

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 TELEPHONE: 707-234-6650 FAX: 707-463-5709 FB PHONE: 707-964-5379 FB FAX: 707-961-2427 pbs@mendocinocounty.org www.mendocinocounty.org/pbs

December 17, 2019

Department of Transportation Environmental Health - Ukiah Building Inspection - Ukiah Air Quality Management CalFire – Prevention CalFire – Resource Management Department of Fish and Wildlife Laytonville County Water District Long Valley Fire Protection District Laytonville Unified School District Laytonville MAC Cloverdale Rancheria Redwood Valley Rancheria Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0099 DATE FILED: 12/5/2019 OWNER: HOLLY CURRY

REQUEST: Administrative Permit for a setback reduction of a small outdoor cannabis cultivation (Type C (2,500 sq. ft.); AG_2019-0062) of no more than 2,500 sq. ft. of canopy to four (4) ft. from adjacent parcel. Project is in

Laytonville Cannabis Accomadation District.

LOCATION: 1.1± miles southwest of Laytonville town center, lying on the north side of Hoiland Road (Private), 0.1± miles north of its intersection with North Road (CR 319E), located at 1370 Hoiland Rd., Laytonville (APN: 0.14-200-36)

014-200-36).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3 STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: December 31, 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.		u ·····		
☐ Recommend conditional approval (atta	ached).			
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	or recommending denial).			
☐ Recommend preparation of an Environ	nmental Impact Report (attach	reasons why an EIR should be required).		
Other comments (attach as necessary	/).			
REVIEWED BY:				
Signature	Department	Date		

REPORT FOR: ADMINISTRATIVE PERMIT

OWNER: HOLLY CURRY

APPLICANT: HOLLY CURRY

AGENT: NA

REQUEST: Administrative Permit for a setback reduction of a small outdoor cannabis cultivation (Type C (2,500 sq. ft.);

AG_2019-0062) of no more than 2,500 sq. ft. of canopy to four (4) ft. from adjacent parcel. Project is in Laytonville

Cannabis Accomadation District.

LOCATION: 1.1± miles southwest of Laytonville town center, lying on the north side of Hoiland Road (Private), 0.1± miles north

of its intersection with North Road (CR 319E), located at 1370 Hoiland Rd., Laytonville (APN: 014-200-36).

APN/S: 014-200-36-00

PARCEL SIZE: 0.9± acres

GENERAL PLAN: RR1:

ZONING: RR:1

EXISTING USES: Residential, Cannabis

DISTRICT: Supervisorial District 3 (Haschak)

RELATED CASES: AG_2019-0062 (Agriculture)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR1:	RR:1	10± acres	Residential
EAST:	RR1:	RR:1	0.9± acres	Residential
SOUTH:	RR1:	RR:1	0.5± acres	Residential
WEST:	RR1:	RR:1	4± acres	Residential

REFERRAL AGENCIES

LOCAL

□ Building Division Ukiah

☑ Department of Transportation (DOT)

☑ Environmental Health (EH)

☐ Laytonville MAC

☑ Laytonville Unified School District☑ Laytonville County Water District

<u>STATE</u>

☑ CALFIRE (Land Use)

☑ CALFIRE (Resource Management)☑ California Dept. of Fish & Wildlife

TRIBAL

☑ Cloverdale Rancheria☑ Redwood Valley Rancheria

☑ Sherwood Valley Band of Pomo Indians

CASE: AP_2019-0099

ADDITIONAL INFORMATION: Project located in Laytonville Accommodation District

STAFF PLANNER: MARK CLISER **DATE:** 12/10/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

Laytonville

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GI

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Long Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

ΜΔ

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

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

NC

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-1

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

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



Department of Planning and Building Services

Case No: AP_2019 - 0099	
CalFire No:	
Cultivation No:	
Fee: #1121.00	
Receipt No:	
Received By:	
Date Filed:	
Office use only	

Application for Cannabis Administrative Permit

Application for Ca	madis Administr	alive Permit	
ADMINISTRATIVE PERMI	IT (AP)		
☐ Type C-A Cottage In	door (500 ft²)	Setback Reduction Request	
☐ Waive RR:10 Housin	g Requirement	☐ TPZ or FL (Type 1 or Type 2	2)
☐ Acreage (3.5 Acres-4	4.9 Acres: Type 1 Allowance)	☐ RR5 (3.5-4.9 Acres) Waive	Sunset
Accounts to	9.9 Acres: Type 2 Allowance)	,	
APPLICANT(S) Name:	1 Curry	Phone: 207 - 8	41-6690
Mailing P.O. Box	108		
Address.		270 Horland Rd	itine holly egma
3	(A) 1/5 1	orian. Oferra	The control of Edition
PROPERTY OWNER	1 200	Dhara	
Name: Same a Mailing	n above	Phone:	
Address:			
City:	State/Zip:	email:	
AGENT			
Name:		Phone:	
Mailing Address:			
City:	State/Zip:	email:	
Parcel Size:	acres		
Address of Property: 13	370 Hoiland	Ad, laybnutte	CA 95454
Assessor Parcel Number(s):	014-200	- 36	
	TYPE OF CULT	TIVATION PERMIT:	
Size ✓ Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft²)	District	☐ C-A (≤500 ft²) ☐ C-A (501 – 2500 ft²)	☐ C-B
Medium: (2501 – 5000 ft ²)	□ 1	☐ 1-A	☐ 1-B
Large: (5001 – 10,000 ft ²)	2	□ 2-A	☐ 2-B
Nursery: (≤12,000 ft²)	4	□ 4	□ 4
		4	

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	Date	Signature of Owner	Date

CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks? ☐ 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?
3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc. - septic - septic
Setbacks to be 4 from the fence line
4. Will the development of the proposed cultivation site be phased? If YES, please describe the phases briefly.
If YES, please describe the phases briefly. 5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site? Product is sold as well biomass - Compost ow site - No hazardous materials being wed-
If YES, please describe the phases briefly. 5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site? Product is sold as net biomass - Compost ow site - No hazardous materials from the cultivation site? used - 6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? YES
If YES, please describe the phases briefly. 5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site? Product is sold as well biomass - Compost ow site - No hazardous materials being wed-

7. In order to develop the proposed cultivation site, will it be	be necessary to:	
 A. Remove oak species or commercial tree species? 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? 		- already connected our approved
H. OTHER (Explain)?		
8. Please provide an inventory of the structures on the pro-	pperty. If additional space is	needed, please provide a
separate sheet. Please note improvements may be subject	t to permit requirements. Pl	ease include size of structures.
1. House duelling		
2. Shed and sold		
3.		
4.		
5		
6.		
7.		
8.		
9.		
10		
9. Are there any contiguous properties and/or projects (ur	related to cannabis) under	your ownership? ☐ YES
Will the proposed cultivation site convert land currentl	v or previously used for agr	iculture? YES YO
If YES, how much land is being converted?		ioditaro. 🗀 120 🙀 110
11. Will the proposed cultivation site require the construct	,	lvo diking filling or drodging?
NO	ion of a point of will it invo	ive diking, illing, or dreaging?
☐ YES, the project will involve: ☐ Construction of a	pond - a total of	cubic vards will be mov
☐ Diking		cubic yards will be mov
☐ Filling	- a total of	cubic yards will be mo
☐ Dredging	- a total of	cubic yards will be mov
12. Briefly describe the surrounding properties including v	egetation, animals, structur	es, and/or cultural/historic asse
1 0000 0000 0000	t . 1 200 i.a.	
- lane parcel on les	a aweern	
- 5 acre parell on R	ight a direlli	
10 ours pareil on a	souck fence proper	\$ -
13. Please indicate the surrounding land uses.	ACT COLUMN	1 4 14/207
	AST SOUTH	lential WEST perident
Residential/Agricultural		
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 PG & E
B. Gas
Utility Company (existing)
☐ Utility Company (planned) ☐ On-Site Generation — Specify Laston — Property
□ None
☐ Notice
C. Water
C. VValet
C. Water Community water system – Specify supplier 1 a stonuille water
☐ 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 ☐ N
10. Will there be any security lighting: 125 10 11 125, will the light be cast downward: 125 10
16. Will you have employees? YES NO
To the journal of the
If YES, how many employees will you have?
If employees are residing onsite, please indicate the structure they will be residing.
in omployees are residing offsite, please indicate the suggeture they will be residing.
17 Will there be any processing of cannabis on site (trimming leaf removal curing drying etc.)? DVES \(\sqrt{NO}\)
17. Will there be any processing of cannabis on site (trimming leaf removal, curing, drying, etc)? ☐ NO
18. If you answered YES to the previous question (17), please describe the activities.
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 Provide an overview of your past please describe past activities wi applicable: 				
2500	sq foot	Garden		
	<u> </u>			
	The second secon			
22. Describe why the proposed loca property.				
most	audy	hom sit	e and a	other
property	ಲ	1		
1 6				
	p Simila Napad Processor and construction of the construction of t			
23. Are you aware of any Archeolog	ical or Paleontol	ogical resources or	the subject property?	PYES XNO
24. Have you recieved the requisite	approvals from C	ALFIRE or your Lo	cal Response Agency	? YES NO
If NO, do you intend to submit the	nis information alo	ngside needed buildi	ng permits? Not i	suiding anything
25. Have you recieved site inspection	ns from any of th	e following agencie	es with regard to this p	roposed activity?
NO				
☐YES, following	☐ Department of	of Agriculture Date: _		-
	□SWRCB	Date:		-
	□CDFW	Date:		-
	□CDFA	Date:		
I certify that the information submitte	ed with this appli	cation is true and a	accurate:	
Hally Cur	10/22/20	5/9	Hall Cun	10/27R019
Signature of Applicant/Agent	Date '	Signa	ture of Owner	Date
	FOR STA	FF PURPOSES	ONLY	
Zoning District:		01		
Zorning District.				
Subject to Sunset Provision [MCC	10A.17.080(B)(2)	(b)]?	□NO	
Subject to Sunset Provision [MCC of Compliant with Mendocino County			□ NO	

	AUTHORIZATION OF AGENT				
1.	I hereby authorize representative and to bind me in	all matters concerning this app	to act as n		
	Owner		Date		
	CERTIFICATION AND SITE VIEW AUTHORIZATION				
1.	in this application, and all attache to provide any requested informa grounds for either refusing to acc	ed appendices and exhibits, is ation or any misstatements sub cept this application, for denyin	that, to the best of my knowledge, the informatio complete and correct. I understand that the failure mitted in support of the application shall be used the permit, for suspending or revoking a permit of such further relief as may seem proper to the		
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/Auth	Drized Agent	Doc 5 2019 Date		
aμ	plication being considered incomp	INDEMNIFICATION AG			
Me	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 foregoin 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 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.				
ind ad da ind co	option of the environmental docur mages, costs, expenses, attorney cluding the applicant, arising out o ncurrent, passive or active neglige	nent which accompanies it. The fees or expert witness fees that for in connection with the apprence on the part of the County,	e indemnification shall include, but not be limited at may be asserted by any person or entity, roval of this application, whether or not there is its agents, officers, attorneys, employees, board		
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ind ad da ind co an 1.	option of the environmental docur mages, costs, expenses, attorney cluding the applicant, arising out or neurrent, passive or active negliged commissions. I, (Print Name) Owner/Auth illitate proper handling of this application of the proper description of the proper descrip	nent which accompanies it. The fees or expert witness fees that for in connection with the apprence on the part of the County, hereby orized Agent cation, please indicate the name	e indemnification shall include, but not be limited at may be asserted by any person or entity, roval of this application, whether or not there is its agents, officers, attorneys, employees, board agree to the above Indemnification Agreement.		

120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR TELEPHONE: 707-234-6650 FAX: 707-463-5709 FB PHONE: 707-964-5379 FB FAX: 707-961-2427 pbs@mendocinocounty.org www.mendocinocounty.org/pbs

ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

- 1. Division of Land Project
- 2. General Plan Project
- 3. Coastal Project
- 4. Zoning Project
- 5. Administrative Project
- 6. Cannabis Project
- 7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

Hally Cuy	Doc 5,2019
Applicant Signature	Date

CEPICE HOP ONLY	
OFFICE USE ONLY:	
OFFICE USE UNDI	
。这是是是我们的一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就会	
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Project or Permit Number	



Mendocino County Planning and Building Services

860 North Bush Street Ukiah, CA 95482 (707) 234-6650

CA 95454

120 West Fir Street Fort Bragg, CA 95437 (707) 964-5379

Paid By: CURRY HOLLY 1370 HOILAND RD AP_2019-0099

1070 HOLL WID IN

Receipt: PRJ_032013

LAYTONVILLE

Date: 12/5/2019

Project Number: AP 2019-0099

Pay Method: CASH

Project Description:

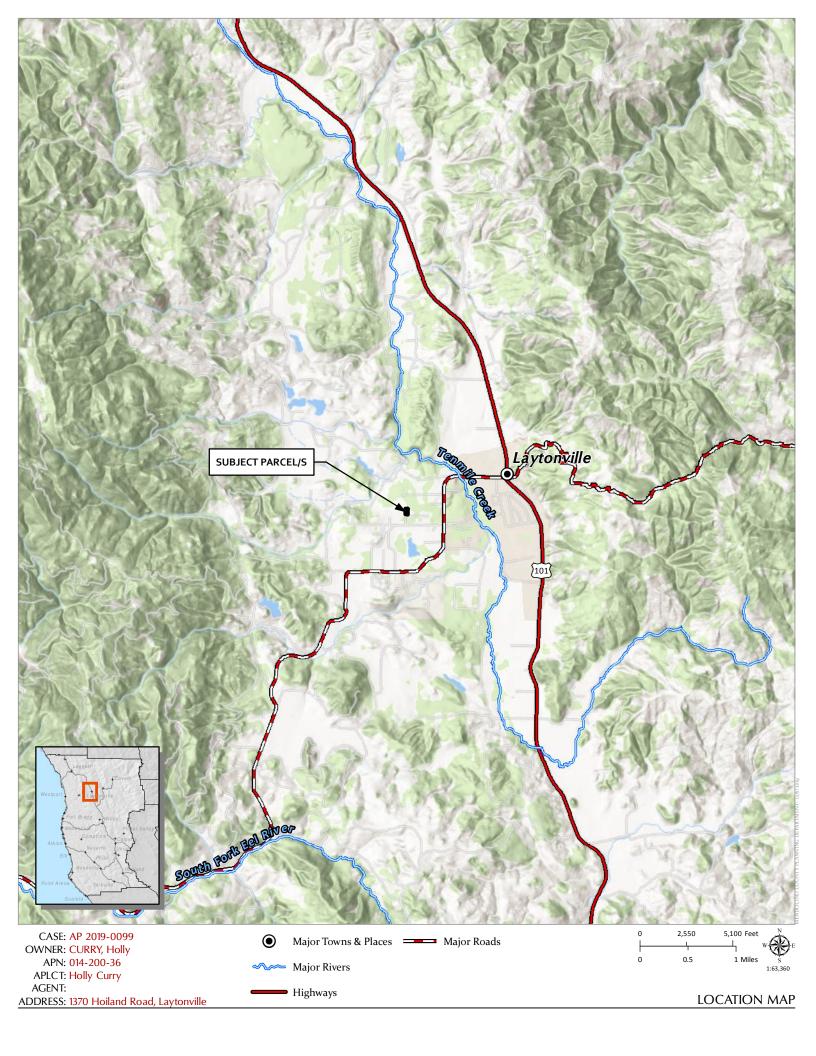
Received By: MARK CLISER

Site Address: 1370 HOILAND RD

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822605		\$825.00
AP BASE			\$825.00
EH FEES	1100-4011-822606		\$69.00
AP EH			\$69.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
		1.00	

Total Fees Paid:

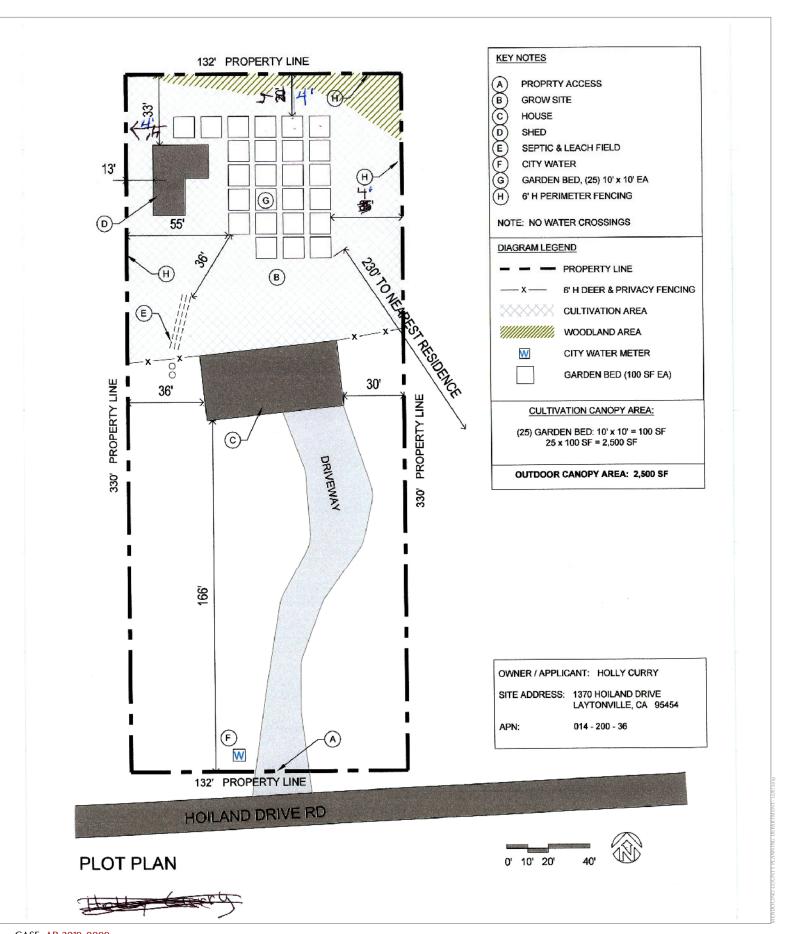
\$1,121.00





APN: 014-200-36 APLCT: Holly Curry AGENT: ADDRESS: 1370 Hoiland Road, Laytonville 0.00425 0.0085 Miles

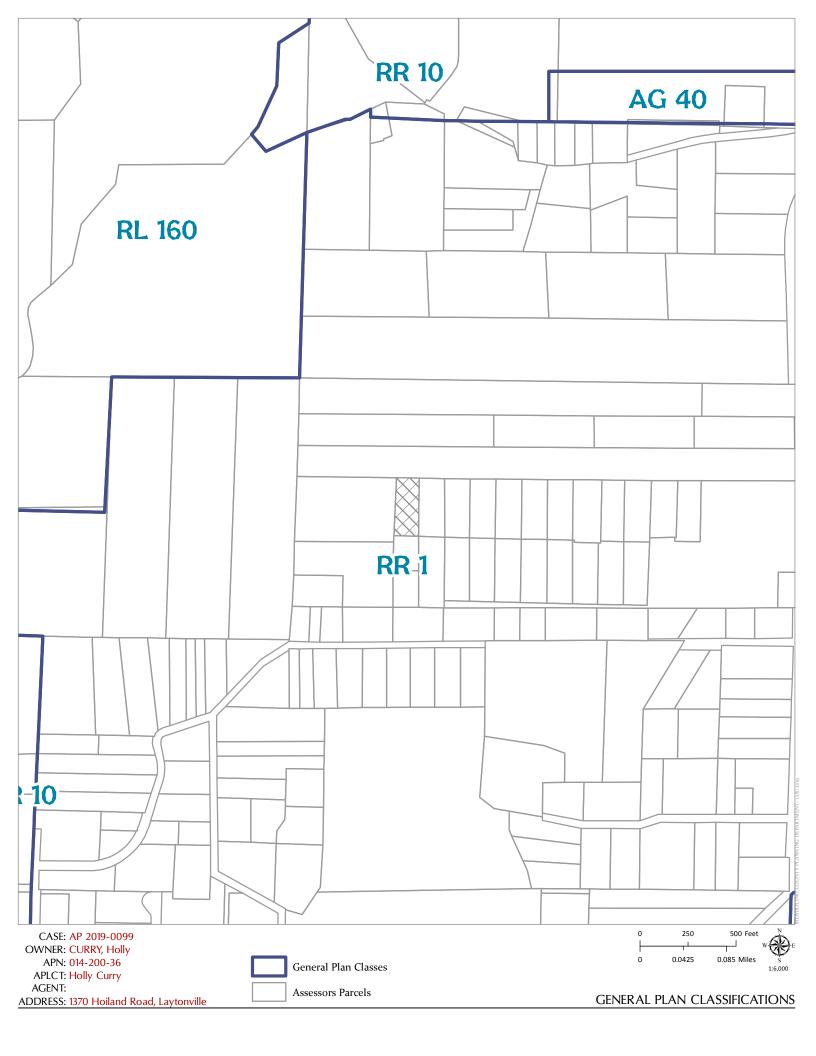
= = = Private Roads



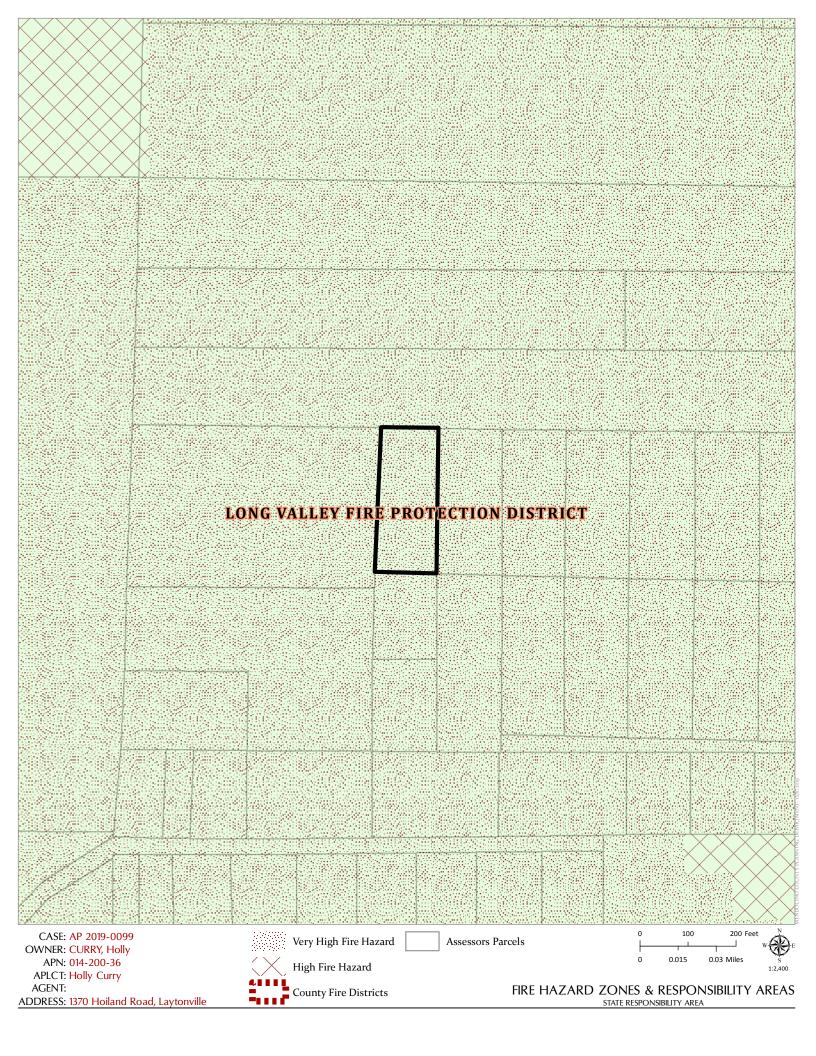
CASE: AP 2019-0099 OWNER: CURRY, Holly APN: 014-200-36 APLCT: Holly Curry AGENT:

NO SCALE





	014-200-79 DANIEL ANTONIOLI 1201 MADRONE DR RR 1 3.95 A±		
	014-200-67 TRACY JOHNSTON 810 BRANSCOMB RD RR 1 10 A±		
014-200-61 MICHAEL DAVIS 1390 HOILAND RD RR 1 0 A±	014-200-36 HOLLY CURRY 1370 HOILAND RD RR 1 0 A±	014-200-37 SEAN DAVIS 1360 HO!LAND RD RR 1 0 A±	014-200-38 PATRICK HAGAN 1350 HOILAND RD RR 1 0 A±
014-200-76 BARBARA REYNOLDS 1400 HOILAND RD RR 1 3 A±	014-200-33 SANDRA SMITH 1311 HOILAND RD RR 1 0 A±	014-200-28 JASON AUGUSTYNIAK 1341 HOILAND RD RR 1 1 A±	014-200-46 ERIK LARSON 1351 HOILAND RD RR 1 OA±
CASE: AP 2019-0099 OWNER: CURRY, Holly APN: 014-200-36 APLCT: Holly Curry AGENT: ADDRESS: 1370 Hoiland Road, Laytonville Asses	ssors Parcels	0	37.5 75 Feet W E 1:900 ADJACENT PARCELS



Laytonville County Water District • P.O. Box 32, Laytonville, CA 95454 • (707) 984-6444 • FAX (707) 984-6084

June 12, 2019

Subject: Laytonville County Water District Water Services

To Whom it May Concern,

Please be advised that Holly Curry at 1370 Hoiland Rd. in Laytonville, CA., has an existing water service and the district will provide water service to the customer of account.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,

Jim Shields

Laytonville County Water District

District Manager