
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FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.gov  
www.mendocinocounty.org/pbs

September 03, 2024

Planning – Fort Bragg  
Environmental Health - Fort Bragg  
Building Inspection – Fort Bragg  
Assessor

Airport Land Use Commission  
Department of Forestry/ CalFire  
-Land Use  
Cloverdale Rancheria

Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians  
Fort Bragg Fire District  
Fort Bragg United School District

**CASE#:** AP\_2024-0025

**DATE FILED:** 7/29/2024

**OWNER:** Tri Suppliers LLC

**APPLICANT:** Project Myriad Inc.

**REQUEST:** Administrative Permit for a Cannabis Facility Microbusiness for Cultivation, Distribution, and Level 1 Manufacturing (Non-volatile)

**ENVIRONMENTAL DETERMINATION:** Existing Facilities 15301 Categorically Exempt

**LOCATION:** 1.8± miles north of Fort Bragg City center, on the north side of Jane Ln. (Private). Approximately .25 miles from its intersection with State Route 1 (SR1), located at 32650 Jane Ln., Fort Bragg (APN: 069-251-33)

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** JAMIE HENRY

**RESPONSE DUE DATE:** September 17, 2024

**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@mendocinocounty.org](mailto: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:** Tri Suppliers LLC

**APPLICANT:** Project Myriad Inc.

**AGENT:** Robert J. Molineaux

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**APN/S:** 069-251-33

**PARCEL SIZE:** 2.91± Acres

**GENERAL PLAN:** Industrial (I:)

**ZONING:** Industrial (I1:40K)

**EXISTING USES:** Cannabis Cultivation in a Warehouse and Residential

**DISTRICT:** 4 (Gjerde)

**RELATED CASES:** AG\_2024-0002; CFBL\_2024-0012 (Microbusiness pending approval)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Industrial (I); Rural Resident	Industrial (I1); Rural Residen	13.45±	Residential; Airport
<b>EAST:</b>	Rural Residential (RR 5)	Rural Residential (RR 5)	5±	Residential
<b>SOUTH:</b>	Remote Rural Residential (RMR)	Rural Residential (RR 5)	36.6±	Residential
<b>WEST:</b>	Industrial (I)	Industrial (I1); Rural Residen	4.91±	Residential; Airport

**REFERRAL AGENCIES**

**LOCAL**

- Airport Land Use Commission
- Assessor’s Office
- Building Division
- Environmental Health (EH)
- Fort Bragg Fire District

- Fort Bragg Unified School District
  - Planning Division Fort Bragg
- STATE**
- CALFIRE (Land Use)

**FEDERAL**

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** JAMIE HENRY

**DATE:** 9/3/2024

## ENVIRONMENTAL DATA

### **1. MAC:**

GIS  
N/A

### **2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS  
*High Fire Hazard*

### **3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS  
*Fort Bragg Rural Fire Protection District*

### **4. FARMLAND CLASSIFICATION:**

GIS  
*Urban and Built-Up Land*

### **5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)  
NO

### **6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS  
N/A

### **7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part  
*Western Classification (214)*

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

LCP maps, Pygmy Soils Maps; GIS  
N/A

### **9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office  
NO

### **10. TIMBER PRODUCTION ZONE:**

GIS  
NO

### **11. WETLANDS CLASSIFICATION:**

GIS  
N/A

### **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  
NO

### **16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10  
N/A

### **17. LANDSLIDE HAZARD:**

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

### **18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34  
N/A

### **19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
N/A

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

Various Adopted Specific Plan Areas; GIS  
N/A

### **21. STATE CLEARINGHOUSE REQUIRED:**

Policy  
N/A

### **22. OAK WOODLAND AREA:**

USDA  
N/A

### **23. HARBOR DISTRICT:**

Sec. 20.512  
N/A





**Department of  
Planning and Building  
Services**

Case No:	AP-2024-0025
CalFire No:	
Business License No:	CFBL-2024-0012
Fee:	\$ 1,693.00
Receipt No:	PRS-063056
Received By:	Morgan G...
Date Filed:	7/29/2024
Office use only	

**Application for Facilities – Use Permit / Administrative Permit**

**APPLICANT(S)**

Name: Project Myriad, Inc. Phone: 707-357-1735  
 Mailing  
 Address: 32650 Jane Lane  
 City: Fort Bragg State/Zip: CA 95437 email: ryan@woodwidehighcraft.com

**PROPERTY OWNER**

Name: Tri Suppliers, LLC Phone: 707-357-1735  
 Mailing  
 Address: 32650 Jane Lane  
 City: Fort Bragg State/Zip: CA 95437 email: ryan@woodwidehighcraft.com

**AGENT**

Name: Robert J. Molineaux Phone: 415-328-6321  
 Mailing  
 Address: 2751 4th Street Unit 283  
 City: Santa Rosa State/Zip: CA / 95405 email: rimolineaux@gmail.com

Address of Property: 32650 Jane Lane, Fort Bragg, CA 95437  
 Assessor Parcel Number(s): 0692513300

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 type="checkbox"/> - AP	-	-	-	-	-	-
UR (Upland Residential)	<input type="checkbox"/> - AP	-	-	-	-	-	-
RL (Rangeland)	<input 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 checked="" 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) <input type="checkbox"/> Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception) <input type="checkbox"/> Setback Reduction (Mendocino County Code Section 20.243.050(B)(1)) <input type="checkbox"/> Cottage Industry Use Permit (microbusiness) <input type="checkbox"/> 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.

Ryan Birch 7/29/24      Ryan Birch 7/29/24  
 Signature of Applicant/Agent      Date      Signature of Owner      Date



# 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.

An existing and permitted cultivation and distribution site would add manufacturing use to the premises and become a microbusiness.  
Manufacturing on premises would not include volatile extraction, nor would it involve compressed CO2. All extraction would be  
accomplished through ice water extraction.

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

The project site is an existing and permitted cannabis cultivation site inside of a metal warehouse building. No additional structures,  
grading, wells, septic systems or any other type of improvements are necessary for the project. No vegetation will be removed and  
all activities which are associated with the project will be conducted fully indoors.

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.

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? 5

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): Approximately 150 feet north of Road/Gate

Size: 3,600 ft<sup>2</sup> Type (i.e. freestanding, wall, etc): Steel and Wood Construction Warehouse, freestanding, 2 stories.

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

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.	Residence	Existing Use: Unoccupied	Proposed Use: None	Size: 1,400	ft <sup>2</sup>
2.	Warehouse	Existing Use: Cannabis Cultivation	Proposed Use: Microbusiness	Size: 3,600	ft <sup>2</sup>
3.		Existing Use:	Proposed Use:	Size:	ft <sup>2</sup>
4.		Existing Use:	Proposed Use:	Size:	ft <sup>2</sup>
5.		Existing Use:	Proposed Use:	Size:	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.

To the west of the property is a private runway for airplanes. Further west there are vacant lots which are just empty fields.

To the south across the street there is a vacant lot which is just an empty field. To both the north and the east there are existing

residences on the property but the closest of the two (to the north) is over 250 feet from the cannabis use. The building on site is

over 90 feet from a Class II stream which is to the east. The area between the Facility and the residences is woodlands.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant			Yes	
Residential/Agricultural	Yes	Yes		
Commercial/Industrial				Yes (Runway)
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).

Get on US-101 N from N Bush St, Empire Dr and N State St. Follow for 17.4 miles. Take exit 568 for CA-20 W toward Willits. Turn left

onto CA-20 W. Turn left onto CA-20 W/Flower St/Fort Bragg Rd/Fort Bragg - Willits Rd. Follow for 33 Miles. Turn right onto CA-1 N/S

Main St. Follow for 3.6 Miles. Turn right onto Jane Ln. Follow for 1 mile and the destination will be on your left.



**\*FOR PROCESSING\***

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

Natural trimmings will be disposed of onsite through composting.

Other non-organic waste will be disposed of through the normal trash collection service provided by Redwood Waste Solutions.

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

The only equipment which will be used is as follows: a scale, scissors, a dehumidifier, and an air conditioner.

**\*FOR MANUFACTURING\***

M01. What solvents will be used?

Ice and water will be the only solvents used.

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.

Cold-water hash will be produced by placing fresh cannabis in silk bags and then placing the silk bags into buckets of ice water.

The water in the bucket will then be agitated by mixing it with a paddle until the cannabis has been extracted. The water will then be filtered through mesh screens in order to collect the hash.

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

Cold water hash.

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

Through onsite composting.

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

R01. Will there be consumption of cannabis products on-site?  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? 1

**\*FOR MICROBUSINESS\***

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

B02. What are the accessory uses that are incidental to the primary use? Distribution, Manufacturing.

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

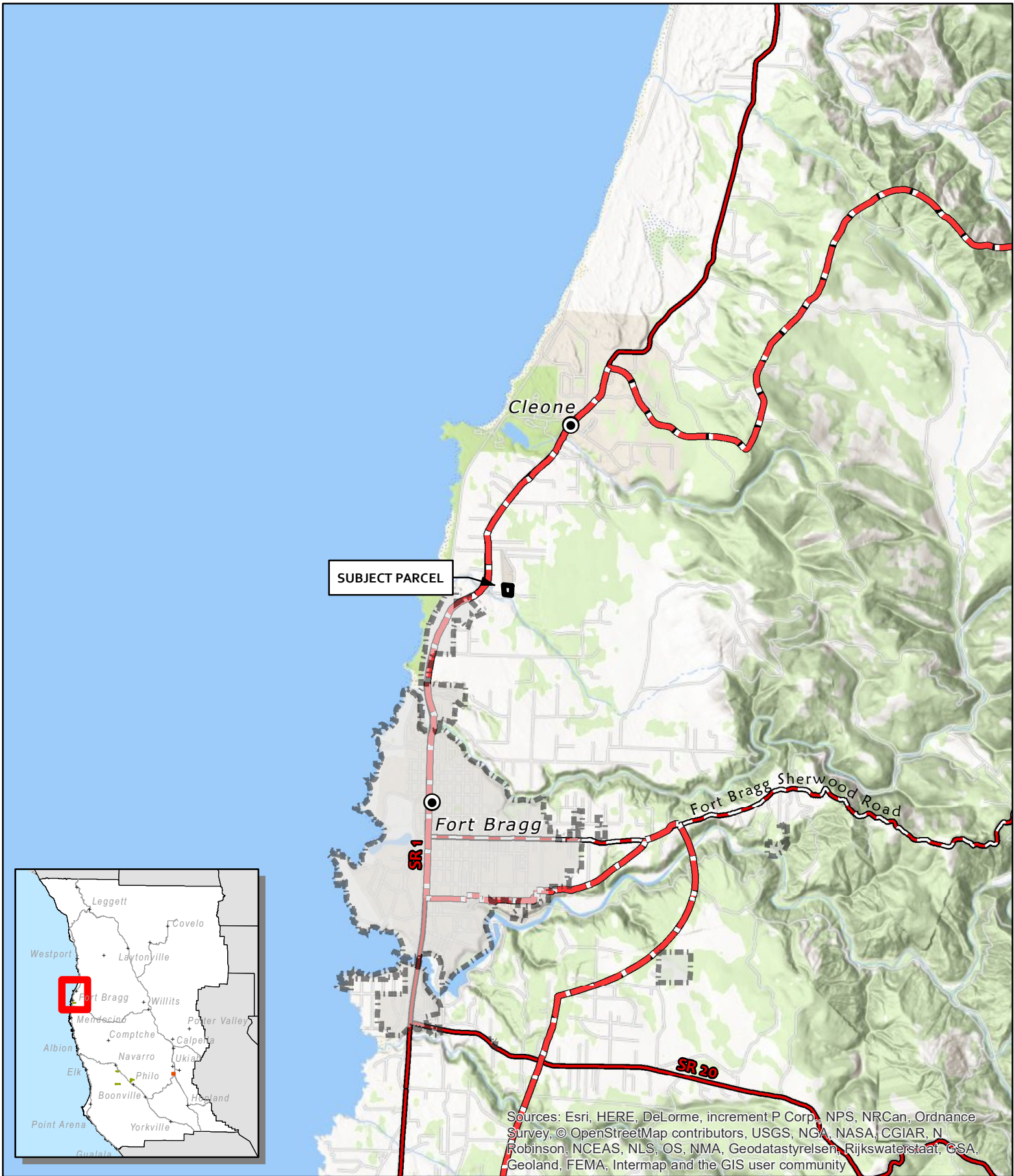
Ryan Birchard 7/29/24  
Print Name of Applicant/Agent Date

Ryan Birchard  
Print Name of Owner Date

Ryan Birchard  
Signature of Applicant/Agent

Ryan Birchard  
Signature of Owner

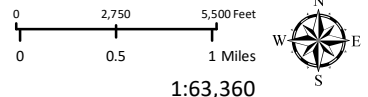




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**CASE: AP 2024-0025**  
**OWNER: Tri Suppliers, LLC**  
**APN: 069-251-33**  
**APLCT: Project Myriad, Inc.**  
**AGENT: Robert J. Molineaux**  
**ADDRESS: 32650 Jane Ln., Fort Bragg**

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

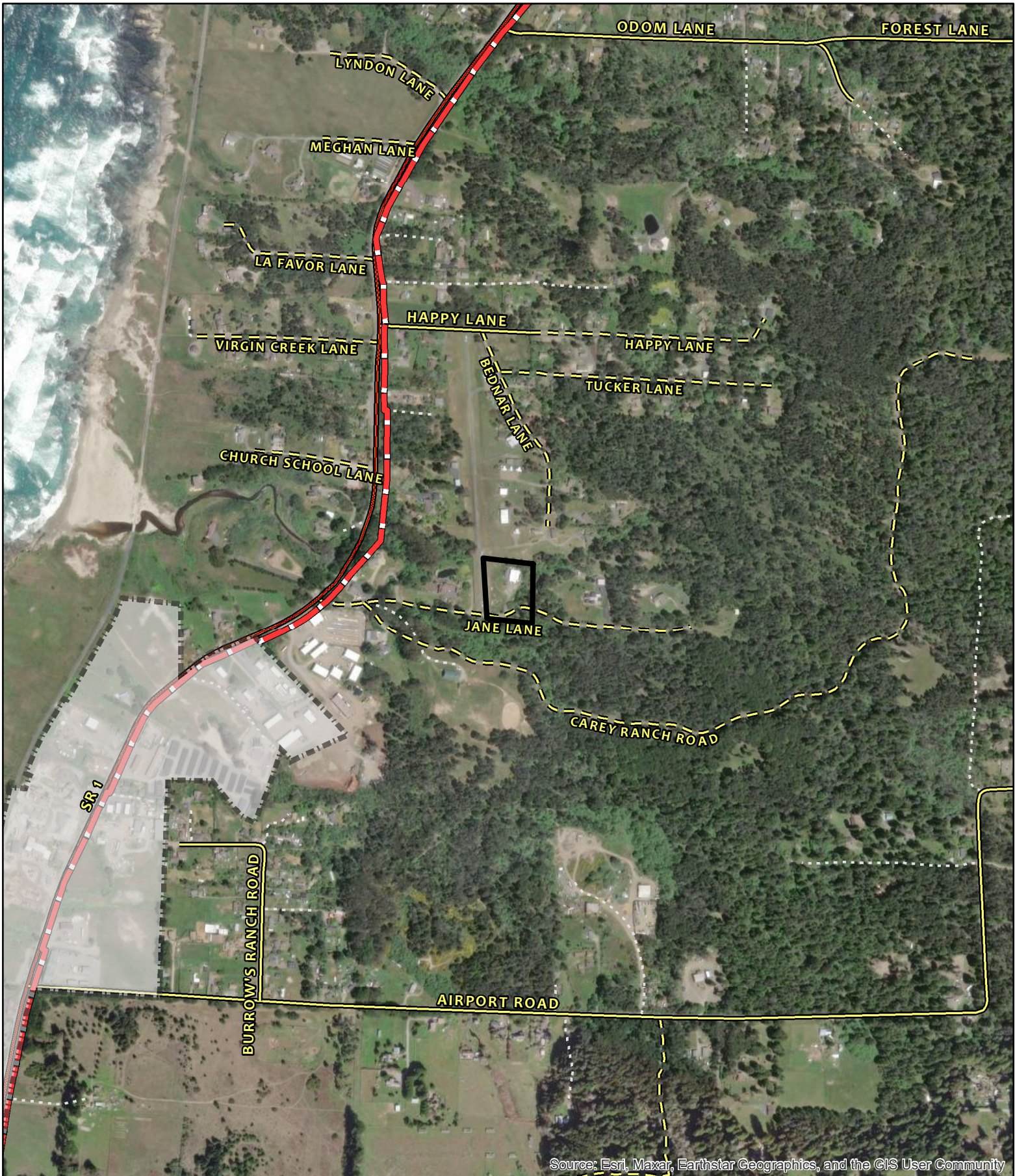


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LOCATION




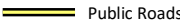

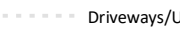
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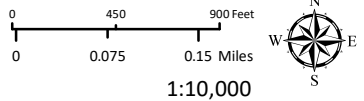




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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-  City Limits
-  Coastal Zone Boundary
-  Highways (2017)
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



1:10,000  
**AERIAL IMAGERY**

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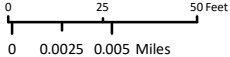




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== Private Roads

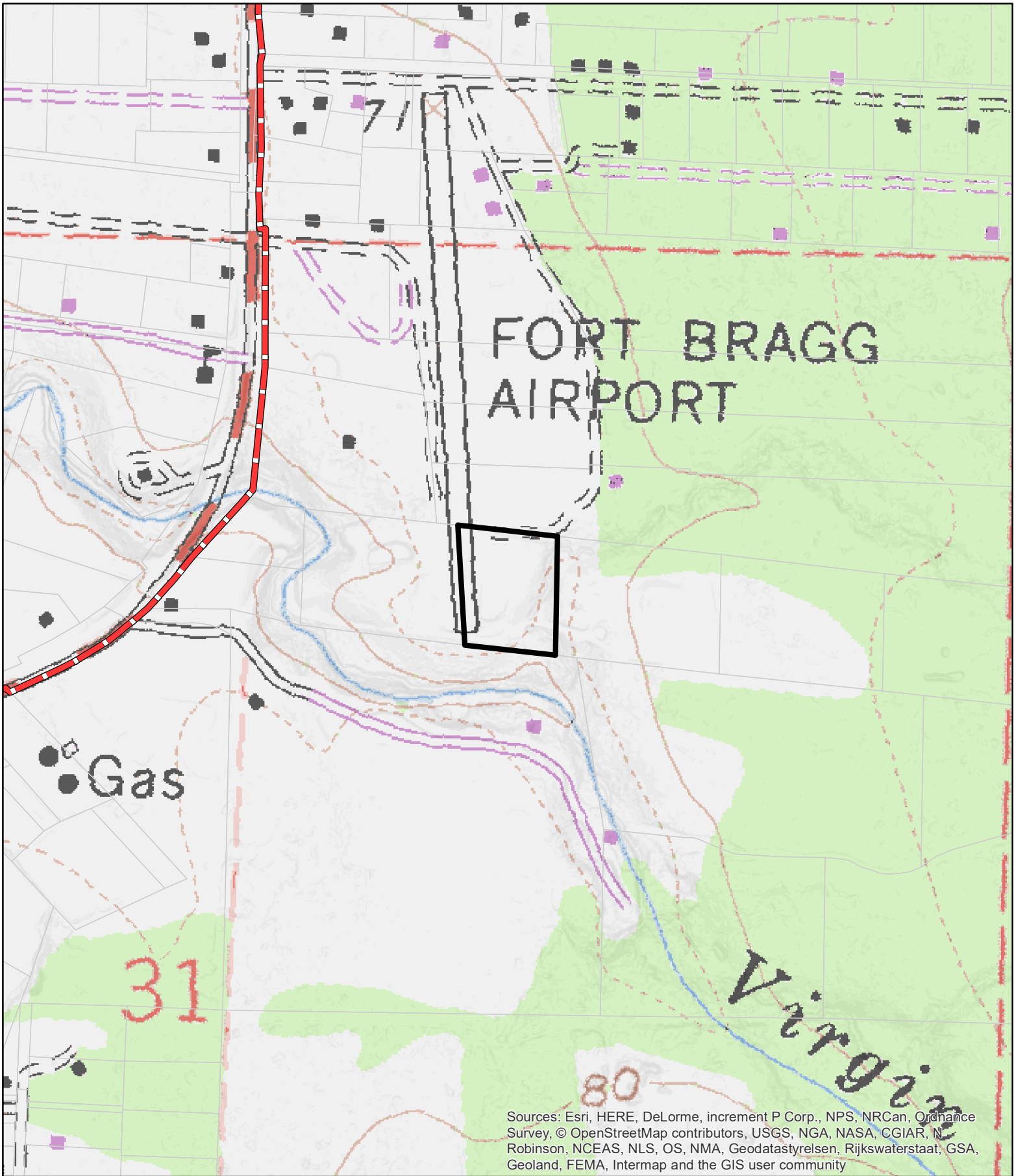


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AERIAL IMAGERY



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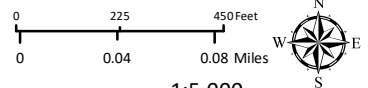




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 Coastal Zone Boundary  
 Assessors Parcels



1:5,000  
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

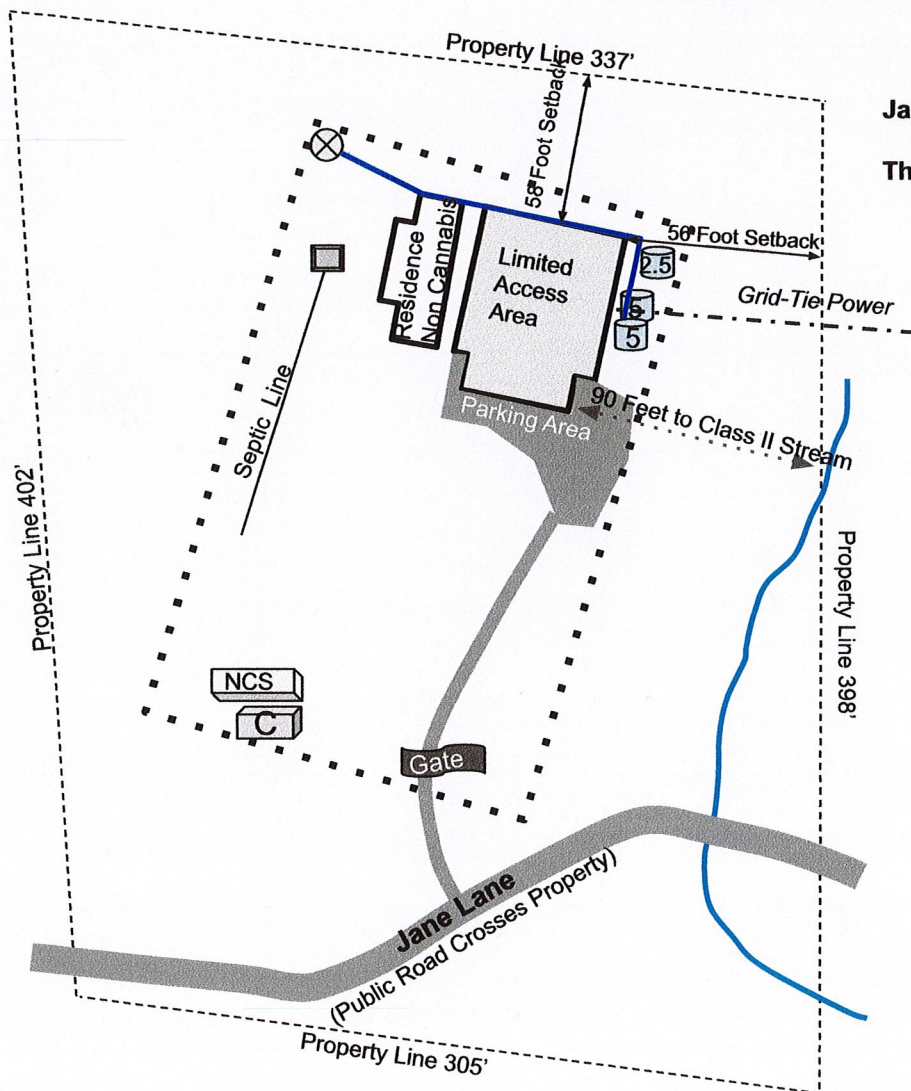
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# PROPERTY DIAGRAM

Applicant: Project Myriad, Inc.  
 Owner: Tri Suppliers, LLC  
 32650 Jane Lane  
 Fort Bragg, CA 95437  
 APN: 0692513300  
 2.91 Acres

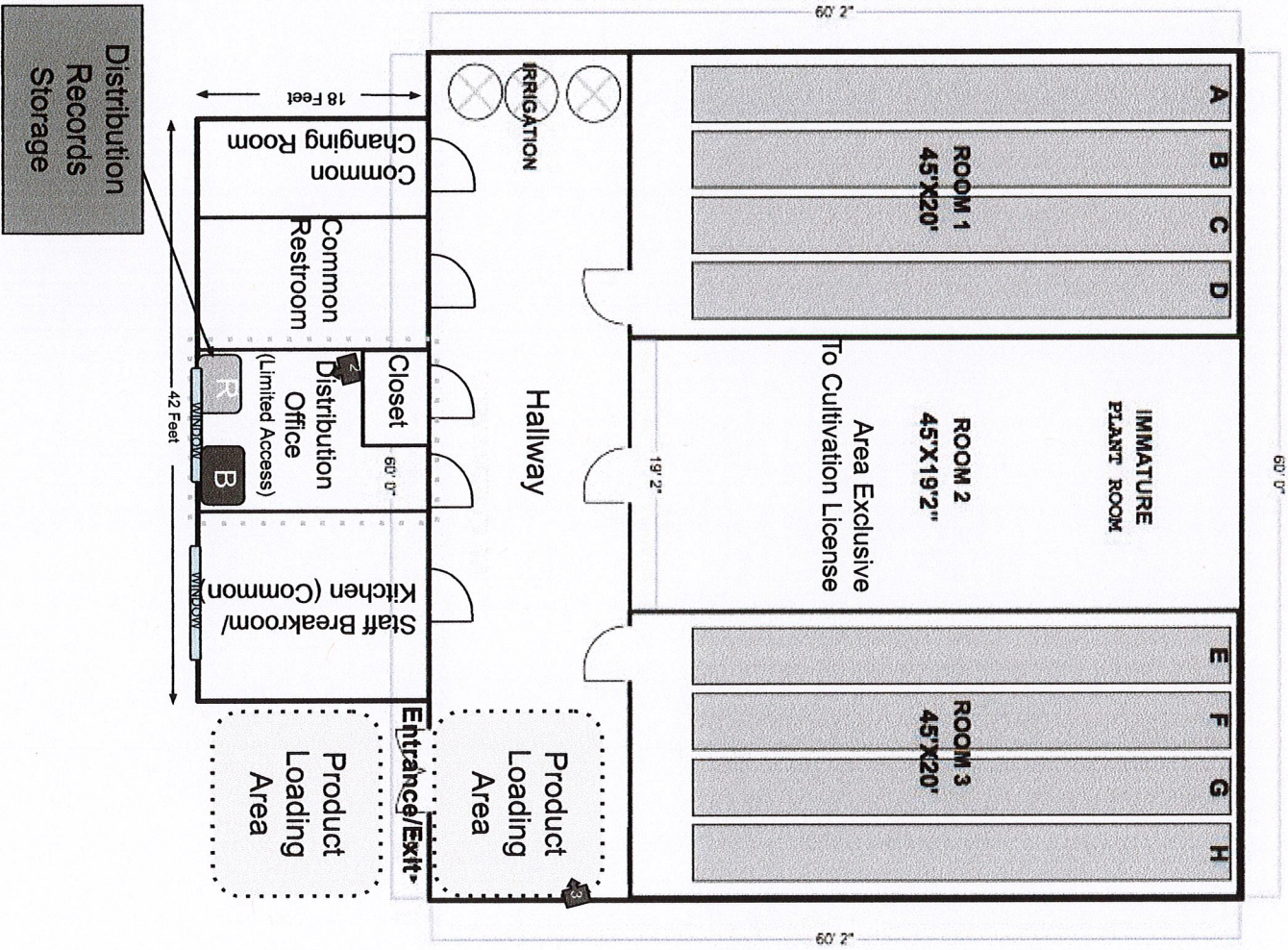


LEGEND	
	Well
	Water Distribution System
	5,000 Gallon Storage Tank (Exterior of Building)
	2,500 Gallon Wastewater Tank (Exterior of Building)
	Entrance/Exit to Property and Premises
	Road/Driveway
	Septic System
	Compost Area
	Premises Limit
	Non Cannabis Storage






Jane Lane is the only surrounding Street.  
 There are no nearby businesses.

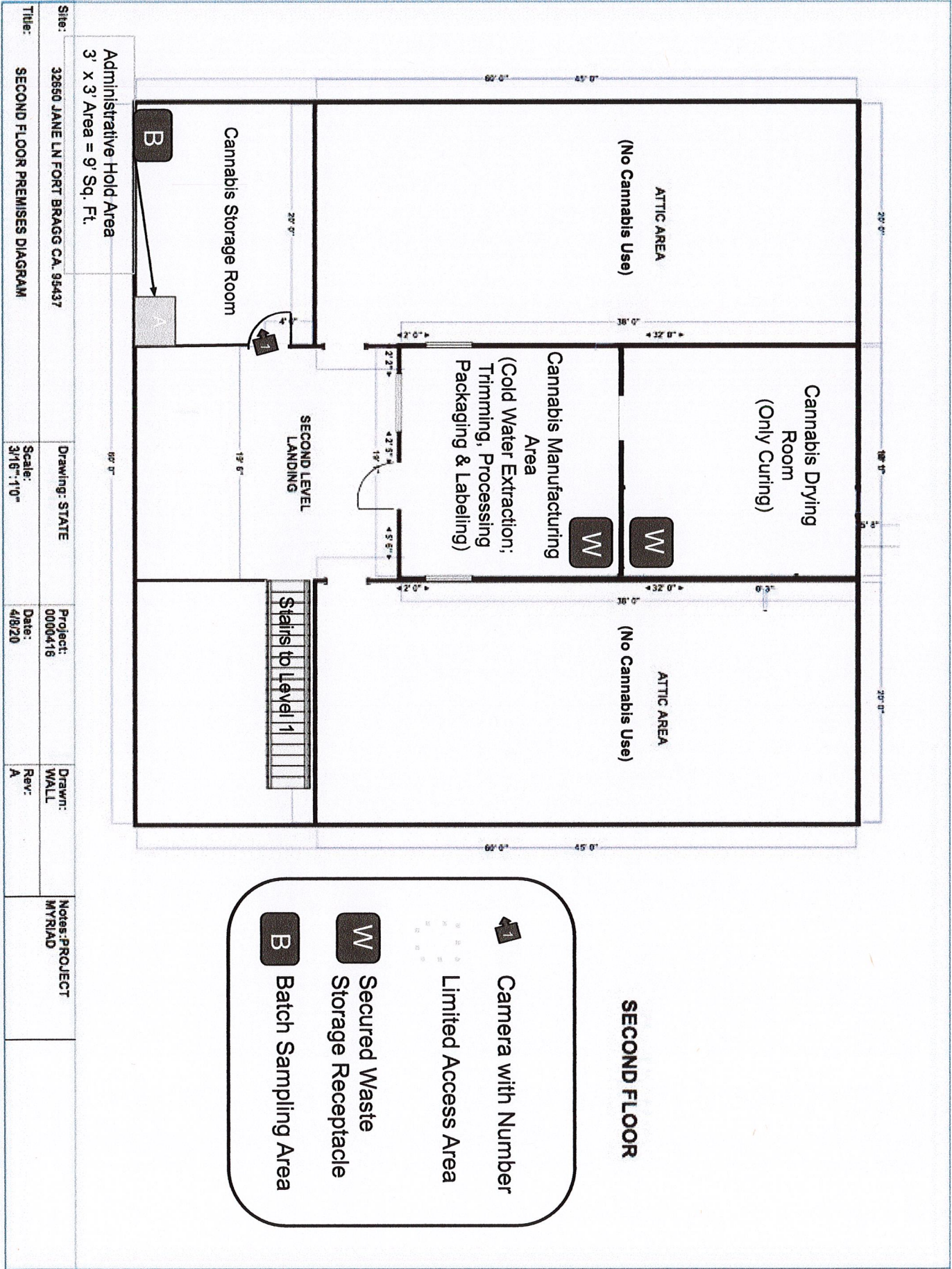




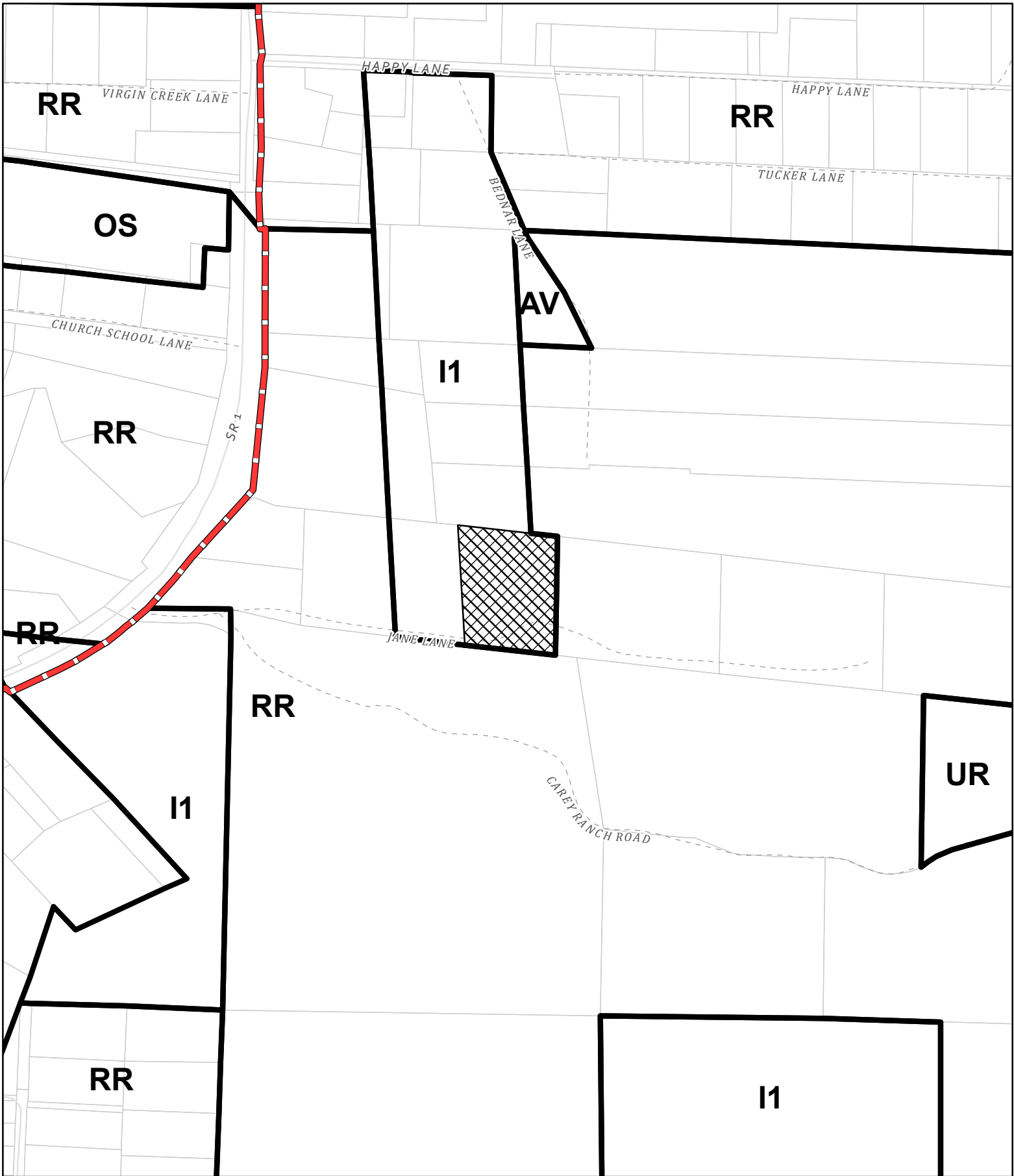
**GROUND FLOOR**

 Camera with Number  
 Limited Access Area  
 Record Storage



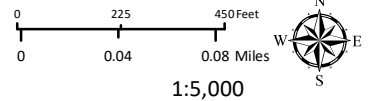


Site:	32650 JANE LN FORT BRAGG CA. 95437	Drawing:	STATE	Project:	0000416	Drawn:	WALL	Notes: PROJECT
Title:	SECOND FLOOR PREMISES DIAGRAM	Scale:	3/16" = 1'-0"	Date:	4/8/20	Rev:	A	MYRIAD



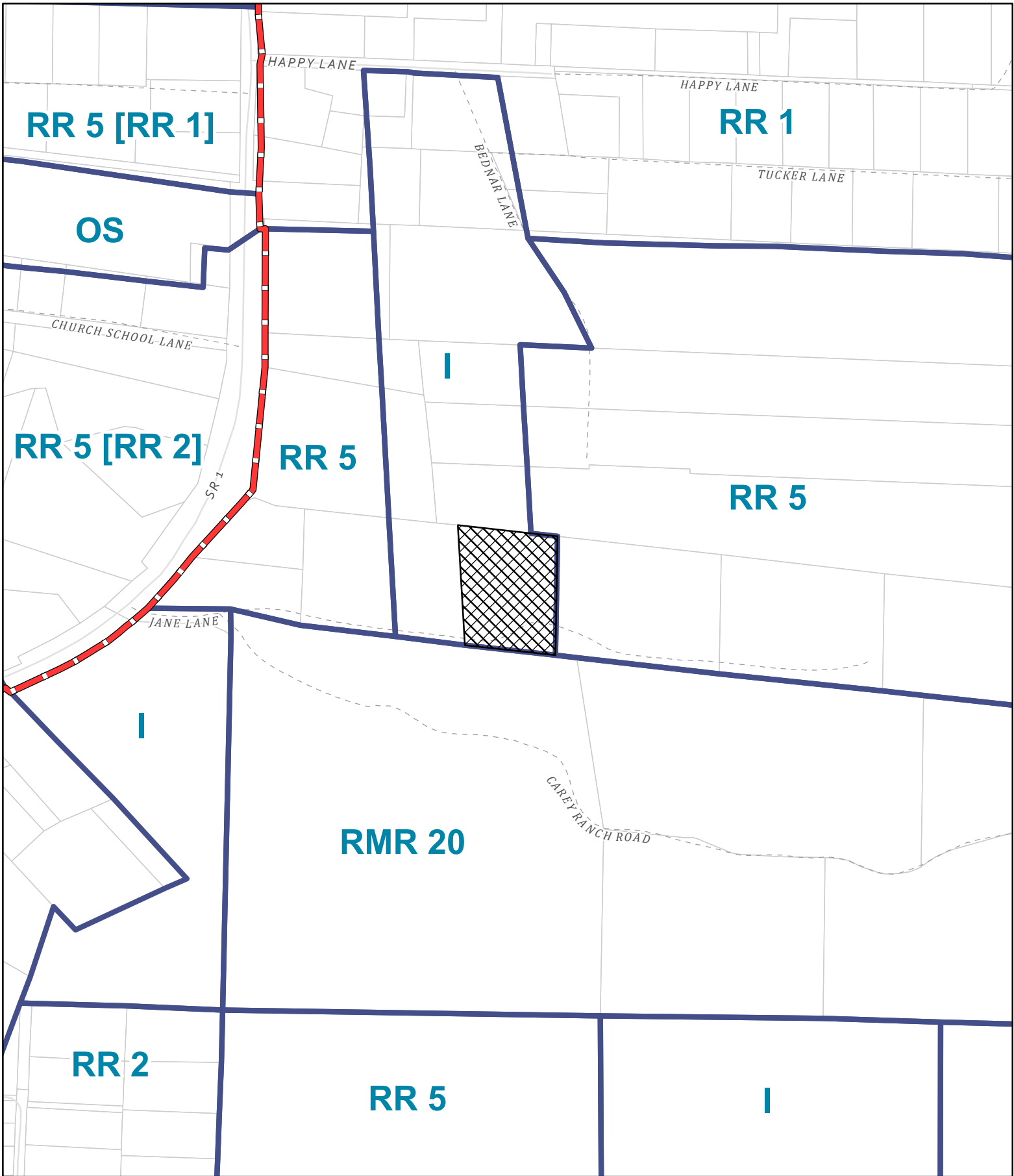
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- Coastal Zone Boundary
- Private Roads
- Zoning Districts
- Assessors Parcels
- Public Roads







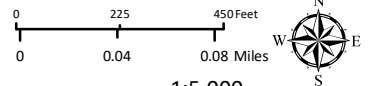
ZONING

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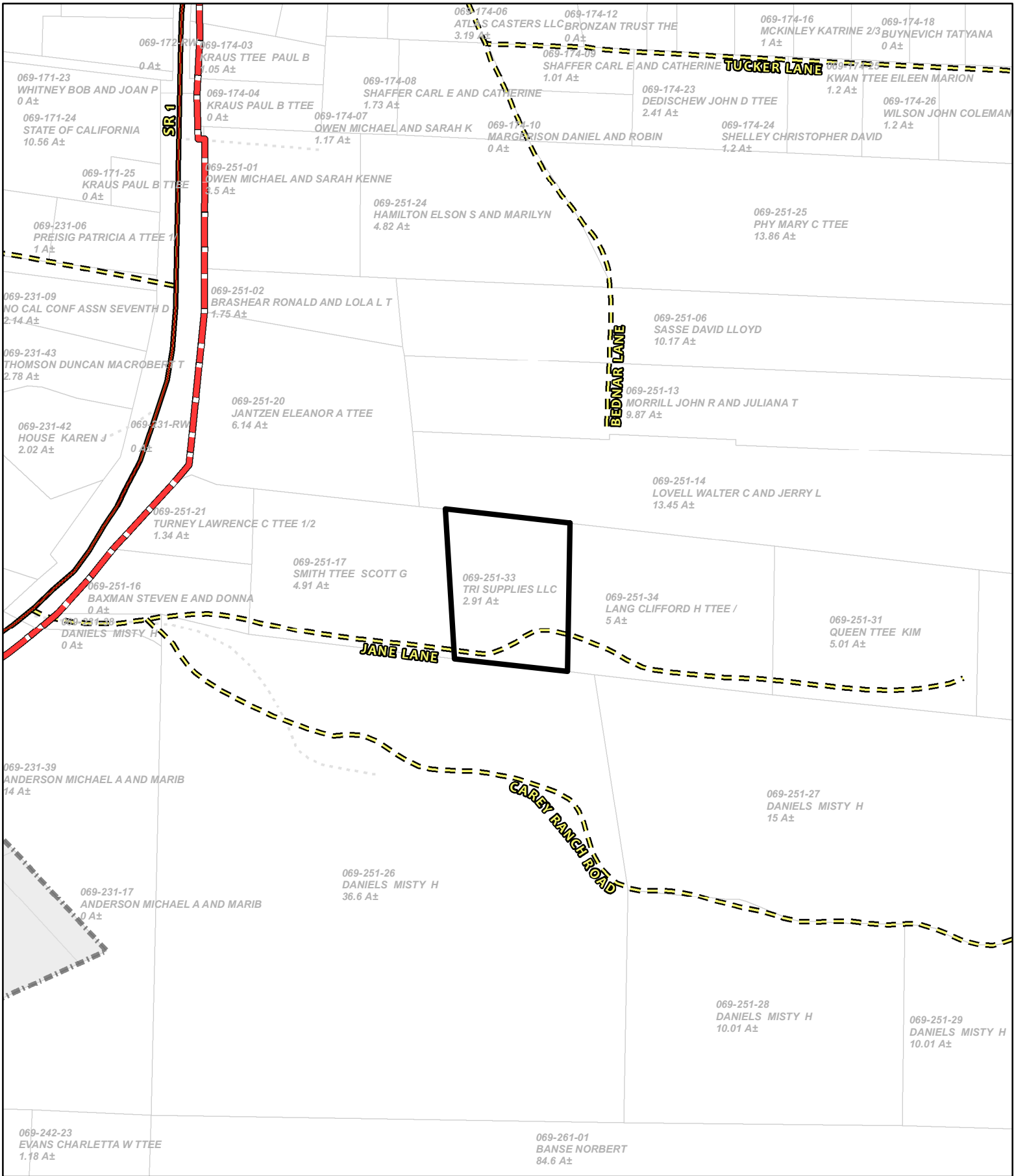
-  Coastal Zone Boundary
-  Assessor's Parcels
-  Public Roads
-  Private Roads



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**GENERAL PLAN**

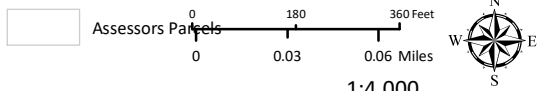
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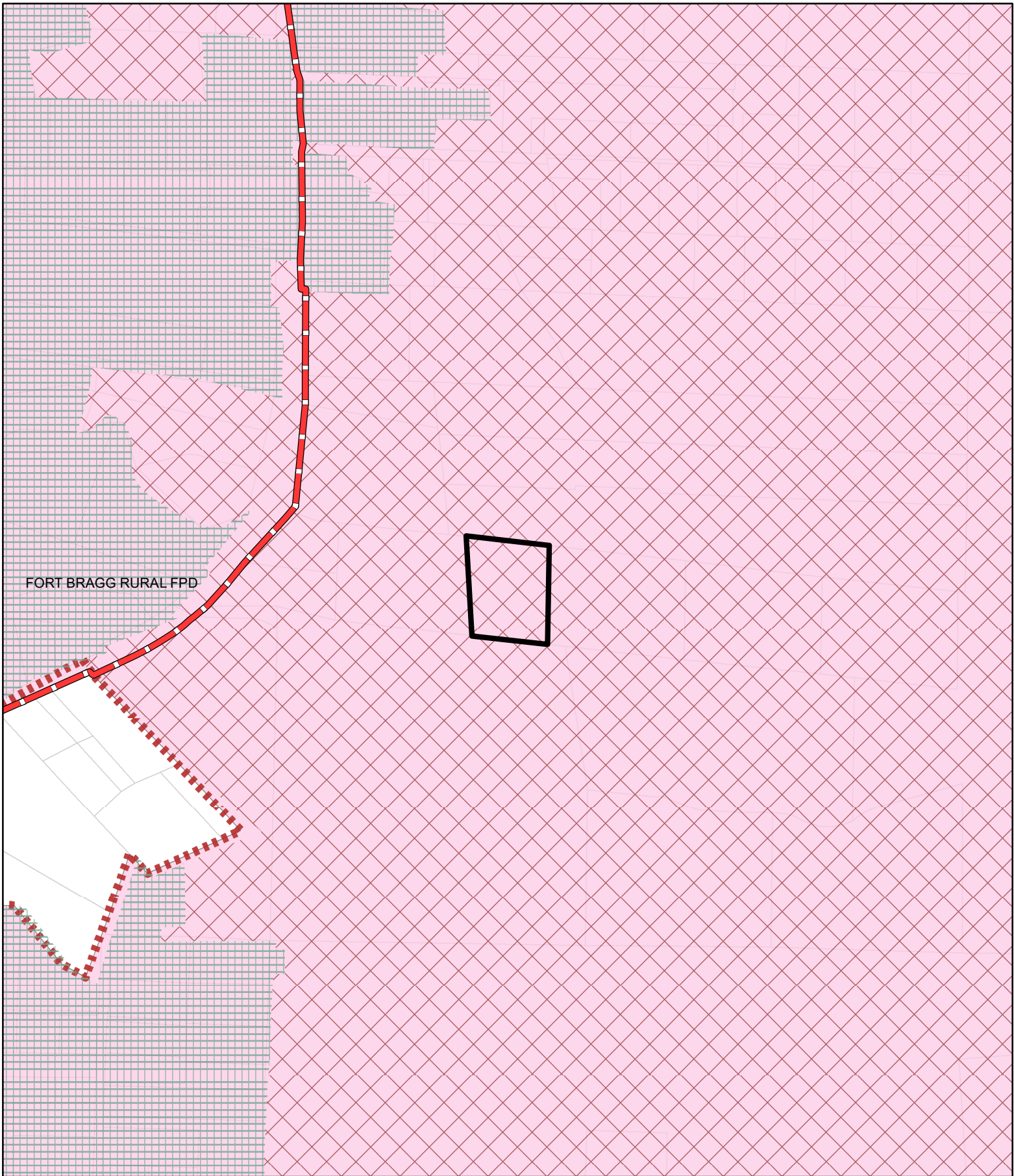
**CASE: AP 2024-0025**  
**OWNER: Tri Suppliers, LLC**  
**APN: 069-251-33**  
**APLCT: Project Myriad, Inc.**  
**AGENT: Robert J. Molineaux**  
**ADDRESS: 32650 Jane Ln., Fort Bragg**

- City Limits
- Coastal Zone Boundary
- Highways (2017)
- Public Roads
- Private Roads
- Driveways/Unnamed Roads








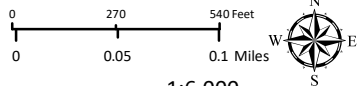
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**ADJACENT PARCELS**

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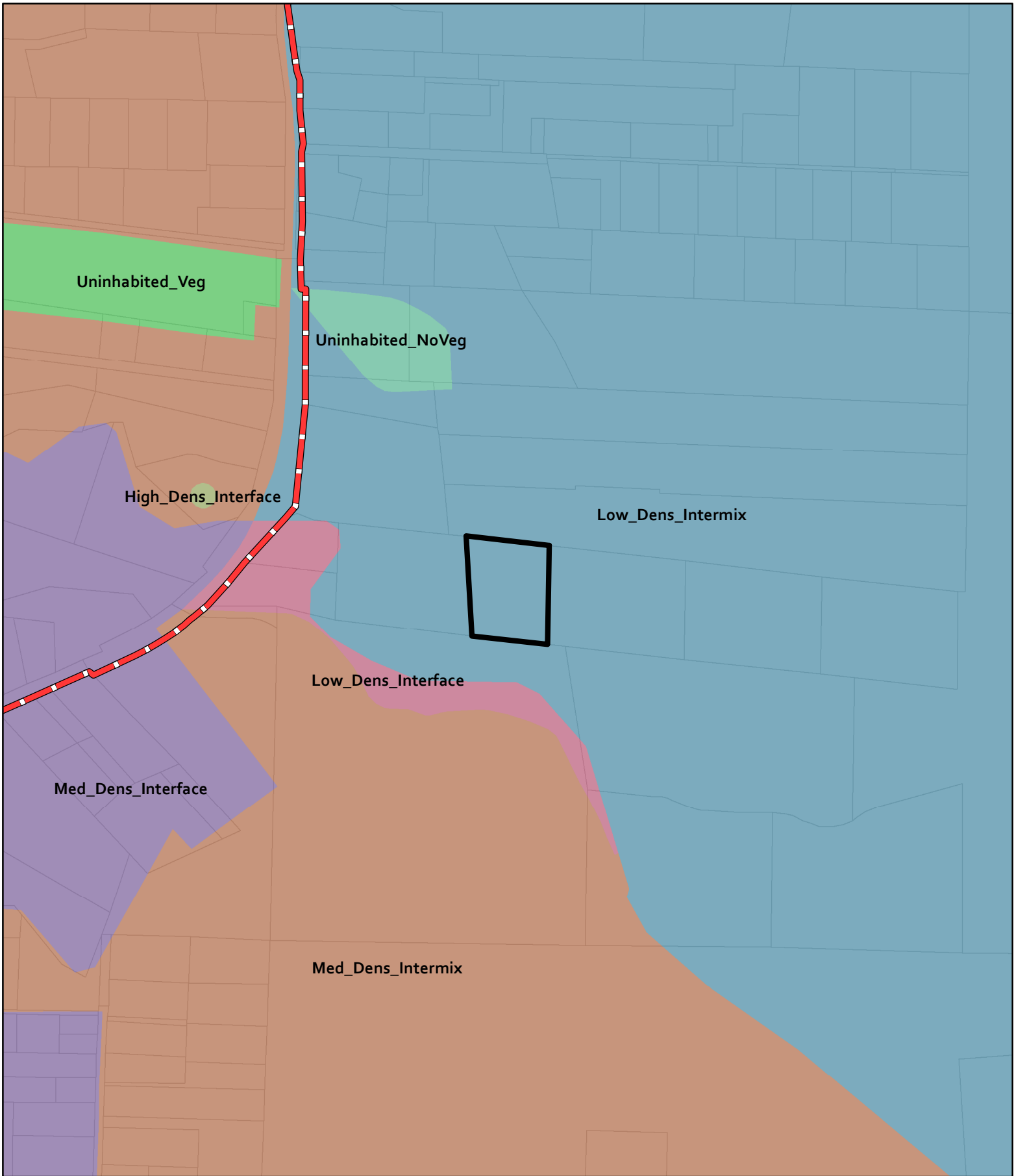
-  Coastal Zone Boundary
-  County Fire Districts
-  High Fire Hazard
-  Assessors Parcels
-  Moderate Fire Hazard





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

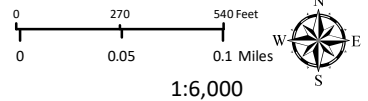
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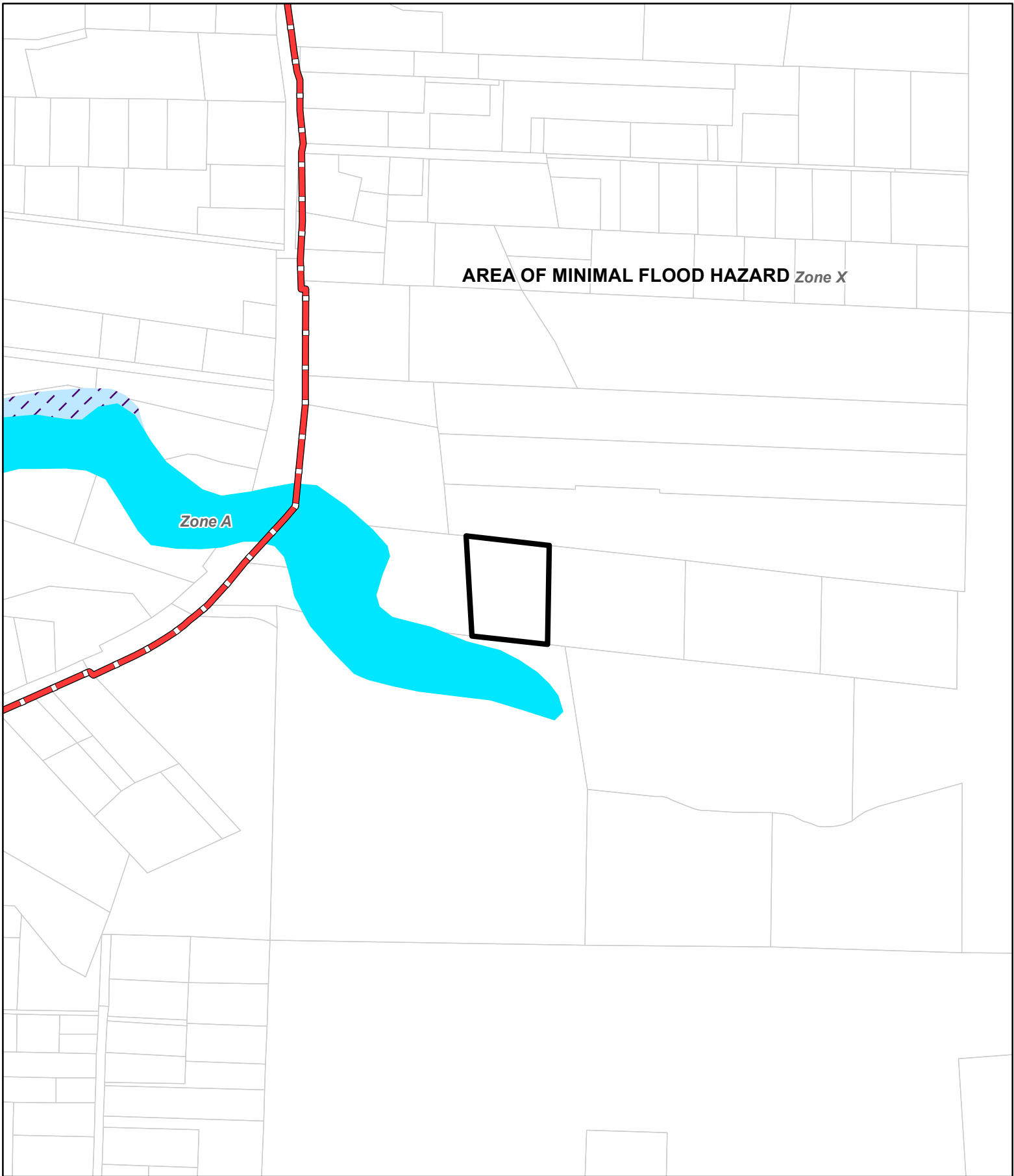
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 Coastal Zone Boundary  
 Assessor's Parcels



**WILDLAND-URBAN INTERFACE**

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AREA OF MINIMAL FLOOD HAZARD *Zone X*


Zone A

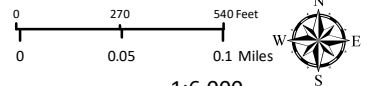
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 Coastal Zone Boundary

 Assessors Parcels

 1% Annual Chance Flood Hazard

 Tsunami Inundation Zones

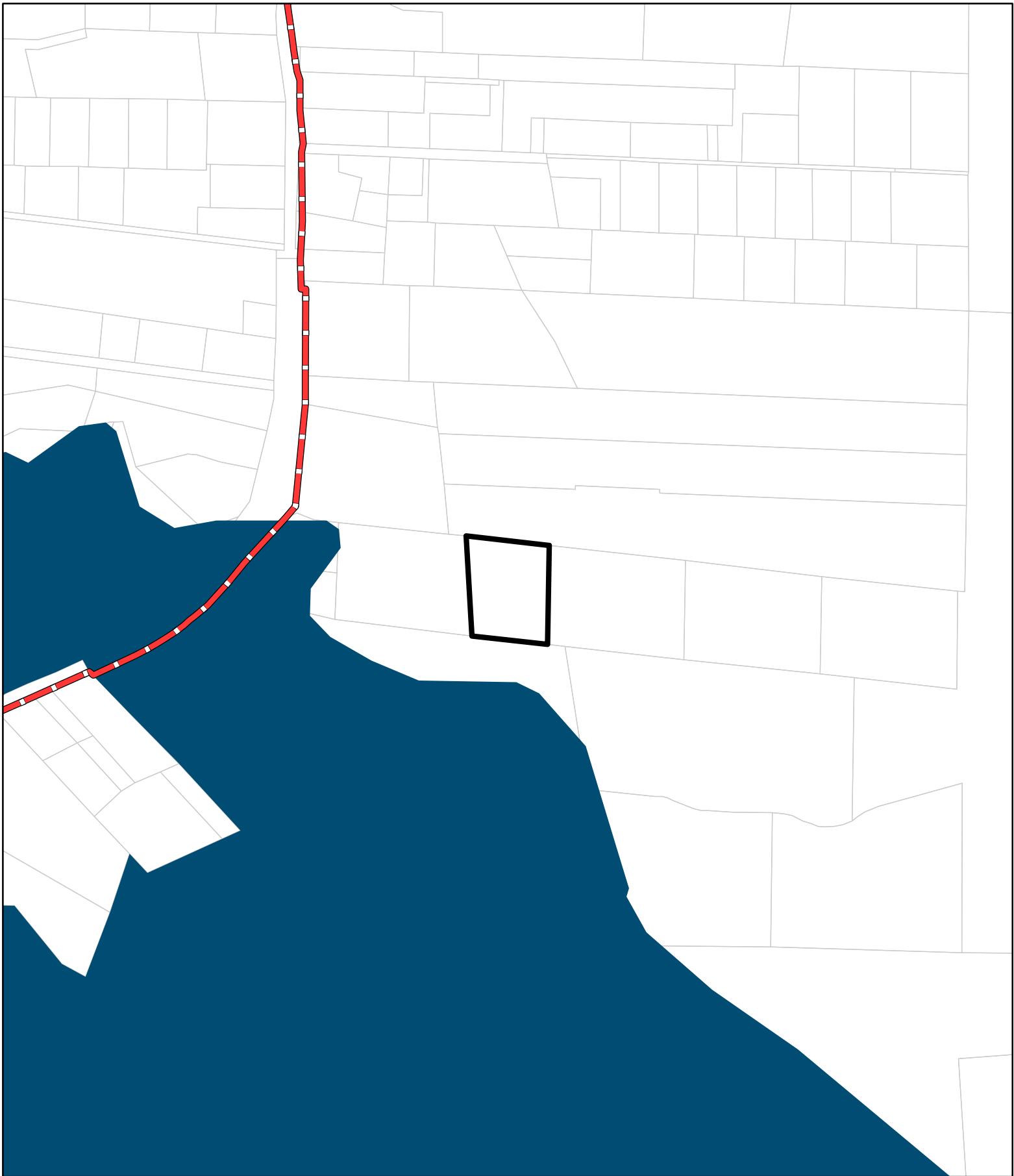


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FLOOD ZONES

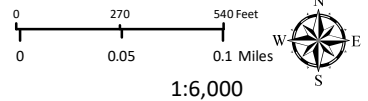
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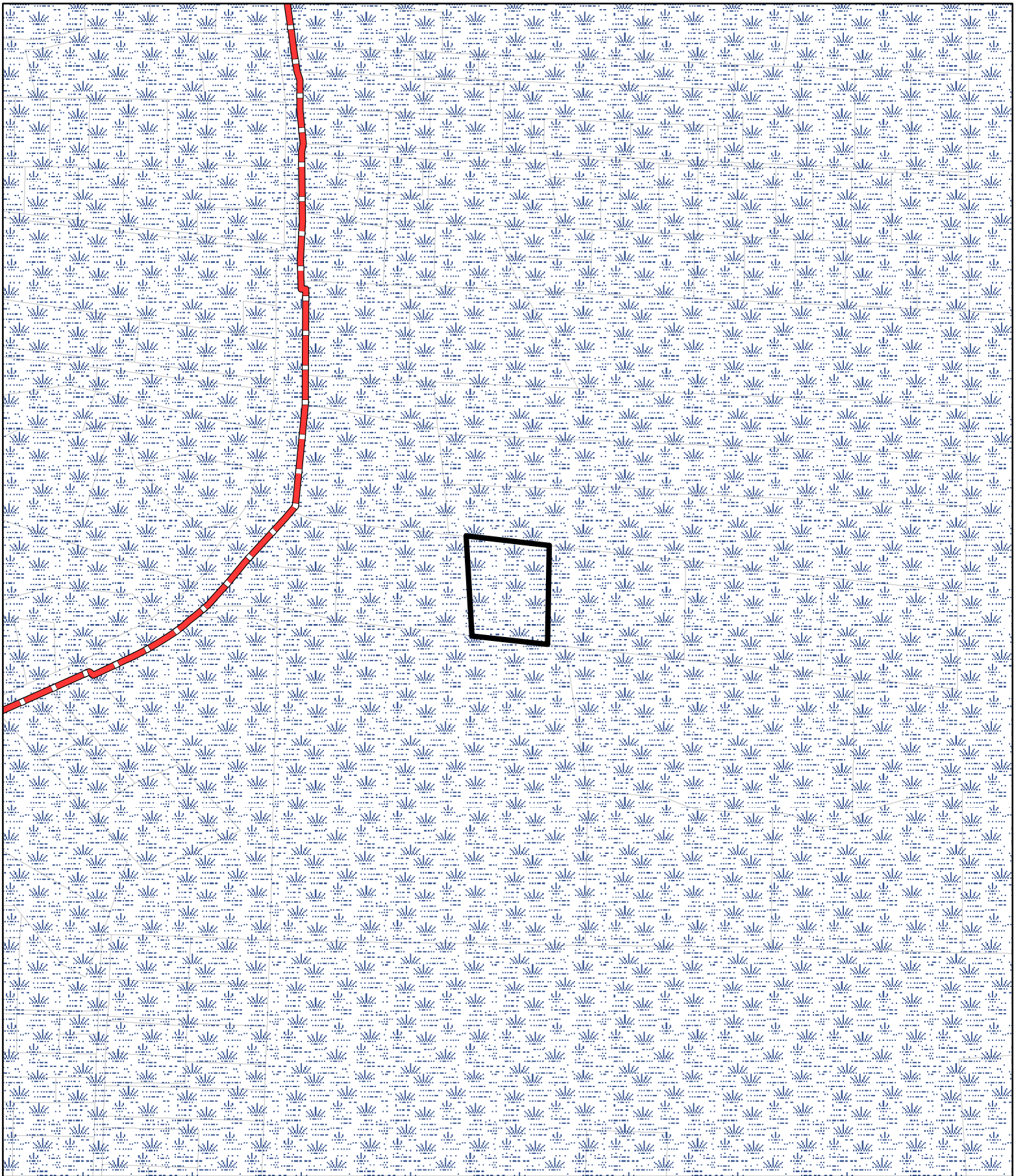
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-  Coastal Zone Boundary
-  Fort Bragg Stormwater Areas
-  Assessor's Parcels






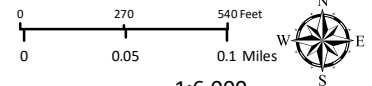
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**MS4 STORMWATER AREA**

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-  Coastal Zone Boundary
-  Marginal Water Resources
-  Assessors Parcels

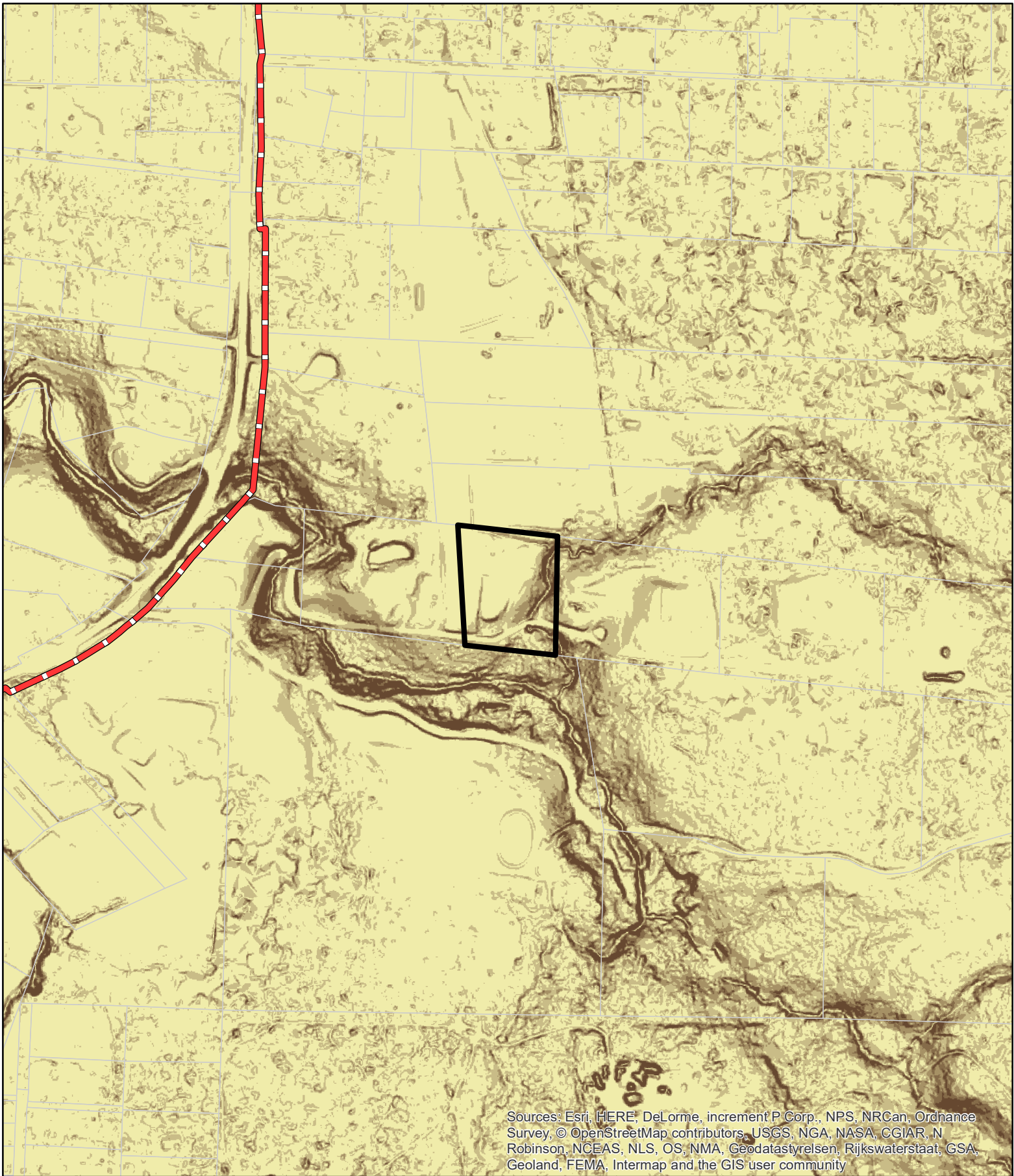


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**COASTAL GROUND WATER RESOURCES**

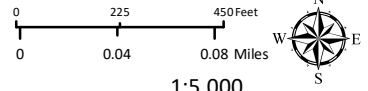
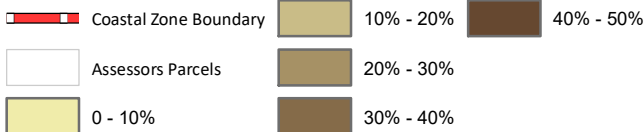
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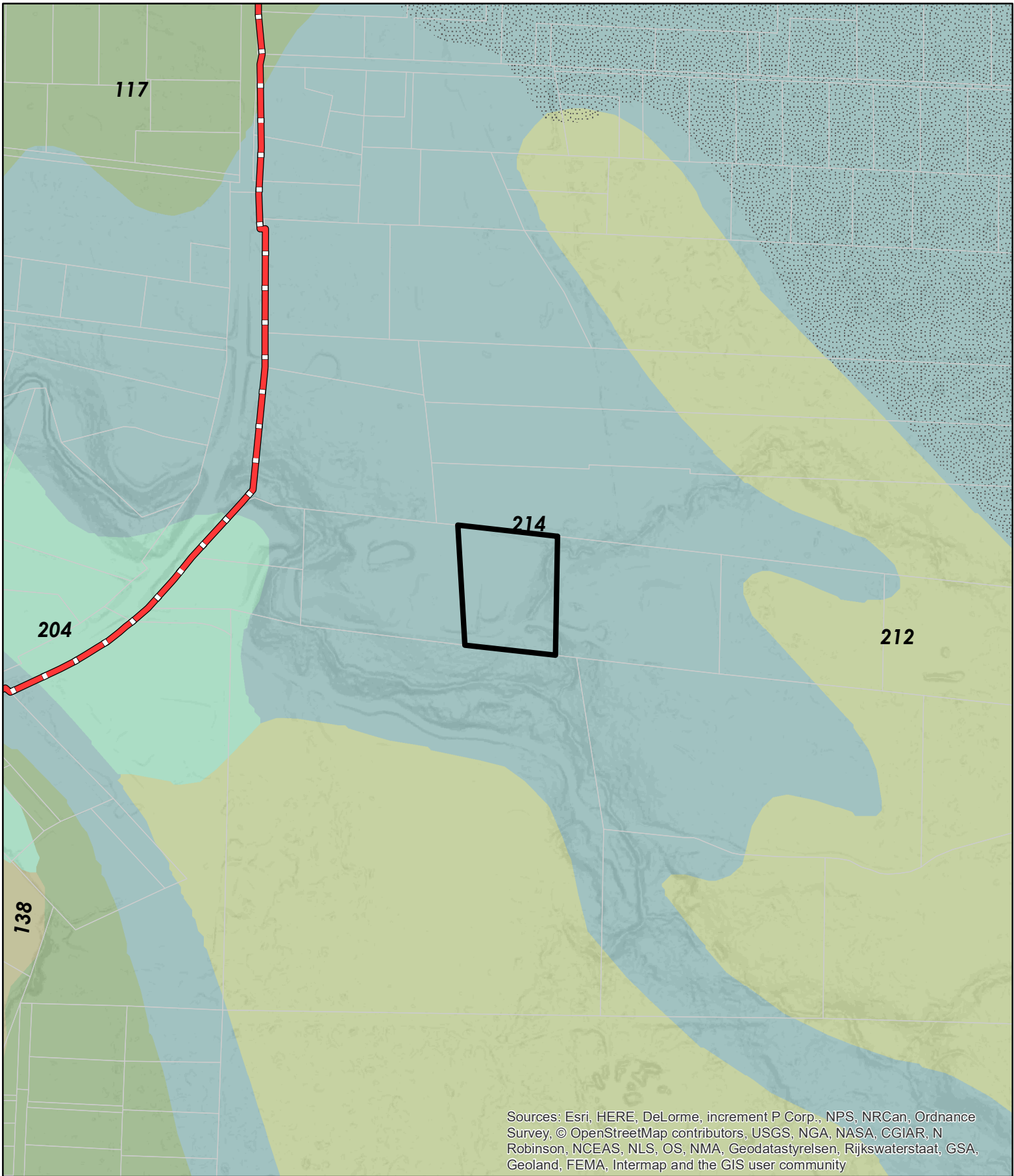
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1:5,000  
**ESTIMATED SLOPE**

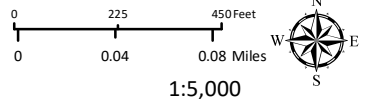
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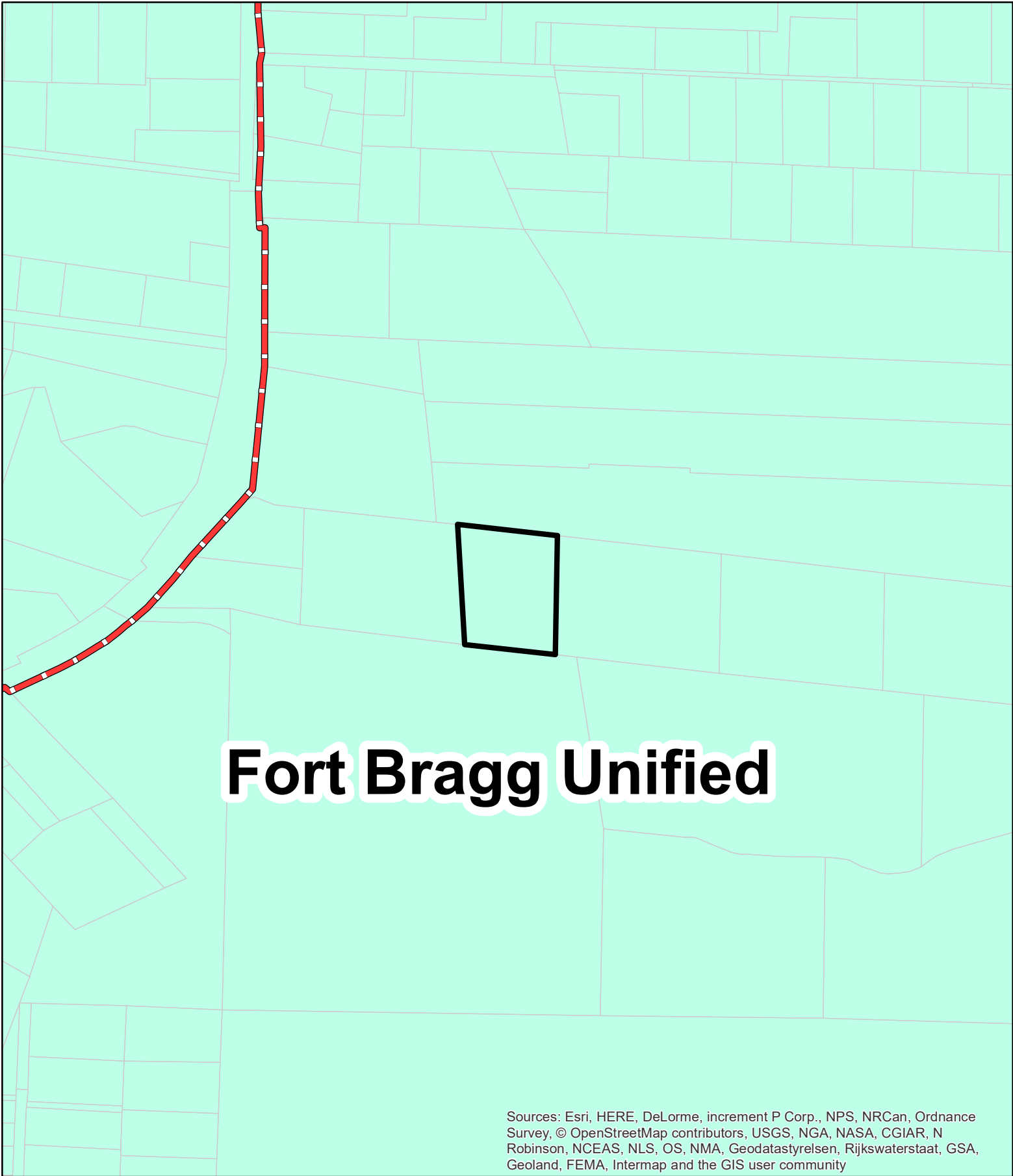
-  Coastal Zone Boundary
-  Assessor's Parcels
-  Shinglemill-Gibney Complex



**WESTERN SOIL CLASSIFICATIONS**

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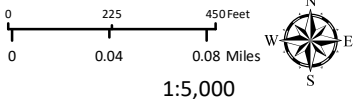


# Fort Bragg Unified

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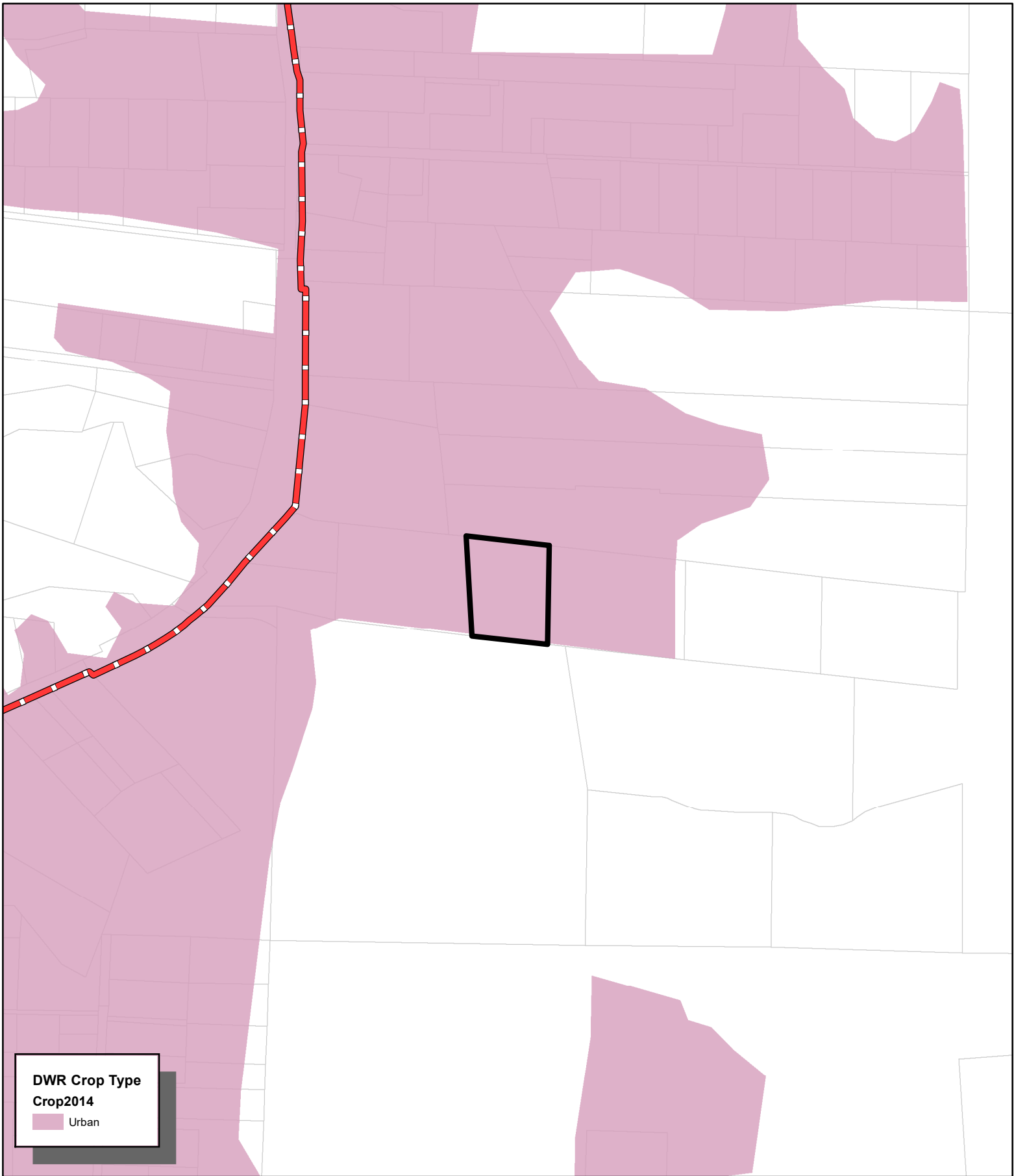
 Coastal Zone Boundary  
 Assessors Parcels



1:5,000



SCHOOL DISTRICT

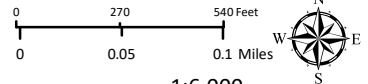
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**DWR Crop Type**  
**Crop2014**  
 Urban

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 Coastal Zone Boundary  
 Assessor's Parcels



1:6,000

**CROP TYPES**

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