



**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 10, 2019

Department of Transportation  
Environmental Health - Ukiah  
Building Inspection - Ukiah  
Tax Collector  
Mendocino County Sheriff's Office  
Assessor

Air Quality Management  
Caltrans  
CalFire - Prevention  
California Highway Patrol  
Redwood Valley Water District  
Redwood Valley Municipal Advisory Council

Redwood Valley - Calpella Fire District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2019-0036

**DATE FILED:** 4/18/2019

**OWNER:** LEAH BRADLE

**APPLICANT:** JOLENE ALLEN

**AGENT:** ANNJE DODD

**REQUEST:** Administrative Permit to allow for a cannabis processing facility. Processing includes the drying, trimming, curing, grading, and/or packaging of cannabis.

**LOCATION:** 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with U.S. Highway 101 (US 101), located at 9651 N. State St., Redwood Valley (APN: 162-100-55).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** SAM VANDEWATER

**RESPONSE DUE DATE:** May 24, 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](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 \_\_\_\_\_

BRADLE LEAH TTEE AP\_2019-0036  
PO BOX 138  
SANTA ROSA, CA 95402

[OWNER2 NAME] AP\_2019-0036

[OWNER2 ADDRESS]

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

[OWNER3 NAME] AP\_2019-0036

[OWNER3 ADDRESS]

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

JOLENE ALLEN AP\_2019-0036  
26861 ORIOLE DRIVE  
WILLITS, CA 95490

ANNJE DODD AP\_2019-0036  
PO BOX 138  
SANTA ROSA, CA 95402

CASE: AP\_2019-0036

**OWNER:** LEAH BRADLE

**APPLICANT:** JOLENE ALLEN

**AGENT:** ANNJE DODD

**REQUEST:** Administrative Permit to allow for a cannabis processing facility. Processing includes the drying, trimming, curing, grading, and/or packaging of cannabis.

**LOCATION:** 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with U.S. Highway 101 (US 101), located at 9651 N. State St., Redwood Valley (APN: 162-100-55).

**APN/S:** 162-100-55

**PARCEL SIZE:** 1.63± acres

**GENERAL PLAN:** Commercial (C)

**ZONING:** Limited Commercial (C1)

**EXISTING USES:** Commercial

**DISTRICT:** 1<sup>st</sup> Supervisorial District (Carre Brown)

**RELATED CASES:** The subject parcel is undergoing a rezone (**R\_2019-0004**) which will change the parcel from Limited Commercial (C1) to General Commercial (C2).

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rangeland (RL)	Rangeland (RL:160)	39±	Agriculture
<b>EAST:</b>	Commercial (C)	General Commercial (C2)	4±, 1±	Commercial
<b>SOUTH:</b>	US Highway 101	US Highway 101	US Highway 101	US Highway 101
<b>WEST:</b>	Commercial (C)	General Commercial (C2)	0.5±, 3±	Commercial

REFERRAL AGENCIES

LOCAL

- ☑ Air Quality Management District
- ☑ Assessor’s Office
- ☑ Building Division
- ☑ Department of Transportation (DOT)
- ☑ Environmental Health (EH)
- ☑ MC Sheriff’s Office

- ☑ Tax Collector’s Office
- ☑ Redwood Valley Fire District
- ☑ Redwood Valley MAC
- ☑ Redwood Valley Water District

STATE

- ☑ CALFIRE (Land Use)

- ☑ California Highway Patrol
- ☑ CALTRANS

TRIBAL

- ☑ Cloverdale Rancheria
- ☑ Redwood Valley Rancheria
- ☑ Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION:**  
N/A

**STAFF PLANNER:** SAM VANDEWATER

**DATE:** 5/9/2019

ENVIRONMENTAL DATA

1. MAC:

GIS  
Redwood Valley

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
CalFire

4. FARMLAND CLASSIFICATION:

GIS  
N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
Eastern Soils (124, 180); Naturally Occurring Asbestos

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS  
No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office  
No

10. TIMBER PRODUCTION ZONE:

GIS  
No

11. WETLANDS CLASSIFICATION:

GIS  
N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS  
  
No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS  
N/A

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  
No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34  
No

19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS  
No

21. STATE CLEARINGHOUSE REQUIRED:

Policy  
No

22. OAK WOODLAND AREA:

USDA  
No

23. HARBOR DISTRICT:

Sec. 20.512  
N/A





Department of  
Planning and Building  
Services

Case No:	C AP-2019-0036
CalFire No:	
Business License No:	
Fee:	\$1121.00
Receipt No:	PRS-026884
Received By:	Mio Mendez
Date Filed:	4-18-19
Office use only	

## Application for Facilities – Use Permit / Administrative Permit

### APPLICANT(S)

Name: Jolene Allen Phone: (707) 888-2433  
 Mailing Address: 26861 Oriole Drive  
 City: Willits State/Zip: CA/95490 email: ehconsulting@mail.com

### PROPERTY OWNER

Name: Leah Bradle Phone: (707) 477-7729  
 Mailing Address: P.O. Box 138  
 City: Santa Rosa State/Zip: 95402 email: leah@lbfiduciary.com

### AGENT

Name: Annje Dodd Phone: (707) 845-1340  
 Mailing Address: 846 Centerville Road  
 City: Ferndale State/Zip: CA/95536 email: adodd@housemoran.com

Address of Property: 9651 North State Street, Redwood Valley, CA 95470

Assessor Parcel Number(s): 162-100-55

Please check the applicable permit type for which you are applying.

Type of Facility → Zoning District ↓	Processing	Manufacturing (non-volatile)	Manufacturing (volatile)	Testing	Retail / Dispensary	Distribution	Microbusiness
RC (Rural Community)	<input type="checkbox"/> - AP	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP
AG (Agriculture)	<input type="checkbox"/> - AP	-	-	-	-	-	-
UR (Upland Residential)	<input type="checkbox"/> - AP	-	-	-	-	-	-
RL (Rangeland)	<input type="checkbox"/> - AP	-	-	-	-	-	-
FL (Forest Land)	<input type="checkbox"/> - AP	-	-	-	-	-	-
C1 (Limited Commercial)	<input checked="" type="checkbox"/> - AP	-	-	-	ZC** <i>Retail/Disp</i>	-	-
C2 (General Commercial)	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input type="checkbox"/> - AP
I1 (Limited Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
I2 (General Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
PI (Pinoleville Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP

OTHER (check if applicable) ☐ Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception)  
☐ Setback Reduction (Mendocino County Code Section 20.243.050(B)(1))  
☐ Cottage Industry Use Permit (microbusiness)  
☐ Cottage Industry Use Permit (non-volatile manufacturing)

\*Note 1 – ZC = Zoning Clearance; AP = Administrative Permit; UP = Use Permit; - = Not Available  
 \*\*Note 2 – A zoning district that indicates a ZC (zoning clearance) DOES NOT require this permit.

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 facility is located.

Signature of Applicant/Agent Jolene Allen Date 1/31/19  
 Signature of Owner Leah Bradle Date 01/31/19



## FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks?

☒ YES

☐ NO

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

2. Please describe the project in full.

Drying, curing, trimming, and packaging.

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

Site consists of existing facilities. No new improvements are proposed.

4. Will the development of the proposed facility be phased?

☐ YES

☒ NO

If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.

5. Are you grading, or plan to grade, for any roads or building sites?

☐ 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:    | <input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE |             |

6. In order to develop the proposed facility, will it be necessary to:

- |   |     |    |
|---|-----|----|
| A. Remove oak species or commercial tree species? | YES | NO |
| B. Make substantial changes in terrain?           | YES | NO |

☐

☒

☐

☒

7. Will there be employees? ☒ YES ☐ NO If YES, how many employees will be present on the largest shift? 1 to 6

8. Will there be any signs used to identify the facility? ☐ YES ☒ NO If YES, please provide the information below.

Location on property (must **also** be shown on site plan):

Size: \_\_\_\_\_ ft<sup>2</sup> Type (i.e. freestanding, wall, etc): \_\_\_\_\_



**\*FOR PROCESSING\***

P01. How will natural (trimmings) or other (plastics) materials be disposed?

Any left over trimming residue or non-organic waste material will be taken or picked up by a licensed facility.

P02. What equipment (i.e. machines [specify], trimmers, hangers, etc) will be used for processing?

To control the internal environment: fans, dehumidifiers, humidifiers, heat, and air conditioning will be used.

Trimming will be done by hand and with bucking and mechanical trimming machines. Drying will be done with the help of trellises.

**\*FOR MANUFACTURING\***

M01. What solvents will be used?

M02. Will *hazardous materials* (as defined by Mendocino County Code [MCC] Section 8.70.010) be used? ☐ YES ☐ NO

M03. Will *hazardous materials* be stored in quantities greater than 55 gallons, 500 pounds, or 200 cubic feet?

☐ NO

☐ YES; please specify

M04. Will *hazardous waste* (as defined by MCC section 8.70.010) be generated on-site? ☐ YES ☐ NO

M05. Please describe the extraction process. Provide an additional sheet if necessary.

M06. What products are being made? (i.e. edibles, topicals, tinctures, soap/skin products, etc)

M07. How will hazardous (chemicals), natural (trimmings), or other (plastics) materials be disposed?

**\*FOR RETAIL/DISPENSARY\***

R01. Will there be consumption of cannabis products on-site?

☐ YES

☐ NO

R02. Will the facility have a mobile delivery component? ☐ YES ☐ NO If YES, number of vehicles to be used? \_\_\_\_\_

**\*FOR DISTRIBUTION\***

D01. How many vehicles will operate from this facility? \_\_\_\_\_

**\*FOR MICROBUSINESS\***

B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? \_\_\_\_\_

B02. What are the accessory uses that are incidental to the primary use? \_\_\_\_\_

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

ANNJANETTE DODD 4/17/19

Print Name of Applicant/Agent Date

Signature of Applicant/Agent

Print Name of Owner

Date

Signature of Owner



## AUTHORIZATION OF AGENT

1. I hereby authorize Annje Dodd to act as my representative and to bind me in all matters concerning this application.

Leah Bradle  
Owner (Leah Bradle)

01/31/19  
Date

## CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the county.
2. I hereby grant permission for County, Planning and Building Services staff, and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Annje Dodd  
Owner/Authorized Agent

4/17/19  
Date

## INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to Sign this agreement will result in the application being considered incomplete and withheld from further processing.

### INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

1. I, Annje Dodd, hereby agree to the above Indemnification Agreement. (Print Name)

Annje Dodd  
Owner/Authorized Agent

4/17/19  
Date

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence mailed to if different from those identified on the application.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address





CASE: **AP 2019-0036**  
 OWNER: **BRADLE, Leah**  
 APN: **162-100-55**  
 APLCT: **Jolene Allen**  
 AGENT: **Annje Dodd**  
 ADDRESS: **9651 N. State Street, Redwood Valley**

Major Towns & Places
  Major Roads

Major Rivers
  Highways

0 2,550 5,100 Feet  
 0 0.5 1 Miles  
 1:63,360

N  
 W E  
 S

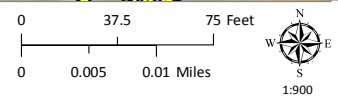
**LOCATION MAP**





CASE: AP 2019-0036  
OWNER: BRADLE, Leah  
APN: 162-100-55  
APLCT: Jolene Allen  
AGENT: Annje Dodd  
ADDRESS: 9651 N. State Street, Redwood Valley

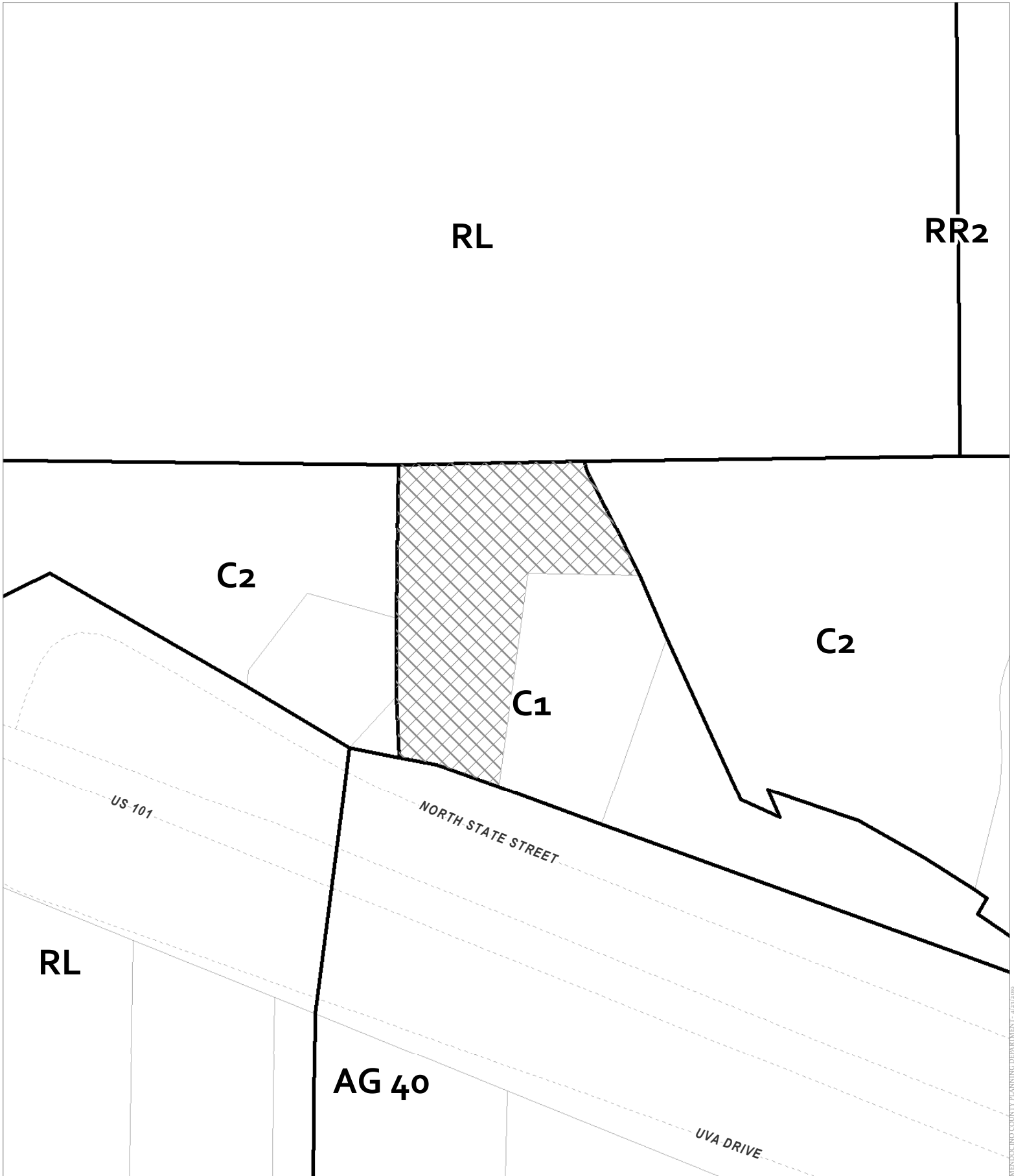
Public Roads  
Driveways/Unnamed Roads





AERIAL IMAGERY







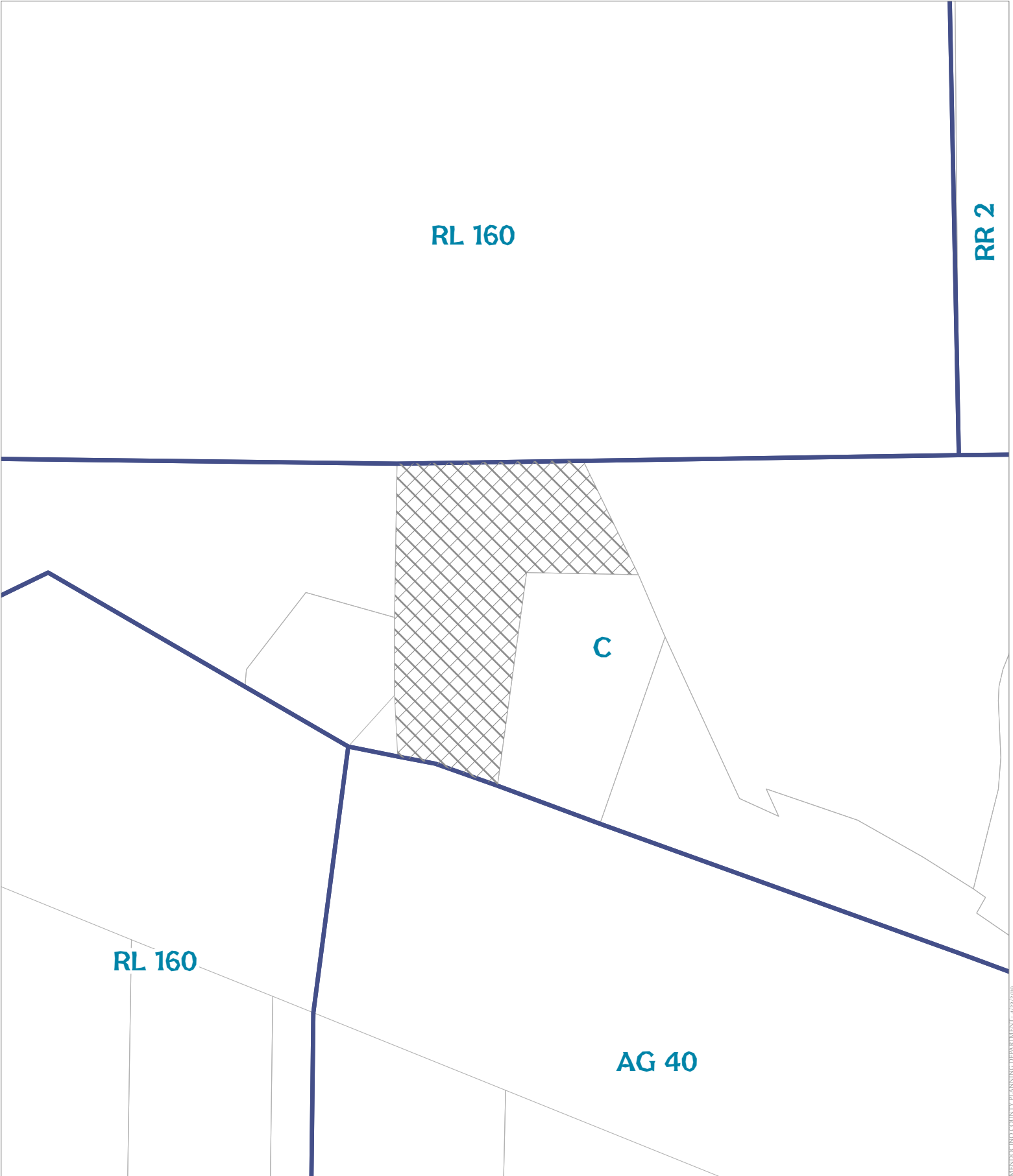
CASE: AP 2019-0036  
OWNER: BRADLE, Leah  
APN: 162-100-55  
APLCT: Jolene Allen  
AGENT: Annje Dodd  
ADDRESS: 9651 N. State Street, Redwood Valley

 Zoning Districts  
 Public Roads


0 75 150 Feet  
0 0.0125 0.025 Miles  
N  
W E  
S  
1:1,800

ZONING DISPLAY MAP

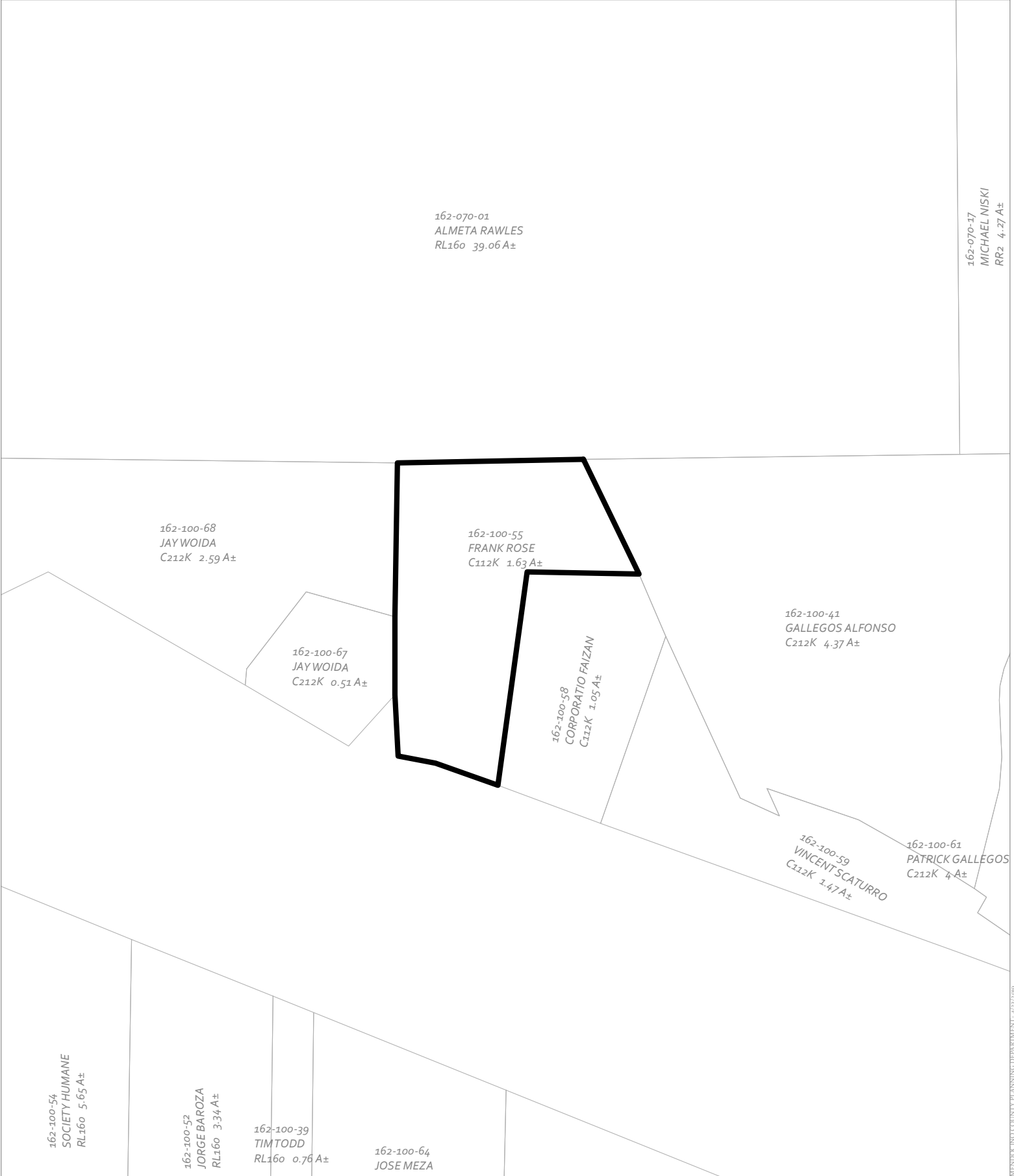




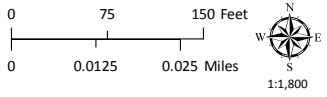
CASE: AP 2019-0036  
OWNER: BRADLE, Leah  
APN: 162-100-55  
APLCT: Jolene Allen  
AGENT: Annje Dodd  
ADDRESS: 9651 N. State Street, Redwood Valley

 General Plan Classes

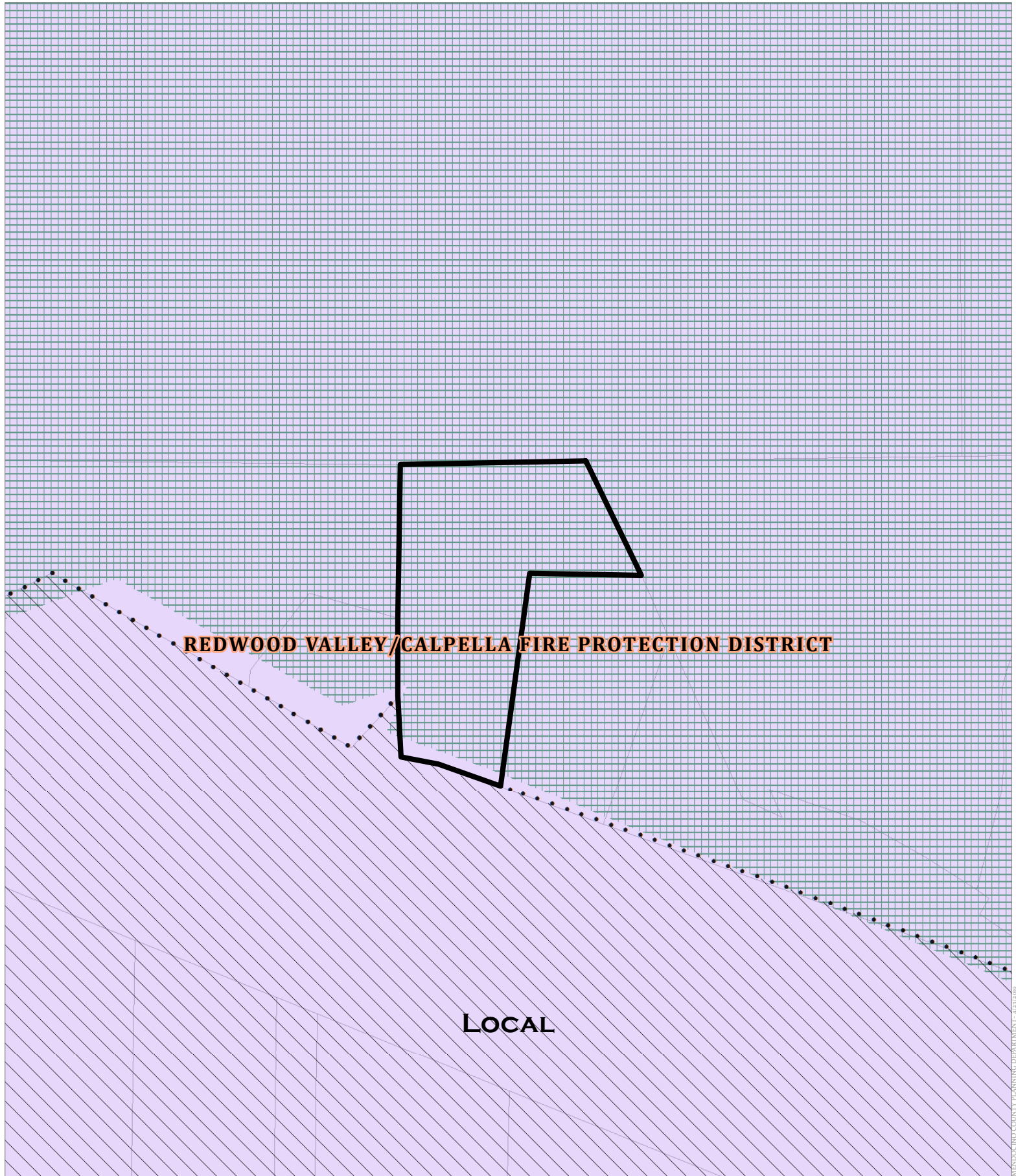
0 75 150 Feet  
0 0.0125 0.025 Miles  
N  
W E  
S  
1:1,800  
GENERAL PLAN CLASSIFICATIONS






CASE: **AP 2019-0036**  
OWNER: **BRADLE, Leah**  
APN: **162-100-55**  
APLCT: **Jolene Allen**  
AGENT: **Annje Dodd**  
ADDRESS: **9651 N. State Street, Redwood Valley**

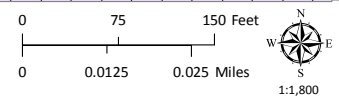


**ADJACENT PARCELS**

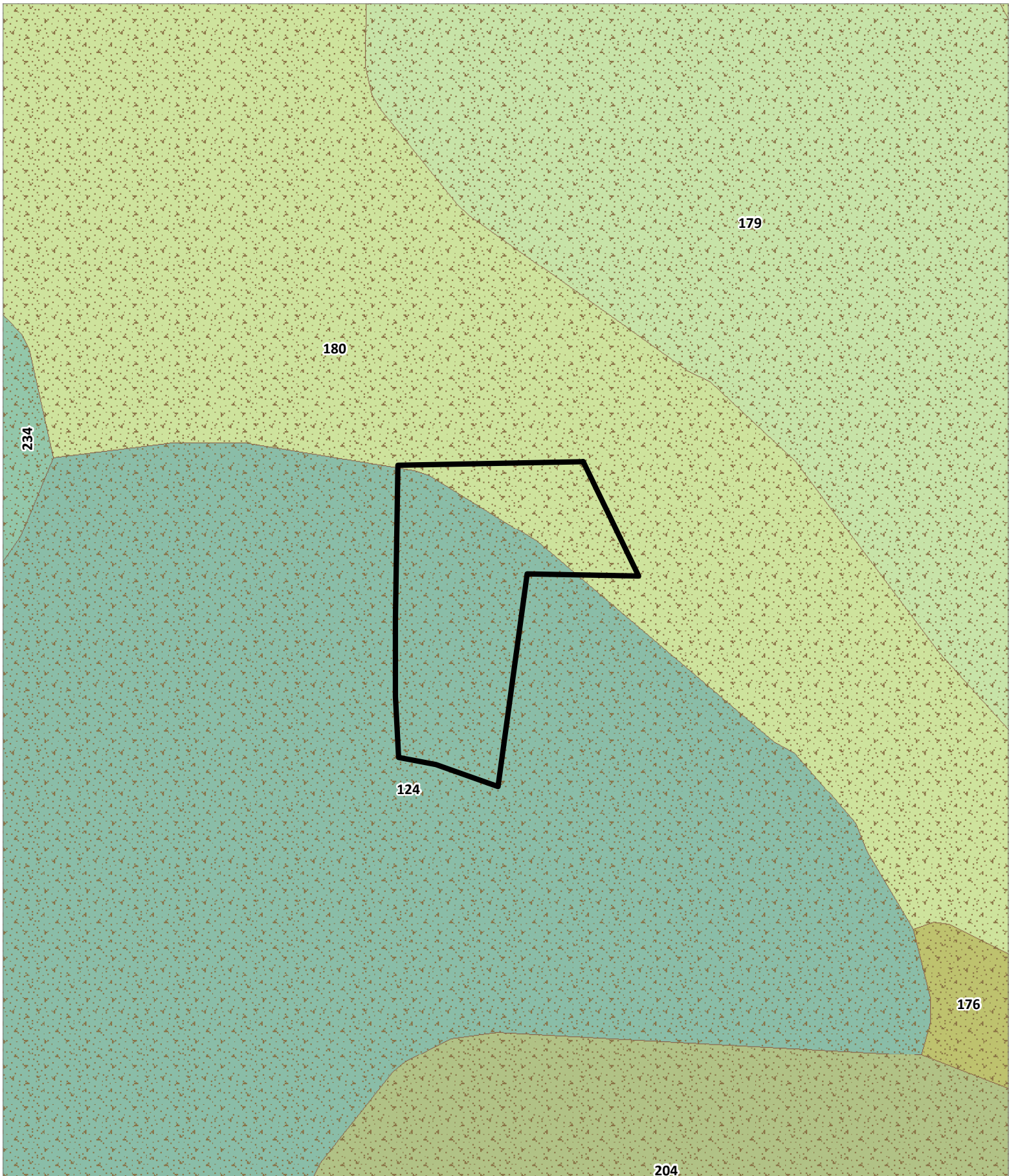


CASE: AP 2019-0036  
OWNER: BRADLE, Leah  
APN: 162-100-55  
APLCT: Jolene Allen  
AGENT: Annje Dodd  
ADDRESS: 9651 N. State Street, Redwood Valley



-  Local Responsibility Areas
-  Moderate Fire Hazard
-  County Fire Districts

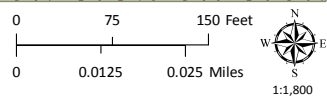


FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
STATE RESPONSIBILITY AREA

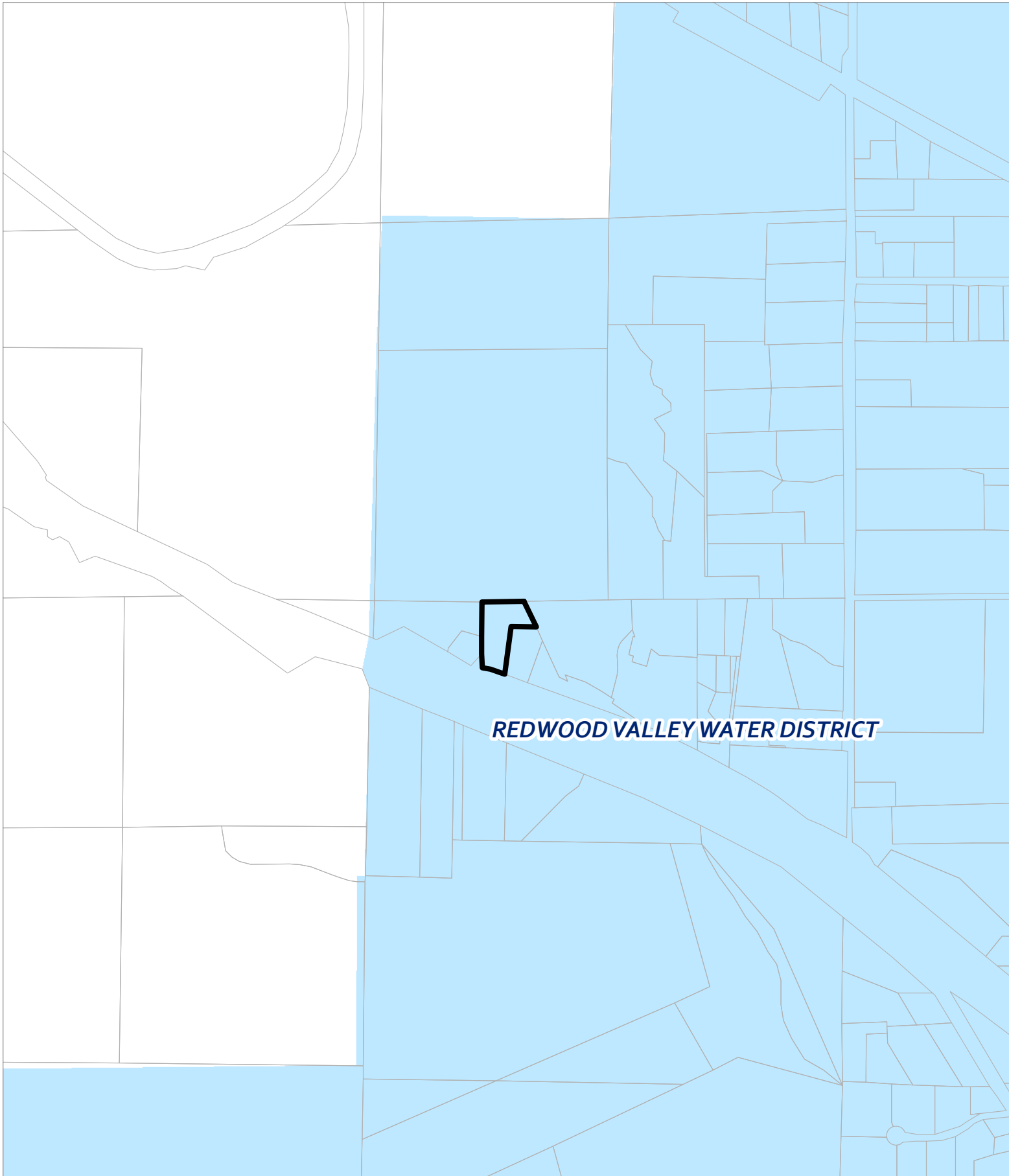


CASE: AP 2019-0036  
OWNER: BRADLE, Leah  
APN: 162-100-55  
APLCT: Jolene Allen  
AGENT: Annje Dodd  
ADDRESS: 9651 N. State Street, Redwood Valley

-  Naturally Occurring Asbestos
-  Eastern Study Soil Types

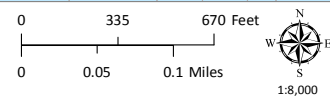


LOCAL SOILS

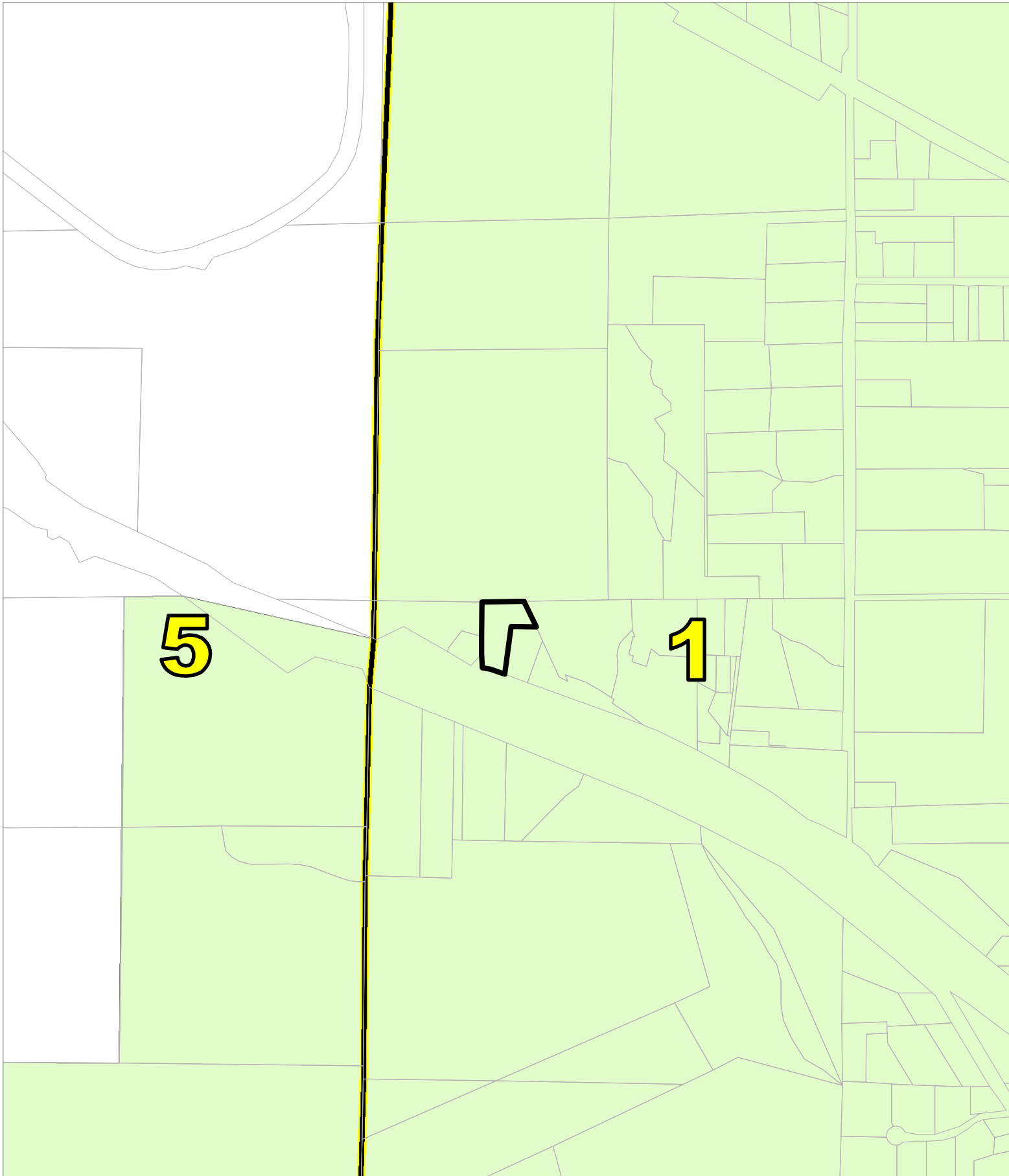


CASE: AP 2019-0036  
OWNER: BRADLE, Leah  
APN: 162-100-55  
APLCT: Jolene Allen  
AGENT: Annje Dodd  
ADDRESS: 9651 N. State Street, Redwood Valley



County Water Districts

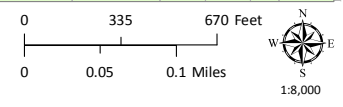


WATER DISTRICTS



CASE: AP 2019-0036  
OWNER: BRADLE, Leah  
APN: 162-100-55  
APLCT: Jolene Allen  
AGENT: Annje Dodd  
ADDRESS: 9651 N. State Street, Redwood Valley

 Supervisorial Districts 2010  
 Redwood Valley MAC



MISC DISTRICTS