October 15, 2019

CASE#: AP_2019-0078
DATE FILED: 8/26/2019
OWNER: JASON ZUMALT
APPLICANT/AGENT: LEIF BOLIN
REQUEST: Administrative Permit to allow for a cannabis processing facility.
LOCATION: 1.5± miles west of Redwood Valley center, on the west side of Colony Drive (CR 232A), 0.2± miles north of its intersection with Road D (CR 232), located at 8775 Colony Dr., Redwood Valley (APN: 163-170-07).
ENVIRONMENTAL DETERMINATION: Negative Declaration
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: October 29, 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 _______________
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APN/S: 163-170-07

PARCEL SIZE: 10.86± Acres

GENERAL PLAN: Agricultural (AG)

ZONING: Agricultural (AG:40)

EXISTING USES: Agriculture

DISTRICT: District 1 (Brown)

RELATED CASES: N/A

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES (ACRES)</th>
<th>ADJACENT USES</th>
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<tbody>
<tr>
<td>EAST:</td>
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<td>2±, 1±, 7±, 11±</td>
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<td>WEST:</td>
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</table>

REFERRAL AGENCIES

LOCAL
- Agricultural Commissioner
- Air Quality Management District
- Archaeological Commission
- Assessor’s Office
- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Redwood Valley Fire District
- Redwood Valley MMC
- Resource Lands Protection Com.
- Sonoma State University
- STATE

STATE
- California Dept. of Fish & Wildlife
- California Highway Patrol
- Regional Water Quality Control Board
- TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM VANDEWATER

DATE: 10/15/2019
1. MAC:
   GIS
   Redwood Valley

2. FIRE HAZARD SEVERITY ZONE:
   CALFIRE FRAP maps/GIS
   N/A

3. FIRE RESPONSIBILITY AREA:
   CALFIRE FRAP maps/GIS
   Redwood Valley – Calpella Fire Protection District

4. FARMLAND CLASSIFICATION:
   GIS
   Prime Farmland

5. FLOOD ZONE CLASSIFICATION:
   Federal Insurance Maps (FIRM)
   NO

6. COASTAL GROUNDWATER RESOURCE AREA:
   Coastal Groundwater Study/GIS
   N/A

7. SOIL CLASSIFICATION:
   Mendocino County Soils Study Eastern/Western Part
   N/A

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
    Riverine

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:
    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:
    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
    N/A

23. HARBOR DISTRICT:
    Sec. 20.512
    N/A
Application for Cannabis Facilities – Use Permit / Administrative Permit

APPLICANT(S)
Name: Jason Zumalt / Leif Bolin
Phone: (707) 734-0898
Mailing Address: 14950 Ridgeview Road
City: Willits State/Zip: CA 95490 email: lbolinz323@gmail.com

PROPERTY OWNER
Name: Jason Zumalt
Phone: (415) 741-0474
Mailing Address: Leslie Finne Road
City: Redwood Valley State/Zip: CA 95470 email: zumaltforce102@gmail.com

AGENT
Name: Leif Bolin
Phone: (707) 734-0898
Mailing Address: 14950 Ridgeview Road
City: Willits State/Zip: CA 95490 email: lbolinz323@gmail.com
Address of Property: 8775 Colony Drive Redwood Valley CA 95470
Assessor Parcel Number(s): 163-170-04

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

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Processing</th>
<th>Manufacturing (non-volatile)</th>
<th>Manufacturing (volatile)</th>
<th>Testing</th>
<th>Retail / Dispensary</th>
<th>Distribution</th>
<th>Microbusiness</th>
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</thead>
<tbody>
<tr>
<td>RC (Rural Community)</td>
<td>☐ - AP</td>
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<td>☐ - UP</td>
<td>☐ - UP</td>
<td>☐ - UP</td>
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<td>☐ - UP</td>
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<td>☐ - UP</td>
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<tr>
<td>UR (Upland Residential)</td>
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<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
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<td>☐ - AP</td>
</tr>
<tr>
<td>RL (Rangeland)</td>
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<td>☐ - UP</td>
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<tr>
<td>FL (Forest Land)</td>
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<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
</tr>
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<td>C1 (Limited Commercial)</td>
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<td>☐ - AP</td>
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<tr>
<td>C2 (General Commercial)</td>
<td>☐ - AP</td>
<td>☐ - UP</td>
<td>☐ - UP</td>
<td>☐ - UP</td>
<td>☐ - UP</td>
<td>☐ - UP</td>
<td>☐ - AP</td>
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<tr>
<td>I1 (Limited Industrial)</td>
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<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
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<tr>
<td>PI (Pinoleville Industrial)</td>
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<td>☐ - ZC**</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
<td>☐ - AP</td>
</tr>
</tbody>
</table>

OTHER (check if applicable) ☐ Mendocino County Code 20.243.070 Exception: Existing Packaging and Processing Facility

*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 Date
8/26/19

Signature of Owner Date
8/26/19

[Handwritten signature and date]
1. Does the proposed facility meet the following setbacks? [X] YES  [ ] NO
   - 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

2. Please describe the project in full.
   Constructing a 31' x 72' ft commercial building that will be used for cannabis processing. Installing parking, fencing, septic and a security system.

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.
   The project site is a 11.3 acre vineyard with a holding pond and pump house. The project will require removal of a portion of the existing grapes. Improvements will include perimeter fencing, gravel parking and greenhouses.

4. Will the development of the proposed facility be phased? [X] YES  [ ] NO
   If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.
   See attachment A

5. Are you grading, or plan to grade, for any roads or building sites? [ ] YES  [X] 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: [ ] ON-SITE  [ ] OFF-SITE

6. In order to develop the proposed facility, will it be necessary to:
   A. Remove oak species or commercial tree species? [ ] YES  [X] NO
   B. Make substantial changes in terrain? [X] YES  [ ] NO

7. Will there be employees? [X] YES  [ ] NO  If YES, how many employees will be present on the largest shift? TBD

8. Will there be any signs used to identify the facility? [ ] YES  [X] NO  If YES, please provide the information below.
   Location on property (must also be shown on site plan):
   Size: ______ ft²  Type (i.e. freestanding, wall, etc): 

2
9. How many parking spaces will be on provided on-site? 4
   How many accessible parking spaces? 1

10. Please provide an inventory of the structures on the property. If additional space is needed, please provide a separate sheet. Please note improvements may be subject to permit requirements.

<table>
<thead>
<tr>
<th></th>
<th>Existing Use</th>
<th>Proposed Use</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Prop. Use: N/A</td>
<td>ft²</td>
</tr>
<tr>
<td>2</td>
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<td>ft²</td>
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<td>ft²</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>Prop. Use:</td>
<td>ft²</td>
</tr>
</tbody>
</table>

11. Will there be any security lighting? ☑ YES ☐ NO
   If YES, will the light be cast downward? ☑ YES ☐ NO

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

   Vineyards surround the property on all sides. There is a neighboring residence incorporated in the vineyard on the properties northern boundary.

13. Please indicate the surrounding land uses.

<table>
<thead>
<tr>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
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</thead>
<tbody>
<tr>
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<td>Res</td>
<td>Commercial/Ind</td>
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<td></td>
</tr>
<tr>
<td>Inst</td>
<td>Institutional/Tim</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

14. Utilities will be supplied to the site as follows:

   A. Electricity
      ☑ Utility Company (existing)
      ☐ Utility Company (planned)
      ☐ On-Site Generation – Specify

   B. Gas
      ☐ Utility Company (existing)
      ☐ Utility Company (planned)
      ☐ On-Site Generation – Specify
      ☑ None

   C. Water
      ☐ Community water system – Specify provider
      ☐ Well
      ☐ Spring
      ☑ Pond
      ☐ Other – Specify

   D. Sewage
      ☐ Community sewage system – Specify provider
      ☑ Septic Tank
      ☑ Other – Specify

   Portable toilet will be used until septic is completed

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc).

   Hwy 101 to exit 557. Turn right onto West Rd. Right onto E School Way. Left onto West Rd. Right onto Road D. Left onto Colong Drive. Location is on the right.
"FOR PROCESSING"

P01. How will natural (trimmings) or other (plastics) materials be disposed?
All plastic and natural materials will be separated and disposed of at a licensed and approved disposal facility.

P02. What equipment (i.e. machines [specify], trimmers, hangers, etc) will be used for processing?
Initially no equipment will be used. If equipment is used it will be phased in overtime. Potential equipment would be trimmers and sorters.

"FOR MANUFACTURING" N/A

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" N/A

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" N/A

D01. How many vehicles will operate from this facility? 

"FOR MICROBUSINESS" N/A

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:

Leif Blinn 8/26/19 Jason Zumalt 8/26/19
Print Name of Applicant/Agent Date Print Name of Owner Date

Signature of Applicant/Agent Signature of Owner 8/26/19
CASE: AP 2019-0078
OWNER: ZUMALT, Jason
APN: 163-170-07
APLCT: Jason Zumalt
AGENT: Leif Bolin
ADDRESS: 8775 Colony Drive, Redwood Valley

FARMLAND CLASSIFICATIONS

- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Unique Farmland (U)