

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

August 7, 2019

Department of Transportation Environmental Health - Ukiah Building Inspection - Ukiah Air Quality Management Archaeological Commission Sonoma State University CalFire – Prevention Calfire – Resource Management Department of Fish and Wildlife Covelo Fire District Cloverdale Rancheria Redwood Valley Rancheria Sherwood Valley Band of Pomo Indians Round Valley Indian Tribes

CASE#: AP_2019-0068

DATE FILED: 7/15/2019

OWNER: JOSHUA SHARON

APPLICANT: JASLYNN LUPER

REQUEST: Administrative Permit to expand an existing cultivation site from a Type CB [2,500 sq. ft.] to a Type

1B [5,000 sq. ft.] (AG_2018-0039) per Mendocino County Code Section 20.242.040(B)(2).

LOCATION: 2.2± miles northeast of Covelo town center, lying on the east site of Logan Lane (Private), 0.4± miles south of its intersection with State Route 162 (SR 162), located at 77551 Logan Lane, Covelo (APN: 032-

410-38).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3 STAFF PLANNER: MARK CLISER RESPONSE DUE DATE: August 21, 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			

REPORT FOR: ADMINISTRATIVE PERMIT

OWNER: SHARON JOSHUA

APPLICANT: JACLYNN LUPER

AGENT: N/A

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intersection with State Route 162 (SR 162), located at 77551 Logan Lane, Covelo (APN: 032-410-38).

APN/S: 032-410-38-00

PARCEL SIZE: 4.81± ACRES

GENERAL PLAN: RMR20:

ZONING: UR:20

EXISTING USES: Residential; Cultivation

DISTRICT: Supervisorial District 3 (Haschak)

RELATED CASES: AG_2018-0039 (Cannabis Cultivation); BU_2018-2101 – 2013 (Hoop Houses); BU_2018-2104 (Cargo Container); BU_2019-0601 – 0613 (Hoop Houses); CFBL_2018-0126 (Cannabis Facilities – Self Distribution); CFBL_2018-0112 (Cannabis Facilities – Micro Business); CFBL_2018-0111 (Cannabis Facilities – Processing)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RMR20	UR:20	10± acres	Residential
EAST:	AG40	AG:40	5± acres	Agricultural
SOUTH:	AG40	AG:40	4.81± acres	Agricultural
WEST:	RMR20	UR:20	10± acres	Residential

REFERRAL AGENCIES

LOCAL

☑ Air Quality Management District
☑ Archaeological Commission
☑ Building Division Ukiah

☑ Department of Transportation (DOT)

☑ Environmental Health (EH)

☐ Covelo Fire District

☑ Sonoma State University

STATE

☑ CALFIRE (Land Use)☑ CALFIRE (Resource Management)☑ California Dept. of Fish & Wildlife

TRIBAL

☑ Cloverdale Rancheria☑ Redwood Valley Rancheria

☑ Sherwood Valley Band of Pomo Indians☑ Round Valley Reservation / Covelo Indian

CASE: AP_2019-0068

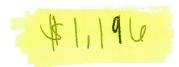
Community

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER **DATE:** 7/31/19

ENVIRONMENTAL DATA

1. MAC: 13. AIRPORT LAND USE PLANNING AREA: 2. FIRE HAZARD SEVERITY ZONE: 14. SUPERFUND/BROWNFIELD/HAZMAT SITE: 3. FIRE RESPONSIBILITY AREA: 15. NATURAL DIVERSITY DATABASE: NO 4. FARMLAND CLASSIFICATION: 16. STATE FOREST/PARK/RECREATION AREA ADJACENT: 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: 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





Department of Planning and Building Services

Case No	AP-2019-0068
CalFire No:	10 700 0020
Cultivation No: 😗	41196.00
Fee:	\$ 1196.00
Receipt No:	0.5/ 612.5
Received By:	7-15-2019
Date Filed:	
	Office use only

Application for Cannabis Administrative Permit
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<u>ois Administr</u>	ative Permit	Albert solder describer or more than the second of the sec
irement es: Type 1 Allowance)	☐ Setback Reduction Reques ☐ TPZ or FL (Type 1 or Type ☐ RR5 (3.5-4.9 Acres) Waive	e 2)
LWN l e/Zip: (A. 9542)	Phone: 801-64-1	onorcal-collective.com
106 te/Zip:(A. 965)	Phone: 977-377	1-1253 Jahetmars@gmayl.com
acres	Phone: QU - 641 8 email: Jassynn @	norcal-collective com
2-40-38	LTIVATION DEPMIT	
OUTDOOR C 1 2	INDOOR ☐ C-A (≤500 ft²) ☐ C-A (501 – 2500 ft²) ☐ 1-A ☐ 2-A ☐ 4	MIXED LIGHT C-B 1-B 2-B
	on ft²) virement es: Type 1 Allowance) es: Type 2 Allowance) LUNC te/Zip: CA . 9542 ve/Zip: CA . 9542 acres LUG TYPE OF CU OUTDOOR C 1 2	Setback Reduction Requesives: Type 1 Allowance) Phone: 90 - 104 -

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





CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

Does the proposed cultivation site meet the following setbacks? 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 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. Is the cultivation site visible from any public right of way or publically traveled private road? YES NO 3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal roads, etc. 101 ACC AND MIXED LIGHT CULTIVATION SITES. 4. Will the development of the proposed cultivation site be phased? 11 YES, please describe the phases briefly. PLACE AND WILL BE REAL HER CITE PLAN ENLY HALLING MEET AND TO A COVETY OF THE PLAN ENLY AND THE COVETY OF TH	Does the proposed cultivation site meet the following setbacks? ☐ YES ☐ NO
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. Is the cultivation site visible from any public right of way or publically traveled private road? YES NO 3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal roads, etc. 11 In DEPARTMENT OF THE STATE PLANT FROM THE STATE PLANT FR	
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Ment have a marter constructing, or plan to construct any roads? Grading? 6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? If YES, please complete the following: A. Amount of cut: B. Amount of fill: C. Maximum height of cut slope: D. Maximum height of fill slope: E. Amount being imported exported: Company deliver a slower of survival and selection of the construction of plan to construct any roads? Grading? VES NO cubic yards feet feet feet cubic yards	4. Will the development of the proposed cultivation site be phased? ☐ YES ☐ NO
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If YES, please complete the following: A. Amount of cut: B. Amount of fill: C. Maximum height of cut slope: D. Maximum height of fill slope: E. Amount being imported exported: Coubic yards cubic yards feet feet cubic yards	Phase I will be eveling & covering with rock ground cover thase 2 We will build the RCC's over the course of few weeks to I minth.
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E. Amount being imported exported: cubic yards	If YES, please describe the phases briefly. Phase NIII be eveling & civering with rock grade covery whase 2 we will bound the RCC'S over the course of few will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site? We will have a nacte construction or plan to construct any roads? Grading? We you constructed in the past, are constructing, or plan to construct any roads? Grading? A. Amount of cut: B. Amount of fill: O cubic yards cubic yards
F. Location of borrow/disposal: ☐ ON-SITE ☐ OFF-SITE	If YES, please describe the phases briefly. Phase Nill be even to the RCC'S IVEY the COUNTY of the Color of the RCC'S IVEY the COUNTY of the RCC'S IVEY the COUNTY of the RCC'S IVEY the COUNTY of the Color of the
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7. In order to develop the prop	osed cultivation site, w	ill it be necessary to:			
A. Remove oak species of B. Make substantial charm C. Connect to existing with D. Connect to existing see E. Install a septic system F. Connect to existing see G. Install an individual with H. OTHER (Explain)?	nges in terrain? ater district? ewer district? ? eptic system? ell?		NAMES AND		
H. OTHER (Explain)?	stilly xxioty	114 11-11			
8. Please provide an inventory separate sheet. Please note in	of the structures on the	ne property. If additiona	al space is neede	d, please provide	a
separate sneet. Please note in	iprovements may be si	ubject to permit require	ements. Flease in	clude size of situ	ciules.
1.					
2.	20050	U / 100.			
3.	PIX NO SITU	<u> </u>			_
4	<u> </u>				-
					_
					_
					_
9. Are there any contiguous p	roperties and/or projec	ets (unrelated to canna	bis) under your o	wnership? 🗌 YES	NO
10. Will the proposed cultivati	ion site convert land cu	rrently or previously us	sed for agriculture	? TYES	M NO
	s being converted?			_	\wedge
11. Will the proposed cultivat				ing, filling, or dred	laina?
NO NO	on one require the con-			3,	
/ =	involve: Construction	n of a pond - a total of _		cubic yards wi	ll be moved
	☐ Diking			cubic yards wi	
	☐ Filling	- a total of _		cubic yards wi	
	☐ Dredging	- a total of _		cubic yards wi	
12. Briefly describe the surro	unding properties inclu	ding vegetation, anima	als, structures, an پر ۵ د ۲	d/or cultural/histo いんい ニー	ric assets.
HALL WING	H Cather.			<u> </u>	
		5 ,			
12 Places indicate the surre	unding land uses				
13. Please indicate the surro	NORTH	EAST	SOUTH	WEST	
Vacant	\LR	—	<u> </u>	nakila	vaddoni
Residential/Agricultural Commercial/Industrial		\wedge		1 total Az	1 minuit
Institutional/Timberland					
Other					

14. Utilities will be supplied to the site as follows:
A. Electricity Utility Company (existing) Utility Company (planned) On-Site Generation - Specify Sturt with generation bring in Solar with page
Utility Company (planned)
On-Site Generation - Specify 7147 1147 1147 1147 1147 1147 1147 114
☐ Utility Company (existing) ☐ Utility Company (planned)
On-Site Generation – Specify
☐ None
C. Water
Community water system – Specify supplier
☐ Spring
☐ Pond ☐ Other – Specify
D. Sewage ☐ Community sewage system – Specify supplier
Septic Tank Other – Specify
15. Will there be any security lighting? YES ☐ NO If YES, will the light be cast downward? YES ☐ NO
16. Will you have employees? ☐ NO
If YES, how many employees will you have?
If employees are residing onsite, please indicate the structure they will be residing.
-14 who a halosa to
17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)? YES □ NO
18. If you answered YES to the previous question (17), please describe the activities.
111mmin y 1 00 ym y 1 000 m 2 1 1000 x 1000 m
19. Have you discussed this proposal with adjacent property owners and other concerned parties?
JEC WE have.
20. Please describe how you intend to mitigate potential nusiances related to the proposed cultivation activities.
we will have a sound dampening enclosure around
generator, as to not disturb.
there will never be lights casted upwards.

please describe past activities within Mendocino County, as well as past cultivation on this subject parcel, if
applicable: uno have a 7500 sect county nexmit violat how as well as a
Me have a 2,500 sq Ft county permit right how, as well as a Microbusiness permit for the said property.
Cultivation is mixed-light.
DATT WITH 10 111/2 200 11 (J. 1
22. Describe why the proposed location and operation is the most environmentally superior location on the subject property.
our proposed location is going to be better seperated from
residente as well as a way from let in 1-40.
More space & in middle of property where we can
provide limited access & Fenung.
23. Are you aware of any Archeological or Paleontological resources on the subject property? ☐ YES NO
23. Are you aware of any Archeological or Paleontological resources on the subject property? YES NO 24. Have you recieved the requisite approvals from CALFIRE or your Local Response Agency? YES NO
24. Have you recieved the requisite approvals from CALFIRE or your Local Response Agency? YES NO If NO, do you intend to submit this information alongside needed building permits?
24. Have you recieved the requisite approvals from CALFIRE or your Local Response Agency? YES NO
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			-
AU'	THORIZATION OF A	AGENT	
	slynn Luper	to act	as my
I hereby authorize representative and to bind me in all	matters concerning this appli		
		03-29-2019	
* O Shudowner h	aron	Date	
CERTIFICATION	ON AND SITE VIEW	AUTHORIZATION	
in this application, and all attached to provide any requested information grounds for either refusing to acception issued on the basis of such misreprocounty.	appendices and exhibits, is con or any misstatements subrout this application, for denying resentations, or for seeking of	nat, to the best of my knowledge, the inforr complete and correct. I understand that the mitted in support of the application shall be the permit, for suspending or revoking a pure further relief as may seem proper to	ermit the
I hereby grant permission for Counsite view the premises for which this preparation of required reports and	s application is made in order	rvices staff, and hearing bodies to enter up er to obtain information necessary for the	on and
		3/27/19	
Owner/Authør	zed Agent	Date	
INDEMA	IIFICATION AND HO	OLD HARMLESS	•
	ne Board of Supervisors on J	une 4, 1991, requires applicants for discre nt. Failure to Sign this agreement will result	ionary in the
	INDEMNIFICATION AG	REEMENT	
Mendocino, its agents, officers, attorn Mendocino County Code Section 1.04 individuals or entities, the purpose of adoption of the environmental docum damages, costs, expenses, attorney to the control of the control of the environmental docum damages.	eys, employees, boards and 1.120, from any claim, action which is to attack, set aside, ent which accompanies it. Thees or expert witness fees the or in connection with the apprice on the part of the County	elease and hold harmless the County of commissions, as more particularly set forth or proceeding brought against any of the foreign or annul the approval of this application in the indemnification shall include, but not be not may be asserted by any person or entity proval of this application, whether or not the region is a sent of the sagents, officers, attorneys, employees	on or limited to y, ere is , boards
1. I, (((() V)) (() V) (()	hereb	y agree to the above Indemnification Agre	ament.
(Allit Name)		3/27/19	·
Owner/Author	orized Agent	/ Date /	
To facilitate proper handling of this applic you wish correspondence mailed to <u>if dif</u>	cation, please indicate the na ferent from those identified o	mes and mailing addresses of individuals to the Application for Cannabis Cultivation	o whom on page.
Name (ACL UNI) LUPLY	Name	Name	
1,0,1,1,1	Mailing Address	Mailing Address	

Mailing Address



County of Mendocino Department of Planning and Building Services

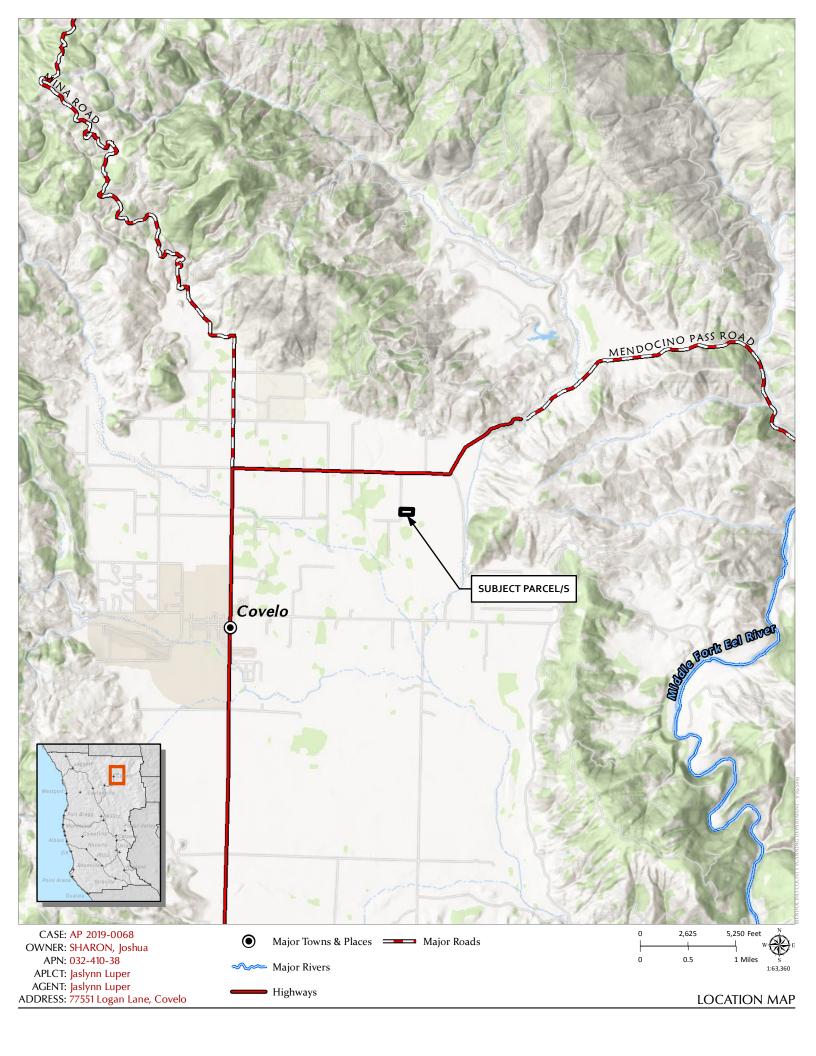
860 NORTH BUSH STREET: UKIAH: CALIFORNIA: 95482 120 WEST FIR STREET: FORT BRAGG: CALIFORNIA: 95437 STEVE DUNNICUFF, DIRECTOR PHONE: 707-234-6650 FAX: 707-463-5709 FB PHONE: 707-964-5379 FB FAX: 707-961-2427 pbs@co mendocino ca us

www.co.mendocino.ca.us/planning

AGENT/APPLICANT AUTHORIZATION

authorize the following Agent/Applicant to represent this project. The Authorized Agent/Applicant has my permission to make decisions regarding the processing of this application. If at any time I wish to remove/replace this authorization, I understand that I shall notify the Planning and Building Department in writing as to my decision.
Scope (description) of work ANY & ALL cannable permitting applications, BWIDINg permits, Planning & BWIDINg Information Charing, Authorized Agent/Applicant Accessors office Filesharing Information, Name (Please Print) Accessors office Filesharing Information, Name (Please Print) Accessors office Filesharing Information, Name (Please Print) Accessors of Any Permitting Bot access to any Permitting Bot City/State/Zip: COVED, CA. 95429 Phone Number: (2011) 1011-1933 & (801) 1051-10723 E-Mail: Accessors of Any Covernment of the Address listed above and I declare under penalty of perjury that I am the property owner for the address listed above and I personally completed the above information and certify its accuracy
Owner Signature Oshuasharan 03-29-2019 TO BE FILLED OUT BY PLANNING AND BUILDING STAFF APPLICATION NUMBER

Z \1.PBS Forms\COMPLETED Form\Agent Authroization Form FINAL doc

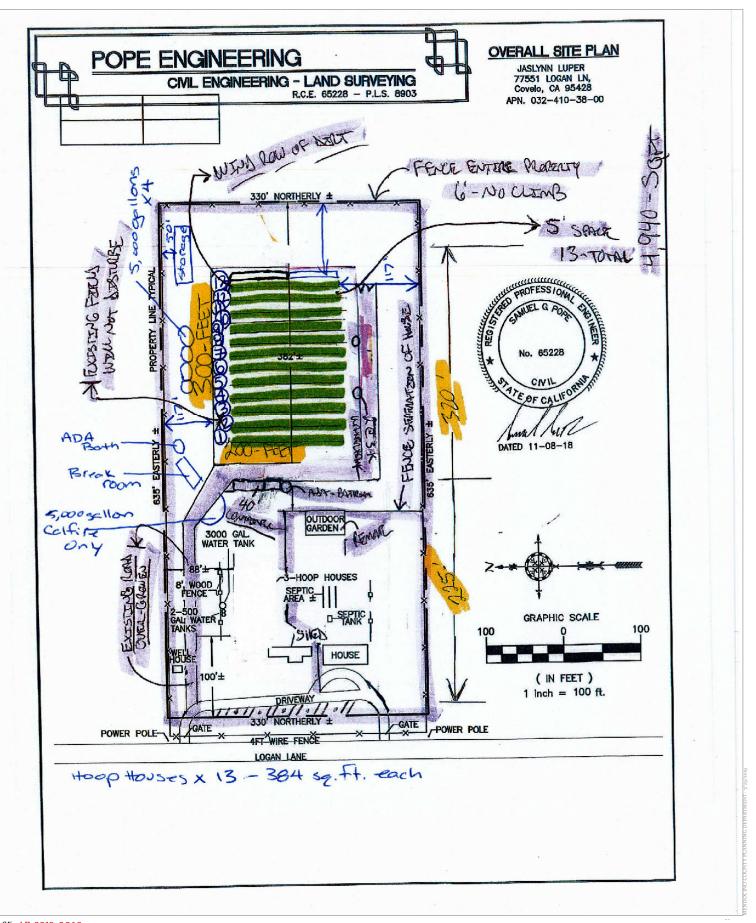




OWNER: SHARON, Joshua APN: 032-410-38 APLCT: Jaslynn Luper AGENT: Jaslynn Luper ADDRESS: 77551 Logan Lane, Covelo

Public Roads

Driveways/Unnamed Roads



CASE: AP 2019-0068 OWNER: SHARON, Joshua APN: 032-410-38 APLCT: Jaslynn Luper AGENT: Jaslynn Luper

ADDRESS: 77551 Logan Lane, Covelo

NO SCALE

