



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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www.mendocinocounty.org/pbs

April 24, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Forestry Advisor

Air Quality Management
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0028

DATE FILED: 3/27/2019

OWNER/APPLICANT: DUSTIN DECKER

REQUEST: Administrative Permit for a large outdoor cannabis cultivation site (Type 2 (10,000 sq. ft.); AG_2018-0331) of no more than 10,000 sq. ft. of canopy.

LOCATION: 10.5± miles northeast of Laytonville town center, lying on the north side of Simmerly Ranch Road (Private), 2.2± miles northeast of its intersection with Simmerly Road (Private), located at 7250 Simmerly Ranch Rd., Laytonville (APN: 032-125-25).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 8, 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 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/
APPLICANT:** DUSTIN DECKER

AGENT: N/A

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APN/S: 032-125-25-00

PARCEL SIZE: 105± acres

GENERAL PLAN: FL160:
ZONING: TP:160

EXISTING USES: Residential; Cannabis

DISTRICT: 3

RELATED CASES: AG_2018-0331 (Agriculture)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RL160	RL160	80± acres	Agricultural
EAST:	FL160	TP160	95± acres	Institutional
SOUTH:	RL160	RL160	200± acres	Agricultural
WEST:	RL160	RL160	40± acres	Agricultural

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
☒ Air Quality Management District	☒ CALFIRE (Land Use)	☒ Cloverdale Rancheria
☒ Building Division Ukiah	☒ CALFIRE (Resource Management)	☒ Redwood Valley Rancheria
☒ Department of Transportation (DOT)	☒ California Dept. of Fish & Wildlife	☒ Sherwood Valley Band of Pomo Indians
☒ Environmental Health (Ukiah)		
☒ Forestry Advisor		

ADDITIONAL INFORMATION: Located in an area of naturally occurring asbestos

STAFF PLANNER: MARK CLISER **DATE:** 4/24/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Types

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

YES

11. WETLANDS CLASSIFICATION:

GIS

Riverine (Nat’l Wetlands Inventory)

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

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

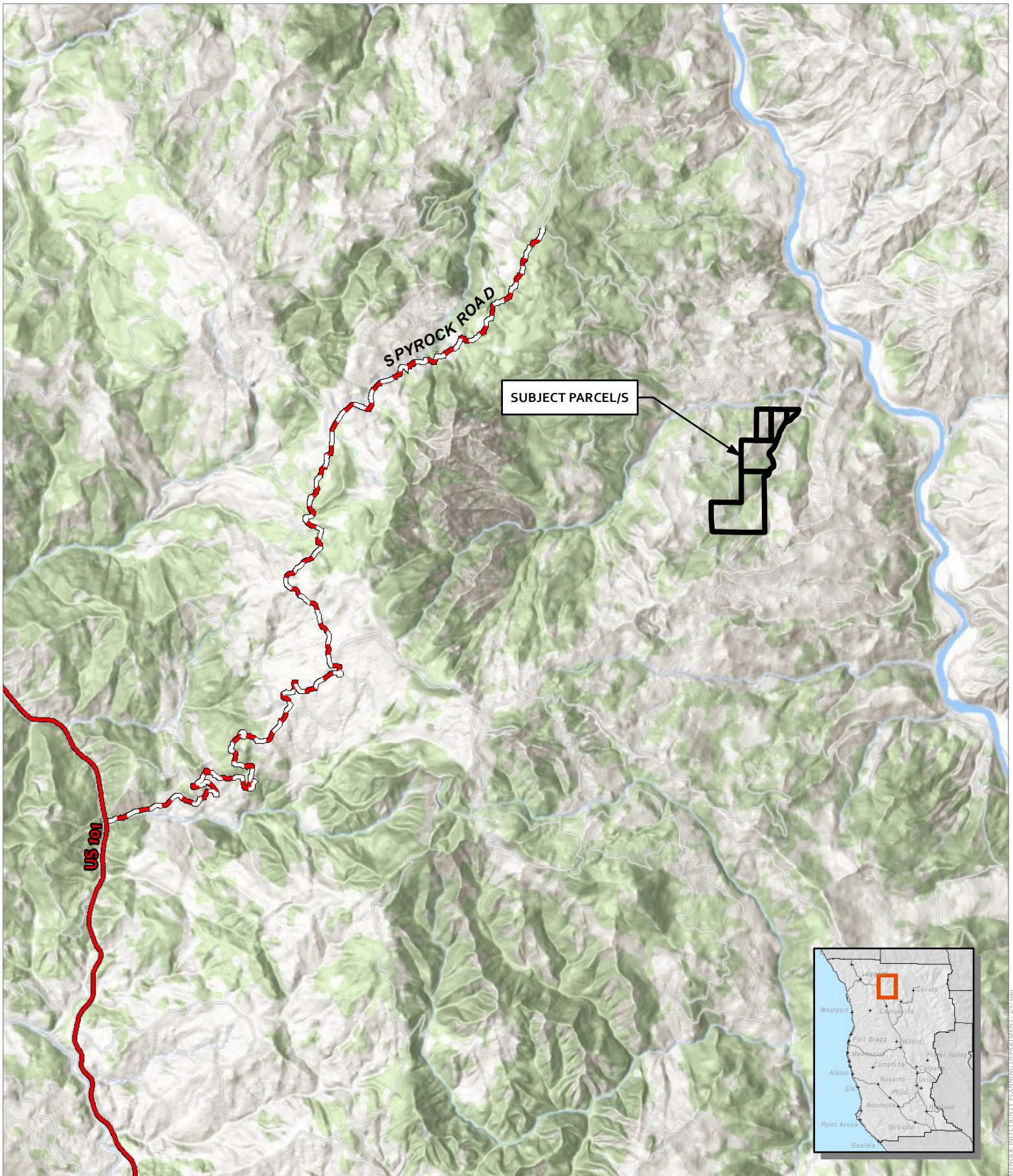
Policy

22. OAK WOODLAND AREA:

USDA

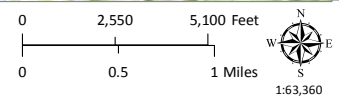
23. HARBOR DISTRICT:

Sec. 20.512

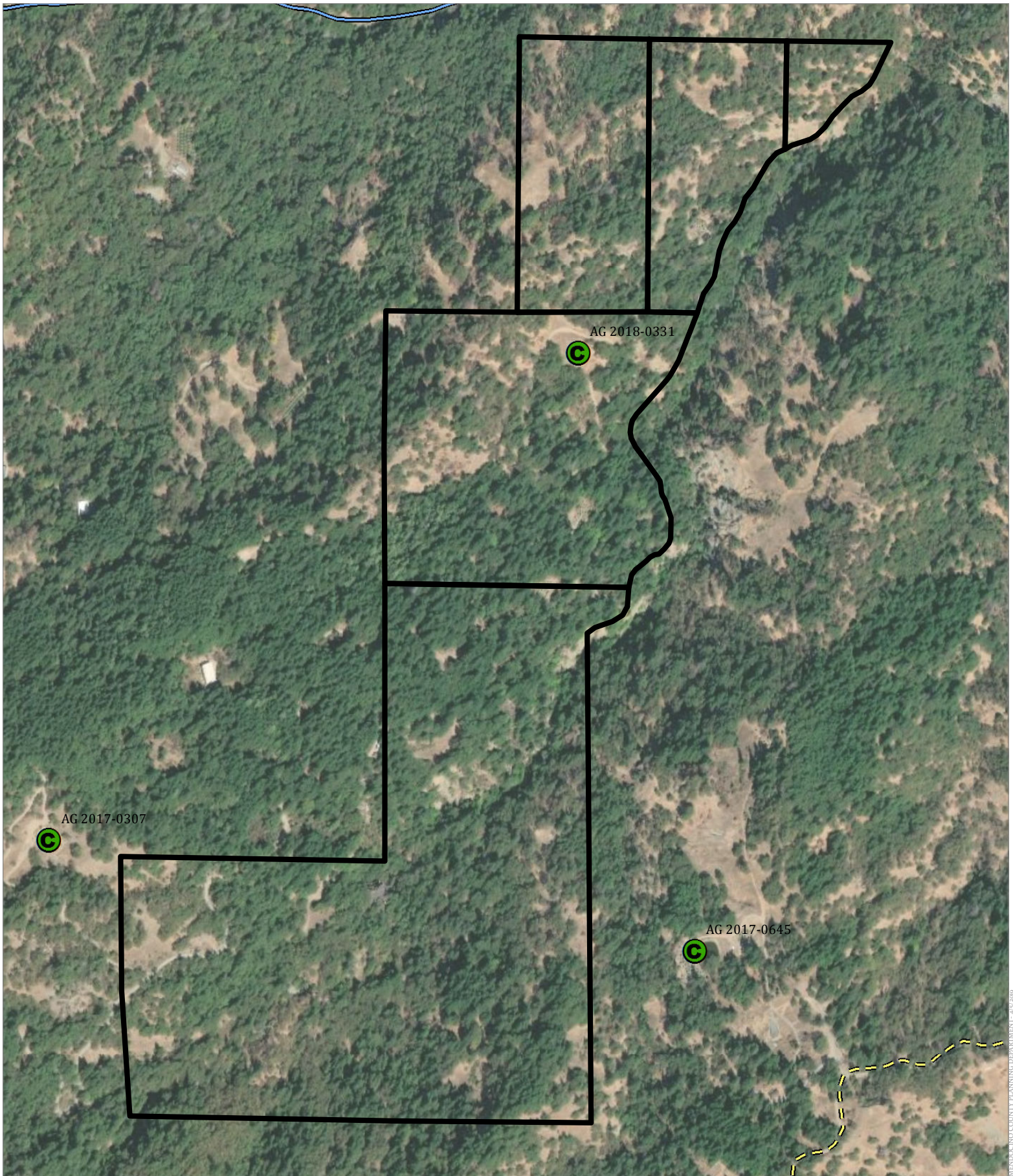


CASE: AP 2019-0028
OWNER: DECKER, Dustin
APN: 032-125-25
APLCT: Dustin Decker
AGENT:
ADDRESS: 7250 Simmerly Ranch Road, Laytonville

— Highways
— Major Roads

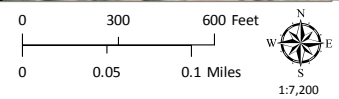


LOCATION MAP



CASE: **AP 2019-0028**
OWNER: **DECKER, Dustin**
APN: **032-125-25**
APLCT: **Dustin Decker**
AGENT:
ADDRESS: **7250 Simmerly Ranch Road, Laytonville**

-  Cannabis Cultivation Sites
-  Named Rivers
-  Private Roads



AERIAL IMAGERY

Dustin Decker 7250 Simmerly Ranch Road

186.5 Acres

Grow Site 5,000ft²
6ft tall wildlife exclusion fence

1778'

Simmerly Ranch Road

Property access

Unnamed stream

2,446'

1 inch = 620ft.

Grow Site
2,500ft²
6ft tall wildlife exclusion fence
240ft² Hoop House
Immature plant area

2-2500gallon water tanks
12x60' Hoop house
Immature plant area
Cabin 240ft²

Grow Site
2500ft² 6ft tall wildlife exclusion fence

2-2,500gallon water tanks

76'

25'

24'

23'

22'

21'

20'

19'

18'

17'

16'

15'

14'

13'

12'

11'

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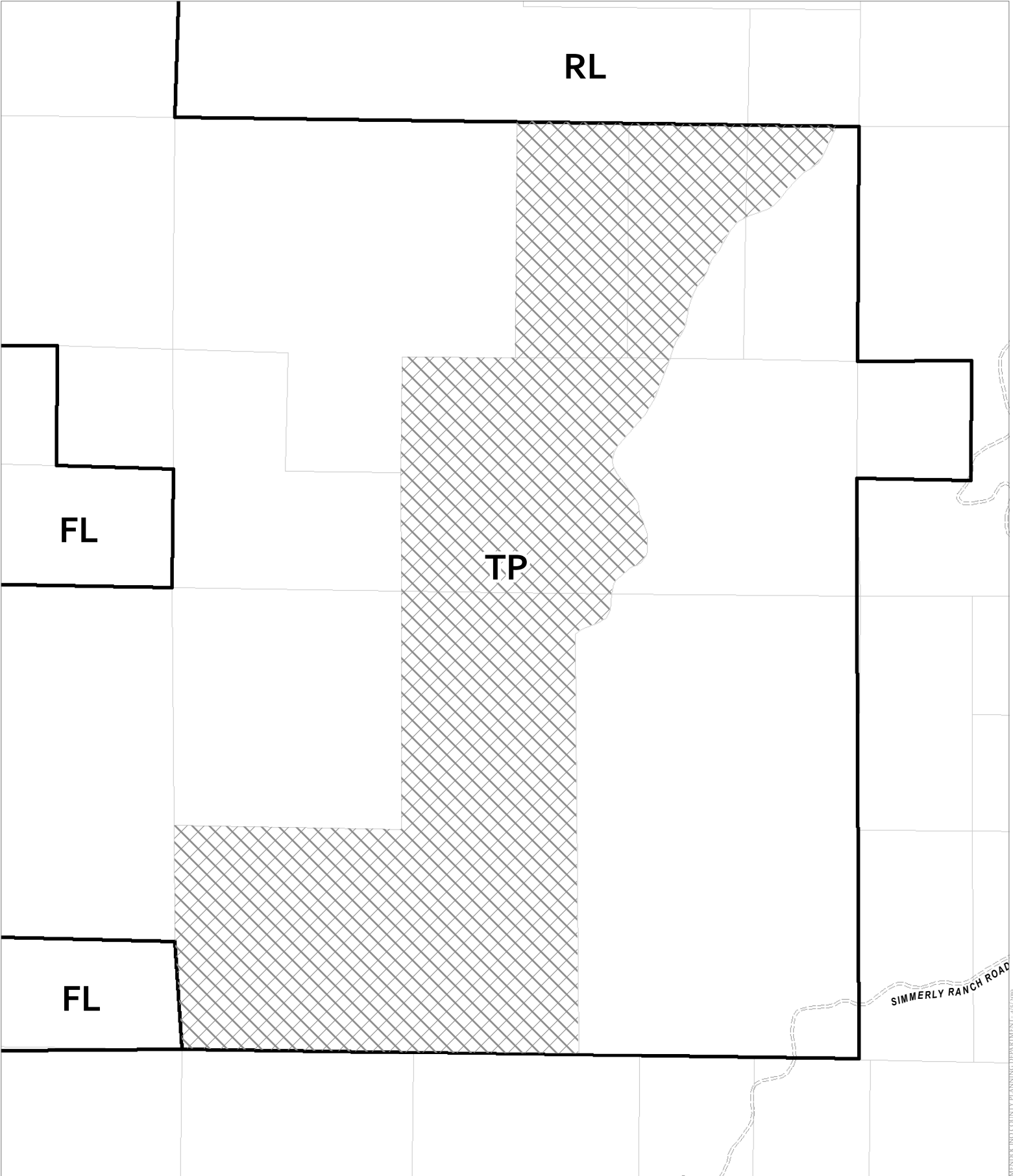
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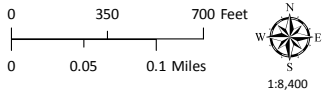
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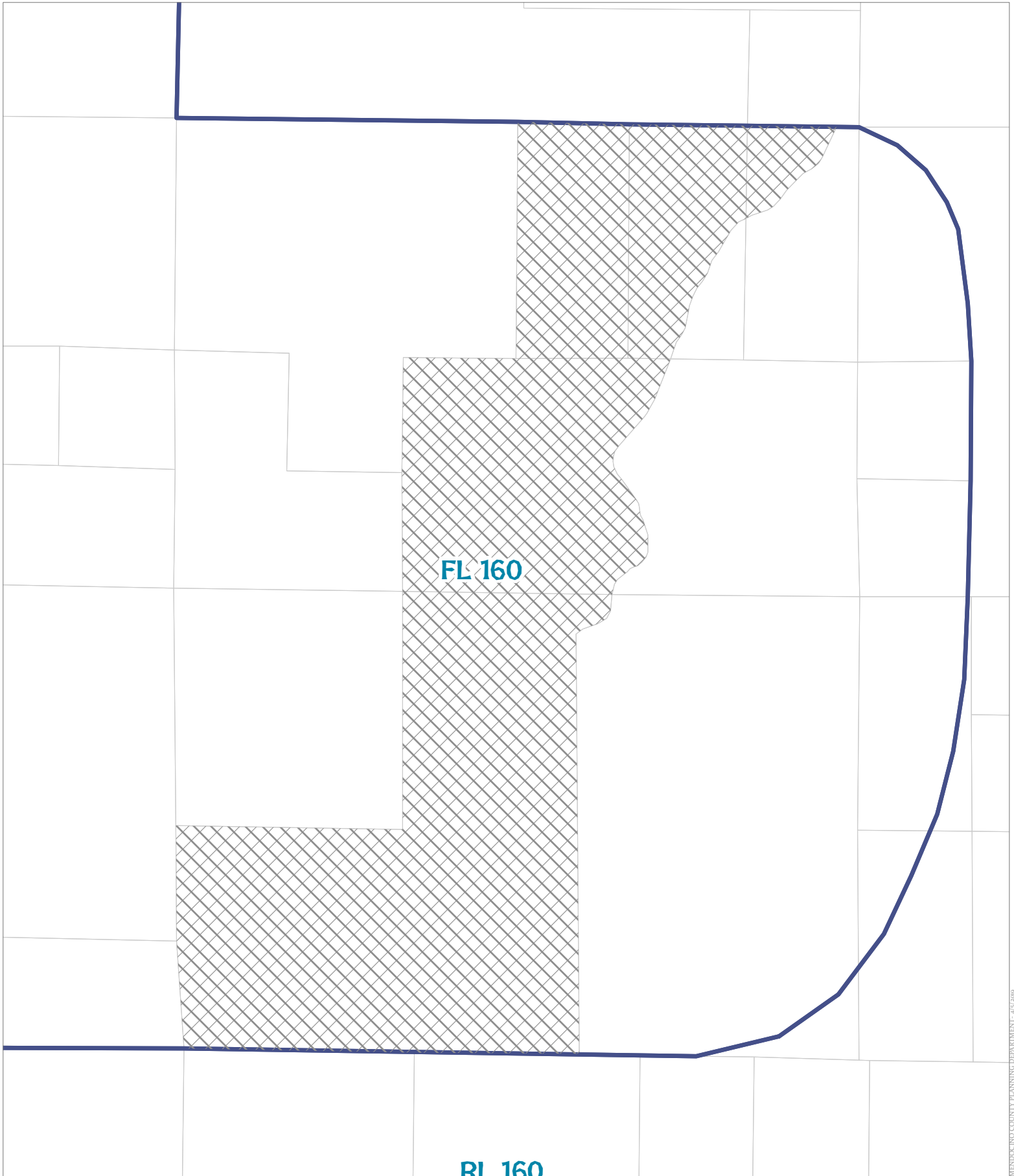


CASE: AP 2019-0028
 OWNER: DECKER, Dustin
 APN: 032-125-25
 APLCT: Dustin Decker
 AGENT:
 ADDRESS: 7250 Simmerly Ranch Road, Laytonville

 Zoning Districts

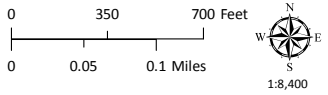


ZONING DISPLAY MAP

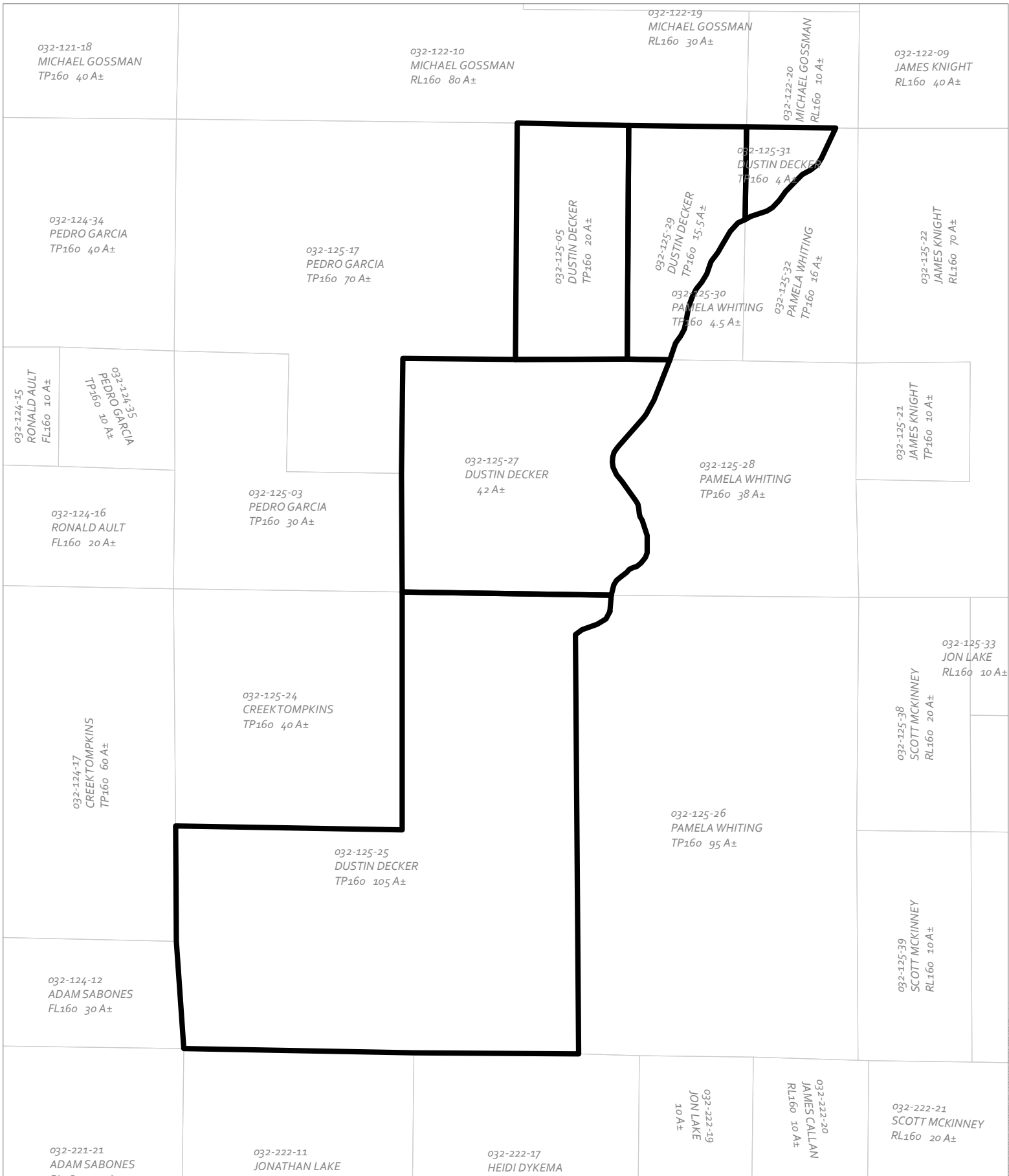


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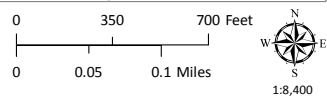
 General Plan Classes



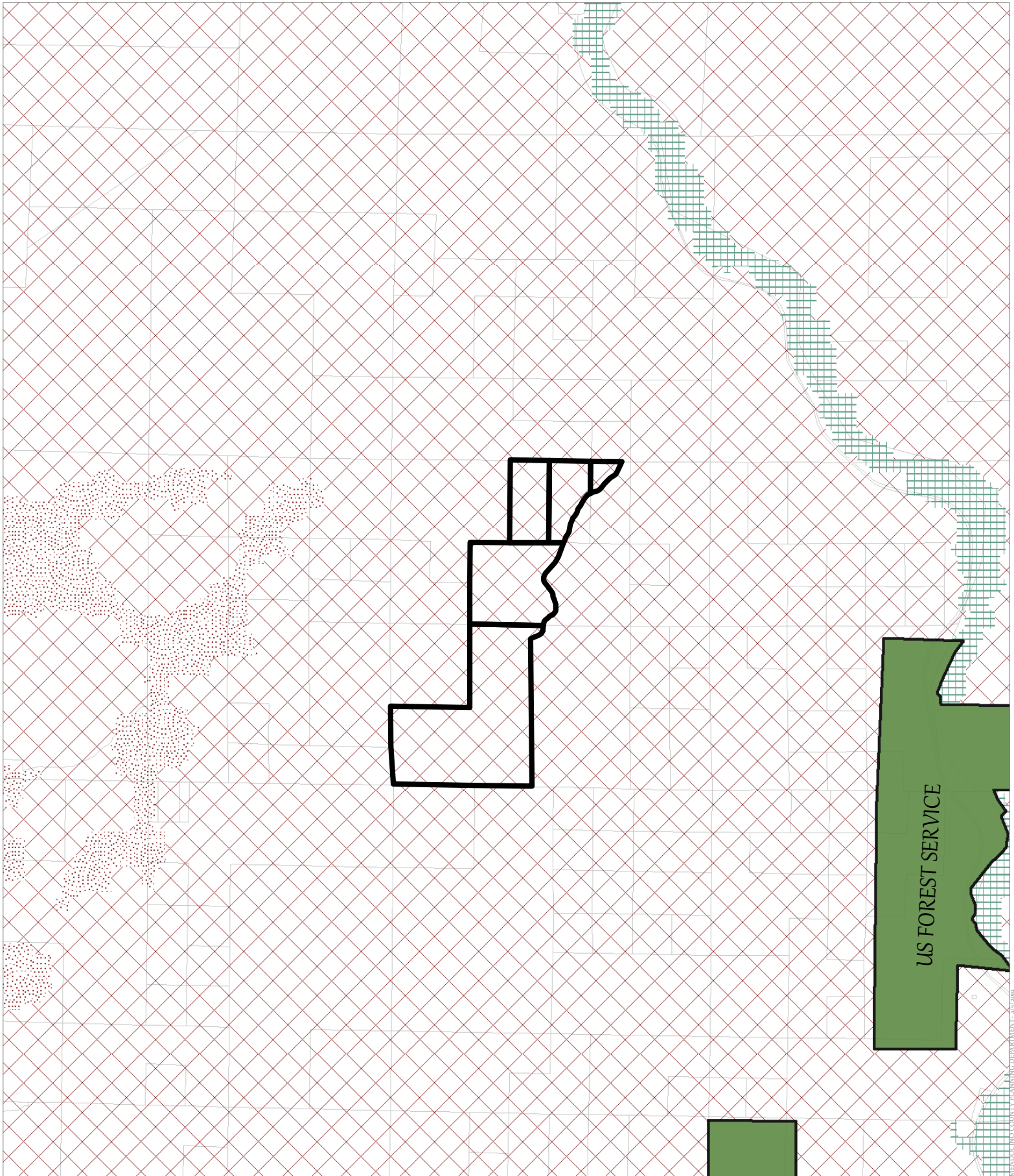
GENERAL PLAN CLASSIFICATIONS



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ADJACENT PARCELS

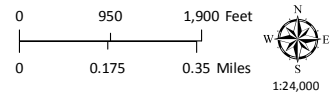


CASE: AP 2019-0028
OWNER: DECKER, Dustin

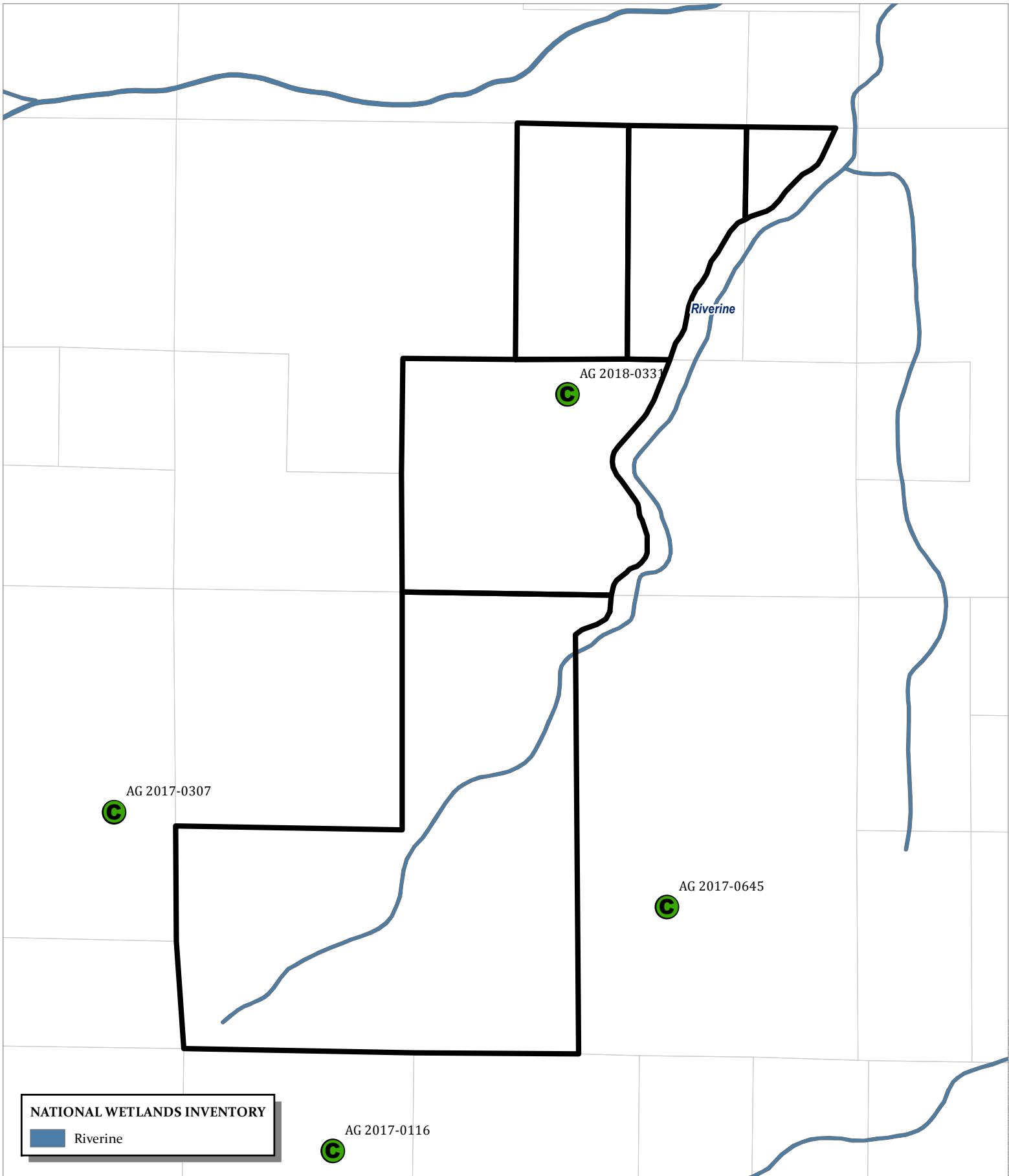
APN: 032-125-25
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- Very High Fire Hazard
- High Fire Hazard
- Moderate Fire Hazard

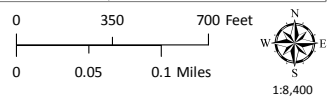


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

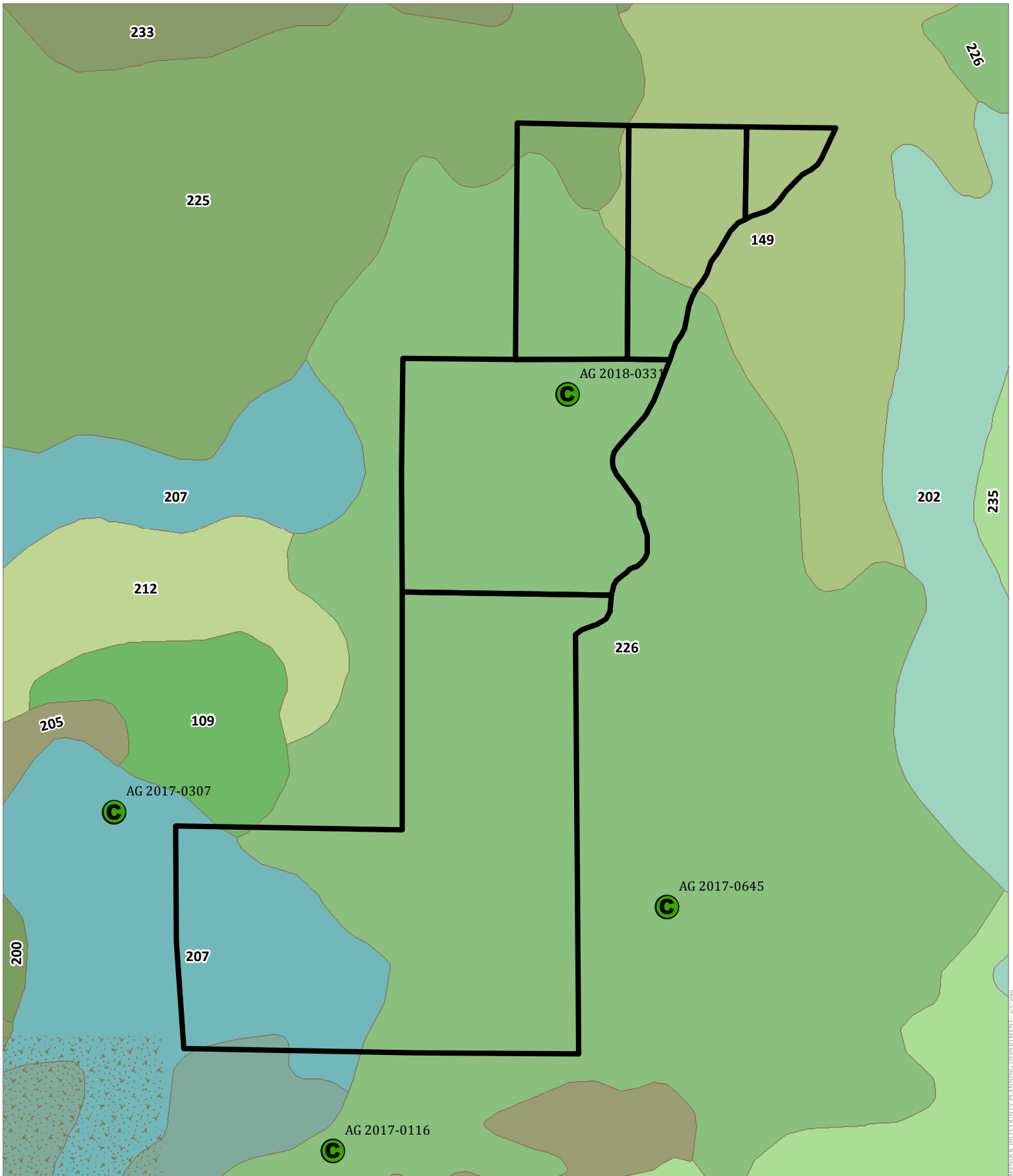


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 Cannabis Cultivation Sites



WETLANDS



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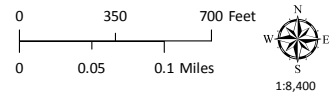
Cannabis Cultivation Sites



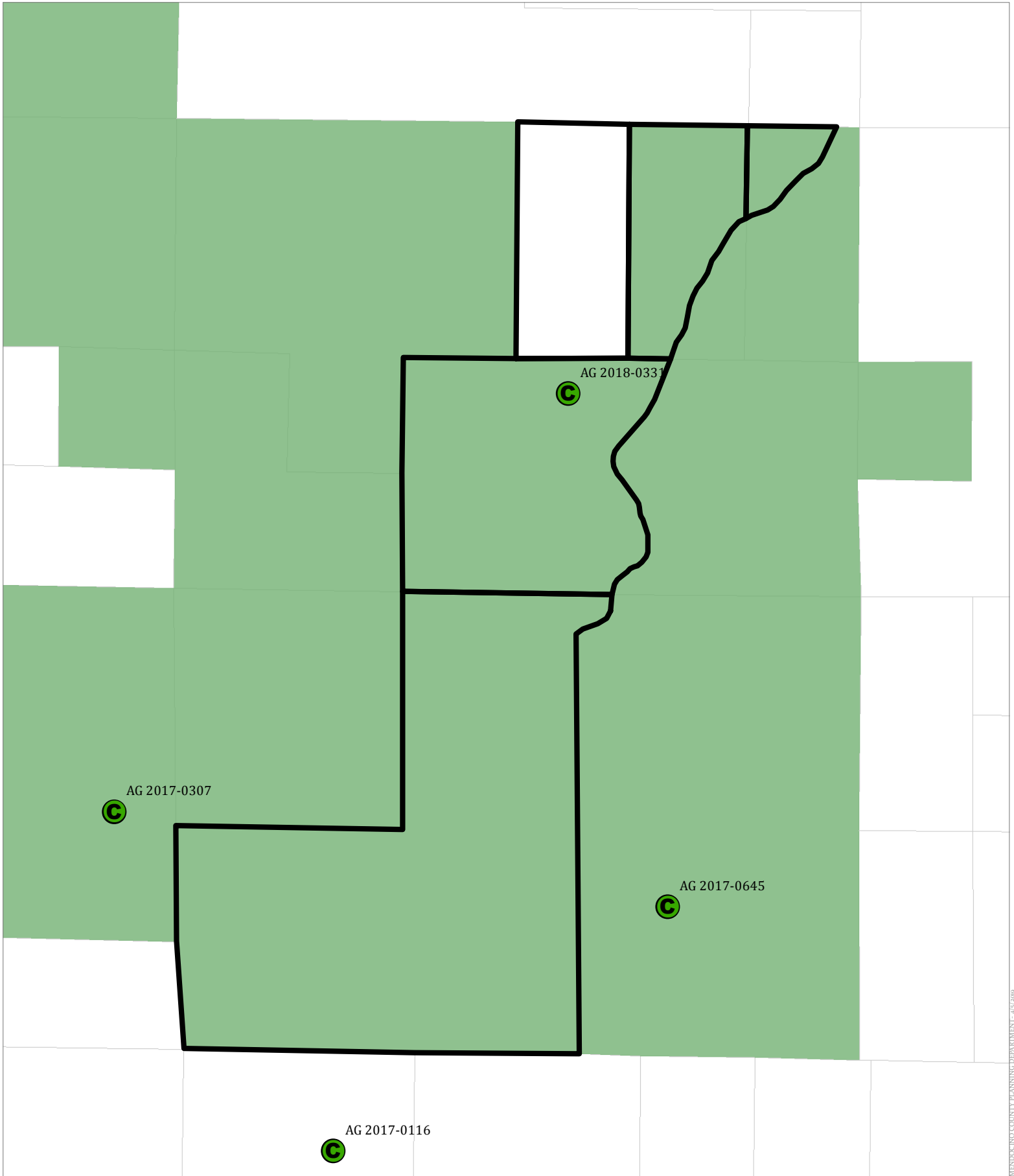
Naturally Occurring Asbestos



Eastern Study Soil Types

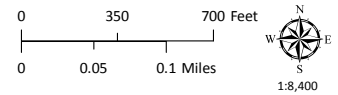


LOCAL SOILS

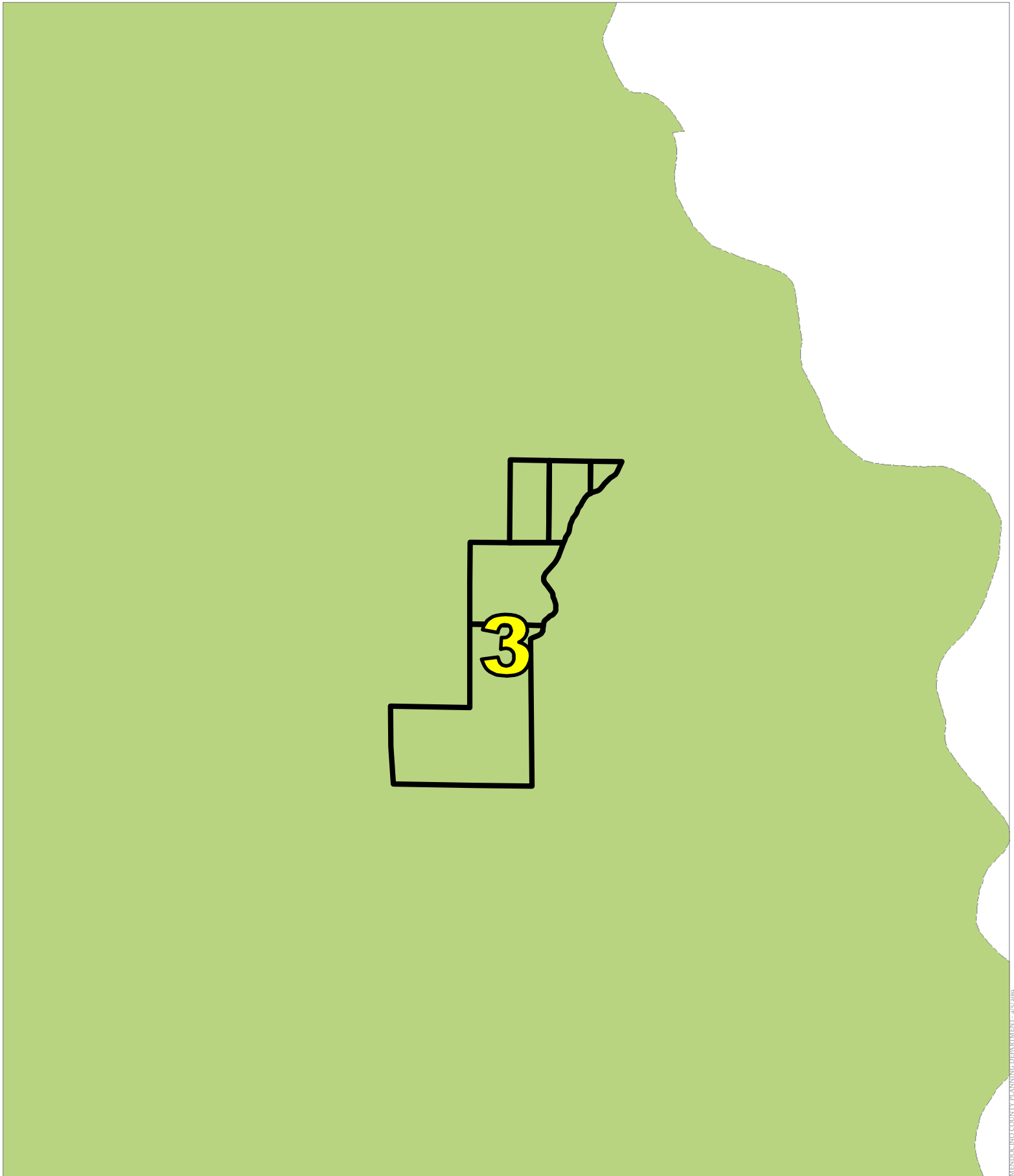


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 Cannabis Cultivation Sites
 TPZ 2018



TIMBER PRODUCTION ZONES



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/5/2019

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 Supervisorial Districts 2010
 Laytonville MAC

