



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 3, 2019

Planning Department - Ukiah

Environmental Health - Fort Bragg

Building Inspection - Fort Bragg

CASE#: AP_2019-0072

DATE FILED: 8/1/2019

OWNER/APPLICANT: SUSIE DEW

REQUEST: Administrative Permit to exempt the applicant from the 'Dwelling Unit Requirement' for cannabis cultivation on a Rural Residential (RR:L-10) zoned legal parcel per Mendocino County Code Section 10A.17.070 (E).

LOCATION: 3.0± miles northwest of Navarro town center, lying on the north side of Charolaise Drive (private), 0.08± miles southwest of its intersection with Sea Biscuit Drive (Private), located at 1901 Charolaise Dr., Navarro, (APN: 128-230-21).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: September 17, 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: SUSIE DEW

APPLICANT: SUSIE DEW

AGENT: N/A

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APN/S: 128-230-21

PARCEL SIZE: 10.42 ± acres

GENERAL PLAN: RR10:

ZONING: RR:10

EXISTING USES: Cannabis

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES: AG_2017-0541 (Agriculture); BF_2017-1103 (New Propane Tank and Gas Line for Amnesty SFR); BF_2017-1104 (Amnesty: Convert Bath HSE to SFR & add liv. Space and deck); BF_2017-1105 (Legalize 2,400 sq. ft. Cannabis Green House); BF_2019-0261 (Ag Exempt- Legalize Shed 10x20); BF_2019-0262 (Ag Exempt Storage Yurt); BF_2019-0610 (Gas Line & Generator (7KW))

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR10	RR:10	10.11± acres	Residential
EAST:	RR10	RR:10	10.02± acres	Residential
SOUTH:	RR10	RR:10	5.23±; 10± acres	Residential
WEST:	FL160	RL:160	14± acres	Agricultural

REFERRAL AGENCIES	
<div>LOCAL</div> <div><input checked="" type="checkbox"/> Building Division Ukiah</div> <div><input checked="" type="checkbox"/> Environmental Health (EH)</div>	<div><input checked="" type="checkbox"/> Planning Division Fort Bragg</div>

ADDITIONAL INFORMATION:

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Anderson Valley Community Service District

4. FARMLAND CLASSIFICATION:

GIS

NA

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Classes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

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

NA

17. LANDSLIDE HAZARD:

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

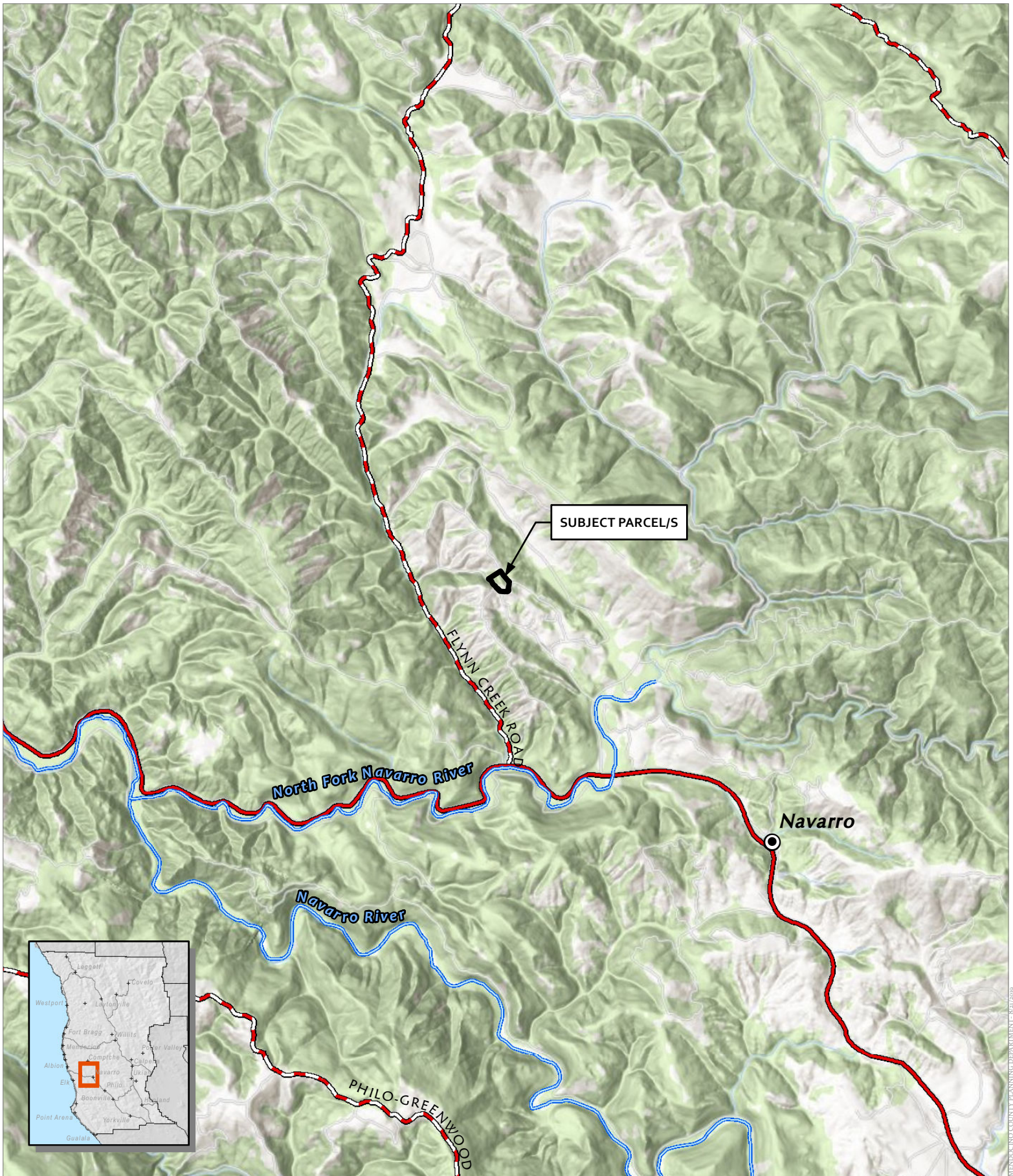
USDA

NA

23. HARBOR DISTRICT:

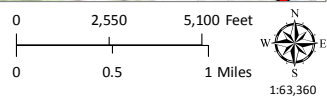
Sec. 20.512

NA



CASE: **AP 2019-0072**
 OWNER: **DEW, Susie**
 APN: **128-230-21**
 APLCT: **Susie Dew**
 AGENT:
 ADDRESS: **1901 Charoliase Drive, Navarro**




- Major Towns & Places
- == Major Roads
- ~ Major Rivers
- Highways

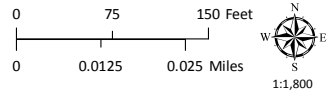


LOCATION MAP

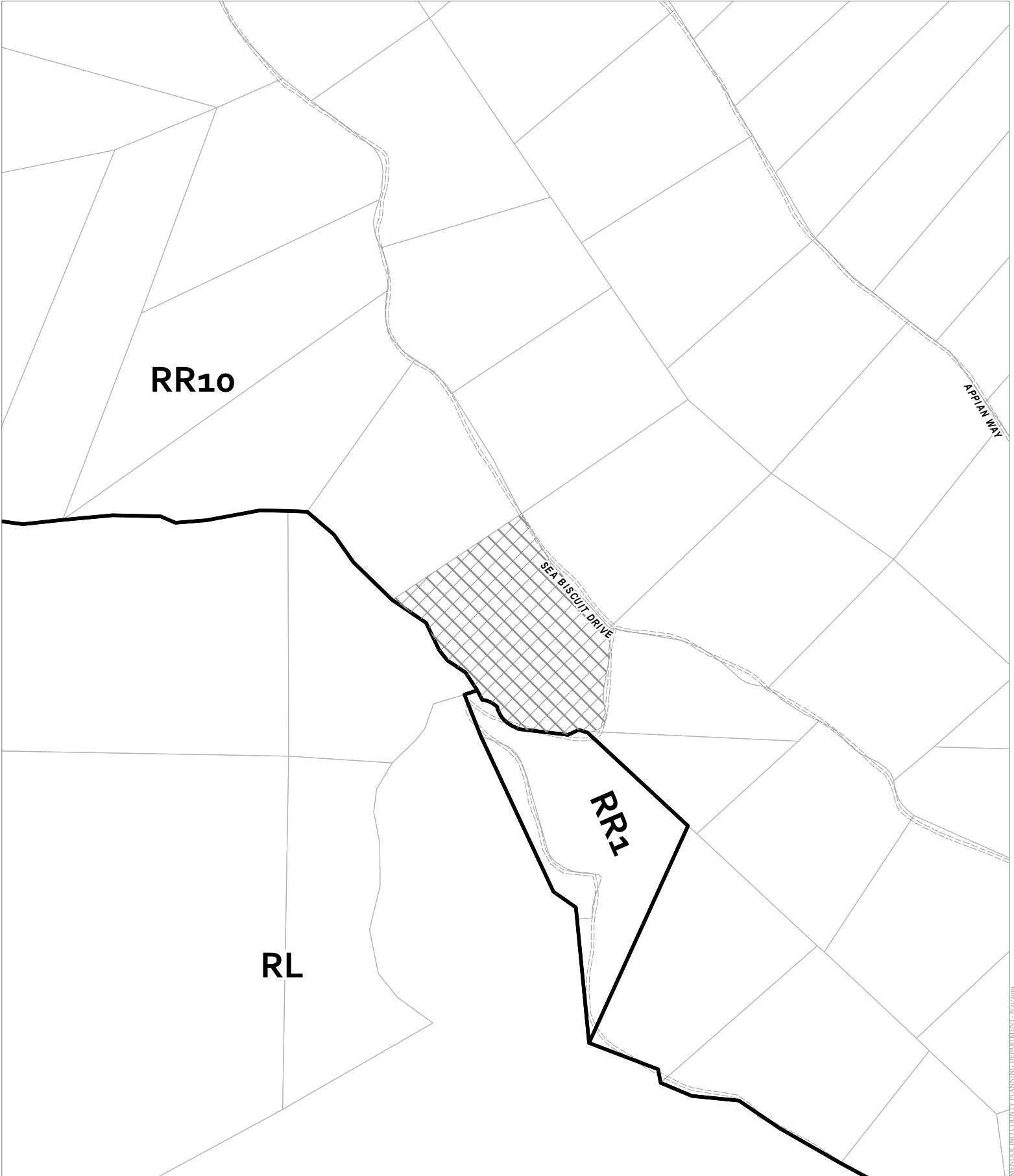


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-  Cannabis Cultivation Sites
-  Private Roads
-  Driveways/Unnamed Roads

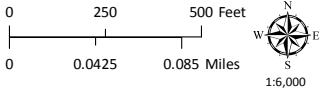


AERIAL IMAGERY

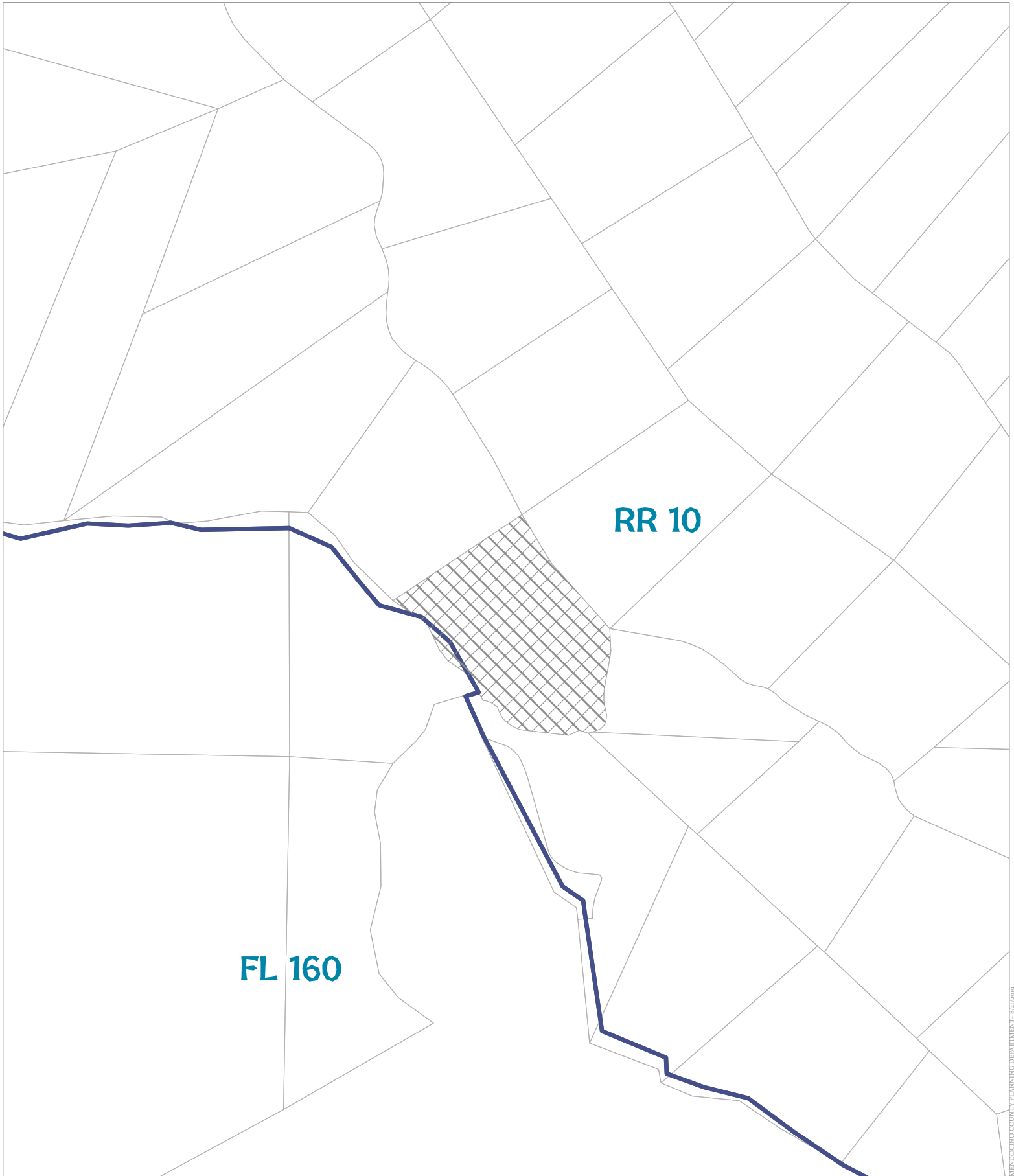


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 Zoning Districts




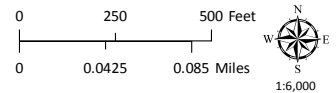
ZONING DISPLAY MAP



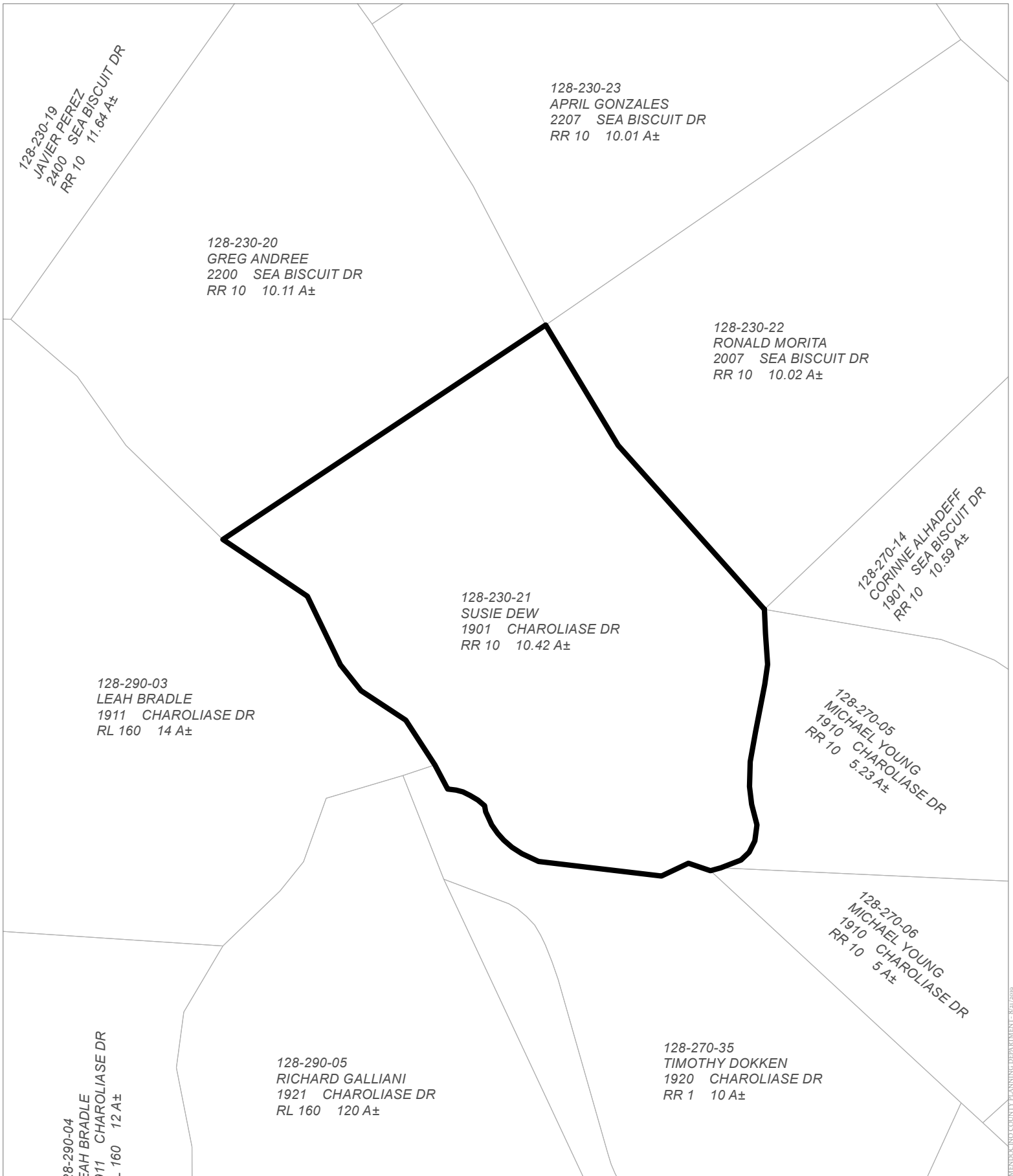
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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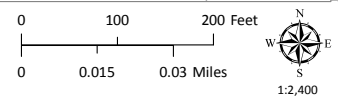
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



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ADJACENT PARCELS

COMPTCHE COMMUNITY SERVICES DISTRICT

ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

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APN: 128-230-21

APLCT: Susie Dew

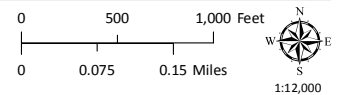
AGENT:

ADDRESS: 1901 Charoliase Drive, Navarro

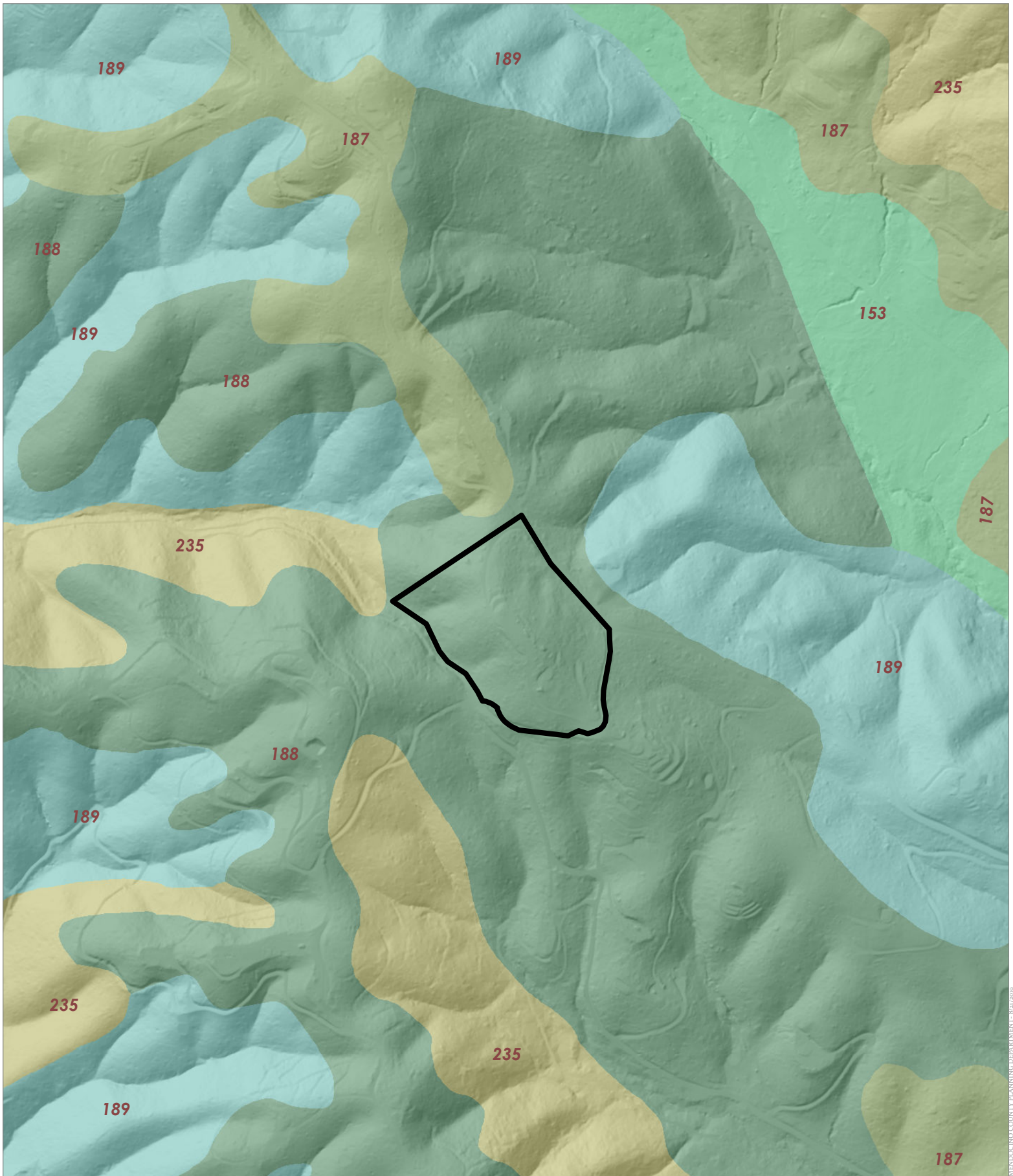


High Fire Hazard

County Fire Districts

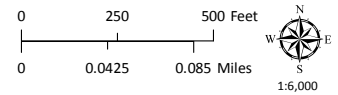


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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WESTERN SOIL CLASSIFICATIONS