



**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 GONZALEZ, INTERIM 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

August 21, 2017

Planning – FB  
Department of Transportation  
Environmental Health - Fort Bragg  
Building Inspection - Fort Bragg  
Assessor

Emergency Services  
Air Quality Management District  
Archeological Commission  
Department of Forestry/ CalFire  
Fort Bragg Rural FPD

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

**CASE#:** U\_2017-0012

**DATE FILED:** 6/21/2017

**OWNER:** STRUPP MICHAEL 1/2

**APPLICANT:** PARGO ROJO, INC.

**AGENT:** BIRCHARD/RYAN

**REQUEST:** Use Permit for indoor, cottage-sized (C-A) medical cannabis cultivation.

**ENVIRONMENTAL DETERMINATION:** Categorically exempt. Class 3

**LOCATION:** 5± mi. south of Fort Bragg center, on the east side of Mitchell Creek Drive (CR 414B), 0.5± mi. south of its intersection with Simpson Lane (CR 414). 16551 Mitchell Creek Drive (APN: 019-450-24) Fort Bragg

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**RESPONSE DUE DATE:** September 4, 2017

**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:	MICHAEL STRUPP		
APPLICANT:	PARGO ROJO INC.		
AGENT:	RYAN BIRCHARD		
REQUEST:	Use Permit for indoor, cottage-sized (C-A) medical cannabis cultivation.		
LOCATION:	5± mi. south of Fort Bragg center, on the east side of Mitchell Creek Drive (CR 414B), 0.5± mi. south of its intersection with Simpson Lane (CR 414). 16551 Mitchell Creek Drive (APN: 019-450-24) Fort Bragg		
ACREAGE:	2.42± Acres		
GENERAL PLAN:	RR2:	ZONING:	RR:2                      COASTAL ZONE: NO
EXISTING USES:	Residential	SUPERVISORIAL DISTRICT: 4	
TOWNSHIP:	18N	RANGE:	17W                      SECTION: 29                      USGS QUAD#: 41

RELATED CASES ON SITE:	N/A
RELATED CASES IN VICINITY:	N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR2	RR2	0.6±, 3.42±	Residential/Agriculture
EAST:	RR2	RR2	2±, 2.1±	Residential/Agriculture
SOUTH:	RR2	RR2	2±	Residential/Agriculture
WEST:	RR2	RR2	2±, 2.46±	Residential/Agriculture

REFERRAL AGENCIES:		
<input checked="" type="checkbox"/> Planning (FB)	<input checked="" type="checkbox"/> Cloverdale Rancheria	<input checked="" type="checkbox"/> CalFire
<input checked="" type="checkbox"/> Department of Transportation	<input checked="" type="checkbox"/> Redwood Valley Rancheria	<input checked="" type="checkbox"/> Assessor
<input checked="" type="checkbox"/> Environmental Health (FB)	<input checked="" type="checkbox"/> Sherwood Rancheria	<input checked="" type="checkbox"/> Emergency Services
<input checked="" type="checkbox"/> Building Inspection (FB)	<input checked="" type="checkbox"/> Potter Valley Rancheria	<input checked="" type="checkbox"/> Archaeological Commission
<input checked="" type="checkbox"/> Fort Bragg Rural Fire Protection District	<input checked="" type="checkbox"/> Air Quality Management District	

ADDITIONAL INFORMATION:	N/A
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ASSESSOR’S PARCEL #:	019-450-24
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PROJECT COORDINATOR:	Sam ‘VANDY’ Vandewater	PREPARED BY:	Sam ‘VANDY’ Vandewater	DATE:	7/11/2017
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ENVIRONMENTAL DATA  
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 304-14
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Soils; 114, 147, Brush Pine, Shinglemill-Gibney Complex
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area



Department of  
Planning and Building  
Services

Case No: V-2017-0012  
CalFire No:  
Cultivation No: AG-2017-0449  
Fee: \$2,122.00  
Receipt No: 015985  
Received By: MONIQUE GRI  
Date Filed: 6/21/17  
Office use only

## Application for Cannabis – Use Permit / Administrative Permit

What type of Review Permit is required?

☐ ADMINISTRATIVE PERMIT (AP)

☒ USE PERMIT (UP)

### APPLICANT(S)

Name: Pargo Rojo, Inc. Phone: (707) 357-1735  
Mailing Address: 16350 Pine Drive  
City: Fort Bragg State/Zip: CA, 95437 email: ryanb@mcn.org

### PROPERTY OWNER

Name: Michael Strupp & Ryan Birchard Phone: (707) 357-3887 & (707) 357-1735  
Mailing Address: 16350 Pine Drive  
City: Fort Bragg State/Zip: CA, 95437 email: mstruppy@gmail.com

### AGENT

Name: Ryan Birchard Phone: (707) 357-1735  
Mailing Address: 16350 Pine Drive  
City: Fort Bragg State/Zip: CA, 95437 email: ryanb@mcn.org

Parcel Size: 2.42 acres

Address of Property: 16551 Mitchell Creek Dr.

Assessor Parcel Number(s): 019 - 450 - 24

### TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft <sup>2</sup> )	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft <sup>2</sup> ) <input checked="" type="checkbox"/> C-A (501 – 2500 ft <sup>2</sup> )	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft <sup>2</sup> )	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft <sup>2</sup> )	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input type="checkbox"/> 2-B	
Nursery: (≤22,000 ft <sup>2</sup> )	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	

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 cultivation site is located.

Ryan Birchard 6/14/17  
Signature of Applicant/Agent Date

Ryan Birchard 6/14/17  
Signature of Owner Date

Michael Strupp 6/14/17

## CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks? <span style="float: right;"><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</span>	
<ul style="list-style-type: none"><li>• 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.</li></ul>	
<input type="checkbox"/> <u>FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES</u> <ul style="list-style-type: none"><li>○ 100 feet from any legal residential structure located on a separate legal parcel.</li><li>○ 50 feet from any adjoining legal parcel under separate ownership.</li><li>○ If in mobile home park, 100 feet from an occupied mobile home under separate ownership.</li></ul>	
<input checked="" type="checkbox"/> <u>FOR INDOOR CULTIVATION SITES</u> <ul style="list-style-type: none"><li>• Any building property line setbacks.</li></ul>	

2. Is the cultivation site visible from any public right of way or publically traveled private road? <span style="float: right;"><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</span>	
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3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.	
<b><u>There is a permitted home on the property that was remodeled with a permit 7 years ago, exempt well (1970), and septic that were there at the time of purchase. There are a few out buildings on lower portion of property.</u></b>	
<b><u>In 2015, and pursuant to a use permit, a 1000 sq. ft. properly permitted commercial building was built on the upper portion of the property. A road was put in to access the new building.</u></b>	

4. Will the development of the proposed cultivation site be phased? <span style="float: right;"><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</span>	
If YES, please describe the phases briefly.	
<b><u>Transitioning from 1 commercially permitted and 1 unpermitted indoor to 2 fully permitted commercial buildings with 1815 sq. ft. canopy in existing area and 1685 sq. ft. canopy in proposed area, plus ADA compliant bathroom and processing area.</u></b>	
<b><u>Note: We know this is subject to sunset. Pre fab metal building comes with engineered plans once we pay deposit and submit choices for interior. We don't want to pay the deposit until Preliminary Use Permit is approved.</u></b>	

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?	
<b><u>Hazardous materials not used on site. Organic materials composted while synthetic materials are collected and brought to County waste management facility.</u></b>	

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? <span style="float: right;"><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</span>		
If YES, please complete the following:		
A. Amount of cut:	<u>20</u>	cubic yards
B. Amount of fill:	<u>40</u>	cubic yards
C. Maximum height of cut slope:	<u>10</u>	feet
D. Maximum height of fill slope:	<u>20</u>	feet
E. Amount being imported/exported:	<u>40</u>	cubic yards
F. Location of borrow/disposal:	<input checked="" type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	

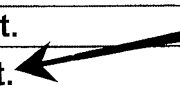
\* pursuant to commercial bldg permit.

7. In order to develop the proposed cultivation site, 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"/>
C. Connect to existing water district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Connect to existing sewer district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Install a septic system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Connect to existing septic system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Install an individual well?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H. OTHER (Explain)? **We will need to remove some very small, mostly diseased Bishop Pine. We have spoken to CDF and they have no problems. We will hire a forester next week for exemption permit.**

8. 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. Please include size of structures.

1. **House - 1860 sq. ft. -- permitted**
2. **Quanset hut - 500 sq. ft. -- very old**
3. **Pump house - 60 sq. ft.**
4. **Garden Shed - 40 sq. ft.**
5. **Out Building 300 sq. ft.**  **(old existing logging trailer and connected to shop)**
6. **Commercial shop building - 100 sq. ft.**
7. **(permitted pursuant to approval of use permit)**
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

9. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership? ☐ YES ☒ NO

10. Will the proposed cultivation site convert land currently or previously used for agriculture? ☐ YES ☒ NO  
If YES, how much land is being converted? \_\_\_\_\_ ( ft<sup>2</sup> / acres )

11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?

☒ NO

☐ YES, the project will involve:

<input type="checkbox"/> Construction of a pond	- a total of _____ cubic yards will be moved
<input type="checkbox"/> Diking	- a total of _____ cubic yards will be moved
<input type="checkbox"/> Filling	- a total of _____ cubic yards will be moved
<input type="checkbox"/> Dredging	- a total of _____ cubic yards will be moved

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

**Natural conifer woodland setting residential neighborhood. Cultivation site is not visible to any neighbors. Property fully fenced.**

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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 supplier \_\_\_\_\_

☒ Well

☐ Spring

☐ Pond

☐ Other – Specify \_\_\_\_\_

D. Sewage

☐ Community sewage system – Specify supplier \_\_\_\_\_

☒ Septic Tank

☐ Other – Specify \_\_\_\_\_

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

16. Will you have employees? ☒ YES ☐ NO

If YES, how many employees will you have? 2

If employees are residing onsite, please indicate the structure they will be residing.

**Employees will live off site**

17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)? ☒ YES ☐ NO

18. If you answered YES to the previous question (17), please describe the activities.

**We will be cultivating, harvesting, drying, and trimming on-site in properly permitted structure.**

19. Please provide driving directions to the cultivation site using identifiable landmarks (streets, mile posts, mailboxes).

**From Fort Bragg, go East up Simpson lane for 2.5 miles. Turn Right onto Mitchell Creek Drive.**

**In 1/3 of a mile, turn left into driveway marked 16551.**

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

Don Bick  
Signature of Applicant/Agent

6/14/17  
Date

Don Bick  
Signature of Owner

6/14/17  
Date

FOR STAFF PURPOSES ONLY

Zoning District: \_\_\_\_\_

Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]? ☐ YES ☐ NO

Compliant with Mendocino County Code Chapter 20.242: ☐ YES ☐ NO

## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

CAL FIRE - Mendocino Unit  
17501 North Highway 101  
Willits, CA 95490  
707-459-7414

OCT 23 2014



MENDOCINO UNIT

CAL FIRE FILE # 304-14

To be completed by CAL FIRE

- OFFICE USE ONLY -

**STATE FIRE SAFE REGULATIONS**  
**APPLICATION FORM**

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE):

1. Name, Mailing Address and Phone Number of Property Owner:

Ryan Birchard16350 Pine DriveFort Bragg, CA 95437Phone: 707-964-9778

2. Name, Mailing Address and Phone Number of Agent or Applicant representing the Property Owner:

Andy HarneyP.O. Box 2833Fort Bragg, CA 95437Phone: 707-964-6340

3. Address/Location of proposed building site:

16551 Mitchell Creek RoadFort Bragg, CA 95437APN # 019-450-24

Is it accessible, gated, locked? If so, gate combination or instructions: \_\_\_\_\_

Call owner to open gate 707-964-9778

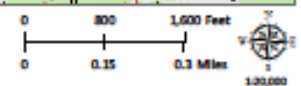
CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.



CASE: U 2017-0012  
 OWNER: STRUPP, Michael  
 APN: 019-450-24  
 APLCT: Pargo Rojo, Inc.  
 AGENT: Ryan Birchard  
 ADDRESS: 16551 Mitchell Creek Drive, Fort Bragg

- |                       |                         |
|-----------------------|-------------------------|
| Coastal Zone Boundary | Public Roads            |
| Named Rivers          | Private Roads           |
| Highways              | Driveways/Unnamed Roads |

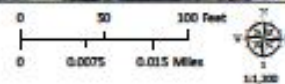


LOCATION MAP

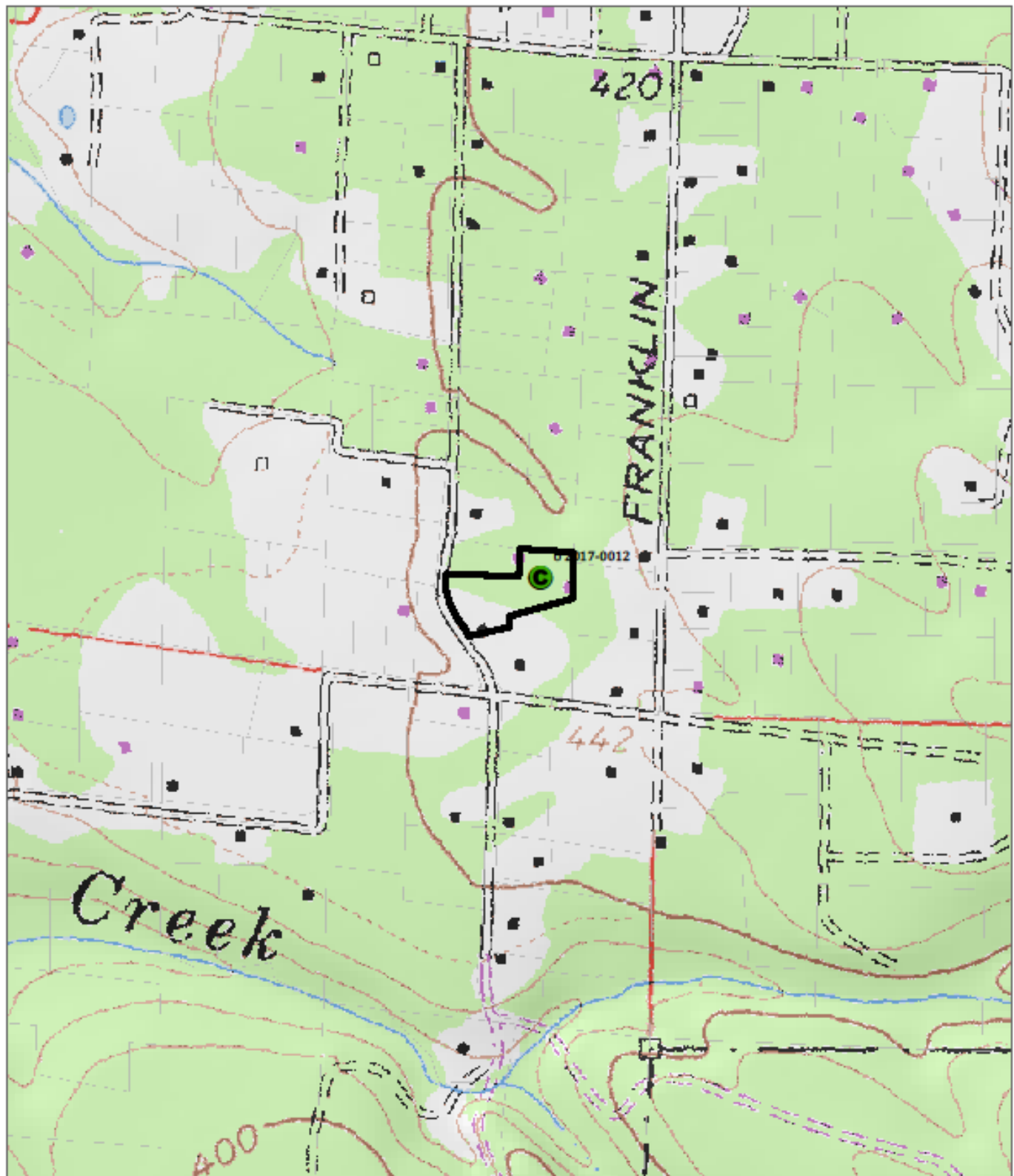
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



 Cannabis Cultivation Sites  
 Public Roads



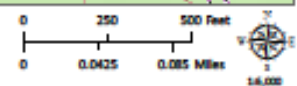
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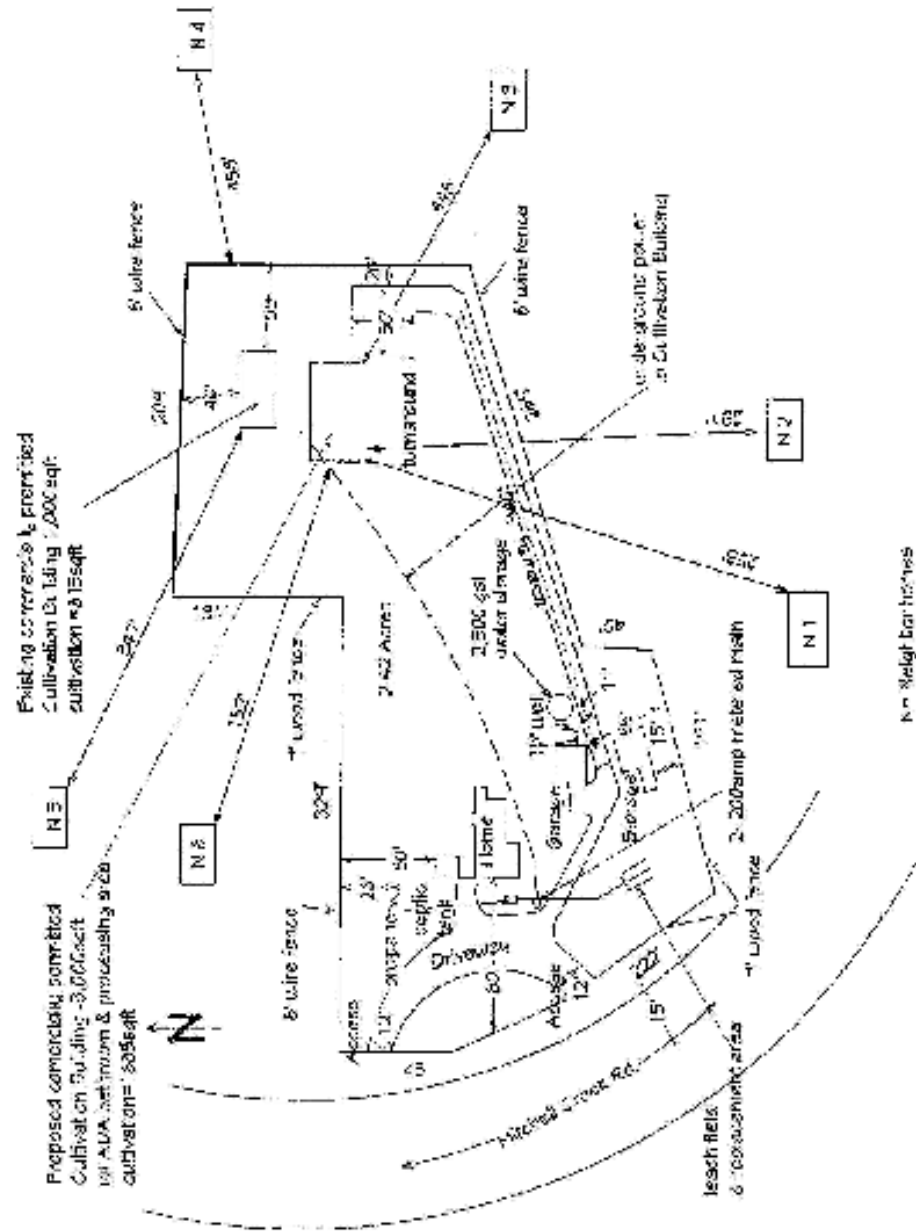


Cannabis Cultivation Sites



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

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Not to Scale

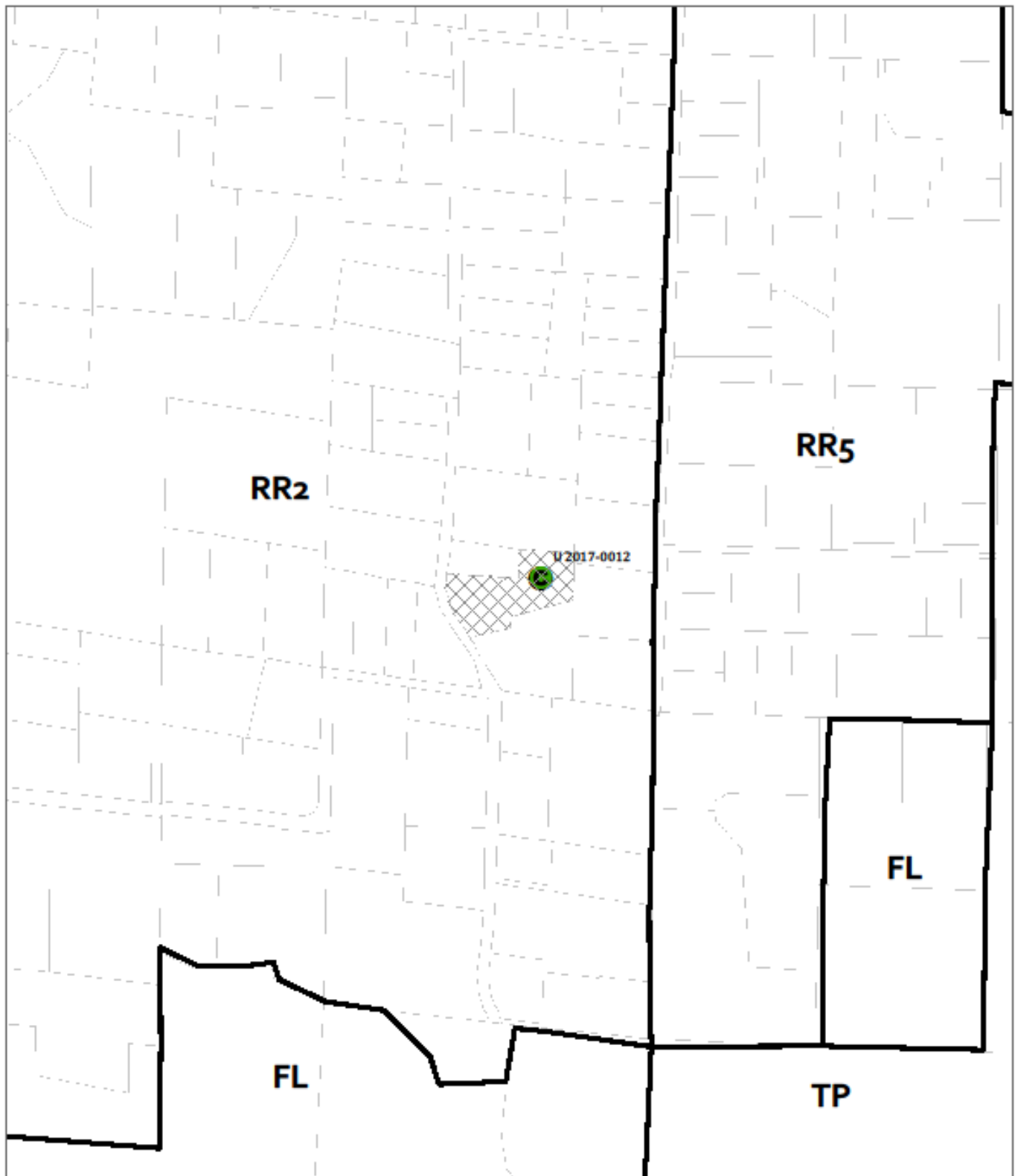
See also: 12945948

**NO SCALE**

MISC



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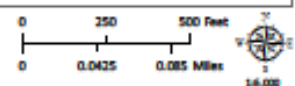
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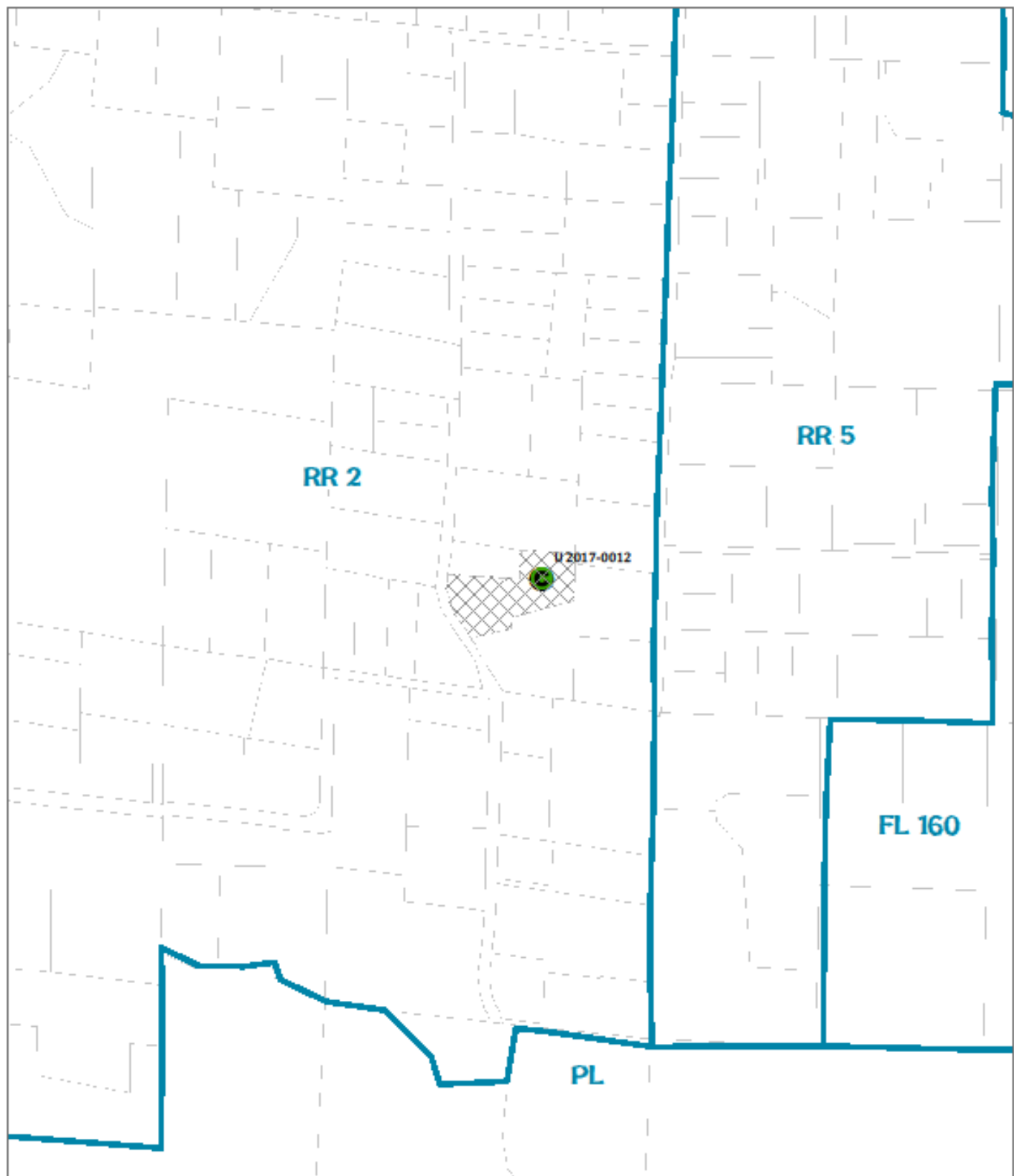
ADDRESS: 16551 Mitchell Creek Drive, Fort Bragg

 Cannabis Cultivation Sites  
 Zoning Districts



ZONING DISPLAY MAP

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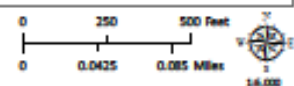
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Cannabis Cultivation Sites

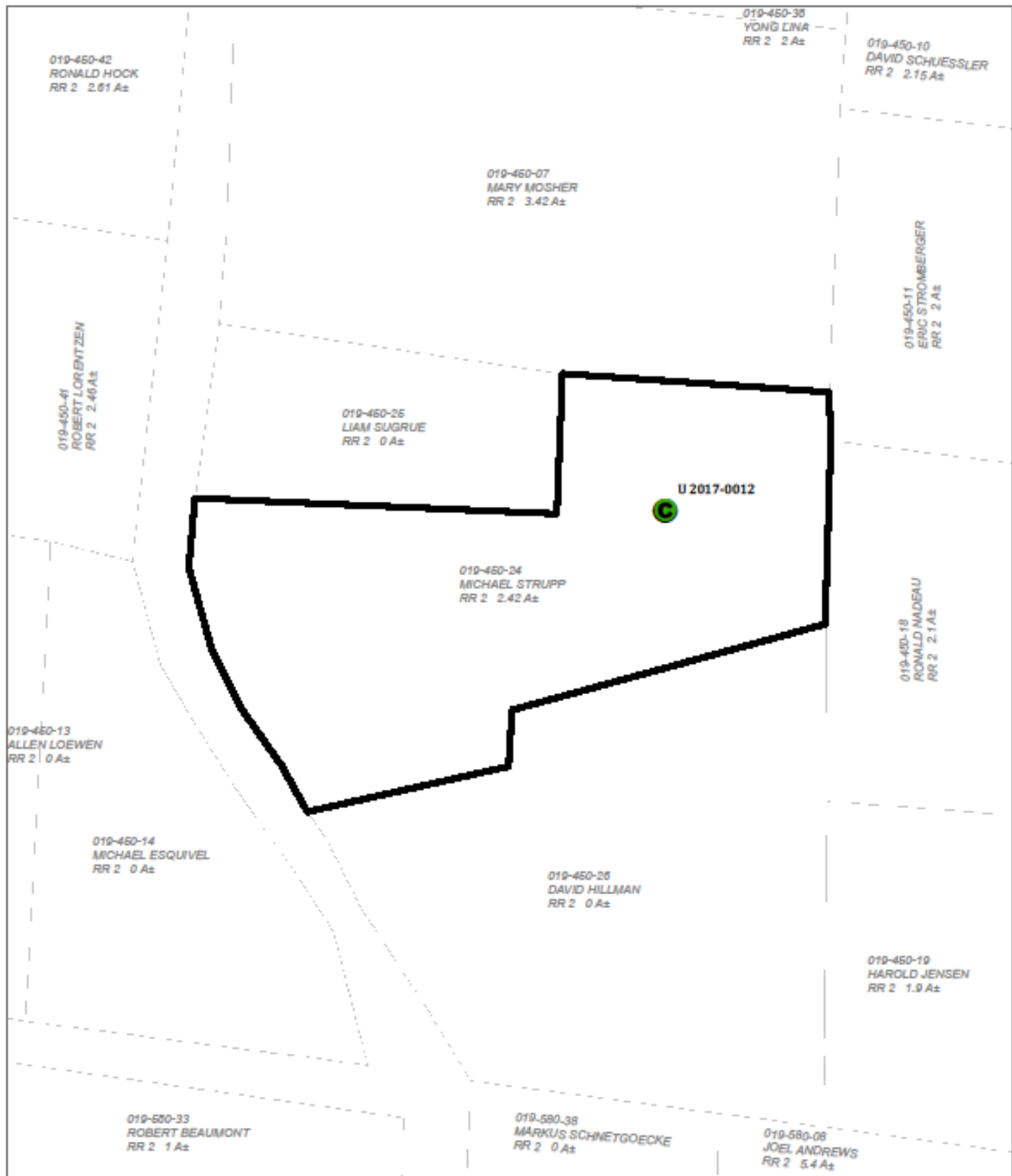


General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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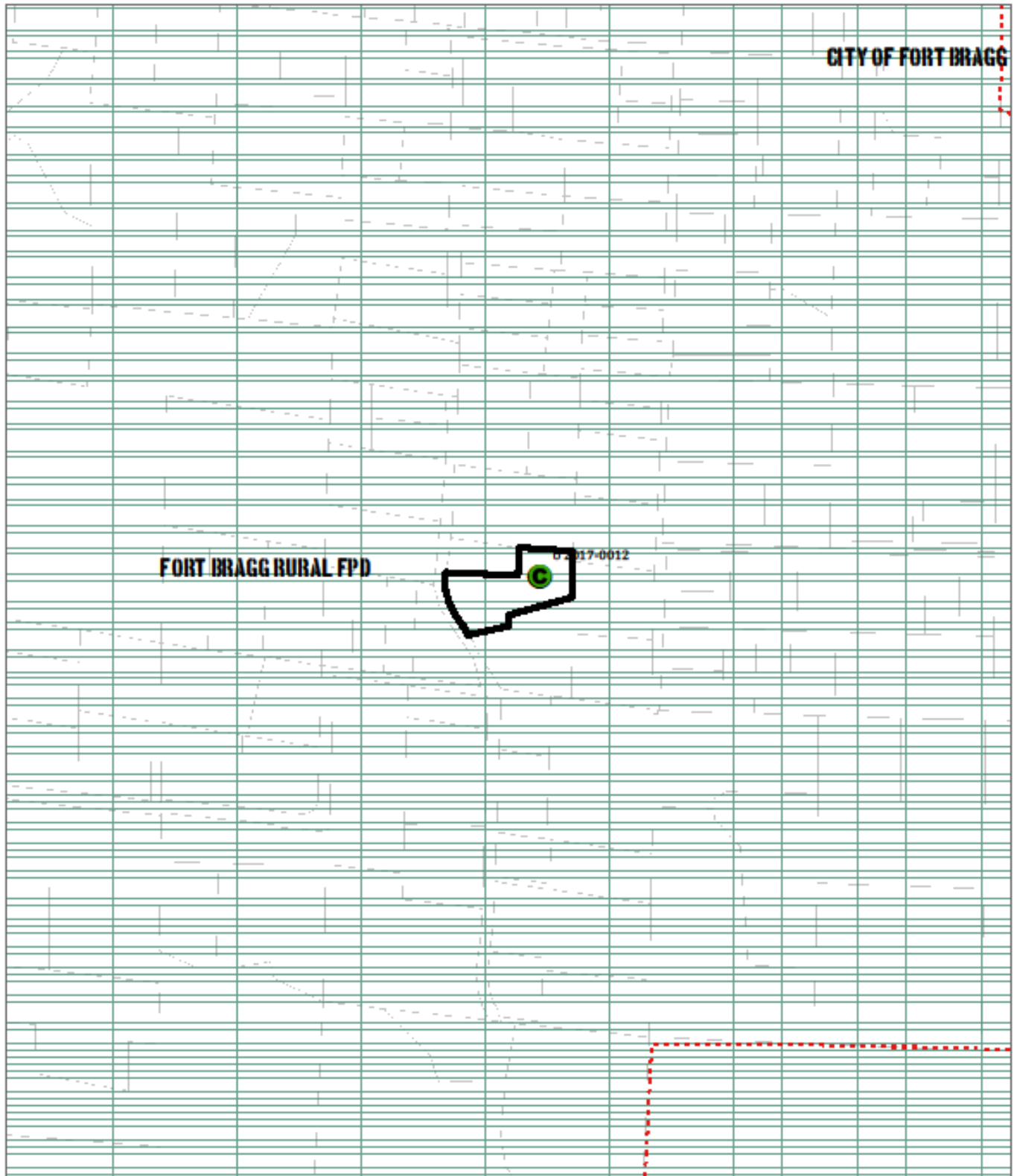


Cannabis Cultivation Sites






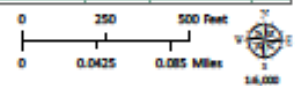
ADJACENT PARCELS

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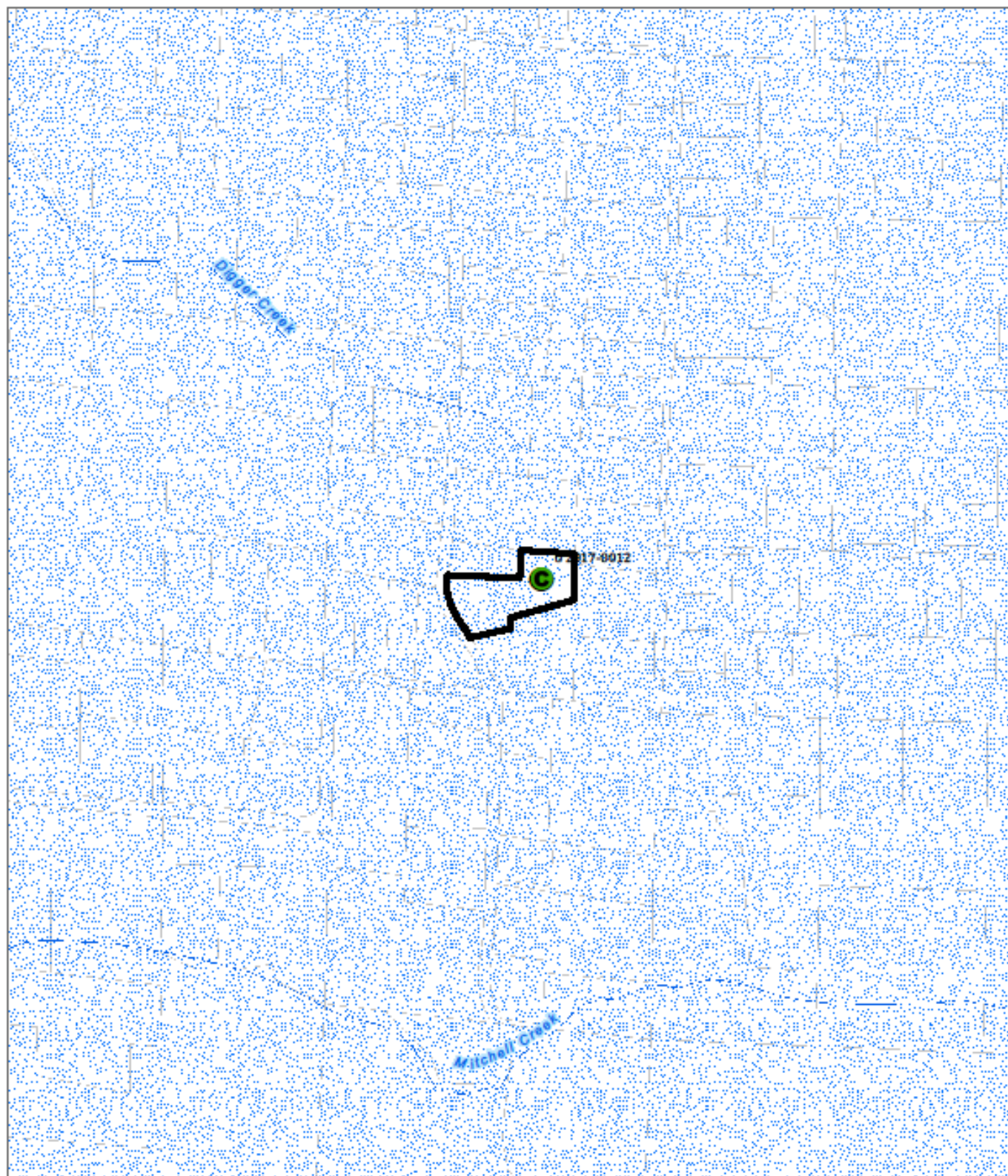
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-  Cannabis Cultivation Sites
-  County Fire Districts
-  Moderate Fire Hazard



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

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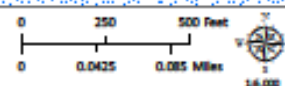
Cannabis Cultivation Sites



Named Rivers

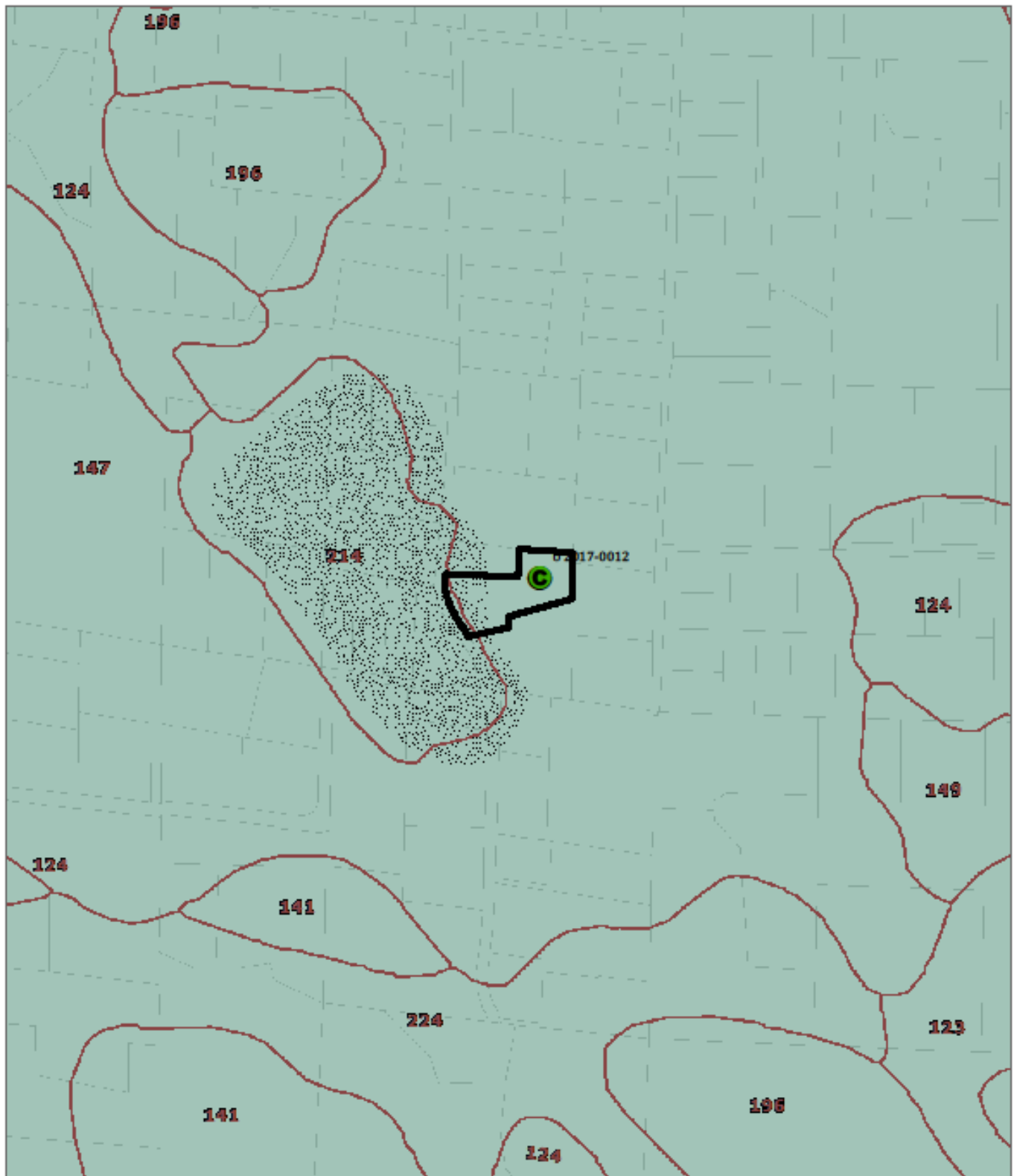


Sufficient Water Resources






GROUND WATER RESOURCES

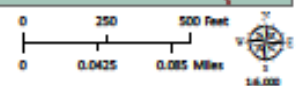
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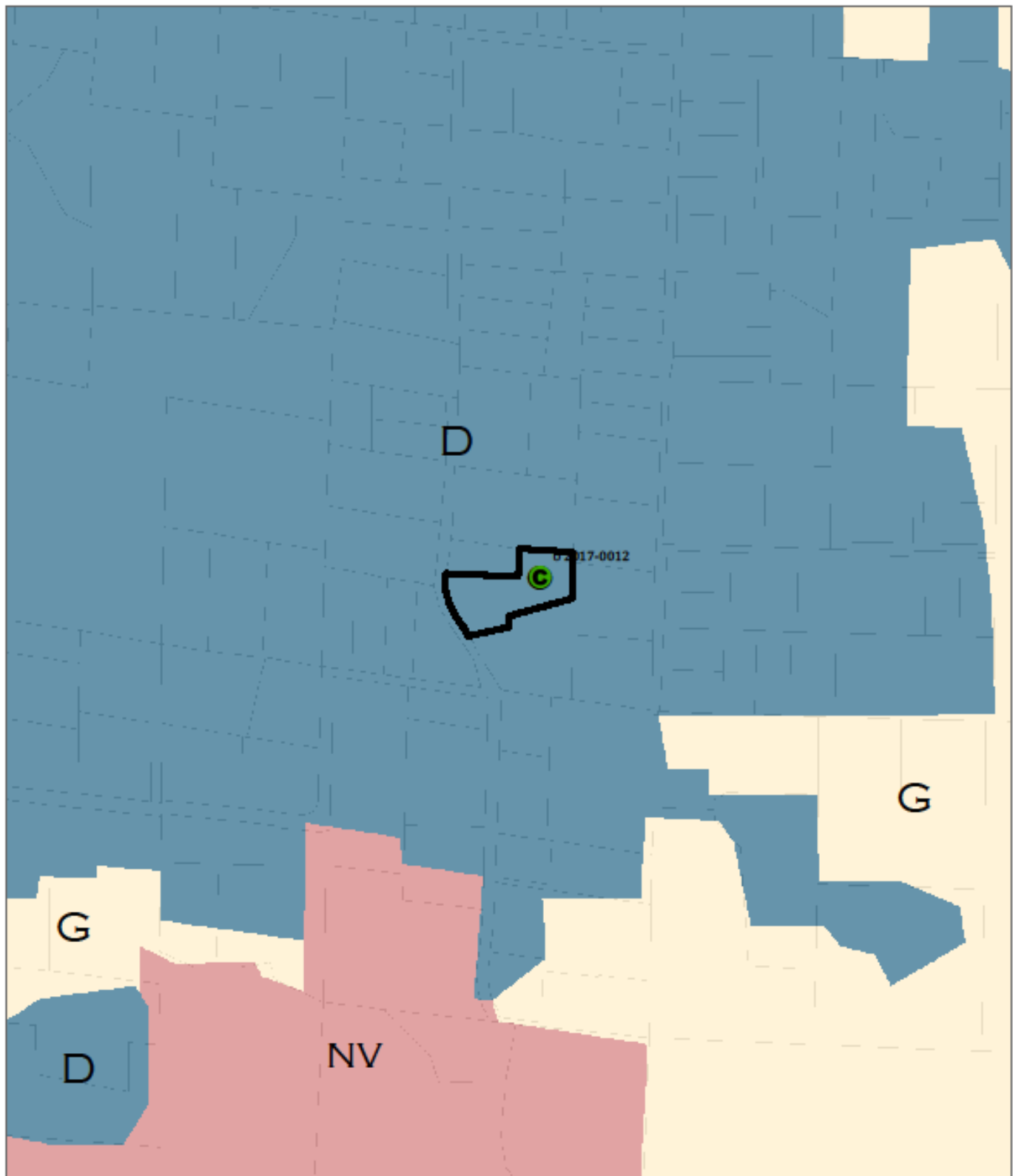
-  Cannabis Cultivation Sites
-  Western Soil Classes
-  Shinglemill-Gibney Complex

 Bishop Pine



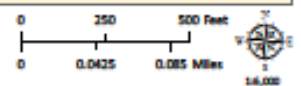
LOCAL SOILS

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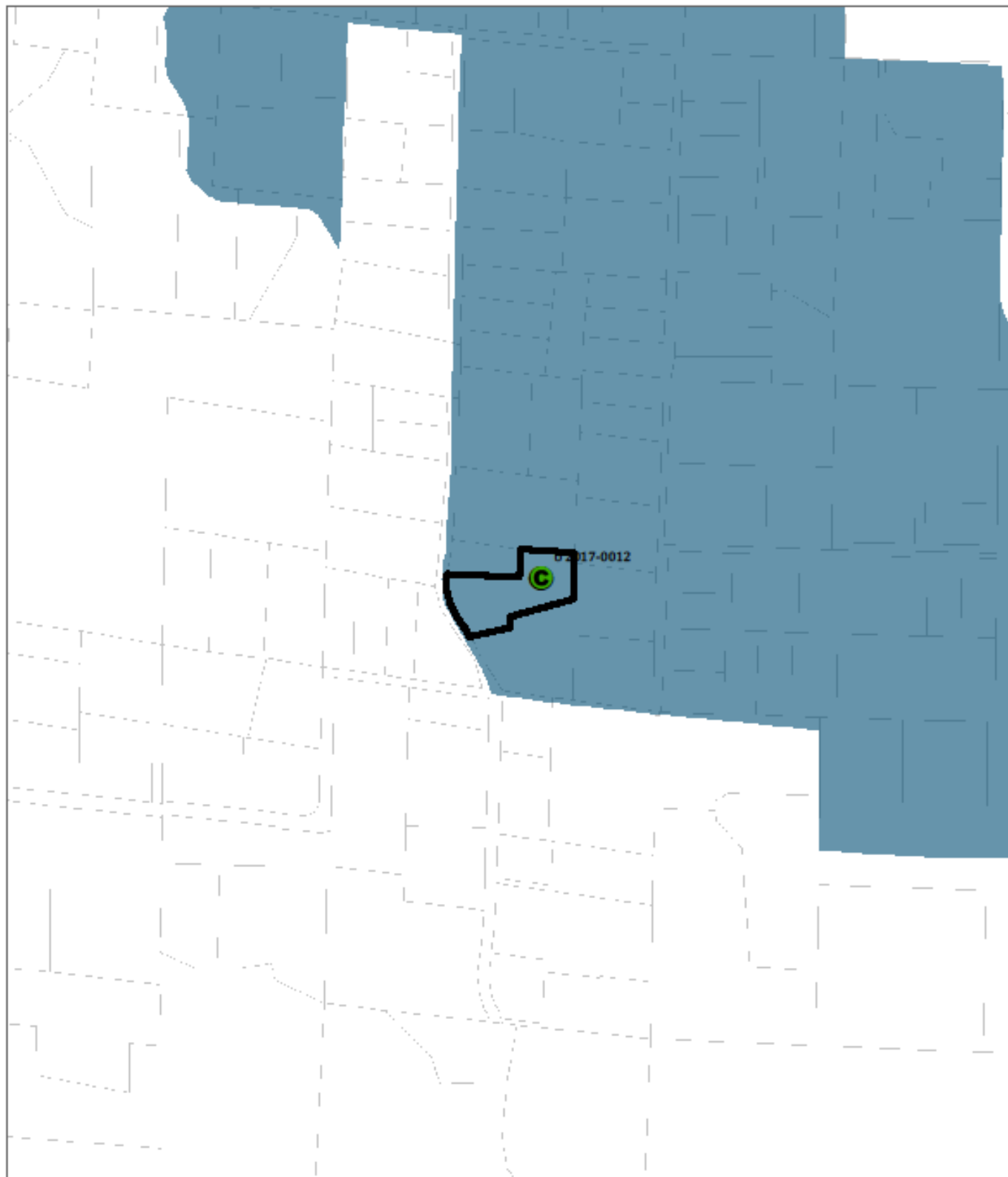
CASE: U 2017-0012  
OWNER: STRUPP, Michael  
APN: 019-450-24  
APLCT: Pargo Rojo, Inc.  
AGENT: Ryan Birchard

ADDRESS: 16551 Mitchell Creek Drive, Fort Bragg



IMPORTANT FARMLAND

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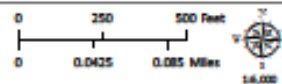
CASE: U 2017-0012  
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Cannabis Cultivation Sites

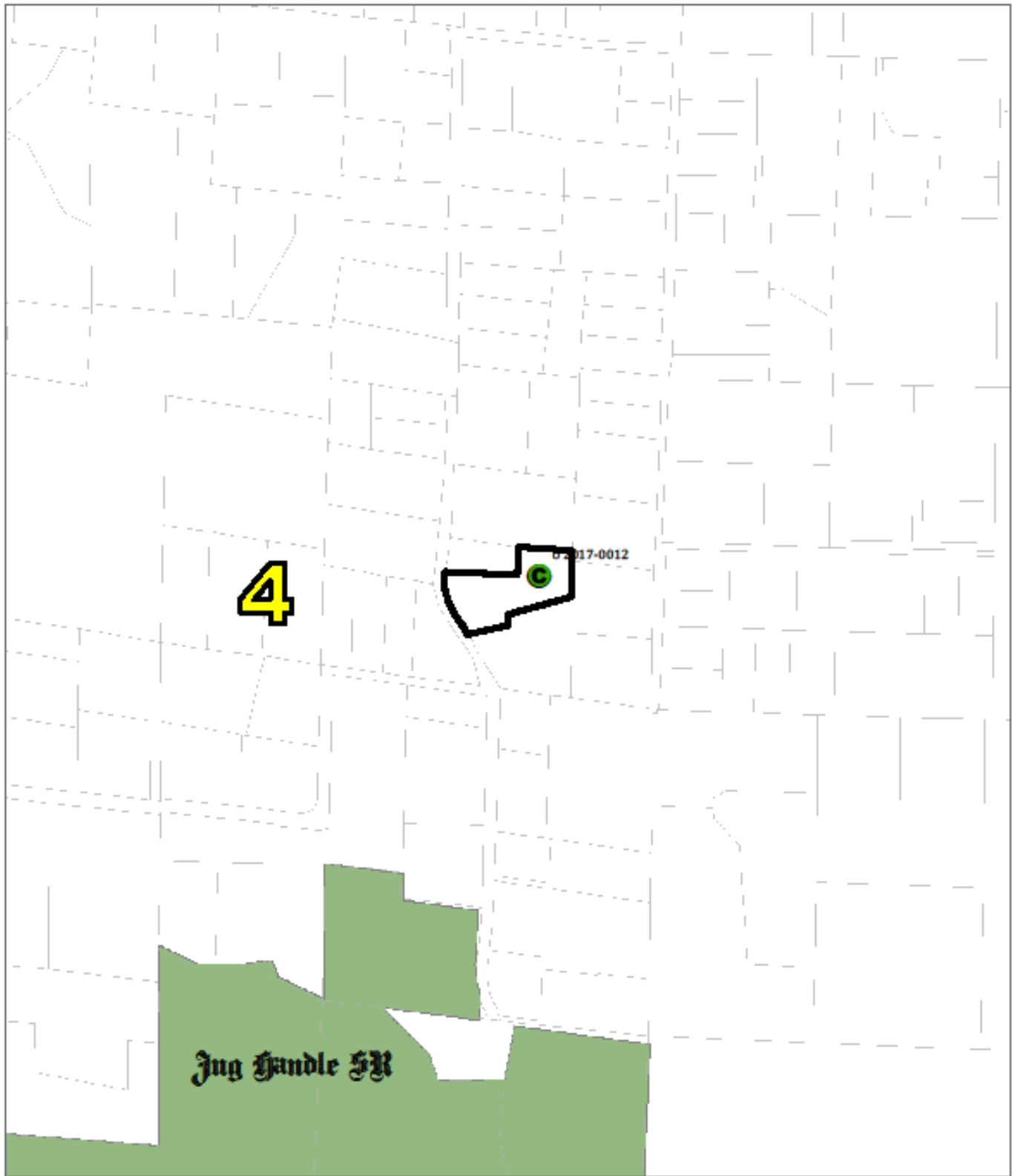


Fort Bragg Stormwater Areas






STORMWATER PERMITTING ZONES

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-  Cannabis Cultivation Sites
-  Supervisorial Districts 2010
-  State Parks



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