CASE#: U_2019-0024
DATE FILED: 10/3/2019
OWNER: DIANA HONEYCUTT
APPLICANT: SUNSHINE HOLISTIC
AGENT: BRANDY MOULTON
REQUEST: Minor Use Permit request to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 sq. ft. of mature canopy within a structure per Mendocino County Code Section 20.242.040 (C)(1)(c). This property is subject to the ‘Sunset Clause’.
LOCATION: 4.3± miles southeast the City of Fort Bragg center, lying on the east side of Franklin Road (CR 414D), 0.2± miles southeast of its intersection with Simpson Lane (CR 414), located at 16801 Franklin Rd., Fort Bragg (APN: 019-480-33).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: November 19, 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).

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

REVIEWS BY:

Signature ________________________  Department __________________________  Date _________________
REPORT FOR: USE PERMIT

CASE: U_2019-0024

OWNER: DIANA HONEYCUTT
APPLICANT: Sunshine Holistic
AGENT: Brandy Moulton

REQUEST: Minor Use Permit request to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 sq. ft. of mature canopy within a structure per Mendocino County Code Section 20.242.040 (C)(1)(c). This property is subject to the ‘Sunset Clause’.

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APN/S: 019-480-33-00
PARCEL SIZE: 2.06 ± acres

GENERAL PLAN: Rural Residential (RR5)
ZONING: Rural Residential (RR:5)
EXISTING USES: Residential; Cultivation
DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES: AG 2018-0364 (Agricultural)

<table>
<thead>
<tr>
<th>NORTH:</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR5</td>
<td>RR:5</td>
<td>1± 1± acres</td>
<td>Residential</td>
<td></td>
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<tr>
<td>SOUTH:</td>
<td>RR5</td>
<td>RR:5</td>
<td>1± acres</td>
<td>Residential</td>
</tr>
<tr>
<td>WEST:</td>
<td>RR2</td>
<td>RR:2</td>
<td>0.8±;0.9±; 3± acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

LOCAL
- Air Quality Management District
- Archaeological Commission
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Fort Bragg Rural Fire District
- Planning Division Fort Bragg
- Sonoma State University
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Dept. of Fish & Wildlife

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Parcel subject to sunset provision.

STAFF PLANNER: MARK CLISER
DATE: 10/30/2019
ENVIRONMENTAL DATA

1. MAC:
   GIS

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

3. FIRE RESPONSIBILITY AREA:
   CALFIRE FRAP maps/GIS
   Fort Bragg Rural Fire District

4. FARMLAND CLASSIFICATION:
   GIS

5. FLOOD ZONE CLASSIFICATION:
   FEMA Flood Insurance Rate Maps (FIRM)
   NO

6. COASTAL GROUNDWATER RESOURCE AREA:
   Coastal Groundwater Study/GIS
   NO

7. SOIL CLASSIFICATION:
   Mendocino County Soils Study Eastern/Western Part
   NO

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
   LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:
   Mendocino County Assessor’s Office
   NO

10. TIMBER PRODUCTION ZONE:
    GIS
    NO

11. WETLANDS CLASSIFICATION:
    GIS

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

17. LANDSLIDE HAZARD:
    Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

18. WATER EFFICIENT LANDSCAPE REQUIRED:
    Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:
    www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
    Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:
    Policy

22. OAK WOODLAND AREA:
    USDA

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

☐ ADMINISTRATIVE PERMIT (AP)
  ☐ Forego RR:10 Housing Requirement ☐ TPZ or FL (Type 1 or Type 2) ☐ Type C-A Cottage Indoor (500 ft²)

☒ USE PERMIT (UP)
  ☐ Type C-A Cottage Indoor (500 ft² - 2500 ft²)

APPLICANT(S)
Name: Sunshine Holistic
Phone: 707-223-1129
Mailing Address: 18601 N Hwy 1 P.O. Box 1600
City: Fort Bragg
State/Zip: CA 95437
email: bhm0424@sovereignty.org

PROPERTY OWNER
Name: Diana Honeycutt
Mailing Address: 18601 N Hwy 1 P.O. Box 1600
City: Fort Bragg
State/Zip: CA 95437
email:

AGENT
Name: Brandy Maulon
Phone: 707-223-1129
Mailing Address: 18601 N Hwy 1 P.O. Box 1600
City: Fort Bragg
State/Zip: CA 95437
email: bhm0424@gmail.com

Parcel Size: 2.00 acres
Address of Property: 16801 Franklin Rd, Fort Bragg, CA 95437
Assessor Parcel Number(s): 0194803300

TYPE OF CULTIVATION PERMIT:

<table>
<thead>
<tr>
<th>Size</th>
<th>Type of Permit</th>
<th>OUTDOOR</th>
<th>INDOOR</th>
<th>MIXED LIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small: (≤2500 ft²)</td>
<td>□ C</td>
<td>□ C-A (≤500 ft²)</td>
<td>□ C-B</td>
<td></td>
</tr>
<tr>
<td>Medium: (2501 – 5000 ft²)</td>
<td>□ 1</td>
<td>□ 1-A</td>
<td>□ 1-B</td>
<td></td>
</tr>
<tr>
<td>Large: (5001 – 10,000 ft²)</td>
<td>□ 2</td>
<td>□ 2-A</td>
<td>□ 2-B</td>
<td></td>
</tr>
<tr>
<td>Nursery: (≤12,000 ft²)</td>
<td>□ 4</td>
<td>□ 4</td>
<td>□ 4</td>
<td></td>
</tr>
</tbody>
</table>

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: Brandy Maulon Date: 11/7/19
Signature of Owner: Diana Honeycutt Date: 11/7/19
CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks?  ☑ YES  ☐ NO
   - 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 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.
   
   New steel building to be installed w/ ADA compliance. Some grading and vegetation (blackberries) removal.

4. Will the development of the proposed cultivation site be phased?  ☑ YES  ☐ NO
   
   If YES, please describe the phases briefly.

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?
   
   Hazardous materials will disposed via hazardous collection.  
   Natural trimmings will be composted.  
   Plastics will be recycled.

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading?  ☑ YES  ☐ NO
   
   If YES, please complete the following:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Amount of cut:</td>
<td>cubic yards</td>
</tr>
<tr>
<td>B. Amount of fill:</td>
<td>cubic yards</td>
</tr>
<tr>
<td>C. Maximum height of cut slope:</td>
<td>feet</td>
</tr>
<tr>
<td>D. Maximum height of fill slope:</td>
<td>feet</td>
</tr>
<tr>
<td>E. Amount being imported/exported:</td>
<td>cubic yards</td>
</tr>
<tr>
<td>F. Location of borrow/disposal:</td>
<td>☑ ON-SITE  ☐ OFF-SITE</td>
</tr>
</tbody>
</table>
7. In order to develop the proposed cultivation site, will it be necessary to:

A. Remove oak species or commercial tree species? YES ☐ NO ☐
B. Make substantial changes in terrain? ☐
C. Connect to existing water district? ☐
D. Connect to existing sewer district? ☐
E. Install a septic system? ☐
F. Connect to existing septic system? ☐
G. Install an individual well? ☑

H. OTHER (Explain)?

8. 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. Please include size of structures.

1. residence - 800 sq ft.
2. container - 320 sq ft.
3. water tower/pump house - 1600 sq ft.
4. shed - 40 sq ft.
5.
6.
7.
8.
9.
10.

9. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership? YES ☐ NO ☑

10. Will the proposed cultivation site convert land currently or previously used for agriculture? YES ☐ NO ☑

If YES, how much land is being converted? _____________________ (ft² / acres)

11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging? ☑ NO

☐ YES, the project will involve: ☐ Construction of a pond - a total of __________ cubic yards will be moved
☐ Diking - a total of __________ cubic yards will be moved
☐ Filling - a total of __________ cubic yards will be moved
☐ Dredging - a total of __________ cubic yards will be moved

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

woven fence - blackberry hedge

13. Please indicate the surrounding land uses.

<table>
<thead>
<tr>
<th>Vacant</th>
<th>Residential/Agricultural</th>
<th>Commercial/Industrial</th>
<th>Institutional/Timberland</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>EAST</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>SOUTH</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>WEST</td>
<td>✓</td>
<td>✓</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 supplier
      - Well
      - 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?  
   □ YES  □ NO
   If YES, how many employees will you have?  
   □ If employees are residing onsite, please indicate the structure they will be residing.

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.

19. Please provide driving directions to the cultivation site using identifiable landmarks (streets, mile posts, mailboxes).
   Simpson Lane. → Right onto Franklin Road → Left onto Driveway.

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

[Signature]
[Date]  
[Signature]  
[Date]

FOR STAFF PURPOSES ONLY

Zoning District:  

Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]?  
□ YES  □ NO

Compliant with Mendocino County Code Chapter 20.242:  
□ YES  □ NO
AUTHORIZATION OF AGENT

1. I hereby authorize Brandy Moulton to act as my representative and to bind me in all matters concerning this application.

Owner

Date

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the county.

2. I hereby grant permission for County, Planning and Building Services staff, and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner Authorized Agent

Date

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to Sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

1. I, Brandy Moulton, hereby agree to the above Indemnification Agreement.

Owner Authorized Agent

Date

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence mailed to if different from those identified on the Application for Cannabis Cultivation page.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
</tr>
</tbody>
</table>
CASE: U 2019-0024
OWNER: HONEYCUTT, Diana
APN: 019-480-33
APLCT: Sunshine Holistic
AGENT: Brandy Moulton
ADDRESS: 16801 Franklin Road, Fort Bragg

LOCATION MAP
OWNER: HONEYCUTT, Diana
APN: 019-480-33
AGENT: Brandy Moulton
ADDRESS: 16801 Franklin Road, Fort Bragg, CA 95437

SITE PLAN

NO SCALE

Square = 10ft

1 square = 10ft