## COUNTY OF MENDOCINO DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437 BRENT SCHULTZ, DIRECTOR 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

April 8, 2019

Planning – Fort Bragg Department of Transportation Environmental Health - Fort Bragg Building Inspection - Fort Bragg Air Quality Management Sonoma State University CalFire – Prevention CalFire – Resource Management Department of Fish and Wildlife Cloverdale Rancheria Redwood Valley Rancheria Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2019-0016 **DATE FILED:** 3/1/2019

**OWNER: KRISTOPHER R. & MAURA C. HARRIS** 

**APPLICANT: KRISTOPHER HARRIS** 

REQUEST: Administrative Permit for a small, indoor cannabis cultivation site (Type CA (= 500 sq. ft.); AG\_2017-

0705) of no more than 500 sq. ft. of canopy.

**LOCATION:** 4.3± miles southeast of Fort Bragg City center, lying on the east side of Shane Drive (Private), 0.28± miles southeast of its intersection with Turner Road (CR 414F), located at 15650 Shane Dr., Fort Bragg (APN:

019-570-32).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** MARK CLISER **RESPONSE DUE DATE:** April 22, 2019

#### 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 <a href="mailto:pbs@mendocinocounty.org">pbs@mendocinocounty.org</a>. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above a	application and recommend the followin	ng (please check one):	
☐ No comment at this time.			
Recommend conditional ap	pproval (attached).		
	nal information (attach items needed, or ices in any correspondence you may h	r contact the applicant directly, copying ave 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	

HARRIS KRISTOPHER R & MAURA C AP\_2019-0016

2002 KATER ST

PHILADELPHIA, PA 19146

[OWNER2 ADDRESS]
[OWNER2 CITY], [OWNER2 STATE] [OWNER2 ZIP]

[OWNER2 NAME] AP\_2019-0016

[OWNER3 ADDRESS]
[OWNER3 CITY], [OWNER3 STATE] [OWNER3 ZIP]

[OWNER3 NAME] AP\_2019-0016

KRISTOPHER HARRIS AP\_2019-0016 18601 N. HWY 1

FORT BRAGG, CA 95437

[AGENT ADDRESS]
[AGENT CITY], [AGENT STATE] [AGENT ZIP]

[AGENTNAME] AP\_2019-0016

#### **REPORT FOR: ADMINISTRATIVE PERMIT**

**OWNER:** KRISTOPHER R & MAURA C HARRIS

**APPLICANT:** KRISTOPHER HARRIS

AGENT: N/A

**REQUEST:** Administrative Permit for a small, indoor cannabis cultivation site (Type CA (= 500 sq. ft.); AG\_2017-0705) of no

more than 500 sq. ft. of canopy.

**LOCATION:** 4.3± miles southeast of Fort Bragg City center, lying on the east side of Shane Drive (Private), 0.28± miles southeast

of its intersection with Turner Road (CR 414F), located at 15650 Shane Dr., Fort Bragg (APN: 019-570-32).

**CASE #:** AP\_2019-0016

**APN/S:** 019-570-32-00

PARCEL SIZE: 2.02 acres

**GENERAL PLAN:** RR2: **ZONING:** RR:2

**EXISTING USES:** Residential; Cannabis

**DISTRICT:** NONE

**RELATED CASES:** *BF\_2018-0352* (MASTER BATHRROM RENOVATION); *BF\_2017-0151* (REPLACE 200 AMP PANEL FOR SFR L4L + NEW 70 AMP WELL PUMP); *AG\_2017-0705* (AGRICULTURE); *PP\_2018-0104* (PROPERTY PROFILE)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR2	RR2	2.4±	Residential
EAST:	RR2	RR2	2.8±	Residential
SOUTH:	RR2	RR2	3.1±	Residential
WEST:	RR2	RR2	3.1±; 3.4±	Residential

#### **REFERRAL AGENCIES**

#### LOCAL

LOCAL				
□ Agricu	ıltural Commissioner		Sanitation District	☐ California State Clearinghouse
⊠ Air Qւ	uality Management District		School District	☐ CALTRANS
☐ Airpoi	rt Land Use Commission		Water District	☐ Regional Water Quality Control Board
☐ Archa	eological Commission	□ Me	ndocino Transit Authority (MTA)	☐ Sierra Club
☐ Assess	sor's Office	☑ Plar	nning Division Fort Bragg	<u>FEDERAL</u>
⊠ Buildi	ng Division Fort Bragg	□ Res	ource Lands Protection Com.	☐ Sierra Club
□ Count	y Addresser	Son	oma State University	☐ US Department of Fish & Wildlife
□ Depar	tment of Transportation (DOT)	□ Trai	ils Advisory Council	☐ US Department of Health Services
⊠ Enviro	onmental Health (Fort Bragg)	STATE	<u> </u>	☐ US Department of Parks & Recreation
□ Farm	Advisor	☑ CAL	FIRE (Land Use)	☐ US Natural Resources Conservation
☐ Forest	try Advisor	☑ CAL	FIRE (Resource Management)	TRIBAL
	)	□ Cali	fornia Coastal Commission	☑ Cloverdale Rancheria
	City Planning Department	□ Cali	fornia Div. of Mine Reclamation	□ Potter Valley Tribe
	Community Services District	☑ Cali	fornia Dept. of Fish & Wildlife	☑ Redwood Valley Rancheria
	Fire District	□ Cali	fornia Highway Patrol	
	MAC	□ Cali	fornia Native Plant Society	

ADDITIONAL INFORMATION: Adjacent to Jug Handle State Park. Coastal Groundwater – Sufficient.

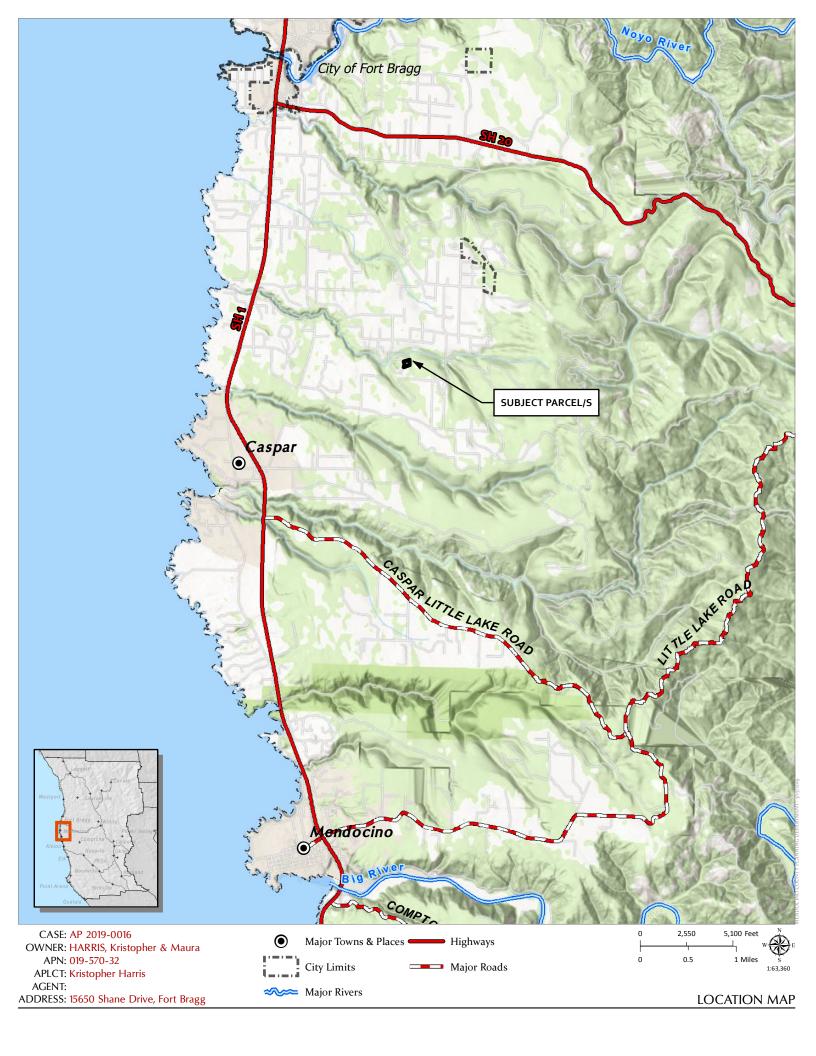
**STAFF PLANNER:** MARK CLISER **DATE:** 4/9/2019

#### **ENVIRONMENTAL DATA**

1. MAC: 13. AIRPORT LAND USE PLANNING AREA: 2. FIRE HAZARD SEVERITY ZONE: 14. SUPERFUND/BROWNFIELD/HAZMAT SITE: High 3. FIRE RESPONSIBILITY AREA: 15. NATURAL DIVERSITY DATABASE: NO 4. FARMLAND CLASSIFICATION: 16. STATE FOREST/PARK/RECREATION AREA ADJACENT: Jug Handle 5. FLOOD ZONE CLASSIFICATION: **17. LANDSLIDE HAZARD:** RM-61: General Plan 4-44 NO **6. COASTAL GROUNDWATER RESOURCE AREA:** 18. WATER EFFICIENT LANDSCAPE REQUIRED: 7. SOIL CLASSIFICATION: 19. WILD AND SCENIC RIVER: Western Soils 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: 20. SPECIFIC PLAN/SPECIAL PLAN AREA: 9. WILLIAMSON ACT CONTRACT: 21. STATE CLEARINGHOUSE REQUIRED: **10. TIMBER PRODUCTION ZONE:** 22. OAK WOODLAND AREA: NO 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT:

12. EARTHQUAKE FAULT ZONE:

NO

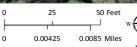


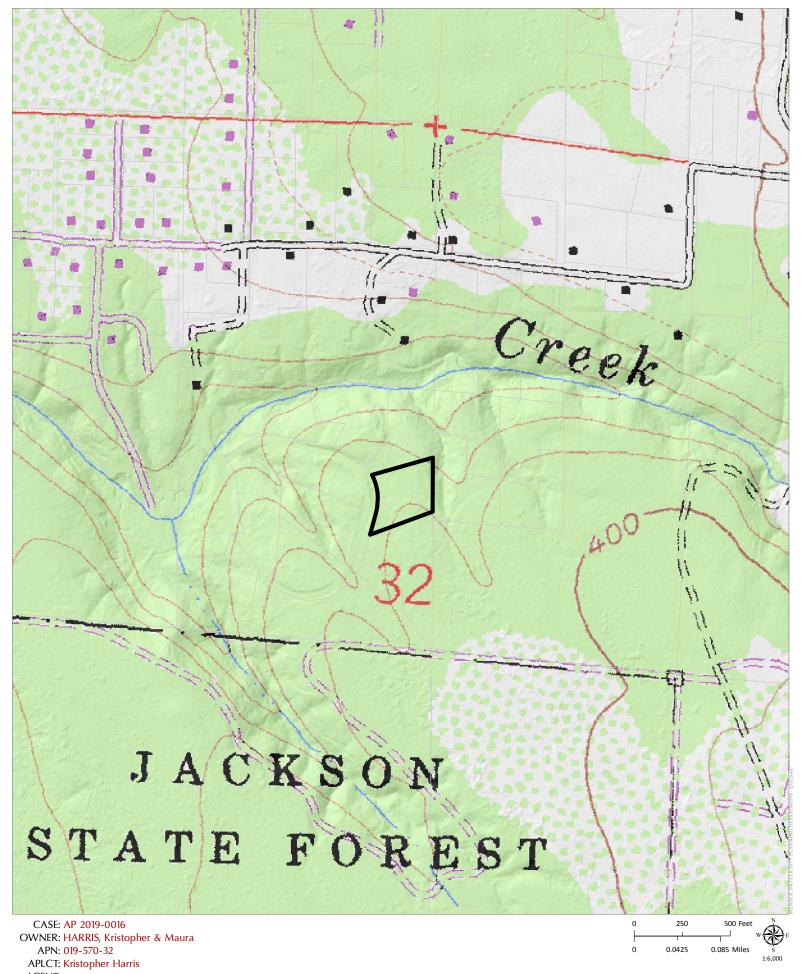


APN: 019-570-32 APLCT: Kristopher Harris AGENT: ADDRESS: 15650 Shane Drive, Fort Bragg

Cannabis Cultivation Sites

**= = =** Private Roads

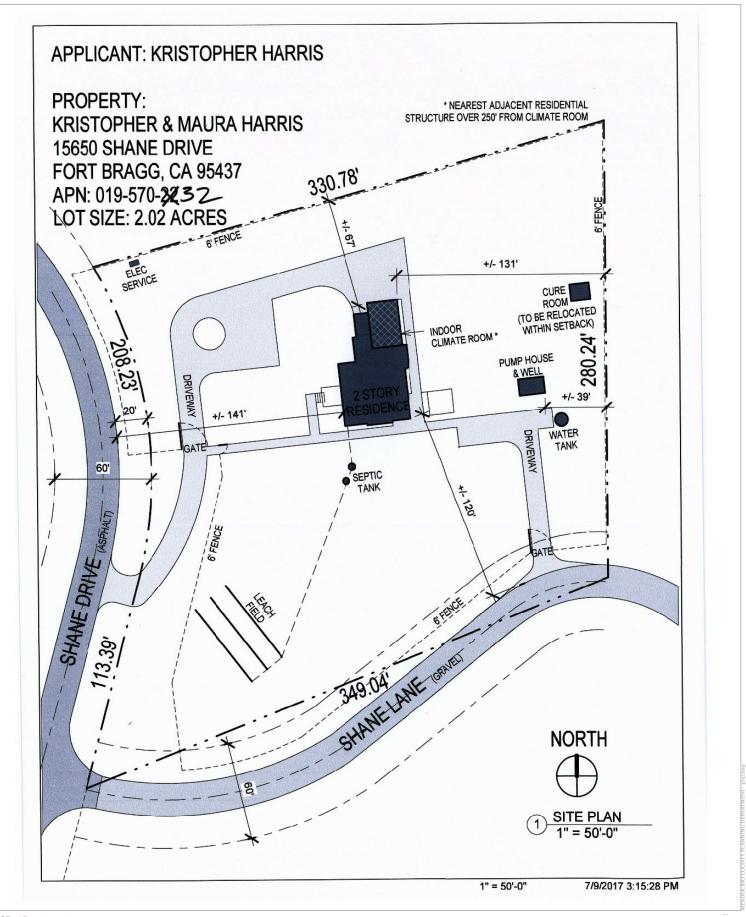




AGENT:

ADDRESS: 15650 Shane Drive, Fort Bragg

TOPOGRAPHIC MAP CONTOUR INTERVAL IS 40 FEET



CASE: AP 2019-0016

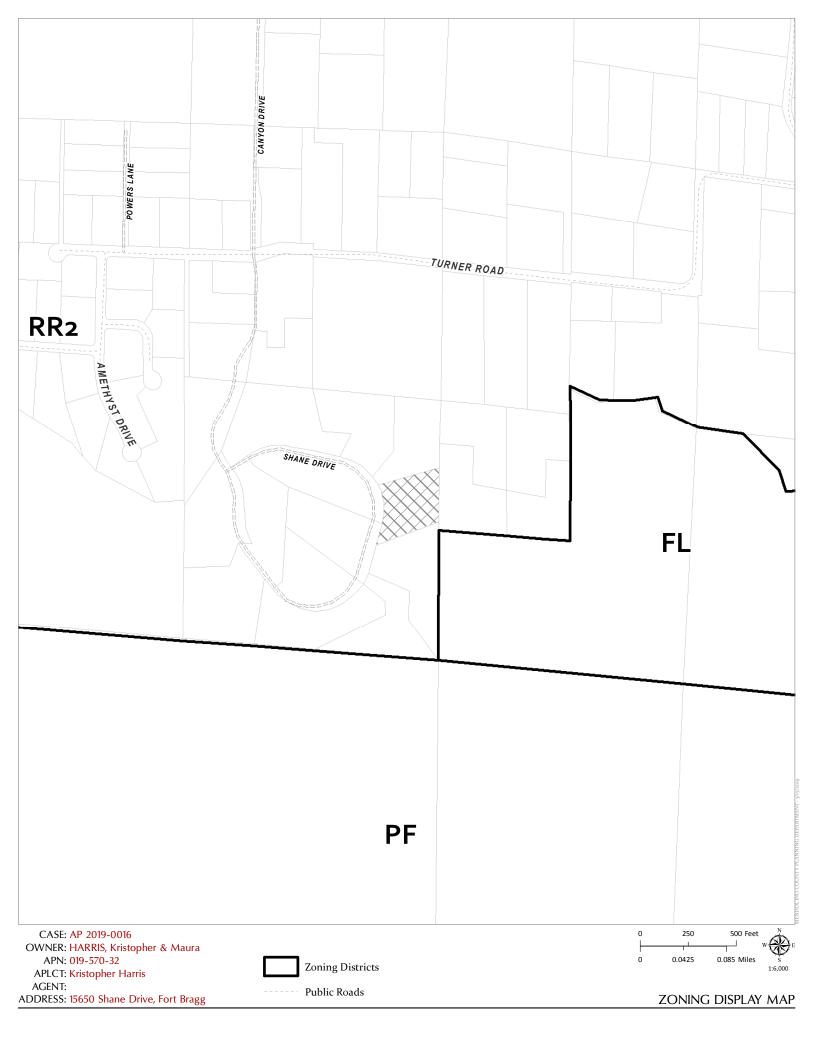
OWNER: HARRIS, Kristopher & Maura

APN: 019-570-32 APLCT: Kristopher Harris

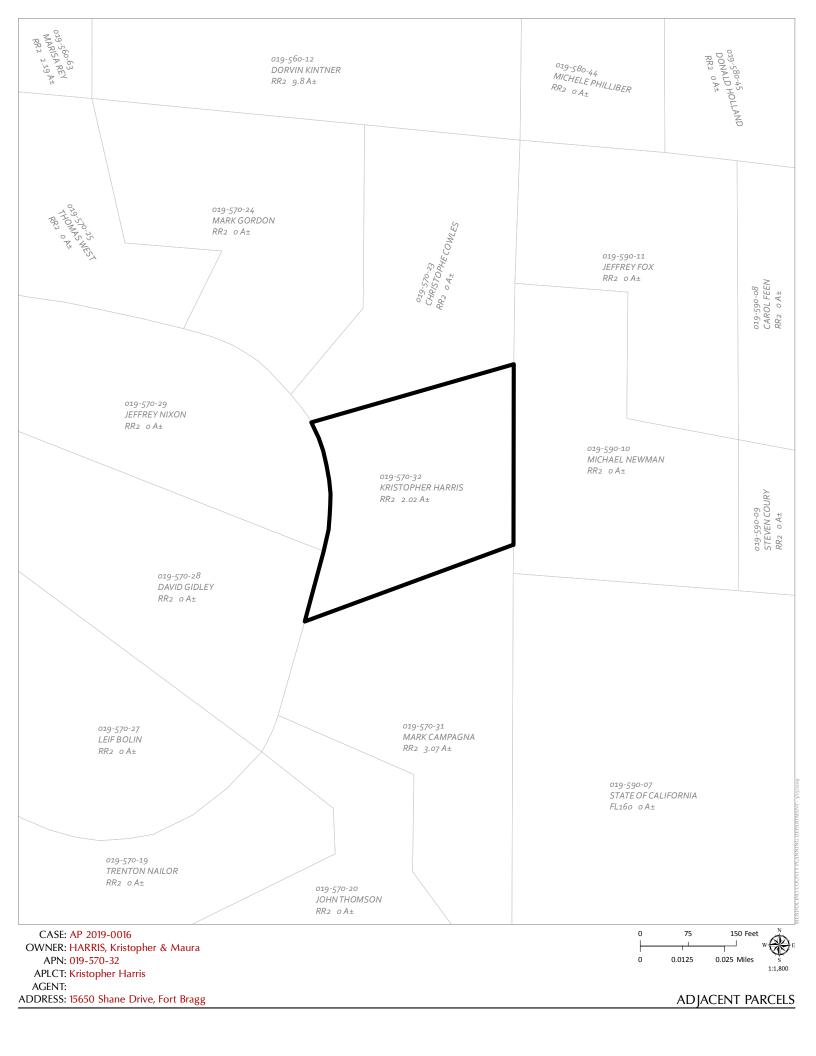
AGENT:

ADDRESS: 15650 Shane Drive, Fort Bragg

NO SCALE







# FORT BRAGG RURAL FPD





FIRE HAZARD ZONES & RESPONSIBILITY AREAS

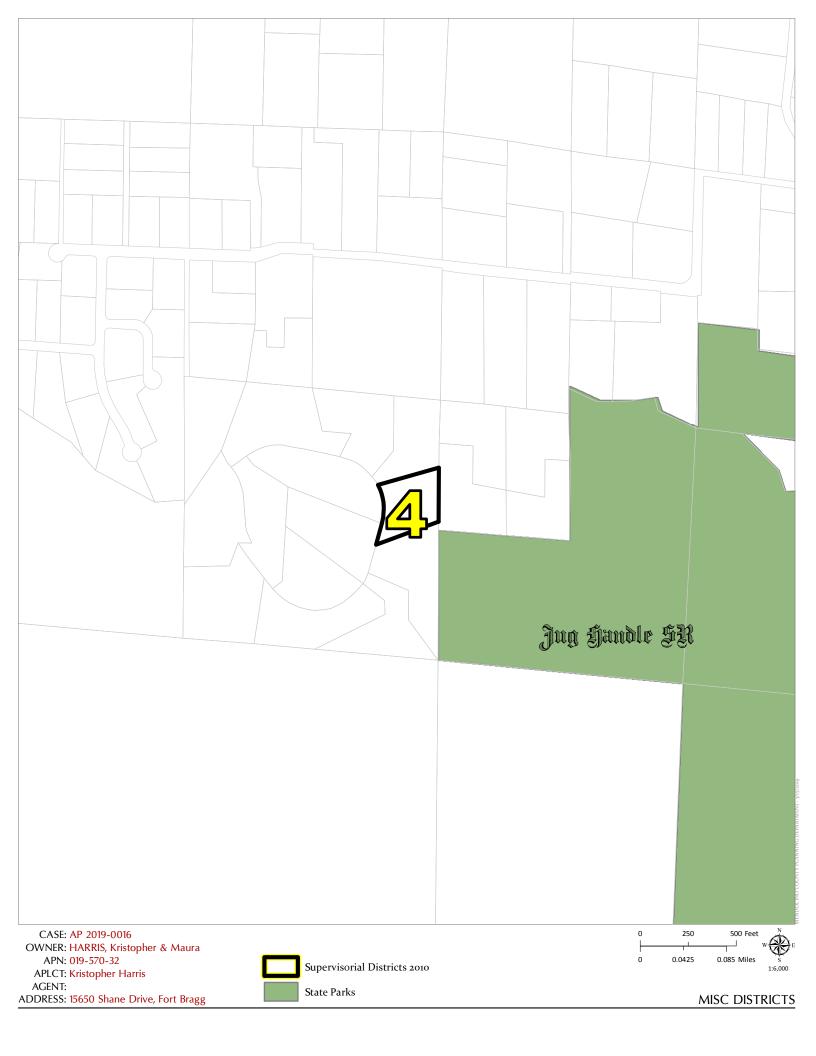
STATE RESPONSIBILITY AREA

Moderate Fire Hazard

AGENT:

ADDRESS: 15650 Shane Drive, Fort Bragg





#### Division of Environmental Health

501 Low Gap Road, Rm 1326 Ukiah, CA 95482 (707) 463-4466 Fax (707) 463-4038



790 A-1 S Franklin St Fort Bragg, CA 95437 (707) 961-2714 Fax (707) 961-2720

#### On-Site Sewage System Permit

Date Printed June 11, 2002

**BEALE, FRANKLIN & TAMARA PO BOX 149** FORT BRAGG CA 95437

Design Flow (gal/d)	600
Absorption Media	Gravel
Total Depth (in)	41
Absorption Media Depth (In)	30
Absorption Trench Width (in)	24
Calculated Total Linear Feet	200

Permit Number ST23063

System Site Address and Assessor's Parcel Number

15650 Shane Dr

**Fort Bragg** 

APN 019-570-22

Permit Type Initial

Strength Residential

Septic Tank Volume (gal) 1500

Tank Material Concrete

Calculated Surface Area (sq ft)

#### Special Conditions

Install barriers or landscaping to protect leach field and replacement area from traffic and erosion.

#### Standard Conditions

- 1. This permit expires 2 years from the date of issuance as per Mendocino County Code Section 16.08.020, unless renewed prior to the expiration
- 2. The septic system shall be constructed according to this permit and the attached plans and specifications as per Carl Rittiman which DEH received on May 31, 2002.

Prior written approval shall be obtained from DEH for any deviation from the permit or plans.

3. Systems shall be installed no earlier than May 1 and no later than November 1. Persons installing a system at any other time shall obtain written permission from DEH or the designer.

ocino County Planning Department Approval

The Site Evaluation Report was approved by

DJ on June 11, 2002.

Permit Issued

Health Inspect

Health Inspector

ermit Finaled

DUB DA-ILDZ

DATE: 2-1-02

Application is hereby made to the Mendocino County Division of E Health for a permit to construct, reconstruct, or destroy a water well with the Code of Mendocino County.	
APPLICANT TO COMPLETE ITEMS (1)-(9)	
(1) ADDRESS 15650 Shane  X7 FORT BLUX  Assessor's Parcel No. 019 570 2  (2) OWNER JAIMLE BEALE	
Business Name (if applicable)  Mailing Address 120 Stewart	rde
Fort Brace	
Telephone No. 357-22	44
(3) TYPE OF WORK / (4) TYPE O	F PERMIT
New Well	<b>8</b>
Reconstruction   Other   Special Perm	nit Area 🗆
Destruction	
(5) PROPOSED USE (2½ AC) Monitor	ing $\square$
Domestic Industrial   Municip	oal 🗆
Imigation   Test Well   Other	
(6) CONSTRUCTION	
Drilling Method: Rotary Cable   Other	
Casing: Steel  Concrete Plastic	8
Diameter: Bore Size: 10	
Gage or Wall: CL200  Annular Space: Size: 2 <sup>11</sup> Seal Depth: 2	201
Annular Space: Size: Seal Depth: Seal Material: Concrete Grout	
Puddled Clay  Neat Cement	
Other (describe):	_
FOR OFFICIAL USE ONLY	
RECEIVED	)
DEC 1 3 200	1
MENDO, ENV. HEAL	TH

	WATER WE	ELL PERMIT	
NEW STEES 240	REPAIR OR DESTRUCTION	RECEIPT NUMBER	15002
Application must be accollecation of the proposed mile-post markers, cross (8) LICENSED WELL DI agree to comply with all water well construction.  I WILL NOTIFY THE HANNULAR SEA.  I WILL FURNISH THE DRILLERS REPORT W		early shows the location of the pation of all septic systems) and by of Mendocino and the State ENTY-FOUR (24) HOURS PATH A LEGIBLE COPY OF THE ETION OF THIS WELL.	d directions to the site (i.e
SIGNED: Steph	DDRESS: 31492	Pearl De	5) Fort Bragg

	·
	FOR OFFICE USE ONLY - DIVISION OF ENVIRONMENTAL HEALTH
REMARKS:	
	·
	1
PERMIT ISSUI	ED REHE DATE: 12/7-01
	01 11 -110
WELL SEAL C	CONSTRUCTION: J MACROS NE PATE: 2-1-02

THIS PERMIT EXPIRES 1 YEAR FROM DATE OF ISSUANCE-MENDOCINO COUNTY CODE SEC. 16.04.090.

This permit becomes void after one year if the work authorized thereby has not been completed.

WELL LOG FINAL:





#### **North Coast Regional Water Quality Control Board**

October 19, 2018 WDID:1\_23CC401605

LH SHANE INC. ATTN: KRISTOPHER HARRIS 18601 HWY ONE HIGHWAY 110 FORT BRAGG, CA 95437

Subject: Notice of Applicability - Waste Discharge Requirements

Conditional Waiver of Water Quality Order WQ-2017-0023-DWQ

The attached Notice of Applicability provides notice that the requirements of the State Water Board Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation (Policy), and the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, Order No. WQ-2017-0023-DWQ (General Order) are applicable to the site as described below. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board Policy and General Order.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to the North Coast Regional Water Quality Control Board Cannabis Program at (707) 576-2676 or <a href="mailto:northcoast.cannabis@waterboards.ca.gov">northcoast.cannabis@waterboards.ca.gov</a>.

Sincerely,

2018.10.22 10:07:13 PDT

On Behalf Of

Kason Grady

Water Boards

Matthias St. John Executive Officer North Coast Regional Water Quality Control Board

181017\_WaiverWaste Hauler\_1\_23CC401605\_LH Shane Inc.\_NOA\_TW

# NOTICE OF APPLICABILITY – WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ-2017-0023-DWQ, LH SHANE INC., MENDOCINO COUNTY APN(s) 019-570-32

LH Shane Inc. (hereafter "Discharger") submitted information through the State Water Resources Control Board's (State Water Board's) online portal on June 18, 2018, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board Cannabis Cultivation Policy-Principles and Guidelines for Cannabis Cultivation (Policy), and the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, Order No. WQ-2017-0023-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number 1 23CC401605.

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA). This includes making any necessary changes to the enrollment, and the Discharger is the sole person with legal authority to make those changes. The Discharger will be held liable for any noncompliance with the Policy, General Order, and the NOA.

#### 1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states that the cannabis cultivation activities occur within a structure with a permanent roof, a permanent relatively impermeable floor (e.g., concrete or asphalt paved), and irrigation tailwater, hydroponic wastewater, or other miscellaneous industrial wastewaters are discharged to an appropriate collection tank, and the wastewater in the collection tank is regularly collected by an authorized waste hauler who disposes of the wastewater to a community sewer system consistent with the sewer system requirements. Based on the facility and discharge description, the cultivation activities are consistent with the requirements of the Waiver of Waste Discharge Requirements (Conditional Waiver) provided the Discharger maintains coverage and complies with the waste discharge regulatory authorization for the on-site wastewater treatment system. Coverage under this Conditional Waiver expires on December 18, 2022, and the Discharger will be required to re-apply for coverage at that time to continue any cannabis cultivation activities.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as conditionally exempt and meet the requirements of the Conditional Waiver.

#### 2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at <a href="http://www.waterboards.ca.gov/cannabis">http://www.waterboards.ca.gov/cannabis</a>. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

During reasonable hours, the Discharger shall allow the State Water Board or Regional Water Quality Control Board (collectively Water Boards), California Department of Fish and Wildlife, CAL FIRE, and any other authorized representatives of the Water Boards upon presentation of a badge, employee identification card, or similar credentials, to:

- enter premises and facilities where cannabis is cultivated; where water is diverted, stored, or used; where wastes are treated, stored, or disposed; or in which any records are kept;
- i. access and copy, any records required to be kept under the terms and conditions of the Policy and General Order;
- ii. inspect, photograph, and record audio and video, any cannabis cultivation sites, and associated premises, facilities, monitoring equipment or device, practices, or operations regulated or required by the Policy and General Order; and
- iii. sample, monitor, photograph, and record audio and video of site conditions, any discharge, waste material substances, or water quality parameters at any location for the purpose of assuring compliance with the Policy and General Order.

#### 3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

A Site Closure Report must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the Conditional Waiver. The Site Closure Report must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the Site Closure Report.

### 4. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Cannabis cultivators that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a Site Closure Report (see Technical Report Requirements above). The Regional Water Board reserves the right to inspect the site before approving a NOT. Attachment C of the General Order includes the NOT form and Attachment D of the General Order provides guidance on the contents of the Site Closure Report.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the North Coast Regional Cannabis Unit staff at (707) 576-

 $2676\ or\ \underline{northcoast.cannabis@waterboards.ca.gov}\ so\ that\ a\ site-specific\ compliance\ schedule\ can\ be\ developed.$ 

Cc: Kevin Porzio, State Water Resources Control Board, dwq.cannabis@waterboards.ca.gov
Michael Vella, California Department of Food and Agriculture, michael.vella@cdfa.ca.gov
Cheri Sanville, California Department of Fish and Wildlife, cheri.sanville@wildlife.ca.gov
Daniel Boe, Mendocino County Department of Agriculture, agcomm@co.mendocino.ca.us
Kristopher Harris 15650 Shane Drive Fort Bragg, CA 95437