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 ______________
REPORT FOR: ADMINISTRATIVE PERMIT

CASE: AP_2019-0072

OWNER: SUSIE DEW

APPLICANT: SUSIE DEW

AGENT: N/A

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 Drive, Navarro, CA (APN: 128-230-21)

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

LOCAL
- Building Division Ukiah
- Environmental Health (EH)
- Planning Division Fort Bragg

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 8/29/19
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: Western/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
    NO

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

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

ZONING DISTRICTS

ZONING DISPLAY MAP
CASE: AP 2019-0072
OWNER: DEW, Susie
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ADJACENT PARCELS