



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

October 15, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Farm Advisor
Agriculture Commissioner

Air Quality Management
Archaeological Commission
Sonoma State University
Resource Lands Protection Committee
Department of Fish and Wildlife
California Highway Patrol

RWQCB
Redwood Valley MAC
Redwood Valley Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

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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AGENT:	LEIF BOLIN
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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

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES (ACRES)	ADJACENT USES
NORTH:	Agricultural (AG)	Agricultural (AG:40)	2±, 1±, 7±, 11±	Agriculture
EAST:	Agricultural (AG)	Agricultural (AG:40)	3±	Agriculture
SOUTH:	Agricultural (AG)	Agricultural (AG:40)	33±	Agriculture
WEST:	Agricultural (AG)	Agricultural (AG:40)	26±	Agriculture

REFERRAL AGENCIES

<u>LOCAL</u> <input checked="" type="checkbox"/> Agricultural Commissioner <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Archaeological Commission <input checked="" type="checkbox"/> Assessor’s Office <input checked="" type="checkbox"/> Building Division (Ukiah) <input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> Environmental Health (EH) <input checked="" type="checkbox"/> Farm Advisor <input checked="" type="checkbox"/> Redwood Valley Fire District <input checked="" type="checkbox"/> Redwood Valley MAC <input checked="" type="checkbox"/> Resource Lands Protection Com. <input checked="" type="checkbox"/> Sonoma State University <u>STATE</u>	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife <input checked="" type="checkbox"/> California Highway Patrol <input checked="" type="checkbox"/> Regional Water Quality Control Board <u>TRIBAL</u> <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
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ADDITIONAL INFORMATION:

STAFF PLANNER: SAM VANDEWATER

DATE: 10/15/2019

ENVIRONMENTAL DATA

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:

FEMA Flood Insurance Rate 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:

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 (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
N/A

23. HARBOR DISTRICT:

Sec. 20.512
N/A



Department of
Planning and Building
Services

Case No: AP-2019-0078
 CalFire No: _____
 Business License No: _____
 Fee: \$1,196.00
 Receipt No: PR-02992
 Received By: Mark Cliser
 Date Filed: 8-26-19
 Office use only

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: lbolin323@gmail.com

PROPERTY OWNER

Name: Jason Zumalt Phone: (415) 741-0474
 Mailing Address: 6516 Finne Road
 City: Redwood Valley State/Zip: CA 95470 email: zumaltforce10a@gmail.com

AGENT

Name: Leif Bolin Phone: (707) 734-0898
 Mailing Address: 14950 Ridgeview Road
 City: Willits State/Zip: CA 95490 email: lbolin323@gmail.com

Address of Property: 8775 Colony Drive Redwood Valley CA 95470
 Assessor Parcel Number(s): 163-170-04 07

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 checked="" 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 type="checkbox"/> - AP	-	-	-	ZC**	-	-
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) ☐ 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]
 Signature of Applicant/Agent

8/26/19
 Date

[Signature]
 Signature of Owner

8/26/19
 Date

CANNABIS 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.

Constructing a 36ft X 72ft 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?

☒ 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

☒ 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:

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| A. Remove oak species or commercial tree species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Make substantial changes in terrain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

7. Will there be employees? ☒ 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 ☒ 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): _____

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.

	Existing Use:	Proposed Use:	Size:	ft ²
1.		<u>N/A</u>		
2.				
3.				
4.				
5.				

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.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural	<u>Residential/AG</u>	<u>AG</u>	<u>AG</u>	<u>AG</u>
Commercial/Industrial				
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 _____

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 Colony 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 over time. 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? _____

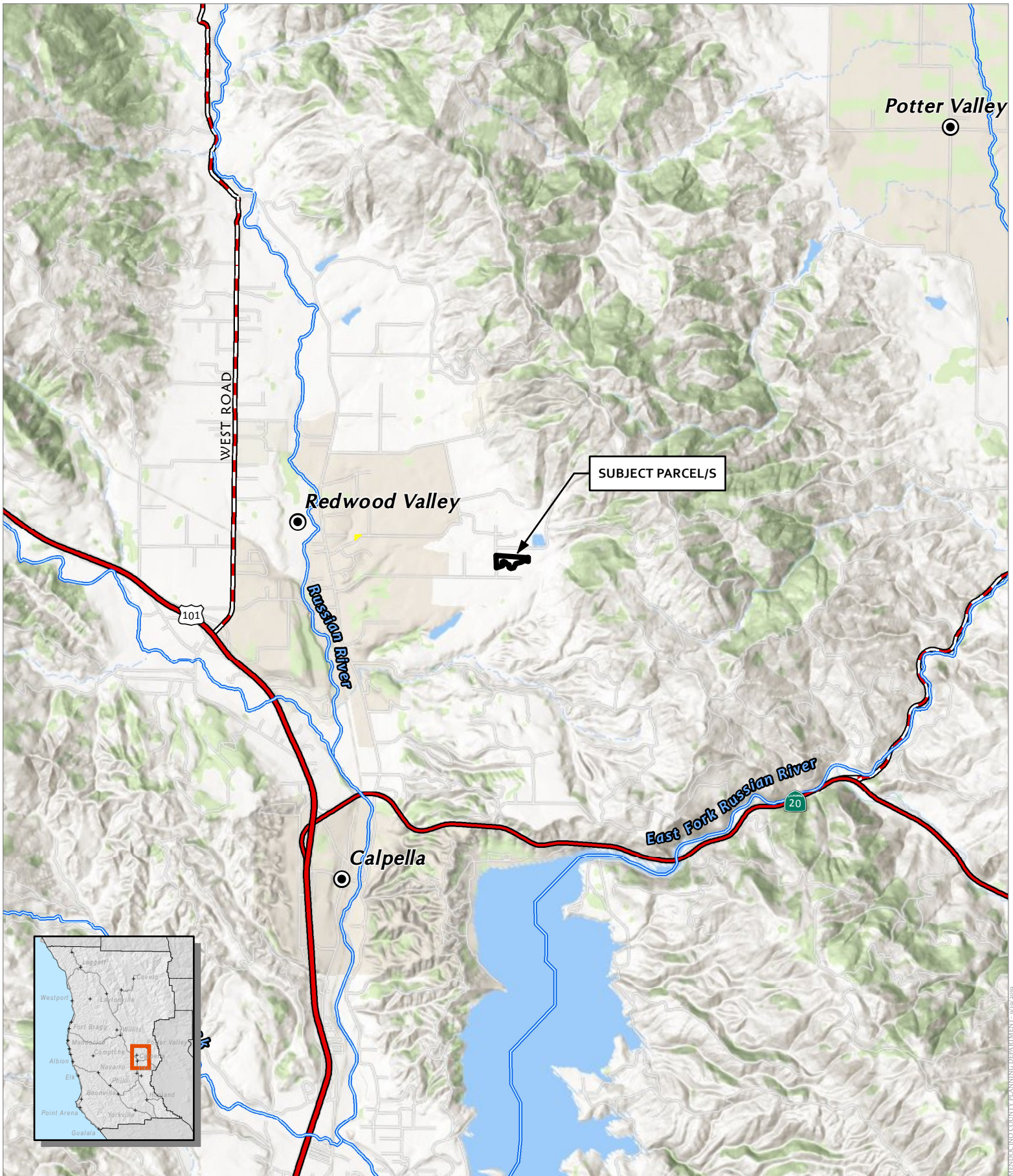
I, the undersigned below, certify that the information submitted with this application is true and accurate:

Leif Berlin 8/26/2019
Print Name of Applicant/Agent Date

[Signature]
Signature of Applicant/Agent

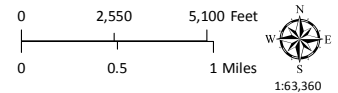
Jason Zomalt 8/26/19
Print Name of Owner Date

[Signature] 8/26/19
Signature of Owner



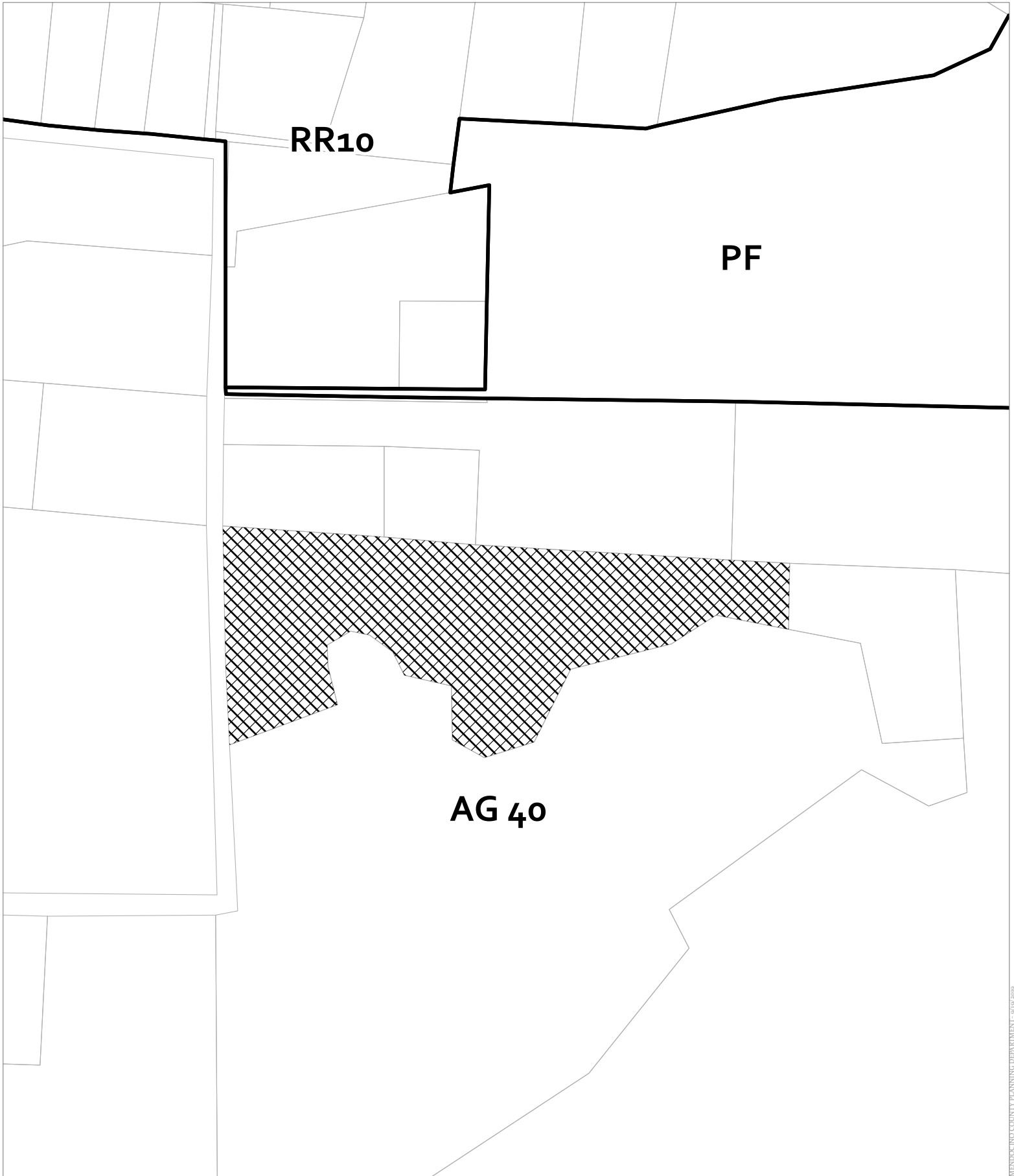
CASE: **AP 2019-0078**
 OWNER: **ZUMALT, Jason**
 APN: **163-170-07**
 APLCT: **Jason Zumalt**
 AGENT: **Leif Bolin**
 ADDRESS: **8775 Colony Drive, Redwood Valley**

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




LOCATION MAP

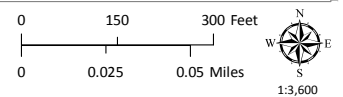




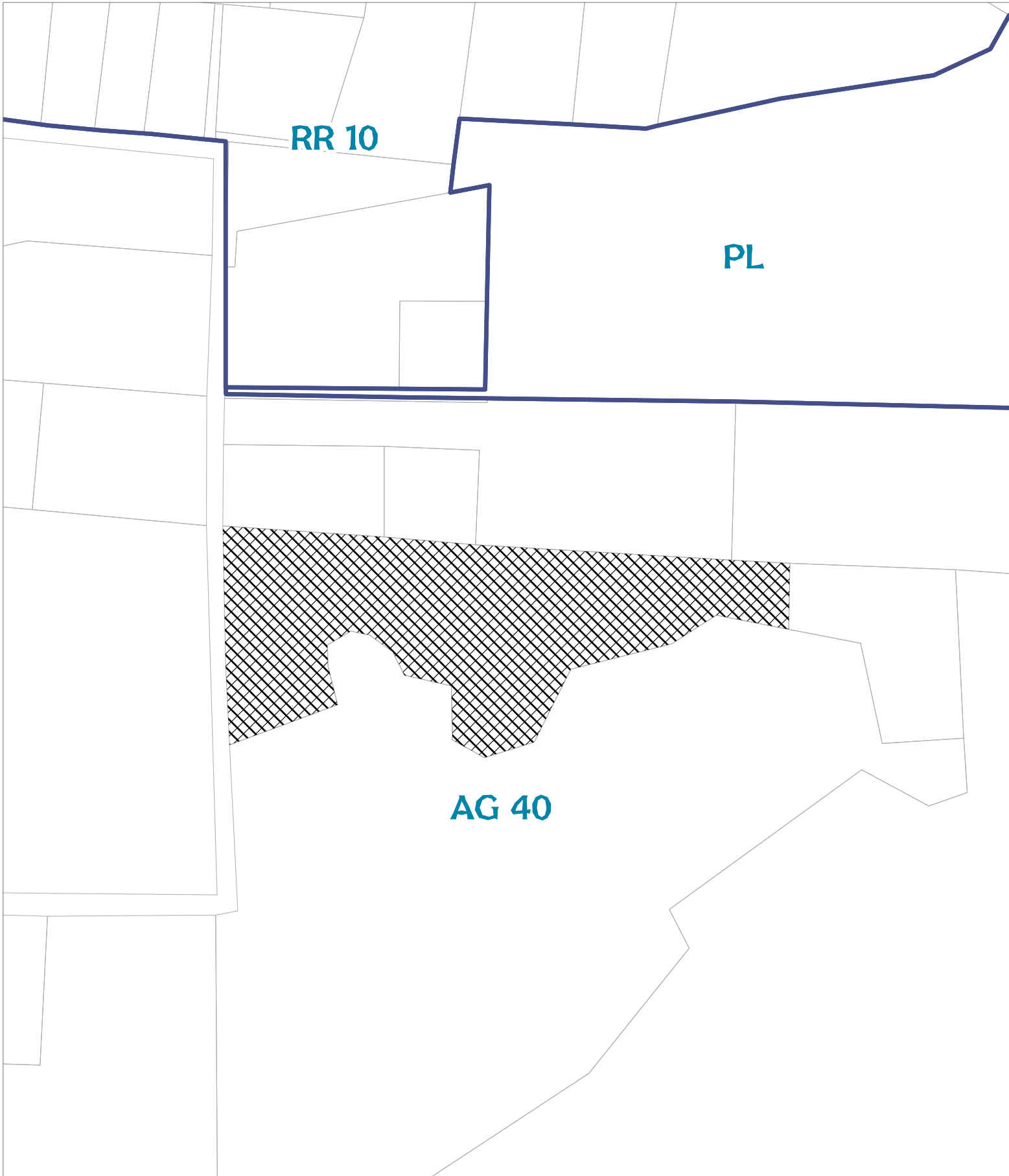
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2019

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 Zoning Districts




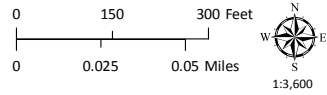
ZONING DISPLAY MAP



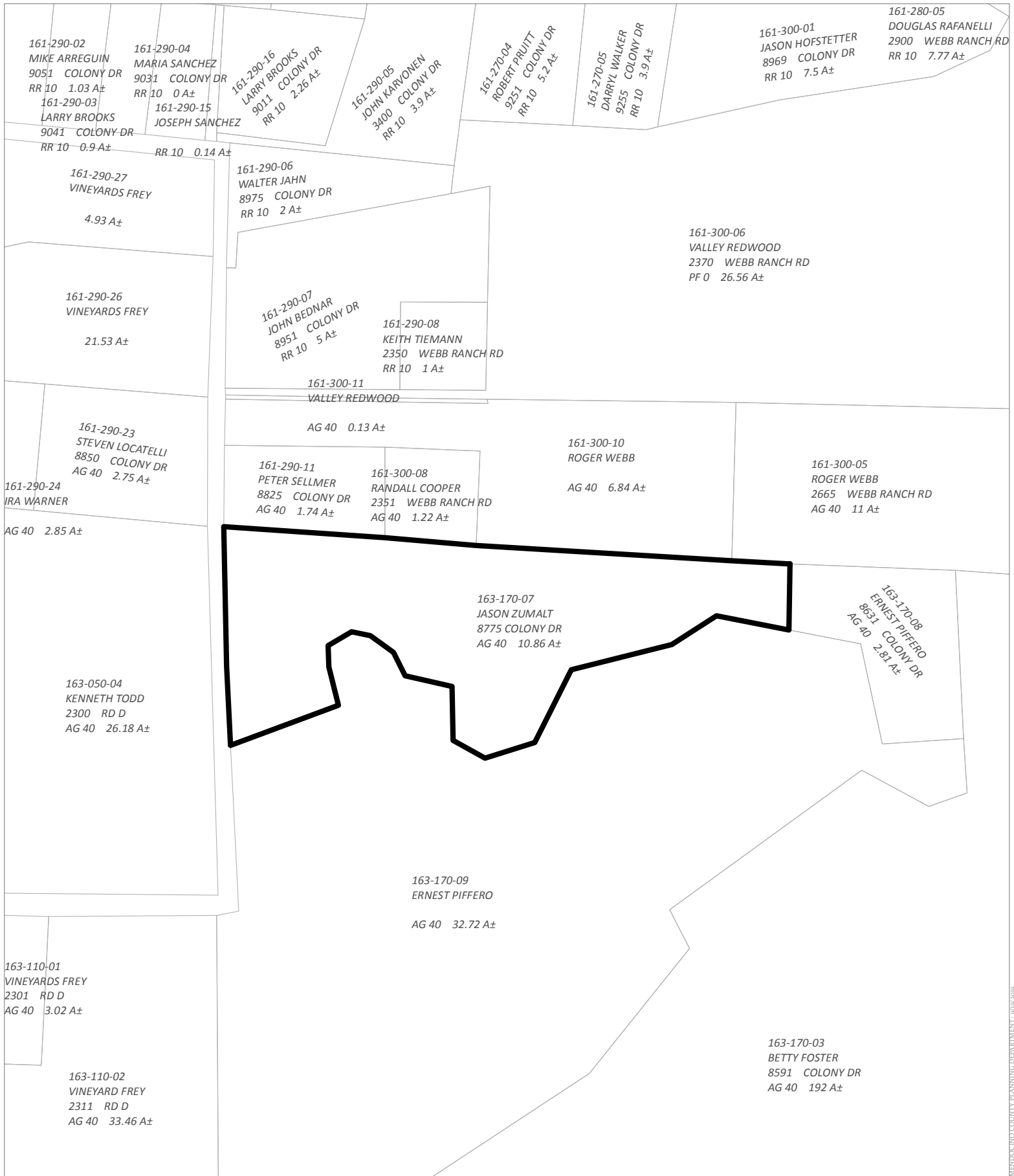
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 General Plan Classes

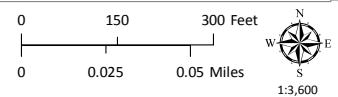


GENERAL PLAN CLASSIFICATIONS

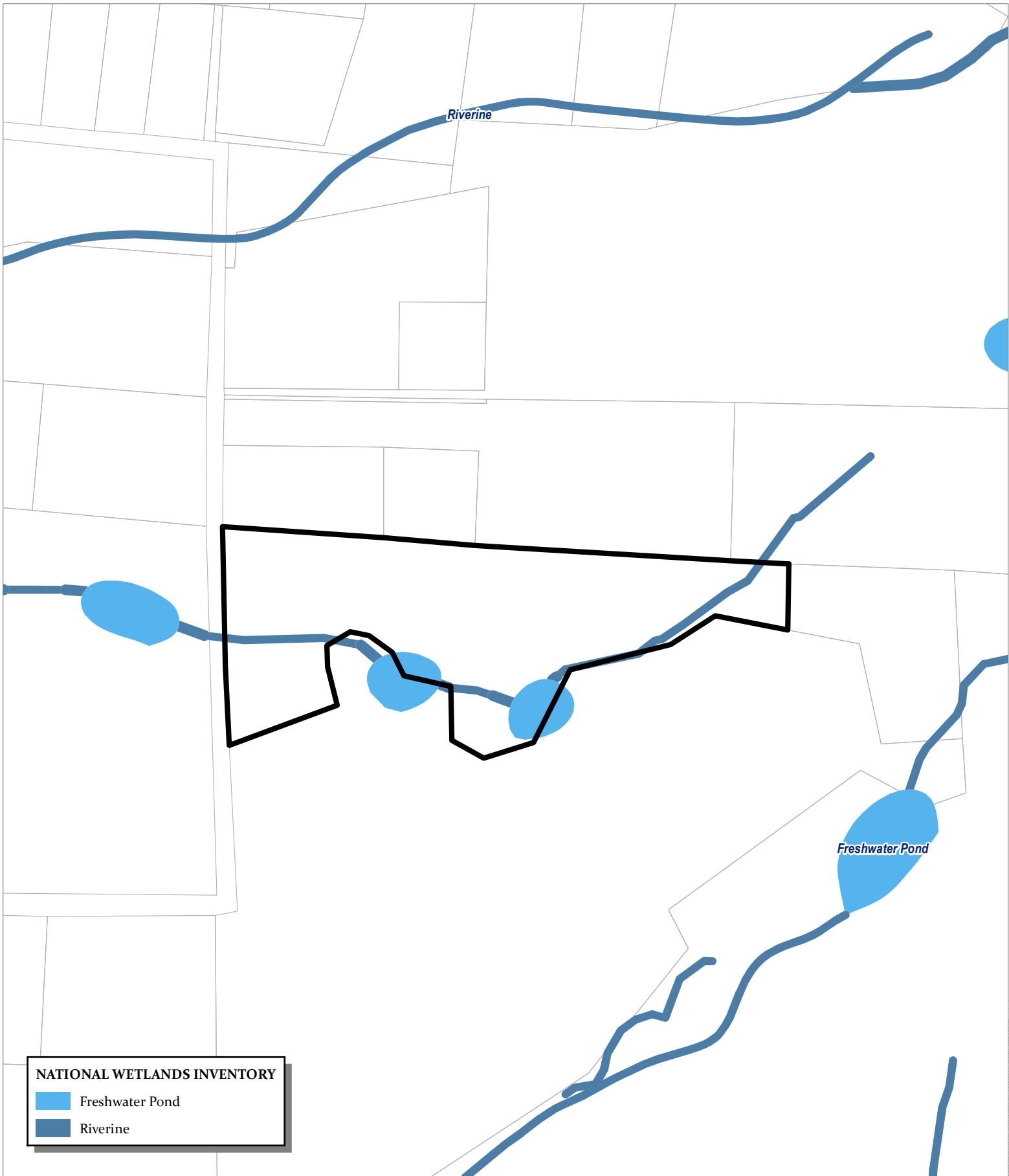


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2019

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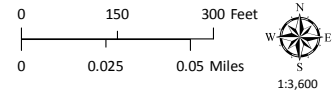
ADJACENT PARCELS



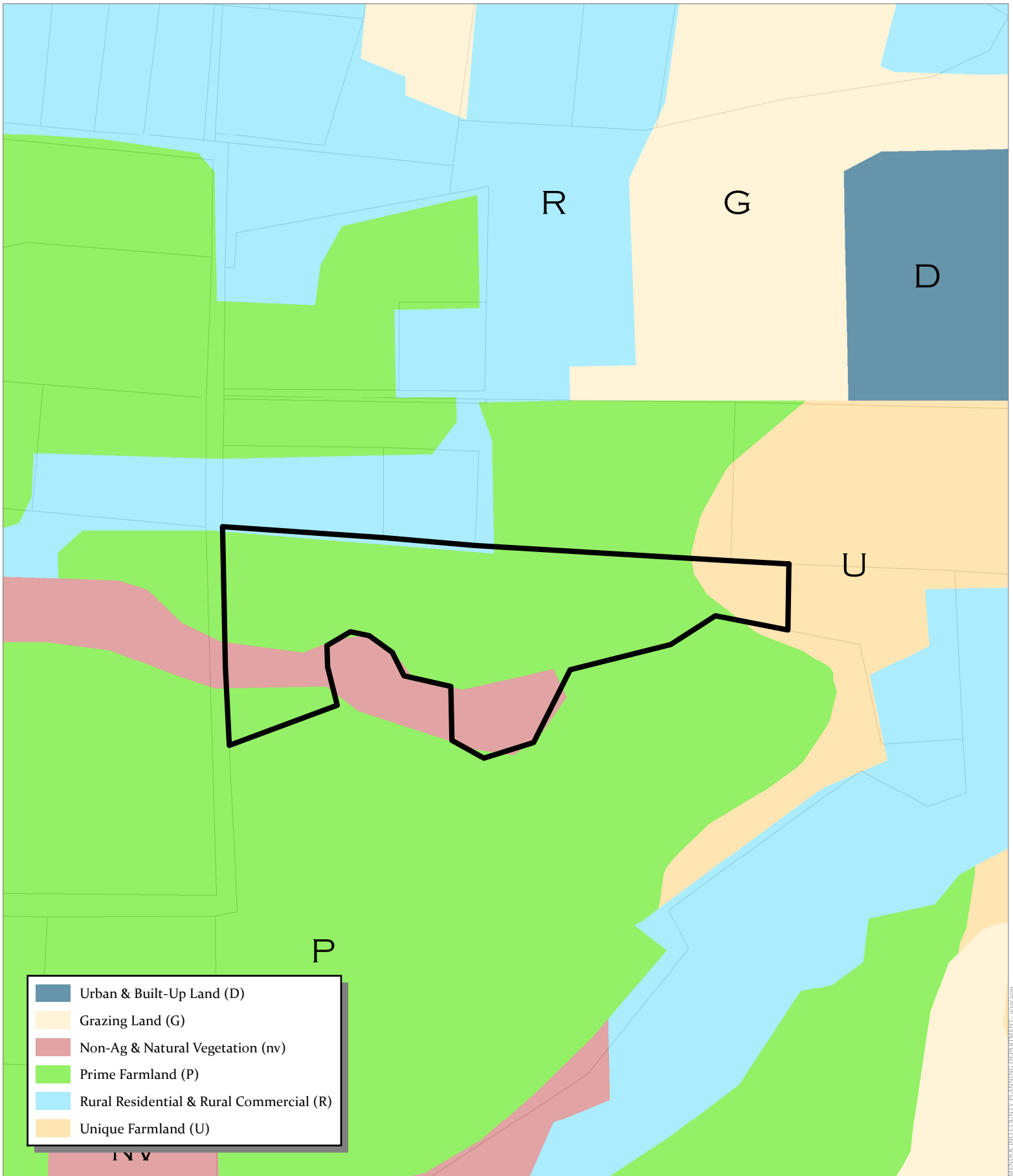
NATIONAL WETLANDS INVENTORY

- Freshwater Pond
- Riverine

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WETLANDS



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

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