



**COUNTY OF MENDOCINO**

**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

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December 21, 2017

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

CalFire  
Forestry Advisor  
Department of Fish & Wildlife  
Sonoma State University

Cloverdale Rancheria  
Potter Valley Rancheria  
Redwood Valley Rancheria  
Sherwood Rancheria

**CASE#:** AP\_2017-0071

**DATE FILED:** 10/13/2017

**OWNER:** DONOVAN STANLEY N & CYNTHIA K

**REQUEST:** Administrative Permit to allow for expansion of cultivation site to a maximum of 10,000 sq. ft.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 11± mi. directly northeast of Gualala Town Center, on the west side of Fish Rock Rd. (CR 122), 5± mi. east of its intersection with Old Stage Rd. (CR 502). Located at 36100 Fish Rock Road, Gualala; (APN: 141-180-14)

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

**RESPONSE DUE DATE:** January 4, 2018

**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:

STANLEY & CYNTHIA DONOVAN

APPLICANT:

STAN DONOVAN

REQUEST:

Administrative Permit to allow for expansion of cultivation site to a maximum of 10,000 sqft.

LOCATION:

11± mi. directly northeast of Gualala town center, on the west side of Fish Rock Road (CR 122), 5± mi. east of its intersection with Old Stage Road (CR 502); 36100 Fish Rock Road, Gualala; (APN: 141-180-14)

ACREAGE:

40 acres

GENERAL PLAN:

FL:160

ZONING:

TP:160

COASTAL ZONE:

NO

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

12N

RANGE:

15W

SECTION:

34

USGS QUAD#:

70

RELATED CASES ON SITE: N/A

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	FL:160	TP	160±	Timberland
EAST:	FL:160	TP	40±, 55±	Timberland
SOUTH:	FL:160	TP	540±, 29±	Residential
WEST:	FL:160	TP	190±	Timblerland

REFERRAL AGENCIES:

☒ Planning (FB)

☒ Department of Transportation

☒ Environmental Health (FB)

☒ Building Inspection (FB)

☒ CalFire

☒ Forestry Advisor

☒ Department of Fish & Wildlife

☒ Sonoma State University

☒ Cloverdale Rancheria

☒ Potter Valley Rancheria

☒ Redwood Valley Rancheria

☒ Sherwood Rancheria

ADDITIONAL INFORMATION:

Parcel located in a “Critical Water Resources Bedrock” area for groundwater resources.

Cultivation Plan mentions “greenhouse”.

ASSESSOR’S PARCEL #: 141-180-14

PROJECT COORDINATOR: SAM ‘VANDY’ VANDEWATER

PREPARED BY: SAM ‘VANDY’ VANDEWATER

DATE: 10/13/2017

**ENVIRONMENTAL DATA**  
**(To be completed by Planner)**

		COUNTY WIDE	
Yes	No		
	NO	1.	Alquist-Priolo Earthquake Fault Zone
	NO	2.	Floodplain/Floodway Map
	YES / YES	3.	Within/Adjacent to 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# 188-14 High Fire Hazard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13.	Soil Type(s)/Pygmy Soils. Western Soils; Bishop Pine
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Oak Woodland Area



Department of  
Planning and Building  
Services

Case No: AP-2017-0071  
CalFire No: 188-14  
Cultivation No: AG-2017-0275  
Fee: \$891.00  
Receipt No:  
Received By: Vandy  
Date Filed: 10/13/2017

Office use only

## Application for Cannabis – Use Permit / Administrative Permit

What type of Review Permit is required?

### ADMINISTRATIVE PERMIT (AP)

☒ Expansion ☐ Forego RR:10 Housing Requirement ☐ C-A (cottage indoor; up to 500ft<sup>2</sup>) ☐ Setback Reduction  
(Phases II and III only)

### USE PERMIT (UP)

☐ C-A (cottage indoor; between 501 ft<sup>2</sup> and 2,500 ft<sup>2</sup>)

### APPLICANT(S)

Name: STAN DONOVAN Phone: 707 489 3289  
Mailing Address: P.O. BOX 354  
City: POINT ARENA State/Zip: CA 95468 email: SDCD9@AOL.COM

### PROPERTY OWNER

Name: SAME Phone:  
Mailing Address:  
City: State/Zip: email:

### AGENT

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

Parcel Size: 40 acres  
Address of Property: 36100 FISH ROCK ROAD GUALALA CA 95445  
Assessor Parcel Number(s): K11 180 14

### TYPE OF CULTIVATION PERMIT:

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 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 checked="" 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.

Signature of Applicant/Agent

Date

Signature of Owner

Date

# CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks?

☒ YES

☐ NO

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

☒ FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES

- 100 feet from any legal residential structure located on a separate legal parcel.
- 50 feet from any adjoining legal parcel under separate ownership.
- If in mobile home park, 100 feet from an occupied mobile home under separate ownership.

☐ FOR INDOOR CULTIVATION SITES

- Any building property line setbacks.

2. If expansion, what is the original size of the cultivation site?

9,008

square feet

What is the expanded size of the cultivation site?

9,728

square feet

(INCLUDING WALK WAYS)

☐ Not an expansion.

3. Please describe the project; include the reason for seeking this permit and activities associated with that reason.

FOUR GROW SITES ARE ON MY ORIGINAL APPLICATION. I ADDED A 720FT. GREENHOUSE TO MY AMENDED PLAN. THE REASON FOR ADDING IT IS THAT IT WAS NEEDING A NEW COVER AND I DIDN'T KNOW IF WE WOULD BE USING IT. SO I BASICALLY JUST FORGOT IT WAS THERE. :)

4. Is the cultivation site visible from any public right of way or publically traveled private road?

☐ YES

☒ NO

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

GARDENS ARE 4 DIFFERENT 'PATCHES' AND A GREENHOUSE. AREA IN AND AROUND THE GARDENS ARE LEFT 'NATURAL'. EXISTING NATIVE PLANTS MAYBE 'PRUNED' TO PROVIDE GROW SPACE BUT ARE NOT REMOVED. ALL ROADS ARE PRE-EXISTING 'LOGGING' ROADS FROM PREVIOUS OWNERS. ALL STRUCTURES, WALL, SEPTIC, GRADING, ROADS, ETC. ARE PRE-EXISTING AS IT IS A RESIDENTIAL SITE AS WELL, THEY WERE NOT ADDED FOR THE PROJECT.

6. Will the development of the proposed cultivation site be phased?

☐ YES

☒ NO

If YES, please describe the phases briefly.

DEVELOPMENT WILL STAY AS IS, SINCE GREENHOUSE WAS ALREADY BUILT AND PREVIOUSLY USED FOR CULTIVATION.

7. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?

PLASTIC MATERIALS WOULD BE TAPE USED FOR TIEING BRANCHES AND EMPTY FERTILIZER BAGS, TO BE DISPOSED IN GARBAGE CANS TAKEN TO COUNTY REFUSE. PLANT (NATURAL) MATERIALS WILL BE COMPOSTED TO IMPROVE TOP SOIL. NO HAZARDOUS MATERIAL IS IN USE ON THIS PROJECT.

8. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? ☐ 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

9. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Install an individual well?                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

H. OTHER (Explain)? \_\_\_\_\_

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. Please include size of structures.

1. SINGLE FAMILY RESIDENCE - 1,176 SQ.FT.
2. GARAGE - 896 SQ.FT. GROUND FLOOR W/ 392 SQ.FT. STORAGE LOFT
3. SHED FOR SOLAR POWER EQUIPMENT - 64 SQ.FT.
4. GARDEN SHED - 115 SQ.FT.
5. GREEN HOUSE - 720 SQ.FT.
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

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

12. 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)

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

14. 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 |



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

THIS PROPERTY IS SURROUNDED BY TIMBERLAND WITH THE USUAL  
TIMBERLAND WILD LIFE. ONE CORNER OF THE PROPERTY TOUCHES  
A NEIGHBORS PROPERTY WITH RESIDENCES BEING AT LEAST 1/4 MILE APART.

16. Please indicate the surrounding land uses.

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

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

A. Electricity

☐ Utility Company (existing)

☐ Utility Company (planned)

☒ On-Site Generation - Specify SOLAR PANELS AND BATTERY STORAGE

B. Gas

☐ Utility Company (existing)

☐ Utility Company (planned)

☒ On-Site Generation - Specify PROPANE TANK ON SITE

☐ None

C. Water

☐ Community water system - Specify supplier

☒ Well

☐ Spring

☐ Pond

☐ Other - Specify

D. Sewage

☐ Community sewage system - Specify supplier

☒ Septic Tank

☐ Other - Specify

18. Will you have employees? ☐ YES ☒ NO

If YES, how many employees will you have?

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

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

20. If you answered YES to the previous question (19), please describe the activities.

CANNABIS WILL BE DRIED IN GARDENS DEPENDING ON THE WEATHER. OTHER  
WISE UPSTAIRS IN THE GARAGE ON WIRES WITH DEHUMIDIFIER.  
TRIMMING WILL BE DONE IN UPSTAIRS GARAGE.

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

WE ARE ON FISH ROCK ROAD AT THE 8.25 MILE POST. APPROXIMATELY  
3 MILES INLAND FROM THE COUNTY DUMP. 20 MILES WEST OF HIGHWAY  
128. ADDRESS IS POSTED AT THE GREEN METAL BAR GATE WHICH IS LOCKED.

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

Signature of Applicant/Agent

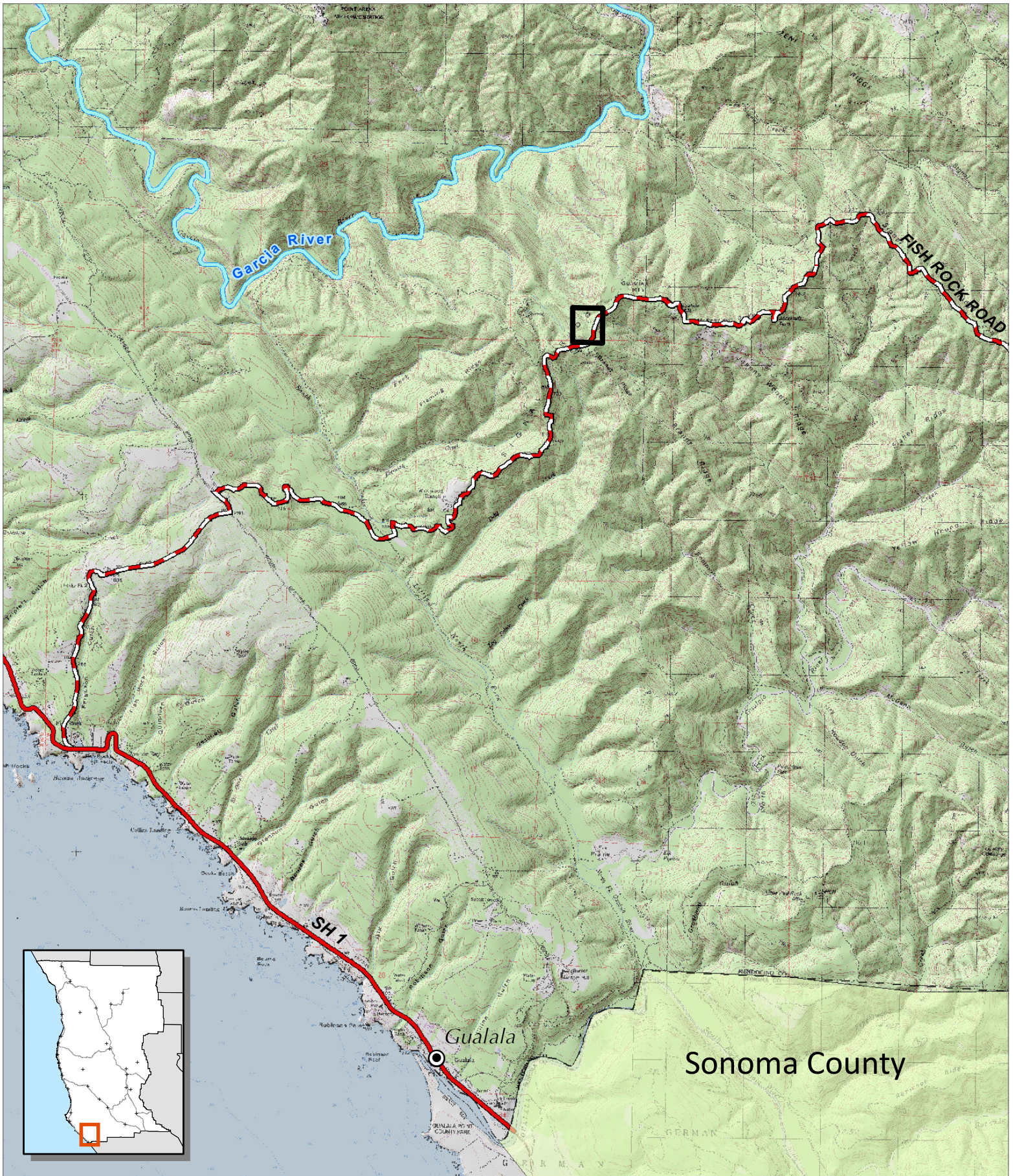
Date

Signature of Owner

Date

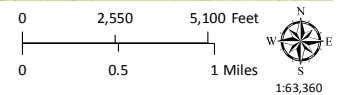
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CASE: AP 2017-0071  
OWNER: DONOVAN, Stanley & Cynthia  
APN: 141-180-14  
APLCT: Stan Donovan  
AGENT:  
ADDRESS: 36100 Fish Rock Road, Gualala

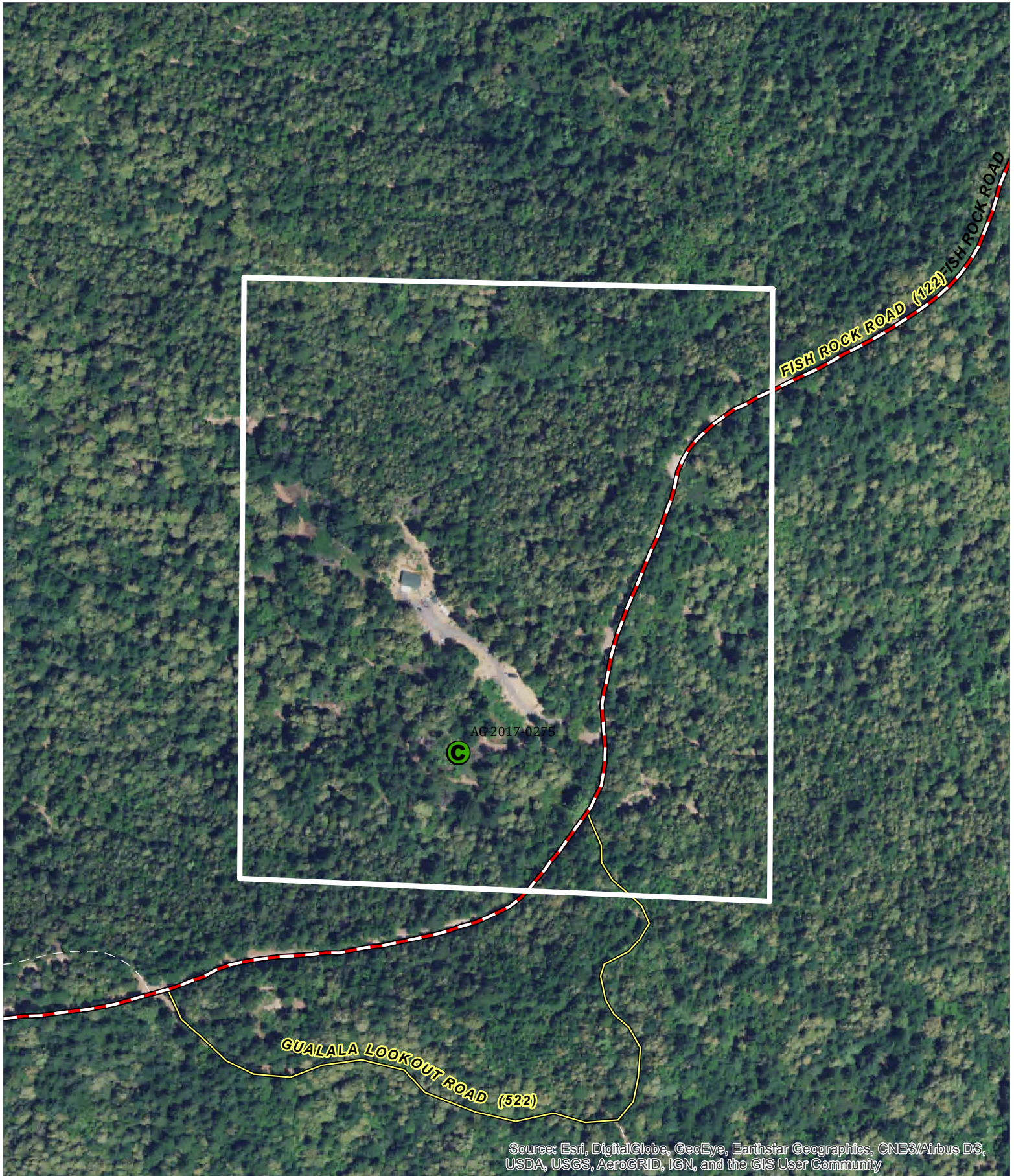
- Major Towns & Places
- Highways
- California Counties
- Major Roads
- Major Rivers



LOCATION MAP

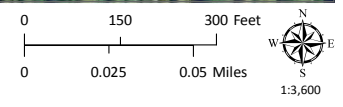
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- Cannabis Cultivation Sites
- Major Roads
- Public Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

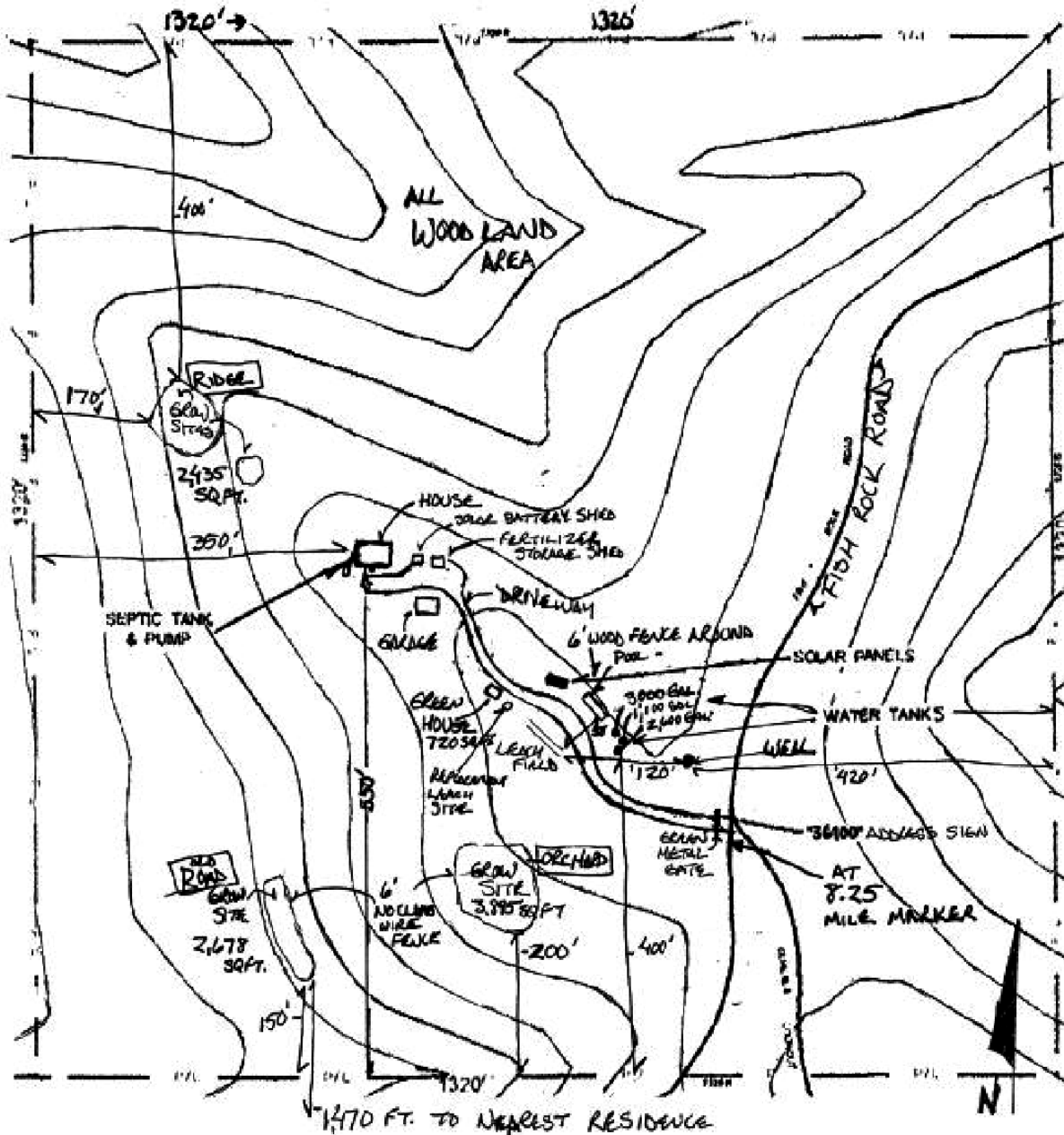
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PP 2017-0207  
 AG 2017-0275  
 STAN DONOVAN  
 36100 FISH ROCK ROAD  
 GUALALA CA 95445  
 APN. 141-180-14  
 40 ACRE PARCEL  
 SCALE: APPROX. 38' = 1/4"

### AMENDS PLAN

OUR GREEN HOUSE WAS INADVERTENTLY  
 OMITTED FROM THE ORIGINAL PLAN. IT WAS IN  
 NEED OF REPAIR BUT HAS BEEN REPAIRED AND  
 IS INTENDED TO BE RE-USED NOW. SORRY  
 FOR THE INCONVENIENCE. THE BUILDING DEPT.  
 DOES NOT REQUIRE A PERMIT DUE TO IT'S SIZE.  
 20' X 36' - 720 SQ. FT.

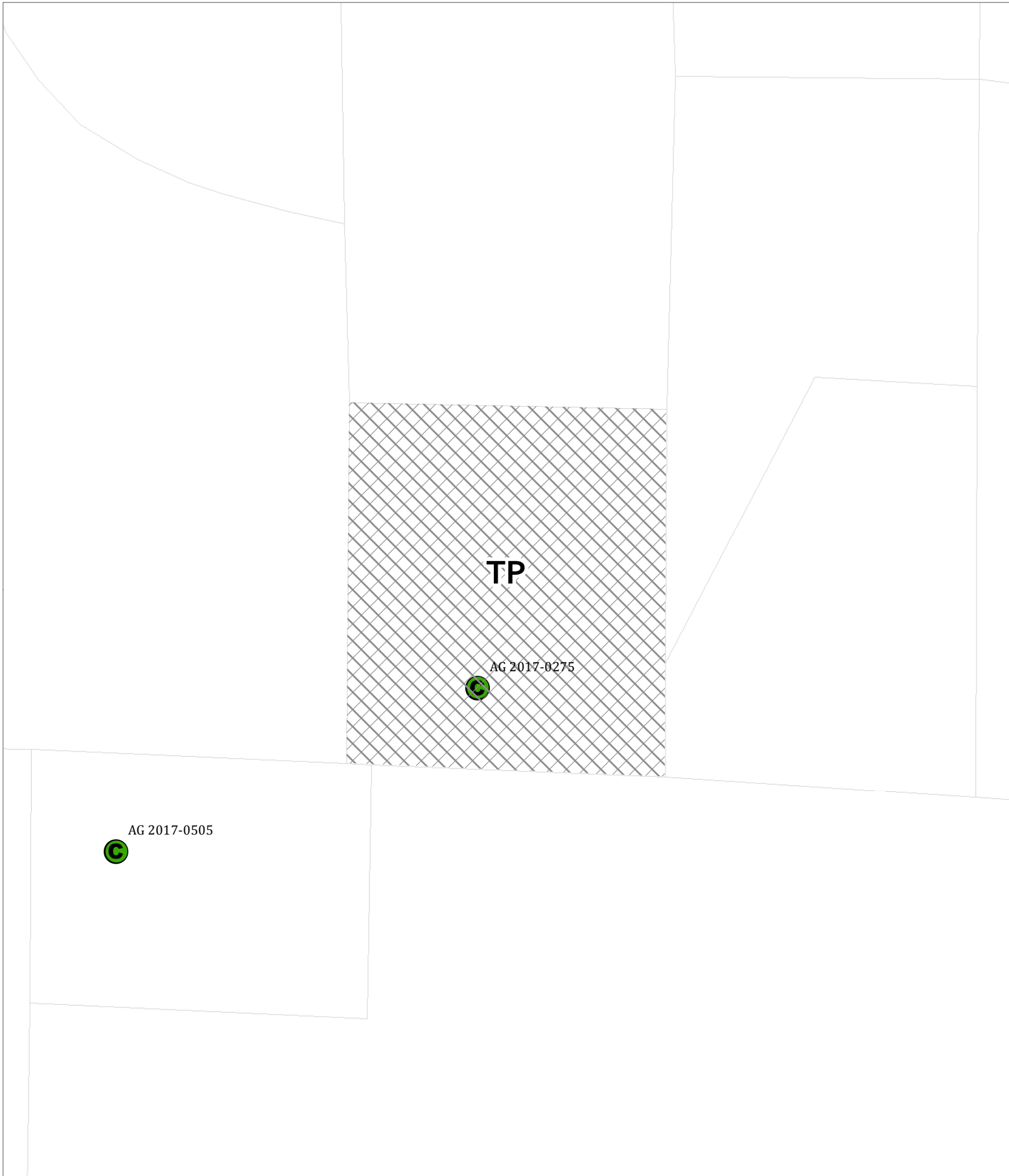


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 OWNER: DONOVAN, Stan & Cynthia  
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NO SCALE

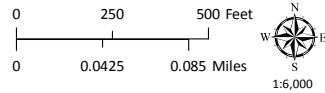
SITE PLAN

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-  Cannabis Cultivation Sites
-  Zoning Districts





ZONING DISPLAY MAP

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 Cannabis Cultivation Sites  
 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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141-180-16  
FUND CONSERVATION  
TP 160 210 A±

141-180-25  
FUND CONSERVATION  
TP 160 40 A±

141-180-22  
FUND CONSERVATION  
TP 160 160 A±

141-180-06  
FUND CONSERVATION  
TP 160 40 A±

141-180-10  
REDWOOD MENDOCINO  
TP 160 190 A±

141-180-12  
REDWOOD MENDOCINO  
TP 160 160 A±

141-180-14  
STAN DONOVAN  
TP 160 40 A±

141-180-11  
REDWOOD MENDOCINO  
TP 160 55 A±

AG 2017-0275



AG 2017-0505



141-170-10  
KRISTY BISHOP  
TP 160 29.19 A±

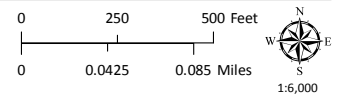
141-170-01  
REDWOOD MENDOCINO  
TP 160 677 A±

141-170-02  
REDWOOD MENDOCINO  
TP 160 540 A±

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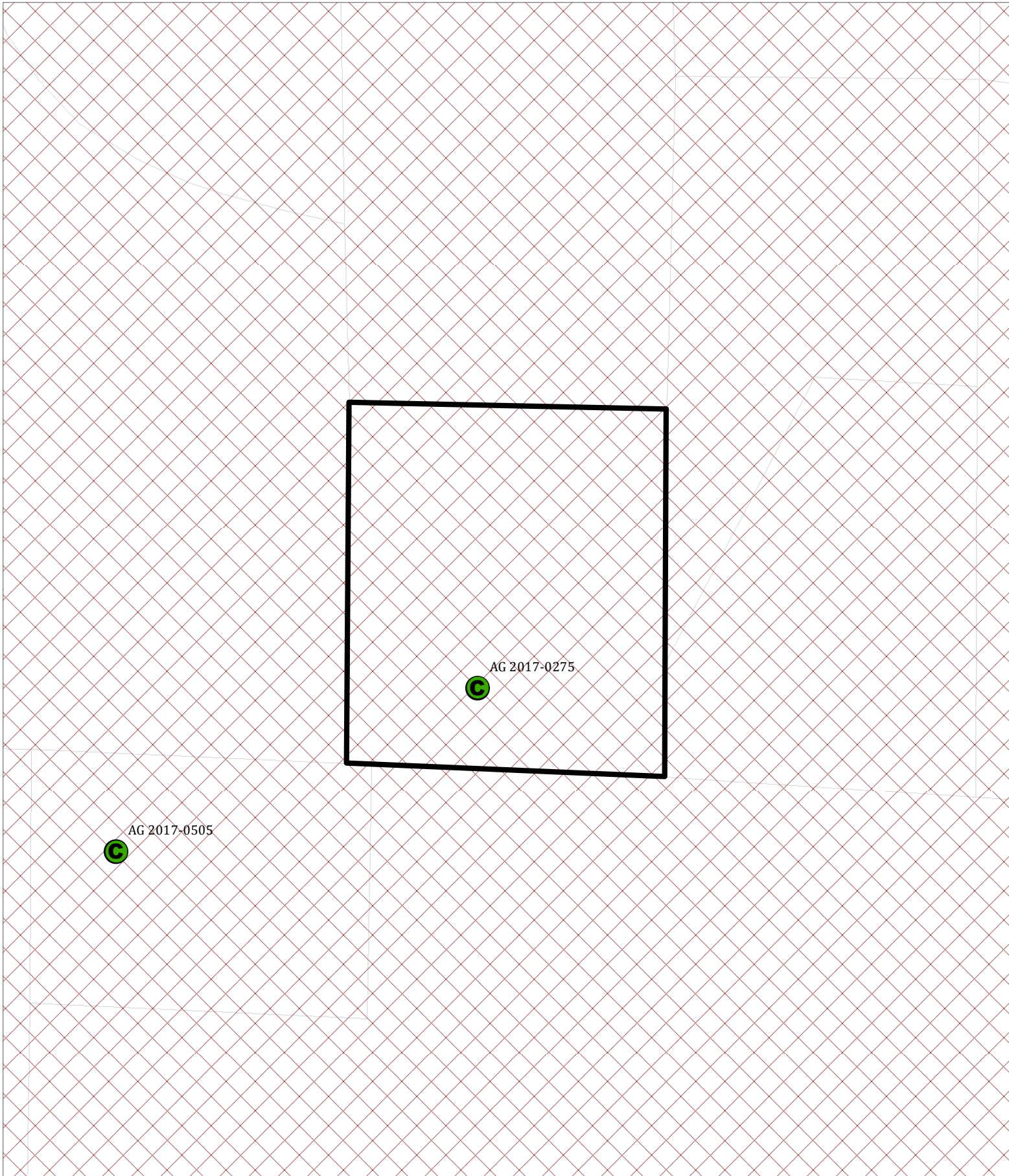


Cannabis Cultivation Sites





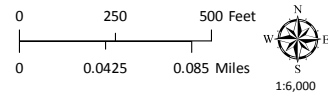
ADJACENT PARCELS

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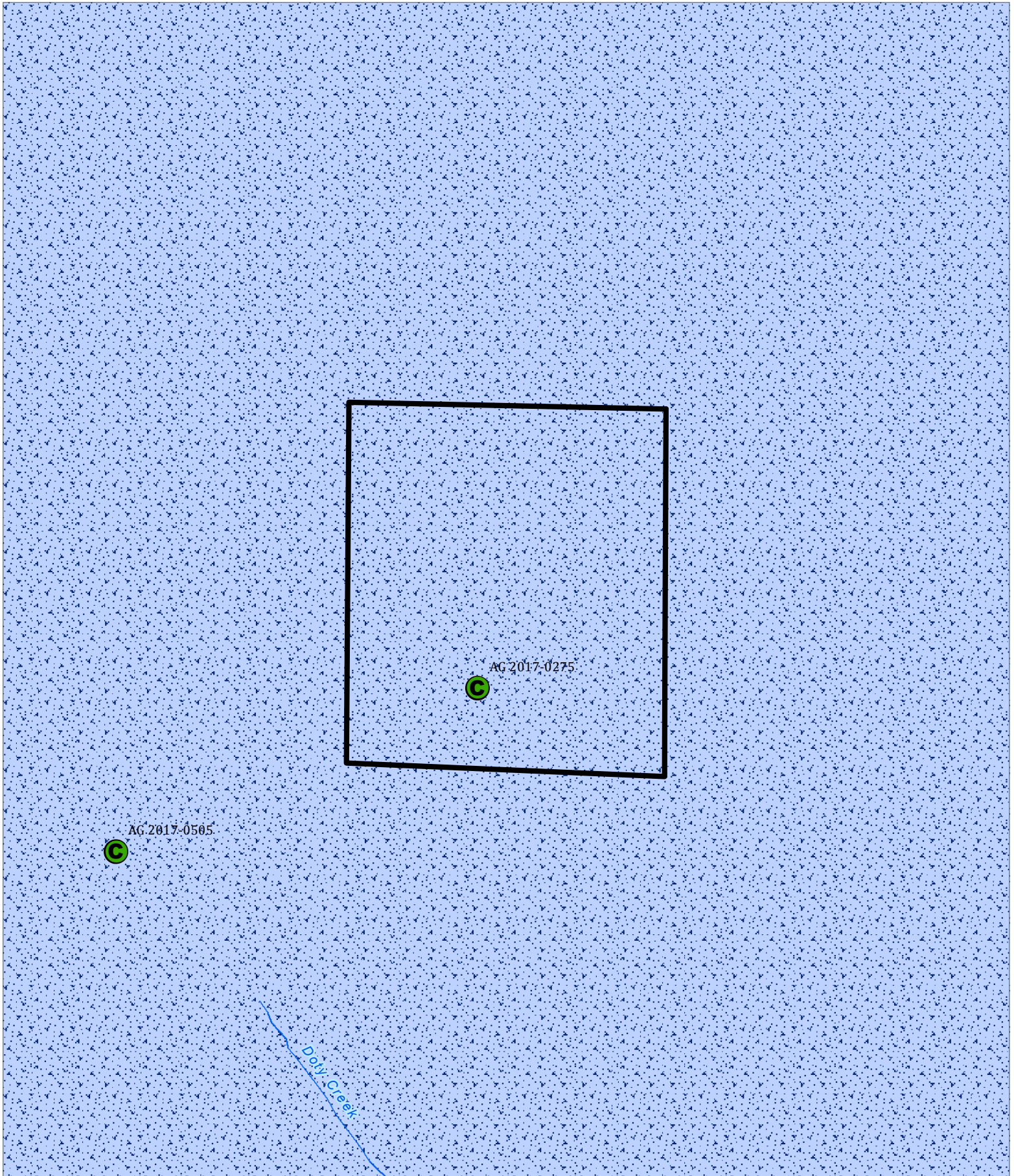
 Cannabis Cultivation Sites  
 High Fire Hazard






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

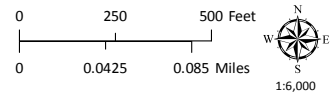
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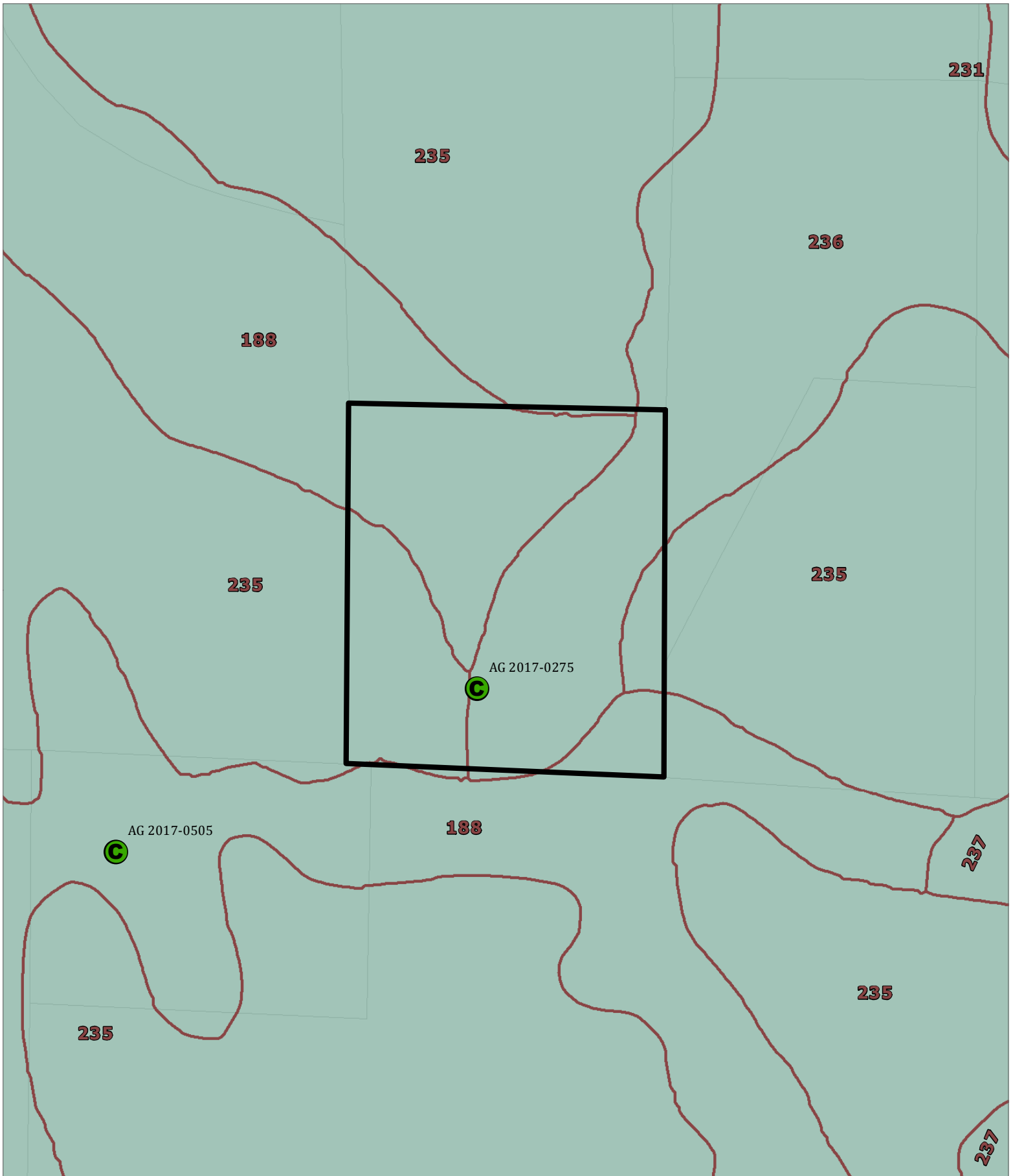
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-  Cannabis Cultivation Sites
-  Named Rivers
-  Critical Water Resources Bedrock






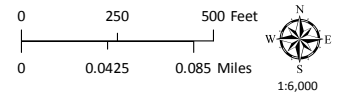
## GROUND WATER RESOURCES

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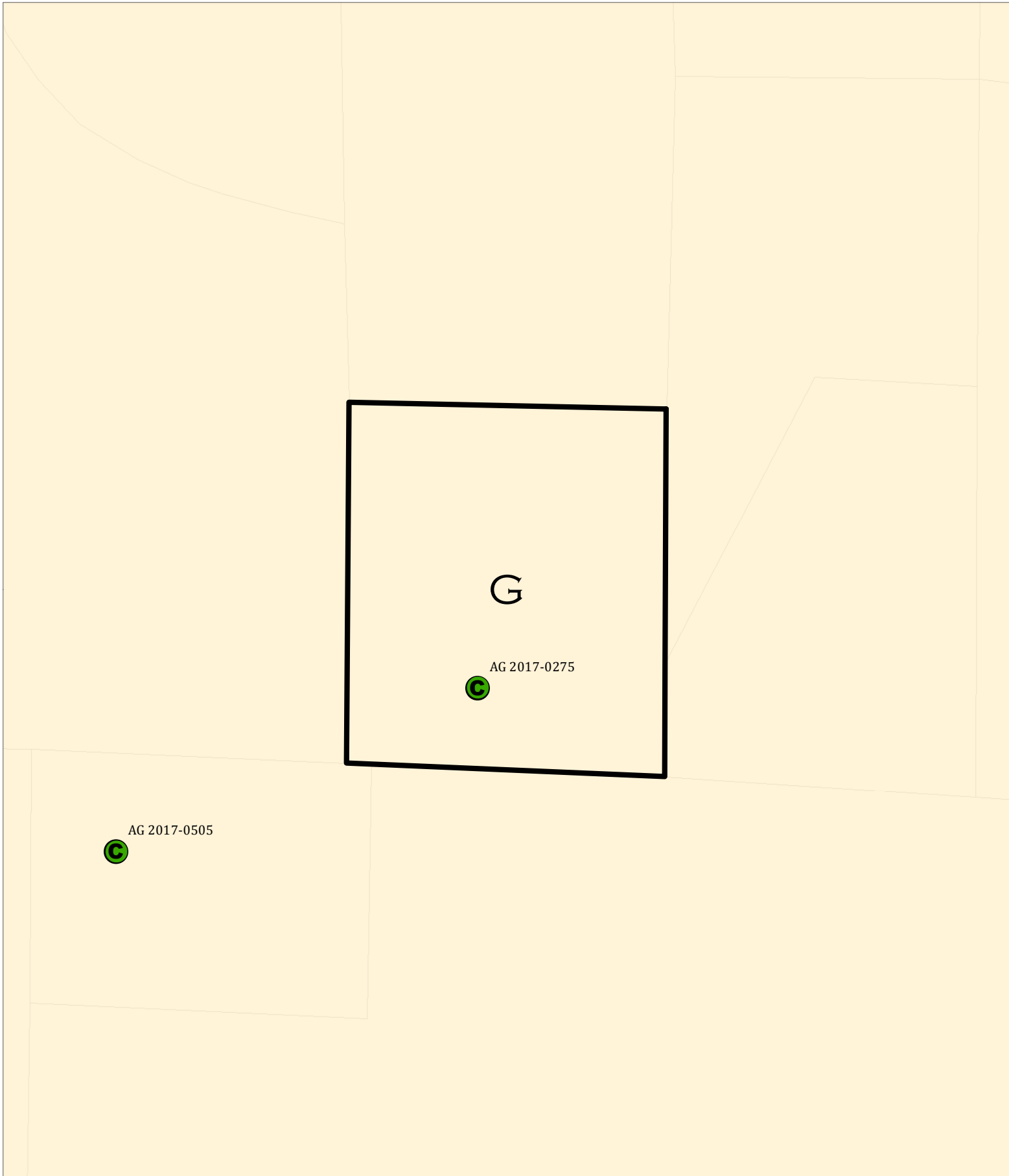
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-  Cannabis Cultivation Sites
-  Western Soil Classes
-  Bishop Pine





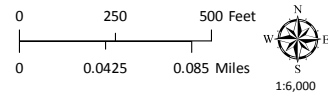
LOCAL SOILS

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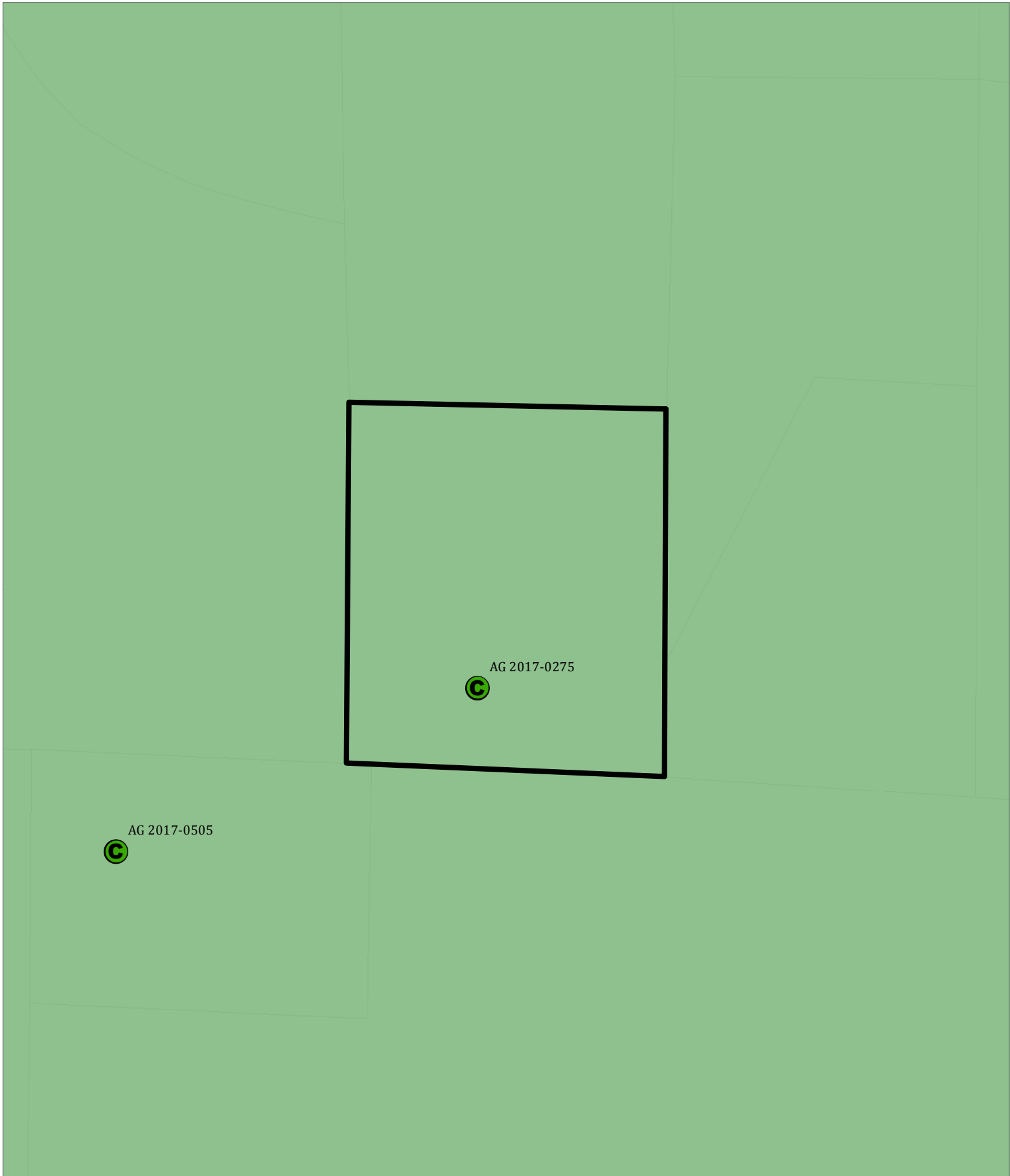
 Cannabis Cultivation Sites  
 Grazing Land (G)




IMPORTANT FARMLAND


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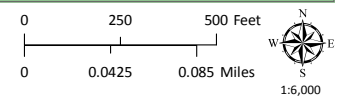




CASE: AP 2017-0071  
OWNER: DONOVAN, Stanley & Cynthia  
APN: 141-180-14  
APLCT: Stan Donovan  
AGENT:  
ADDRESS: 36100 Fish Rock Road, Gualala

 Cannabis Cultivation Sites

 TPZ 2015



TIMBER PRODUCTION ZONES

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