



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

May 2, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Air Quality Management

CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Little Lake Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0032

DATE FILED: 4/5/2019

OWNER/APPLICANT: ANTONY & CINDY BROWNING

REQUEST: Administrative Permit for a setback reduction of a medium mixed light cannabis cultivation site (Type 1B (5,000 sq. ft.); AGR_2018-0011) of no more than 5,000 sq. ft. of canopy. At all times there will be no more than 5,000 sq. ft. of mature growth canopy. The new setback will be 20 ft. from the northwestern property line, and 0 ft. from southeastern property line (under same ownership as of May 2019), and 50 ft. from southwestern property line, which abuts Ridgeview Road.

LOCATION: 4.7± miles south of Willits City center, lying on the east side of Ridgeview Road (CR 372), 0.3± miles southeast of its intersection with Black Bart Drive (CR 370), located at 15633 Ridgeview Rd., Willits (APN: 147-290-08).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 16, 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: ANTONY & CINDY BROWNING

AGENT: CINDY BROWNING

REQUEST: Administrative Permit for a setback reduction of a medium mixed light cannabis cultivation site (Type 1B (5,000 ft²); AGR_2018-0011) of no more than 5,000 ft² of canopy. At all times there will be no more than 5,000 ft² of mature growth canopy. The new setback will be 20 ft. from the northwestern property line, and 0 ft. from southeastern property line (under same ownership as of May 2019), and 50 ft. from southwestern property line, which abuts Ridgeview Road.

LOCATION: 4.7± miles south of Willits City center, lying on the east side of Ridgeview Road (CR 372), 0.3± miles southeast of its intersection with Black Bart Drive (CR 370), located at 15633 Ridgeview Rd., Willits (APN: 147-290-08).

APN/S: 147-900-08-01

PARCEL SIZE: 22± acres

GENERAL PLAN: RR5:
ZONING: RR:5

EXISTING USES: Residential; Cannabis

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES: BU_1999-0245 (GARAGE); BU_2017-0239 (CLASS K 2873 SQFT SFR); BU_2017-0240 (CLASS K 1120 SQFT GARAGE/SHOP); BU_2017-0241 (CLASS K 728 SQFT STORAGE BLDG); BU_2018-1491 (OCCUPANCY CHANGE TO F1 FOR DRY SHED); BU_2018-1492 (ADDING 2 BUMP OFFS TO GARAGE FOR DRY SHED); AGR_2018-0011 (AGRICULTURAL); BU_2018-1539 – BU_2018-1540 (HOOP HOUSES 1 & 2)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR5:	RR:5	4.15±; 2.2±; 2.4±; 9.3± acres	Residential
EAST:	RL160:	RL:160	136.87±	Agricultural
SOUTH:	RR5:	RR:5	11± acres	Residential
WEST:	RR5:	RR:5	1.4±; 1.4±; 1.4±; 1.6± acres	Residential

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Building Division Ukiah	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Environmental Health (EH)		
<input checked="" type="checkbox"/> Little Lake Fire District		

ADDITIONAL INFORMATION: Located in an area of naturally occurring asbestos and eastern serpentine inclusions

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE / Little Lake Fire District

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

10. TIMBER PRODUCTION ZONE:

GIS

11. WETLANDS CLASSIFICATION:

GIS

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

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:

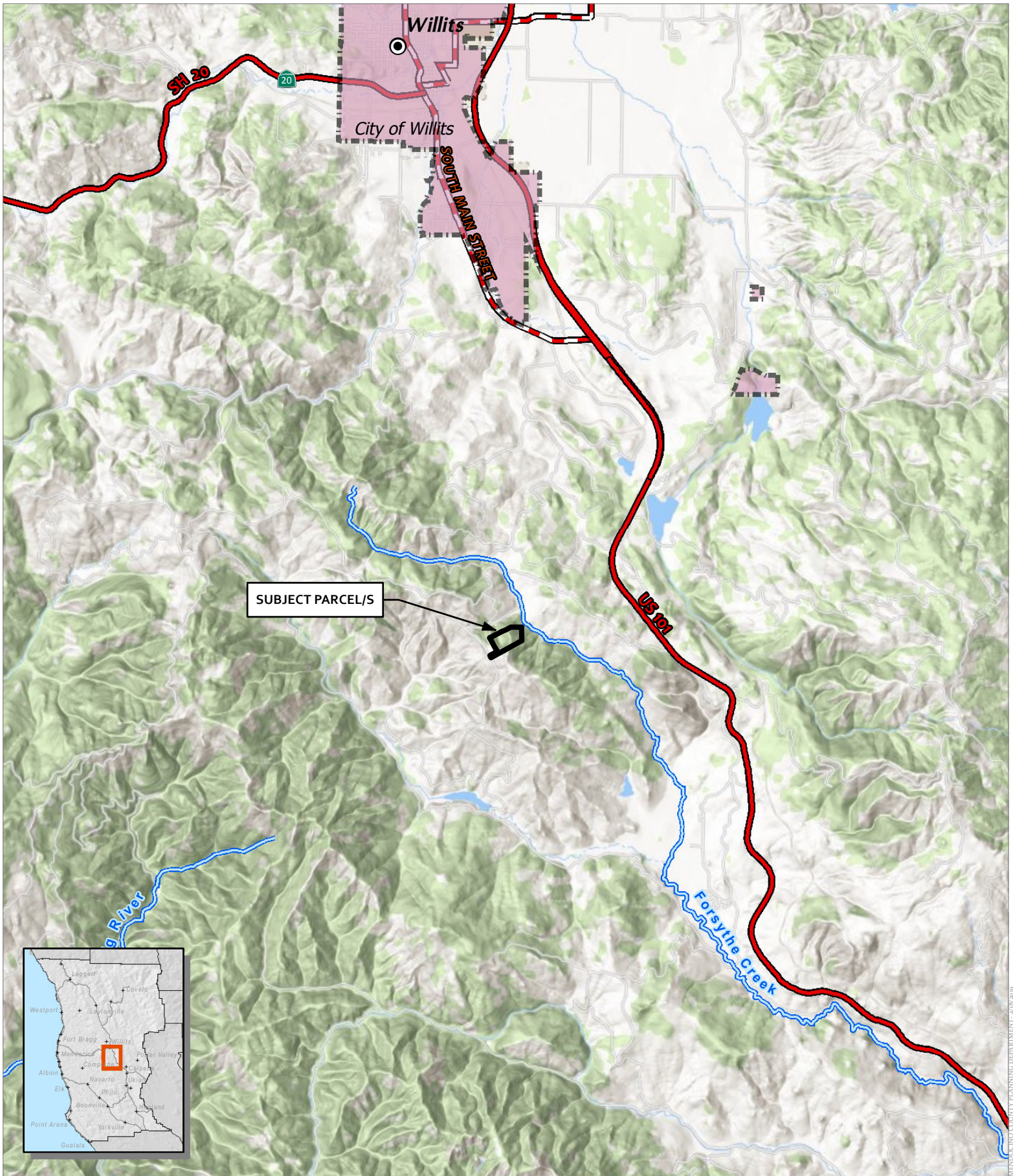
Policy

22. OAK WOODLAND AREA:

USDA

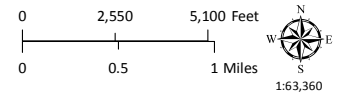
23. HARBOR DISTRICT:

Sec. 20.512

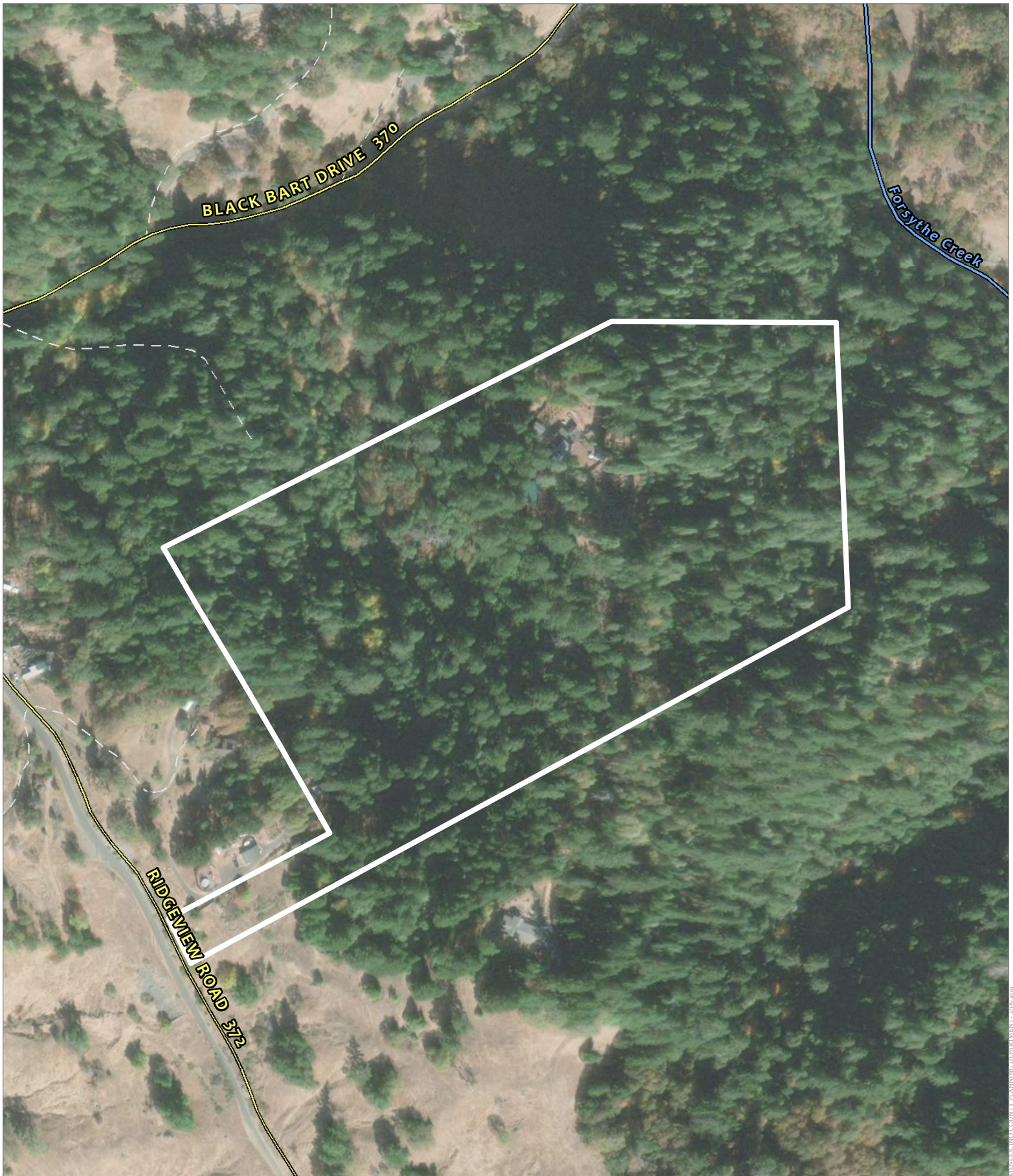


CASE: AP 2019-0032
 OWNER: BROWNING, Antony & Cindy
 APN: 147-290-08
 APLCT: Antony & Cindy Browning
 AGENT: Cindy Browning
 ADDRESS: 15633 Ridgeview Road, Willits




- Major Towns & Places
- City Limits
- Major Rivers
- Highways
- Major Roads

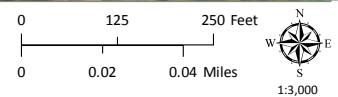


LOCATION MAP



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-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



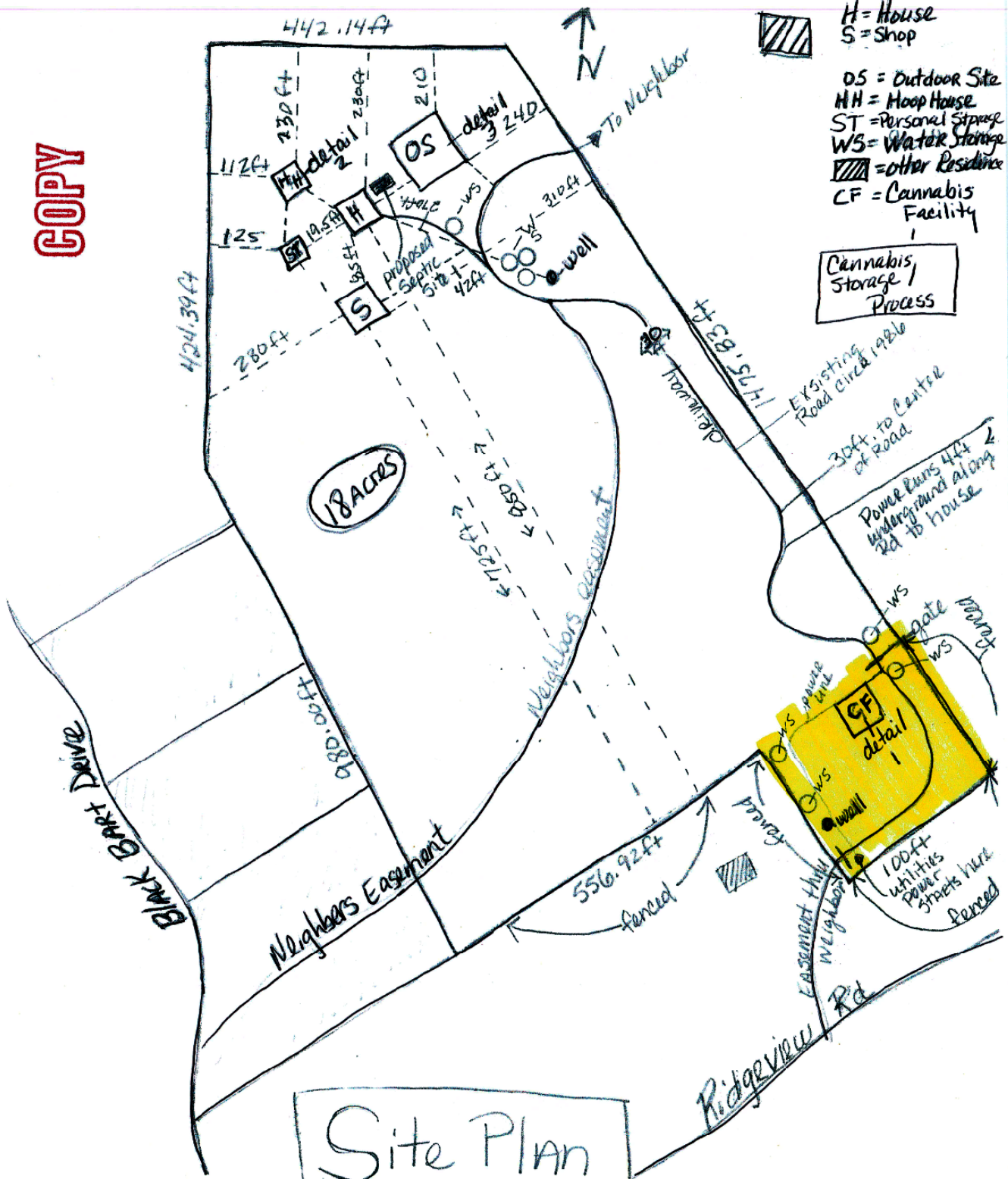
AERIAL IMAGERY

Front :
Rear :
Side :

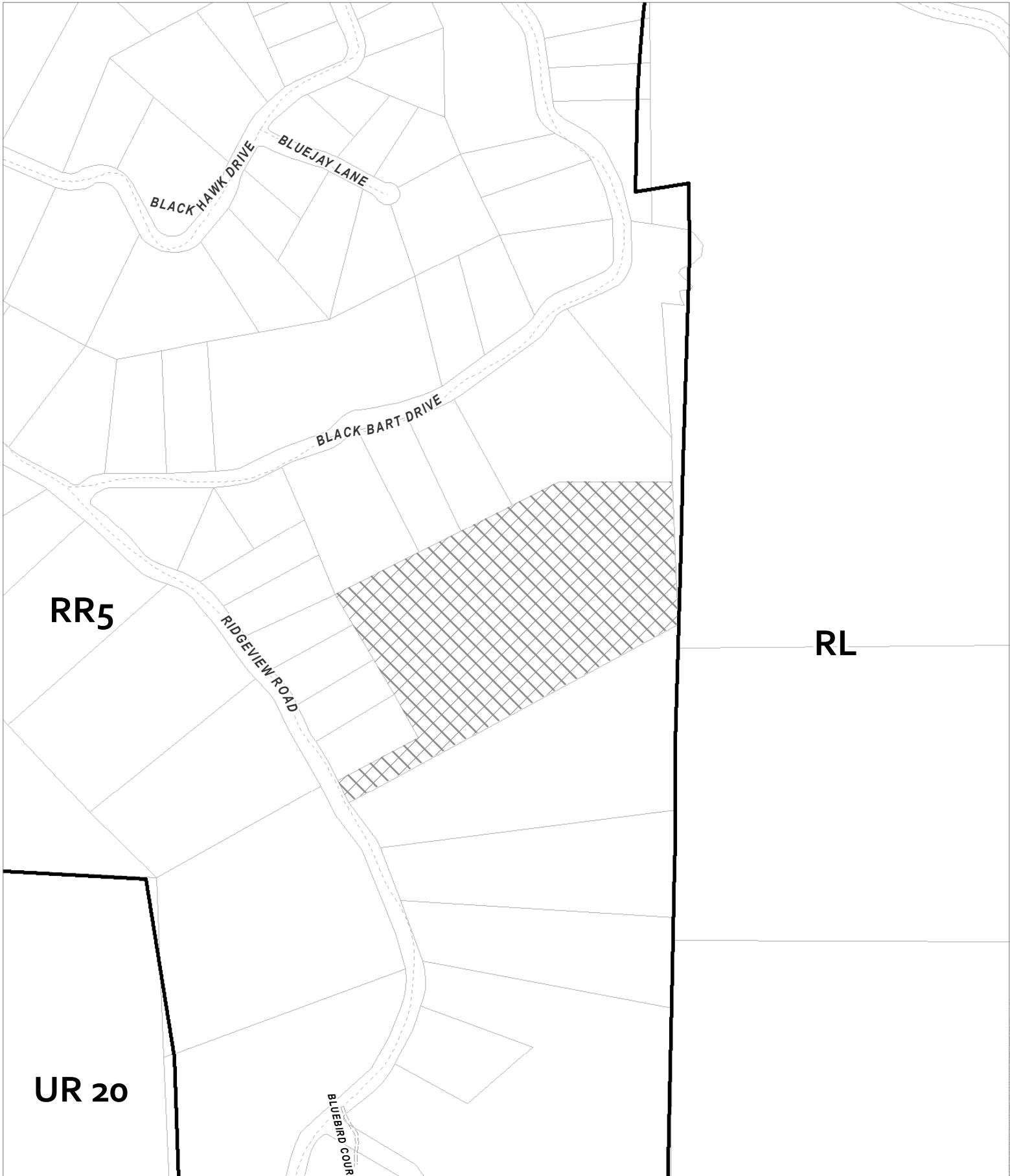
H = House
S = Shop

DS = Outdoor Site
HH = Hoop House
ST = Personal Storage
WS = Water Storage
▨ = Other Residence
CF = Cannabis Facility

Cannabis,
Storage /
Process




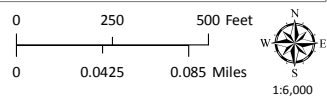
SITE PLAN



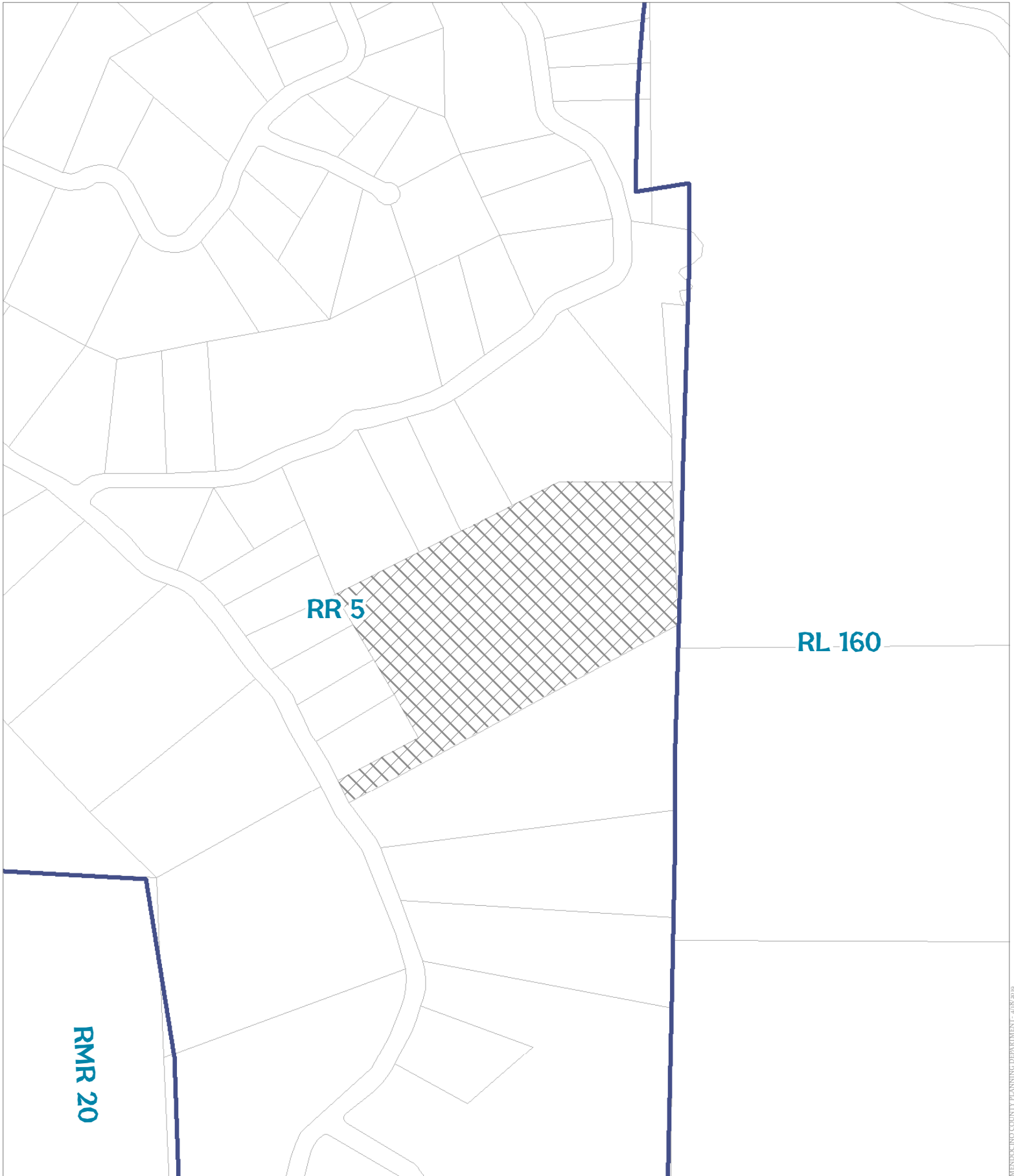
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019

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ADDRESS: 15633 Ridgeview Road, Willits

 Zoning Districts
 Public Roads




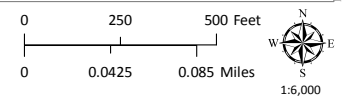
ZONING DISPLAY MAP



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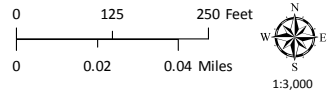
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

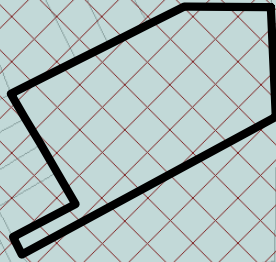


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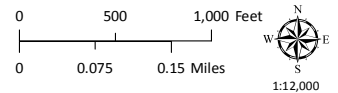
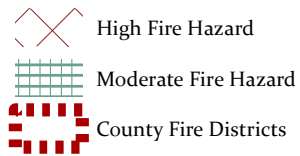


ADJACENT PARCELS

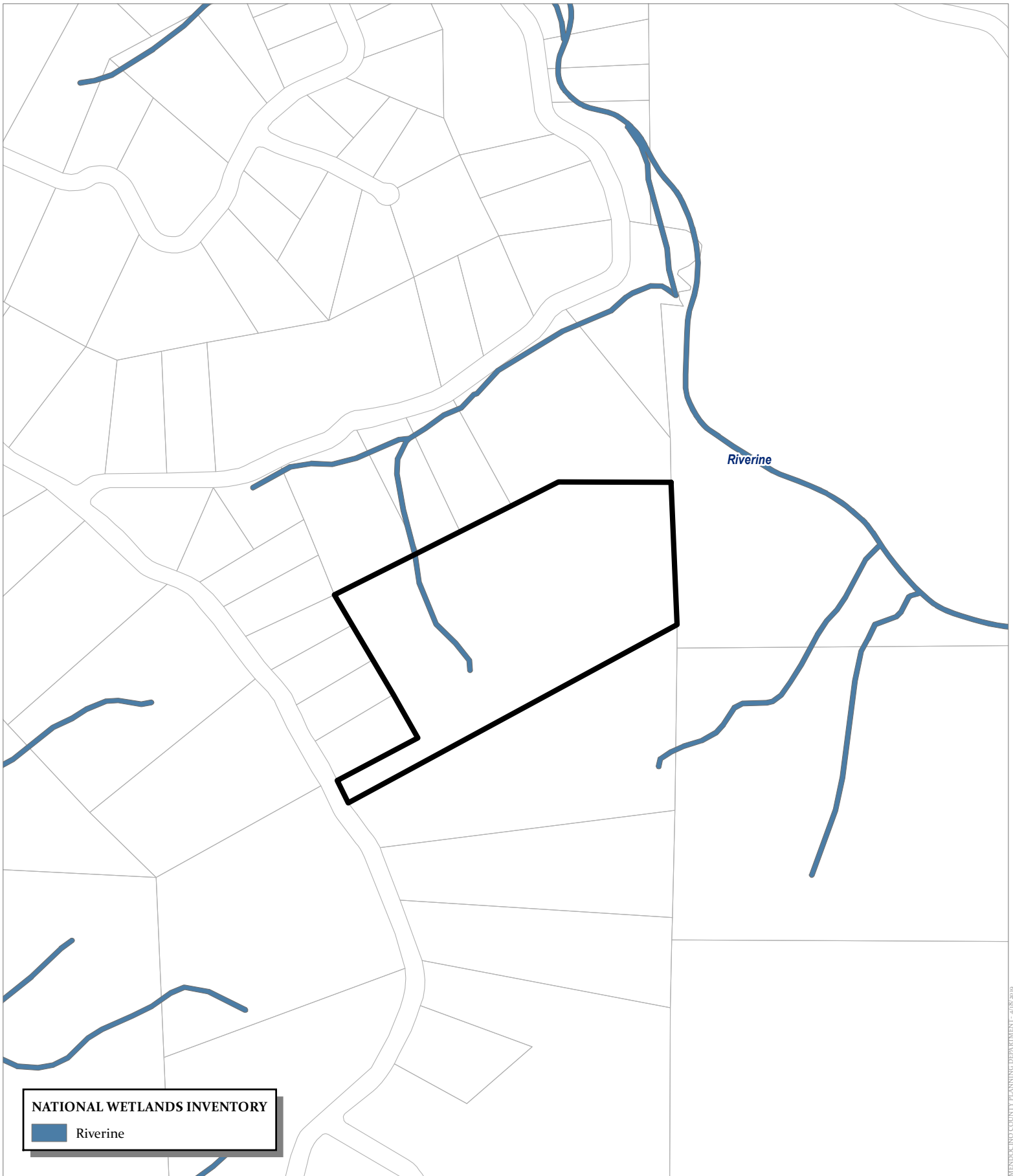
LITTLE LAKE FIRE PROTECTION DISTRICT



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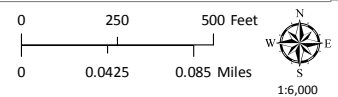
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



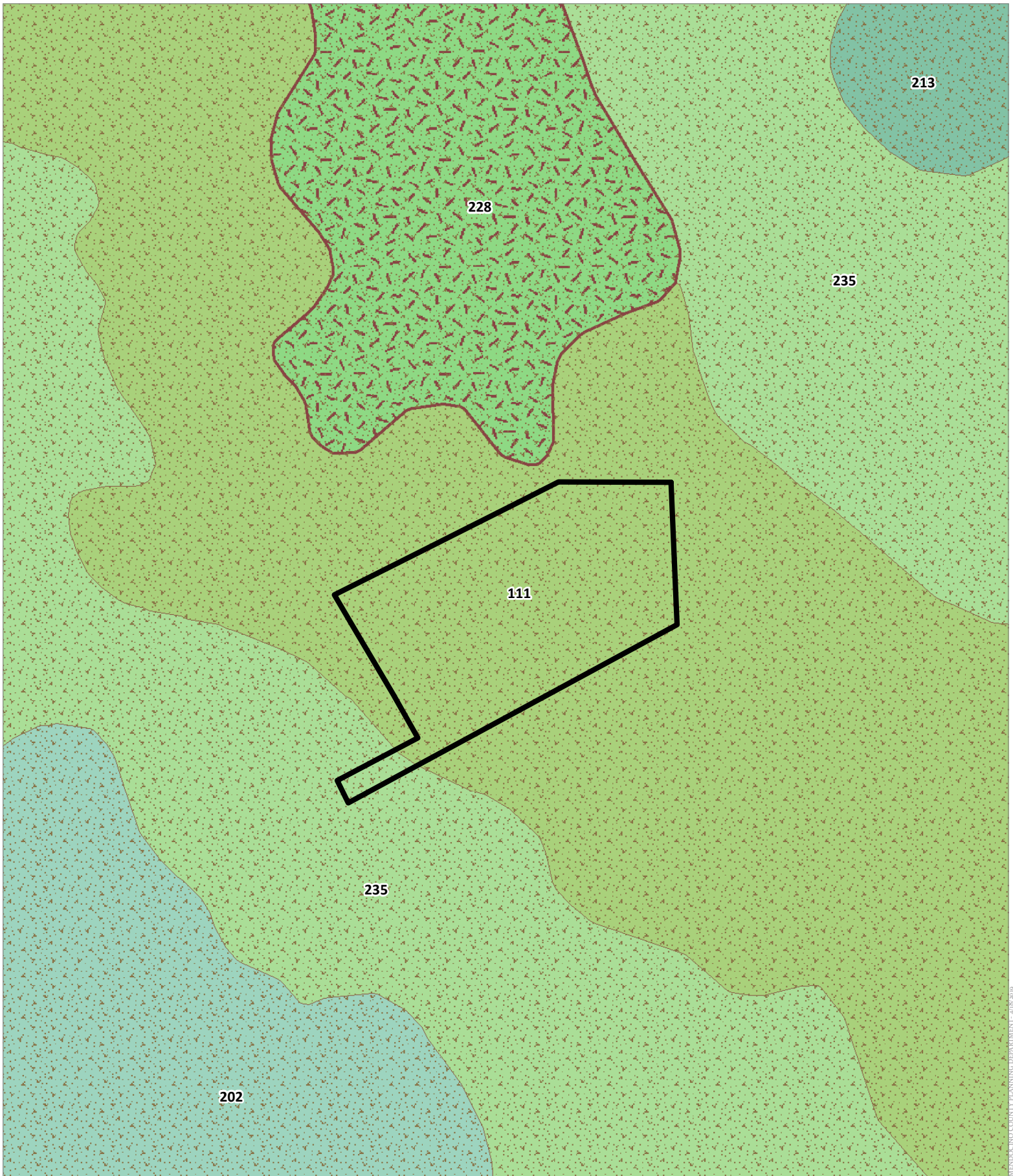
NATIONAL WETLANDS INVENTORY

Riverine




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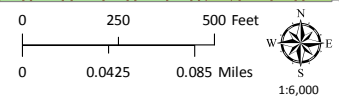


WETLANDS

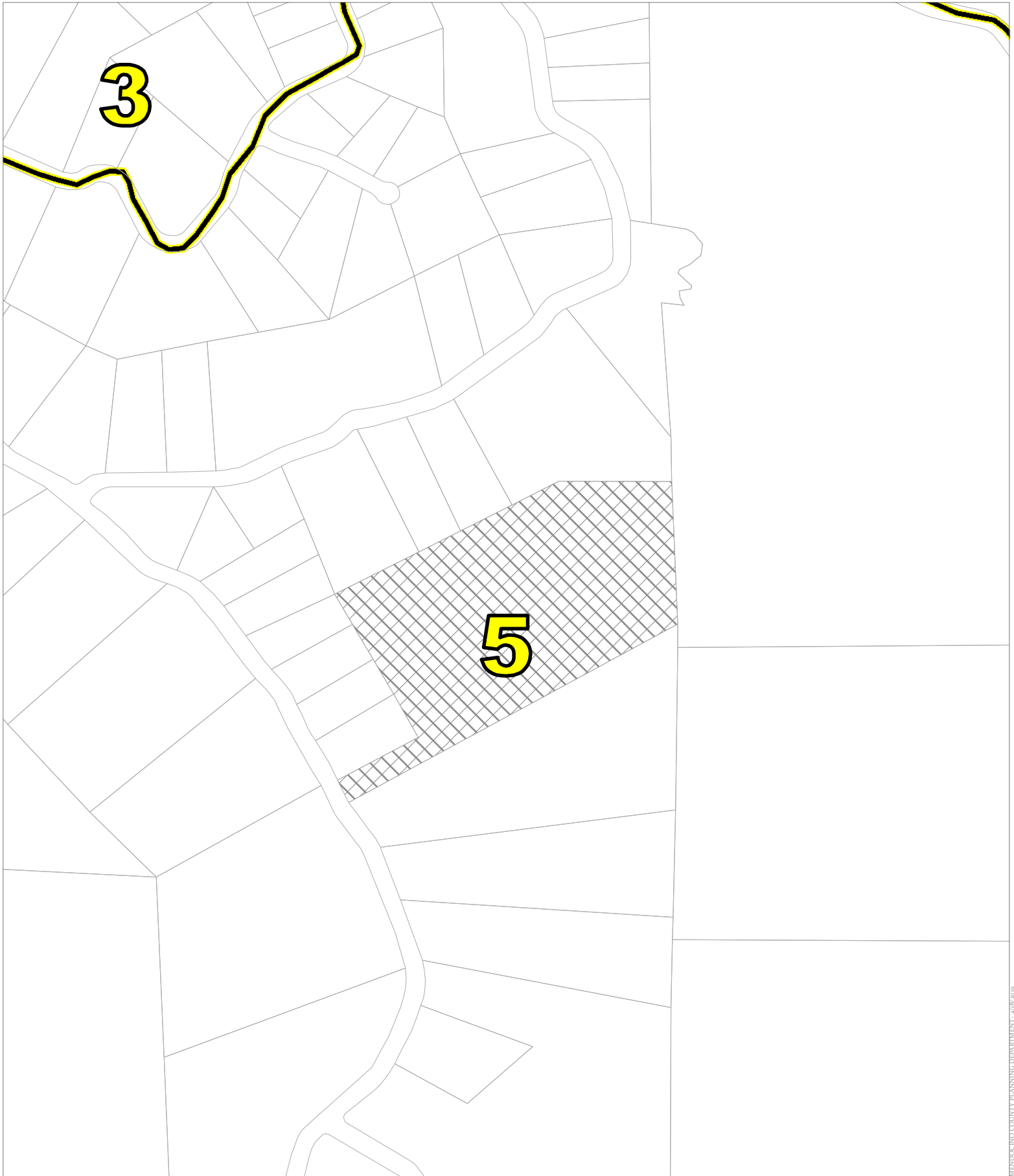


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-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Study Soil Types




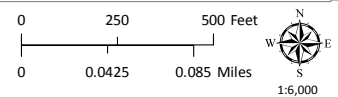
LOCAL SOILS



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019

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 Supervisorial Districts 2010



MISC DISTRICTS

State Water Resources Control Board
DIVISION OF WATER RIGHTS

FORM FOR

DEMONSTRATING WATER DIVERSION FOR CANNABIS CULTIVATION USE IS ALLOWED
WITHIN THE MEANING OF BUSINESS AND PROFESSIONS CODE SECTION 19332.2 (b)(4)

READ THE ATTACHED INFORMATION AND INSTRUCTION SHEET BEFORE COMPLETING THIS FORM

Water Right Claim Information		
(Select one. Only complete this form if your diversion is subject to Water Code Section 5101 (a), (c), (d), or (e))		
<input checked="" type="radio"/> Spring that does not flow off property in the winter ¹	<input type="radio"/> Groundwater Recordation Program ²	<input type="radio"/> Diversion Managed by Watermaster ³
¹ Spring cannot flow off of the property on which it is located and total diversions cannot exceed 25 acre-feet in any year.		
² For groundwater wells in Counties of Riverside, San Bernardino, Los Angeles, and Ventura that extract more than 25 acre-feet in any year.		
³ Your diversions are regulated and reported annually by a Watermaster appointed by the Department of Water Resources or Court who files reports with the Board.		
List any related existing water rights, if applicable (e.g. Appropriative Water Right ID: A012345)		

Diverter Information			
Diverter Name(s) Cindy Browning			
Mailing Address 15633 Ridgeview RD	City Willits	State CA	Zip 95490
Phone Number (707)354-2727	Email Address cindymbrowning@gmail.com		

Person Filing Form (Agent Information)			
(If different from diverter information above)			
Agent Name	Company Name		
Mailing Address	City	State	Zip
Phone Number	Email Address		

Land Owner Name			
(If different from diverter information above)			
Land Owner Name			
Mailing Address	City	State	Zip
Phone Number	Email Address		

Mail Receiver:	
(Select one only)	
<input checked="" type="radio"/> Diverter	<input type="radio"/> Person Filing Form (Agent)

Checklist for Submission of this Form	
<input checked="" type="checkbox"/> Answer each question completely	
<input checked="" type="checkbox"/> Attach map and photos clearly showing the Place of Use (POU) and Point of Diversion (POD) locations	
<input checked="" type="checkbox"/> Sign and Date form	

Additional copies of this form, Instructions on how to complete this form, and water right information can be obtained at <http://www.waterboards.ca.gov/cannabis>

Section 1: Water Course Description

Water Course Name at the POD (Use the name shown on a USGS Quadrangle. If none, use "Unnamed Spring" or "Unnamed Stream", as applicable)

Unnamed Spring

Water Course is tributary to (First named stream downstream of POD shown on USGS Quadrangle)

Forsythe Creek

Section 2: Point of Diversion and Legal Land Description

(Provide the location of the POD using one of the following methods (check one box and enter data if applicable))

☒ Latitude/Longitude Measurements: Latitude: 39 20' 30" N Longitude: 123 20' 13" W☐ California Coordinate System (NAD1983) North: _____ East: _____ Zone: _____☐ USGS Topographic Map with Point of Diversion labeled on map (If checked, map must identify POD)

(Provide the following information if assigned on assessor's parcel number (APN))

APN where POD is located:

147-290-08-01

County

Mendocino

Public Land Description to nearest 40 acres

18 ac

 $\frac{1}{4}$ of the _____ $\frac{1}{4}$ of Section _____ Township _____ Range _____ B&M _____**Section 3: Place of Use Description**

(Check boxes indicating each map to be provided)

Identify the location of the place of use on a specific United States Geological Survey (USGS) Topographic Map, or County Assessor's parcel map or any other maps with identifiable landmarks. If assigned, provide the public land description to the nearest 40-acre subdivision and the assessor's parcel number.

☐ USGS Topographic Map ☒ County Assessor's Parcel Map ☐ Map with identifiable landmarks

Provide a general description of the area in which the water was used (e.g. Domestic water supply for house, and irrigation of greenhouse, specifically describe any cannabis cultivated areas)

Irrigation of Cannabis Grow Area - 2500SQ/ft

List all Assessor's Parcel Numbers (APNs) where the water will be used

147-290-08-01

Section 4: Purpose of Use Description

(Select all that apply)

Irrigation (Cannabis Area)

Square Feet of cultivation area:

2500

Number of cannabis plants:

52

Irrigation (non-cannabis area)

Number of acres:

0

Domestic

Maximum number of persons to be served:

0

Stock watering

Number and type of stock:

2,500 gallons

Section 5: Quantity of Water Diverted

(Provide the quantity of water diverted each month of the prior calendar year for all purposes)

Data being provided for calendar year: 2016 Measurement provided in: ☒ Gallons ☐ Acre-Feet

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	0	0	0	0	0	3,500	3,500	3,500	0	0	0	10,500

Section 6: Maximum Rate of Diversion

Complete this section regarding the maximum rate of diversion

Year of maximum diversion: 2016 In what month do you divert the most water? AugustWhat is the rate of maximum diversion? 200 ☐ Gallons per Minute ☒ Gallons per Day ☐ Cubic Feet Per Second

Section 7: Cannabis Cultivation Use

Provide the total amount of water used for cannabis cultivation during the prior calendar year

Quantity 10,500

Gallons



Acre-Feet

Is your cultivation of cannabis for commercial purposes?



Yes



No

If you intend to apply for a license under California Department of Food and Agriculture's Cannabis Cultivation Program, your response will help the State Water Board efficiently coordinate with the California Department of Food and Agriculture to verify your water source as required under the Business and Professions Code.

Section 8: Special Requirements

(Complete this section for the water right type you selected in "Water Right Claim Information" at the top of form)

For springs that do not flow off property:What is the maximum flow rate of the spring during the wet season, in any year: 200

Gallons per Minute



Gallons per Day

Attach a map that depicts the springhead location, the location where the spring would naturally terminate without diversions, property boundaries, and scale of the map. You may include this information on the same map used in Section 3.

For participants in the State Water Resources Control Board's Groundwater Recordation Program (if applicable):Notice of Extraction and Diversion of Water Identification Number(s): N/A

Attach copies of any applicable Notices of Extraction and Diversion of Water

For diverters regulated by a Watermaster appointed by the Department of Water Resources (DWR) or a Court:Provide the name of the Watermaster who regulates the diversion: N/A

 Page Number where the applicant's name and a description of the general purposes and the place, the use, and the quantity of water that has been diverted from each source can be found in the annual report

Attach a copy of the most recent annual report filed by the Watermaster with a court or the State Water Resources Control Board

Attach documentation establishing the Watermaster is appointed by: DWR, a court, or pursuant to a statute to administer a final judgment determining rights to water

Section 9: Signature

I declare that the information in this report is true to the best of my knowledge and belief. I also acknowledge the following:

THIS FORM IS A REQUIREMENT OF BUSINESS AND PROFESSIONS CODE §19332.2 subd. (b)(4)

THE STATE WATER RESOURCES CONTROL BOARD MAY RELY ON THE NAMES AND ADDRESSES ON THIS DOCUMENT FOR MAILING NOTICES REGARDING PROCEEDINGS BEFORE THE BOARD.

THIS FORM DOES NOT CONSTITUTE A STATEMENT OF WATER DIVERSION AND USE AND THE STATE WATER RESOURCES CONTROL BOARD'S ACCEPTANCE OF THE FORM DOES NOT VALIDATE OR CONFIRM THE INFORMATION CONTAINED, HEREIN.

THE MAKING OF A WILLFUL MISSTATEMENT ON THIS FORM 84 AND ANY SUPPORTING DOCUMENTATION IS PUNISHABLE BY A FINE NOT EXCEEDING \$500 PLUS AN ADDITIONAL \$250 FOR EACH DAY THE VIOLATION CONTINUES IF THE VIOLATION IS NOT CORRECTED WITHIN 30 DAYS OF NOTIFICATION OF THE VIOLATION. THE BOARD MAY IMPOSE CIVIL LIABILITY UPON A PERSON WHO KNOWINGLY MAKES A MATERIAL MISSTATEMENT ON THIS FORM (Wat. Code

§1847.)

Signature: Cindy BrowningDate: 6/30/2017Printed Name: CindyMarieneBrowning

(first name)

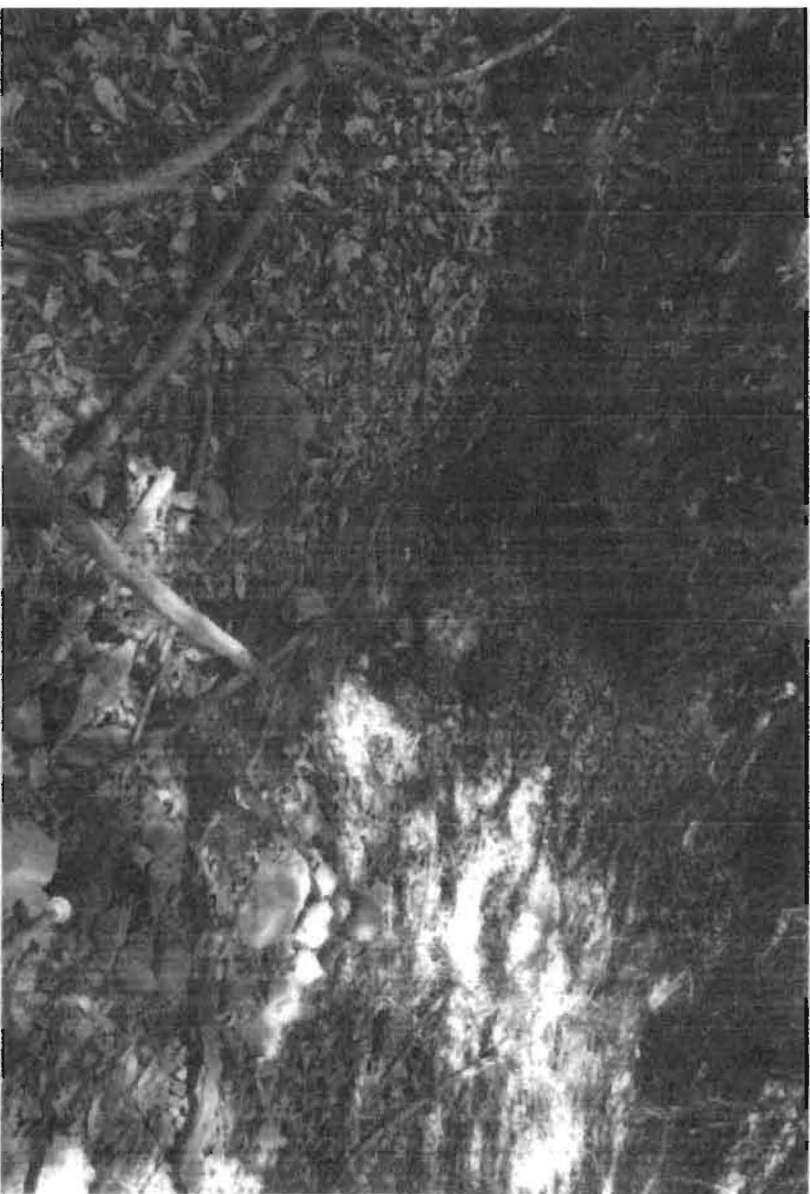
(middle name)

(last name)

Cindy Browning
15633 Ridgeview Rd
Willits, CA 95490
707 354-2727
A# 147-290-08-01



Spring coming out of ground





Spring box (upper)



Spring box / Collection
(Lower)



Environmental Health Division

Ukiah Office: 501 Low Gap Rd, Room 1326, Ukiah CA 95482
Fort Bragg Office: 790-A1 S Franklin St, Fort Bragg CA 95437

Phone: (707) 463-4466
Phone: (707) 961-2714

Permit

EH Office Use Only

WW 21709

Water Well Application / Permit

Application (submit 2 copies)

Site Address: 15633 Ridgeview Road, Willits

APN: 147 - 290 - 08-01

Owner Name: Antony Browning

Mailing Address: 15633 Ridgeview Road, Willits 95490

Telephone #: 459-3688

TYPE OF PERMIT

- | | |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> Regular | <input type="checkbox"/> Destruction |
| <input type="checkbox"/> Special Permit Area | <input type="checkbox"/> Repair |

CONSTRUCTION

Casing: ☐ Steel ☐ Concrete ☒ Plastic

Diameter: 5" Bore Size: 11"

Gauge or Wall: CL200

Annular Space: Size: 2" Seal Depth: 20"

Well Use Type: ☒ Domestic ☐ Community/Industrial

Seal Material: ☐ Concrete ☐ Sand Cement
☒ Bentonite ☐ Neat Cement
☐ Other (describe):

The following items are required to be submitted with this application:

- Vicinity Map and Directions** to the site i.e., mile post markers, cross-streets, lock combinations, or any other unique landmarks which help the inspector to locate and access the property. Site address must be posted at driveway entrance.
- Plot Plan** clearly showing the location of the proposed well on the parcel, demonstrating that required setbacks to sewer, septic systems and expansion leach fields are maintained.
- Coastal Zone Permit** for sites which fall within the coastal zone; you must obtain this permit from Planning, prior to well permit being issued.
- Name of Public Water Supplier** (if proposed well is within their service area):

N/A



JAN 11 2010

MENDO. ENV. HEALTH

Permit

Payment Received
Date Received: _____
Received By: _____
Payment #: _____
Payment Amount: _____

X TO BE BILLED

Permit Agreement:

I agree to comply with all of the regulations of the Mendocino County Well Ordinance (County Code Chapter 16.04) and the State of California as they pertain to water well construction and destruction.

I further understand that the application **filing fee** is set by resolution of the Board of Supervisors and that **no part of the filing fee** shall be refundable (**Mendocino County Well Ordinance §16.04.040 & Mendocino County Ordinance 1135, adopted 1973**).

I will notify Environmental Health 24 hours prior to pouring the annular seal to request a well seal inspection.

This permit expires 1 year from date of issuance if the authorized work has not been completed (**Mendocino County Code Section 16.04.090**)

'Wet' Signature required; faxed or photocopies will not be accepted.

Well Driller (Business Name): Weeks Drilling

License Number: C57-177681 Phone #: 462-9080

Mailing Address: 3460 N. State St., Ukiah, CA 95482

Driller Signature: [Signature] Date: 1-11-10

Inspector Notes:

Coastal Zone: Y / N

Mendocino Sealsachs

Consent to seal without inspection. Jg 2/11/10

Health Inspector: [Signature] Date: Jan 11 - 2010

Well Seal Inspection By: _____ Date: _____



Environmental Health Division

Ukiah Office: 501 Low Gap Rd, Room 1326, Ukiah CA 95482
Fort Bragg Office: 790-A1 S Franklin St, Fort Bragg CA 95437

Phone: (707) 463-4466
Phone: (707) 961-2714

Permit

EH Office Use Only

WW 20300

Water Well Program

Application (submit 2 copies)

Site Address: 15633 Ridgeview RD
APN: 147 -290-08-01
Owner Name: Tony Browning
Mailing Address: 15633 Ridgeview RD Willits
Telephone #: (707) 459-3688

TYPE OF PERMIT

☒ Regular ☐ Destruction
☐ Special Permit Area ☐ Repair

CONSTRUCTION

Casing: ☐ Steel ☐ Concrete ☒ Plastic

Diameter: 5" Bore Size: 10"

Gauge or Wall: F480 200 PSI

Annular Space: Size: 2 1/2" Seal Depth: 20"

Well Use Type: ☒ Domestic ☐ Community/Industrial

Seal Material: ☒ Concrete ☐ Sand Cement
☐ Bentonite ☐ Neat Cement
☐ Other (describe)

The following items must be submitted with this application:

- Vicinity Map and Directions** to the site (i.e., mile post markers, cross-streets, lock combinations, or any other unique landmarks which help the inspector to locate and access the property).
- Plot Plan** clearly showing the location of the proposed well on the parcel, and including the locations of all septic systems on surrounding parcels.
- Coastal Zone Permit** for sites which fall within the coastal zone; you must obtain this permit from Planning, prior to well permit being issued.

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MENDO. ENV. HEALTH

Permit

Permit Agreement:

I agree to comply with all the regulations of the County of Mendocino and the State of California pertaining to water well construction.

I will notify Environmental Health 24 hours prior to pouring the annular seal to request a well seal inspection.

This permit expires 1 year from date of issuance if the authorized work has not been completed (*Mendocino County Code Section 16.04.090*)

'Wet' Signature required; faxed or photocopies will not be accepted.

Well Driller (Business Name): Bushnell Ent & Well Drilling

License Number: 403708 Phone #: 923-2104

Mailing Address: 649 Bear Creek RD Garberville CA 95542

Driller Signature: [Signature] Date: 4-16-05

Inspector Notes: [Signature] Coastal Zone: Y/N
Mainstem Setback to proposed septic system

Health Inspector: [Signature] Date: 4/18/05

Well Seal Inspection By: [Signature] Date: 5/19/05