CASE#: R_2019-0009  
DATE FILED: 10/25/2019  
OWNER: STEPHEN J & SHANNON L COLLINGS  
APPLICANT: DYLAN MCGINTY  
REQUEST: A Rezone request to create a Cannabis Accommodation District to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the ‘Sunset Provision for Residential Districts’ to facilitate continued operation.  
ENVIRONMENTAL DETERMINATION: No additional environmental evaluation is required pursuant to Section 15162 (a), California Code regulations, Title 14, Chapter 14, Guidelines for California Environmental Quality Act. The Addendum to the previously adopted Mitigated Negative Declaration (MND; SCH#2016112028) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA for amendments to Ordinance No. 4381 and determined that no conditions calling for preparation of a subsequent environmental document.  
SUPERVISORIAL DISTRICT: 1  
STAFF PLANNER: CHEVON HOLMES  
RESPONSE DUE DATE: January 2, 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).

____________________________________________  ______________________________________  ____________________________
SIGNATURE DEPARTMENT DATE
CASE: R_2019-0009

OWNER: STEPHEN J & SHANNON L COLLINGS

APPLICANT: DYLAN MCGINTY

REQUEST: A Rezone request to create a fourteen parcel Cannabis Accommodation District to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation.


APN/S: 160-150-11 (Applicant Parcel) and thirteen additional parcels as listed above.

PARCEL SIZE: 1.98 ± Acres

GENERAL PLAN: Rural Residential 5 Acres Minimum (RR5)

ZONING: Rural Residential 5 Acres Minimum (RR:5)

EXISTING USES: Residential/Cannabis Cultivation (AG_2017-0746)

SUPERVISORIAL DISTRICT: 1st (Brown)

RELATED CASES: Cannabis Cultivation Application: AG_2017-0746 Issued
Ordinance Amendment/Rezone: OA_2018-0008/R_2018-0005 Adopted and Approved

ADJACENT GENERAL PLAN

<table>
<thead>
<tr>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential (RR5)</td>
<td>Agriculture (AG40)</td>
<td>Rural Residential (RR5)</td>
<td>Rural Residential (RR5)</td>
</tr>
</tbody>
</table>

ADJACENT ZONING

<table>
<thead>
<tr>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential (RR:5)</td>
<td>Agriculture (AG:40)</td>
<td>Rural Residential (RR:5)</td>
<td>Rural Residential (RR:5)</td>
</tr>
</tbody>
</table>

ADJACENT LOT SIZES

<table>
<thead>
<tr>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.05 +/- Acres</td>
<td>32 +/- Acres</td>
<td>1.3 +/- Acres &amp; 1.40 +/- Acres</td>
<td>2.59 +/- Acres</td>
</tr>
</tbody>
</table>

ADJACENT USES

<table>
<thead>
<tr>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential/Vacant</td>
<td>Agricultural</td>
<td>Residential</td>
<td>Residential</td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION: Rezone application to create a new Cannabis Accommodation District to include 14 parcels. No additional environmental evaluation is required pursuant to Section 15162 (a), California Code regulations, Title 14, Chapter 14, Guidelines for California Environmental Quality Act. The Addendum to the previously adopted Mitigated Negative Declaration (MND; SCH#2016112028) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA for amendments to Ordinance No. 4381 and determined that no conditions calling for preparation of a subsequent environmental document.

STAFF PLANNER: CHEVON HOLMES  DATE: 12/13/2019
ENVIRONMENTAL DATA

1. MAC: GIS
   Yes (RVMAC)

2. FIRE HAZARD SEVERITY ZONE:
   CALFIRE FRAP maps/GIS
   NO

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

4. FARMLAND CLASSIFICATION:
   GIS
   Urban & Built-Up Land (D)

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

6. COASTAL GROUNDWATER RESOURCE AREA:
   Coastal Groundwater Study/GIS
   N/A (Redwood Valley-Inland project)

7. SOIL CLASSIFICATION:
   Mendocino County Soils Study/Eastern/Western Part
   Pinole Gravelly Loam #178

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:
    NO

11. WETLANDS CLASSIFICATION:
    NO

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
    YES

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
    NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
    Various Adopted Specific Plan Areas; GIS
    NO

21. STATE CLEARINGHOUSE REQUIRED:
    NO

22. OAK WOODLAND AREA:
    USDA
    NO

23. HARBOR DISTRICT:
    Sec. 20.512
    NO
APPLICATION FORM

APPLICANT
Name: Alan McGinty Phone: 707 489 4162
Mailing Address: 10400 West Rd
City: Redwood Valley State/Zip: CA 95470 email: D.mcginty@live.com

PROPERTY OWNER
Name: Stephen & Shannon Collings Phone: 870 513 0432
Mailing Address: 7092 Highway 5 N Lot 2a
City: Midway State/Zip: AR 72651 email: lefthandenterprise@gmail.com

AGENT
Name: Phone:
Mailing Address:
City: State/Zip:
Parcel Size: 2 Acres Address of Property: 10400 West Rd
Assessor Parcel Number(s): 160-150-11

TYPE OF APPLICATION:

- Administrative Permit
- Agricultural Preserve
- Flood Hazard
- General Plan Amendment
- Airport Land Use
- Land Division-Minor
- CDP- Admin
- Land Division-Major
- CDP- Standard
- Land Division-Parcel
- Certificate of Compliance
- Land Division-Resubdivision
- Development Review
- Modification of Conditions
- Exception
- Reversion to Acreage
- Rezoning
- Use Permit-Cottage
- Use Permit-Minor
- Use Permit-Major
- Variance
- Other

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

Signature of Applicant/Agent         Date

Signature of Owner                   Date

9-21-19

Mendocino County

OCT 25 2019
Planning & Building Services
1) My intent is to create a CA District in the 10400 block of Redwood Valley, many of the potential sights are already existing farms that are Family ran and operated, many mainly used as a secondary income, job retirement or plainly as a passion. Out of the 11 signatures 6 parcels are enrolled in the cannabis program, with 2 more that would have applied but didn’t due to fearing it would be a waste of money to apply pay the fees, and still be able to comply with the commercial building codes just to be terminated by 2020.

The setting surrounding my property isn’t your average residential neighborhood, flat country land with trees scattered here and there through out the valley. Due to the 2017 fires most of the valley is burnt, neighboring houses destroyed and cleaned up by the state, lands still laying vacant. Across the street is one of FREY VINEYARDS 20 acre property’s, completely rowed with grapes, and behind that rest a 10 acre farm with a 10000sqft cannabis permit and next to that a 5000sqft cannabis permitted farm. To the south of me 2 blocks lays another 40-60 acre vineyard farm and to the north of me a vacant lot to where a house burnt down. My property is self lays very flat, it has 12 fruit trees that range from apples, pears and cherry’s, 12 vines of grapes and even an old growth walnut tree. All these have been around and farmed on this property long than the cultivation. These property’s aren’t just are homes but also ways for us to provide food and financial support to our family’s.

Turning this are into a CA District wouldn’t change our farms but allow us to continue to cultivate and not have us worry about more expenses that we would incorporate by moving our farms and possible family’s. Most of the sunset farms around me are already established not needing to or having the room to expand in our little areas, No grading needed, no tree removal needed and no treats to waterways. This area was greatly effected by the 2017 fires, some farmers lost their homes but not gardens and some lost gardens and not homes, allowing us to continue to cultivate will allow some in the CA District to rebuild there lives and feel normal again.
SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

2. Structures/Lot Coverage

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
<th></th>
<th></th>
<th>Square Footage</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Existing</td>
<td>Proposed</td>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>X</strong> Multifamily</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Structures Paved</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area Landscaped Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel)
3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 0
Estimated shifts per day: 0
Type of loading facilities proposed:

4. Will the proposed project be phased? ☐ Yes ☒ No If yes, explain your plans for phasing:

Property is already established, 2 acre parcel

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

Property is already established, 2 acre parcel, Flat ground, Zero tree removal or grading needed. Commercial Green House is already in place.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

7. How much off-street parking will be provided?

<table>
<thead>
<tr>
<th>Number of covered spaces</th>
<th>Number</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>2</td>
<td>9 ft parking &amp; landing 8 ft</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Existing Number of Spaces
Proposed Additional Spaces
Total

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

A. Amount of cut: ____________________________ cubic yards
B. Amount of fill: __________________________ cubic yards
C. Maximum height of fill slope: ____________ feet
D. Maximum height of cut slope: ____________ feet
E. Amount of import or export: _______________ cubic yards
F. Location of borrow or disposal site: _______________
10. Does the project involve sand removal, mining or gravel extraction? □ Yes □ No
   If yes, detailed extraction, reclamation and monitoring plans may be required.

11. Will the proposed development convert land currently or previously used for agriculture to another use? □ Yes □ No
   If yes, how many acres will be converted? _______ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? □ Yes □ No
   If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? □ Yes □ No

14. Is the proposed development visible from a park, beach or other recreational area? □ Yes □ No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?
   Diking: □ Yes □ No
   Filling: □ Yes □ No
   Dredging: □ Yes □ No
   Placement of structures in:
   - Open coastal waters
   - Wetlands
   - Estuaries
   - Lakes
   If so, amount of material to be dredged or filled? ______ cubic yards.
   Location of dredged material disposal site?
   Has a U.S. Army Corps of Engineers permit been applied for? □ Yes □ No

16. Will there be any exterior lighting? □ Yes □ No
   If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

17. Utilities will be supplied to the site as follows:
   A. Electricity:
      □ Utility Company (service exists to the parcel)
      □ Utility Company (requires extension of service to site: ______ feet ______ miles)
      □ On Site Generation - Specify:
   B. Gas:
      □ Utility Company/Tank
      □ On Site Generation - Specify:
      □ None
   C. Telephone: □ Yes □ No

18. What will be the method of sewage disposal?
   □ Community sewage system - Specify supplier
   □ Septic Tank
   □ Other - Specify:

19. What will be the domestic water source:
   □ Community water system - Specify supplier
   □ Well
   □ Spring
   □ Other - Specify:

   Redwood Valley Water District
20. Are there any associated projects and/or adjacent properties under your ownership?
   □Yes □No
   If yes, explain (e.g., Assessor’s Parcel Number, address, etc.):
   "But I do lease and run 10379 West Rd. Relief which is a state and county permitted 5000 sq. ft. mixed light cultivation"

21. List and describe any other related permits and other public approval required for this project, including those required by other county departments, city, regional, state and federal agencies:
   "Other county scenic permits lay in this zone as well, with the potential for 2 more that signed in favor for the overlay."

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
   "On the corner of Mohawk and West Rd. 2.2 miles of 101 (Hwy)."

23. Are there existing structures on the property? □Yes □No
   If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision:
   "2 Houses and 2 Garages/Shops. 1 Green House and 1 Ag Exempt Hoop House."

24. Will any existing structures be demolished or removed? □Yes □No
   If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.


26. Gross floor area of existing structures____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): __square feet __acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:
   "Project is already a Functional Business, with very little Improvements needed, just trying to continue Business."

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historical or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful:
   "To the North the land is a vacant lot, East is 40 acre Vineyard, South is Mohawk trail road with have on oth Side and to the west is another 3 acre lot with a house."

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Agricultural</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Industrial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional Timberland</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

   "Vineyard"
CASE: R 2019-0009
OWNER: Various
APN: Various
APLCT: Allan McGinty
AGENT: 
ADDRESS: West Road, Redwood Valley

Subject Parcel/S

Major Towns & Places
Major Roads
Major Rivers
Highways

LOCATION MAP
CANNABIS SITES

CASE: R 2019-0009
OWNER: Various
APN: Various
APLCT: Allan McGinty
AGENT: 
ADDRESS: West Road, Redwood Valley

Cannabis Cultivation Sites
GENERAL PLAN CLASSIFICATIONS

CASE: R 2019-0009
OWNER: Various
APN: Various
APLCT: Allan McGinty
AGENT:
ADDRESS: West Road, Redwood Valley

0 200 400 Feet
0 0.035 0.07 Miles

General Plan Classes
Public Roads
CASE: R 2019-0009
OWNER: Various
APN: Various
APLCT: Allan McGinty
AGENT:
ADDRESS: West Road, Redwood Valley
CASE: R 2019-0009
OWNER: Various
APN: Various
APLCT: Allan McGinty
AGENT:
ADDRESS: West Road, Redwood Valley

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019

Williamson Act 2018
Prime Ag 2018

LANDS IN WILLIAMSON ACT CONTRACTS