



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 11, 2020

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor

Air Quality Management
Department of Forestry/ CalFire
Alcoholic Beverage Control Board
Elk Fire District
Elk Community Services District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UR_2020-0001

DATE FILED: 1/9/2020

OWNER/APPLICANT: TODD & JENNFIER SOLLER

AGENT: KELLY GRIMES

REQUEST: Use Permit Renewal for U_2016-0008 which allowed for a distillery within an existing structure. The request also includes the change to Condition #2 to extend the renewal period from every two (2) years to every ten (10) years.

LOCATION: 3± mi. northeast of the community of Elk, on the south side of Cameron Road (CR 516), 0.5± mi. west of its intersection with Philo-Greenwood Road (CR 132); located at 6100 Cameron Rd., Elk (APN: 129-040-03).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: March 25, 2020

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 _____

CASE: UR_2020-0001

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AGENT:	KELLY GRIMES
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APN/S:	129-040-03
PARCEL SIZE:	28.91± Acres
GENERAL PLAN:	Forestland (FL)
ZONING:	Forestland (FL:160)
EXISTING USES:	Residential and Light Industrial (distillery)
DISTRICT:	District 5 (Williams)
RELATED CASES:	GP Amendment 1-78, MS 35-78, R 36-78, F-2550 (Ag Barn), BL 80-99, BF 2016-0440 (Barn/storage)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Forestland (FL)	Timber Production (TP:160)	51± Acres	Residential
EAST:	Forestland (FL)	Timber Production (TP:160)	26±, 36± Acres	Vacant
SOUTH:	Forestland (FL)	Rangeland (RL:160)	41± Acres	Residential
WEST:	Forestland (FL)	Timber Production (TP:160)	57± Acres	Vacant

REFERRAL AGENCIES

LOCAL

- ☒ Air Quality Management District
- ☒ Assessor's Office
- ☒ Building Division (Fort Bragg)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ Elk Community Services District
- ☒ Elk Fire District
- ☒ Planning Division (Fort Bragg)

STATE

- ☒ CALFIRE (Land Use)
☒ Alcoholic Beverage Control Board

TRIBAL

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

ADDITIONAL INFORMATION: The structure used for the distillery was approved by building permit # BF_2016-0440, which received CalFire clearance in 2016 (CalFire #121-16).

STAFF PLANNER: SAM VANDY VANDEWATER

DATE: 3/11/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate to high fire hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire

4. FARMLAND CLASSIFICATION:

GIS

N/A

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

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

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

N/A

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

N/A

23. HARBOR DISTRICT:

Sec. 20.512

N/A



Planning and Building
Services

Case No:	UR-2020-0001 (42016-0000)
CalFire No:	n/a
Date Filed:	2-19-2020
Fee:	2,882.32
Receipt No:	PEJ-033478
Received By:	@WADMAN
Office use only	

APPLICATION FORM

APPLICANT

Name: Todd & Jennifer Soller Phone: 415-948-5884

Mailing Address: 621 Del Norte Rd.

City: Ojai State/Zip: CA, 93023 email: todd575@gmail.com

PROPERTY OWNER

Name: SAME AS APPLICANT Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

AGENT

Name: Kelly B. Grimes, Architect Phone: 707-937-2904

Mailing Address: P.O. Box 598

City: Little River State/Zip: CA, 95456 email: grimes@mcn.org

Parcel Size: 28.90 (Sg./Feet/Acres) Address of Property: 6100¹⁶¹⁵⁰ Cameron Rd.

Assessor Parcel Number(s): 129-040-03

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division-Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☒ Use Permit-Minor Renewal
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Kelly B. Grimes
Signature of Applicant/Agent

2-5-2020
Date

Todd Soller
Signature of Owner

2/13/2020
Date

RECEIVED

FEB 18 2020

PLANNING & BUILDING SERV
FORT BRAGG CA

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.

Renew Use Permit U-2016-0008 -
Soller Distillery.

We also request that the renewal period
be extended to ten years.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	1	-	2600	-	2600
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input type="checkbox"/> Other: <u>WOOD SHED</u>	1	-	500	-	500
<input type="checkbox"/> Other: <u>BARN</u>	1	-	1392	-	1392
Total Structures Paved			~20,000		4492
Area Landscaped Area			~40,000		20,000
Unimproved Area					40,000
GRAND TOTAL (Equal to gross area of Parcel)					1,118,638
					1,182,530 SFT.

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

Phase One: Upon approval of Permits & Licenses, - Storage of purchased spirits in barrels.

Phase Two: Installation of Equipment to Produce distilled spirits.

Phase Three: Abandoned for now condition of use Permit.

No vegetation will be removed.

The Project will involve production & Storage of ~~the~~ alcoholic spirits which are flammable. No disposal of these spirits on site. No use of disposal of toxic substances or explosives.

	Number	Size
Number of covered spaces		
Number of uncovered spaces	10 +	9' x 20'
Number of standard spaces	9	
Number of handicapped spaces	1	
Existing Number of Spaces	4	
Proposed Additional Spaces	6	
Total	10	

The site is relatively flat.

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		

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____</p>	<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. <u>exterior lighting will be fully shielded so as not to shine onto neighbor's parcel.</u></p> <p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input checked="" type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p> <p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

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.):

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:
Elk Fire, CalFire, County Business License,
Alcoholic Beverage Commission

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
The site is near the top of Cameron Rd.
before it merges with Greenwood Ridge.

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.
S.F.R. with attached Garage, woodshed
and watertower

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.

25. Project Height. Maximum height of existing structures 25 feet. Maximum height of proposed structures _____ feet.

26. Gross floor area of existing structures ~4500 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): 28.90 ☐ 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.
The site is relatively flat with Coastal Redwoods and open
meadows. The site slopes up gently as you move
toward the residence. Most of site to the West of residence
is steep slope down.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic 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.
Very similar hilly terrain, Coastal Redwoods
with some natural clearings

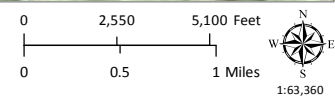
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>
Commercial Industrial				
Institutional Timberland				
Other				

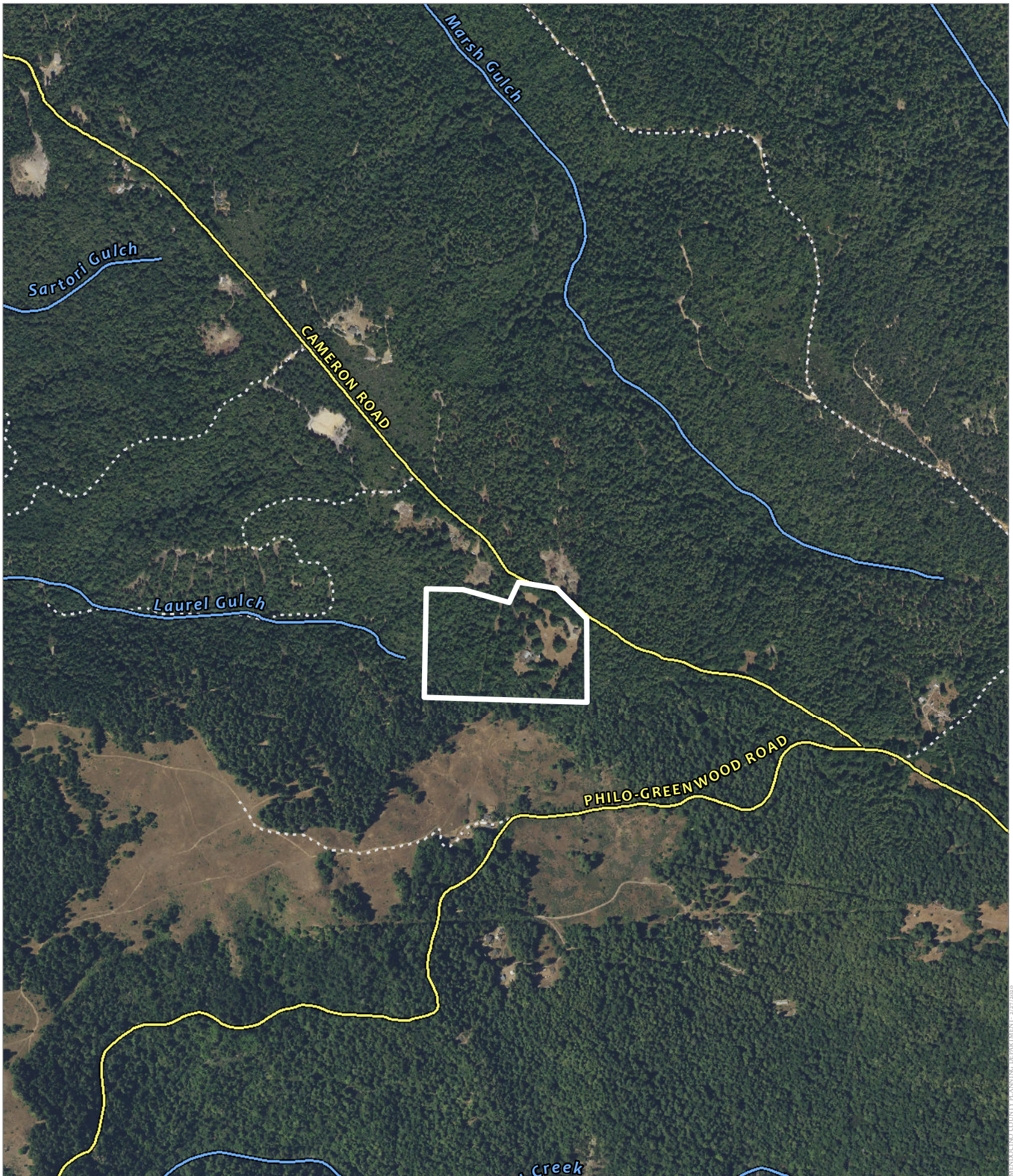


CASE: **UR 2020-0001**
OWNER: **SOLLER, Todd & Jennifer**
APN: **129-040-03**
APLCT: **Todd & Jennifer Soller**
AGENT: **Kelly Grimes**
ADDRESS: **6100 Cameron Road, Elk**

- Major Towns & Places
- Coastal Zone Boundary
- Major Rivers
- Highways

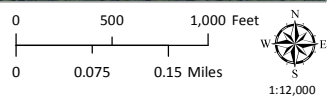


LOCATION MAP

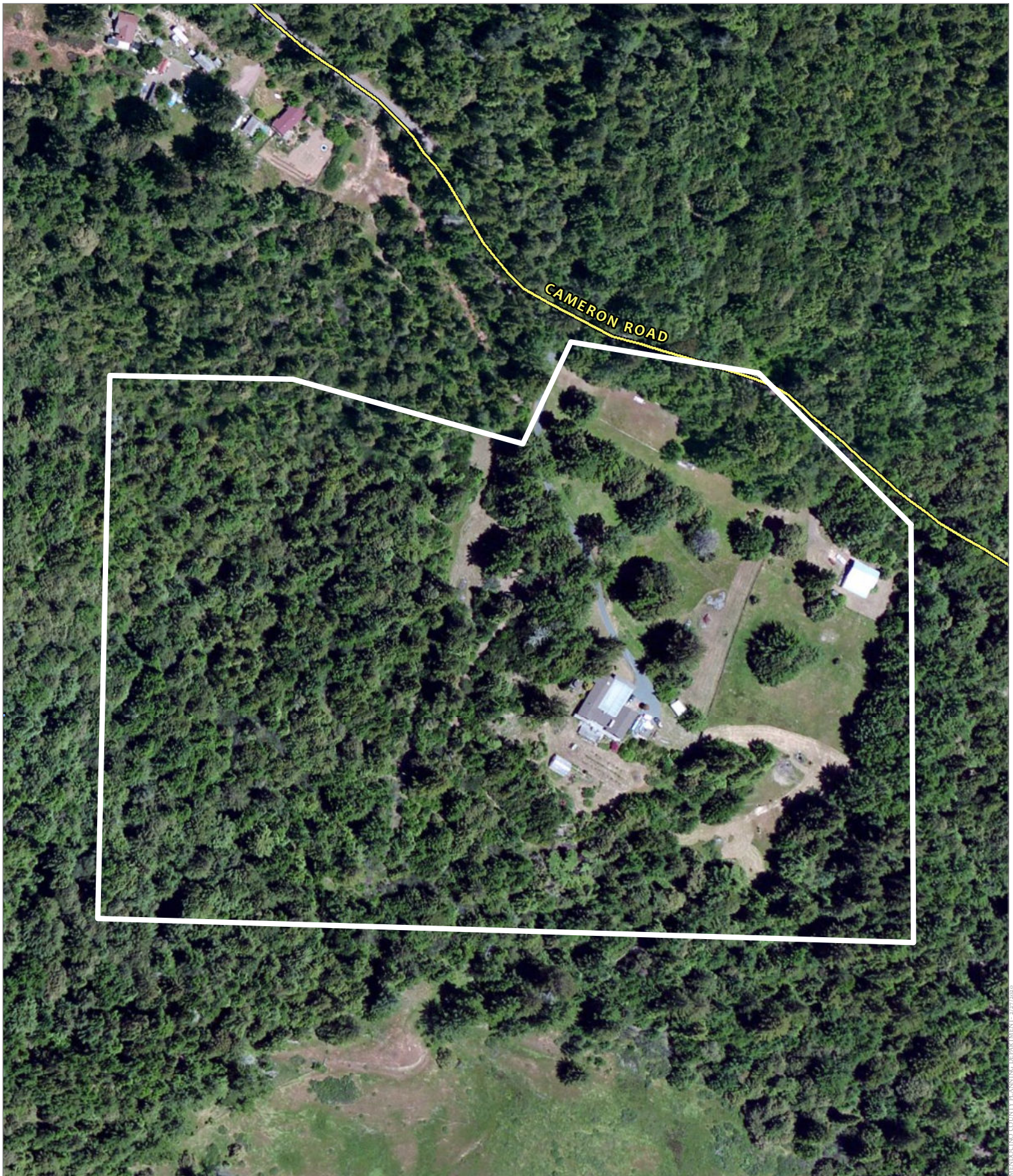


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- Named Rivers
- Public Roads
- Driveways/Unnamed Roads

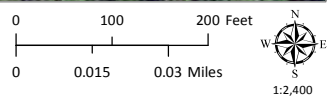


AERIAL IMAGERY

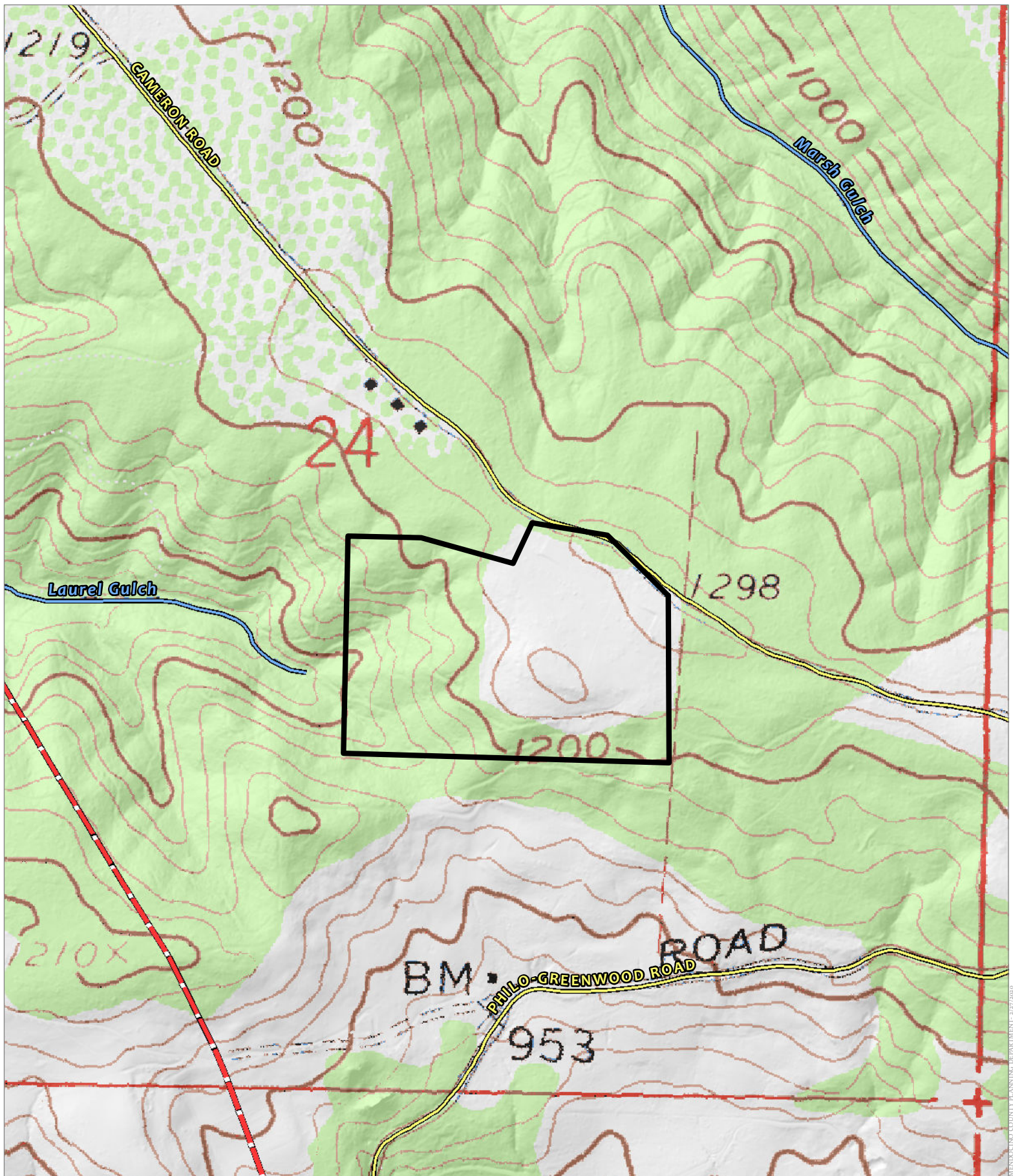


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 Named Rivers
 Public Roads

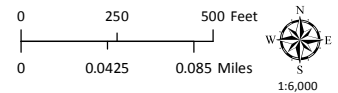


AERIAL IMAGERY



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- Coastal Zone Boundary
- Driveways/Unnamed Roads
- Named Rivers
- Public Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

1 SITE PLAN
A1 NO SCALE

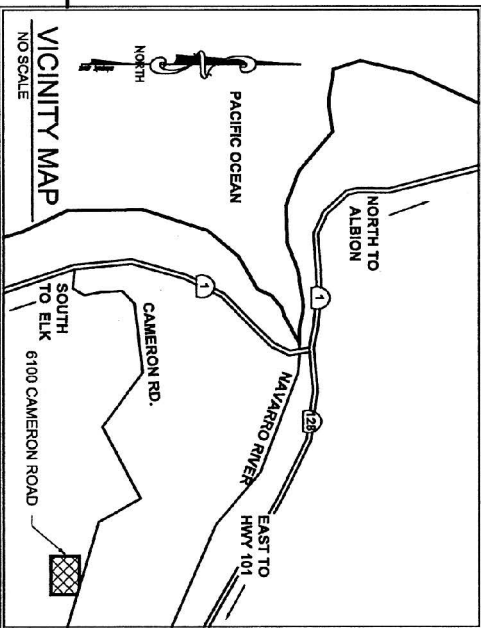
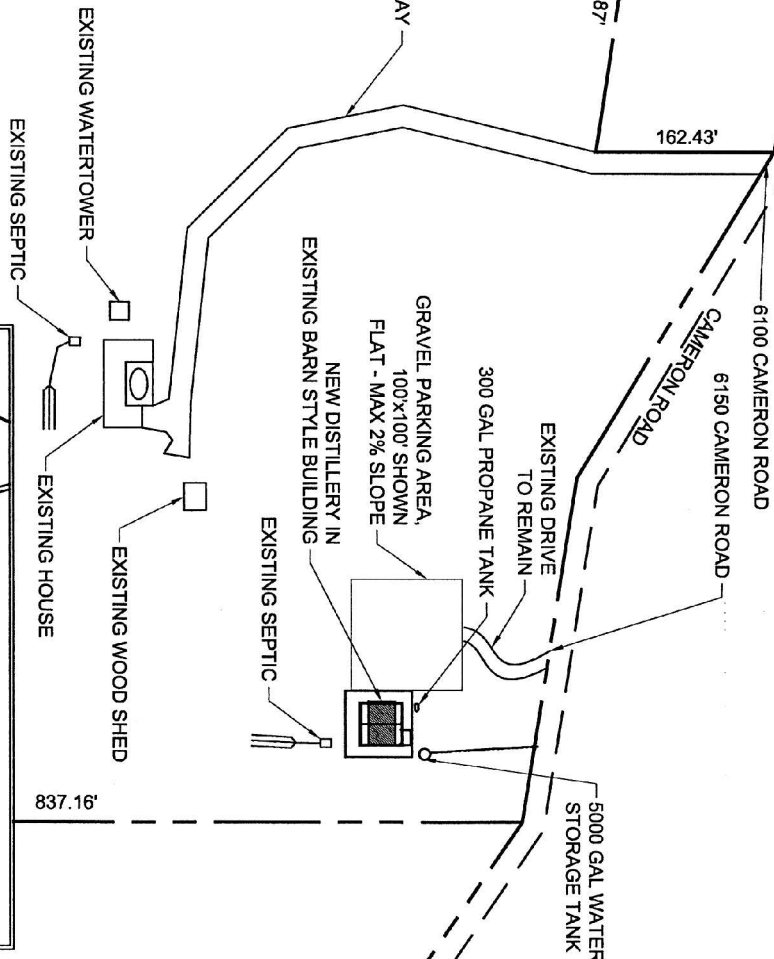


1272.27'

A New DISTILLERY Barn for:

Todd and Jennifer Soller
6100 & 6150 Cameron Road
Elk, California
95432

AP # 129-040-03
28.90 ACRES ±



BARN TO DISTILLERY USE CHANGE FOR:

TODD AND JENNIFER SOLLER
6100 CAMERON RD.
ELK, CA 95432

A.P. # 129-040-03

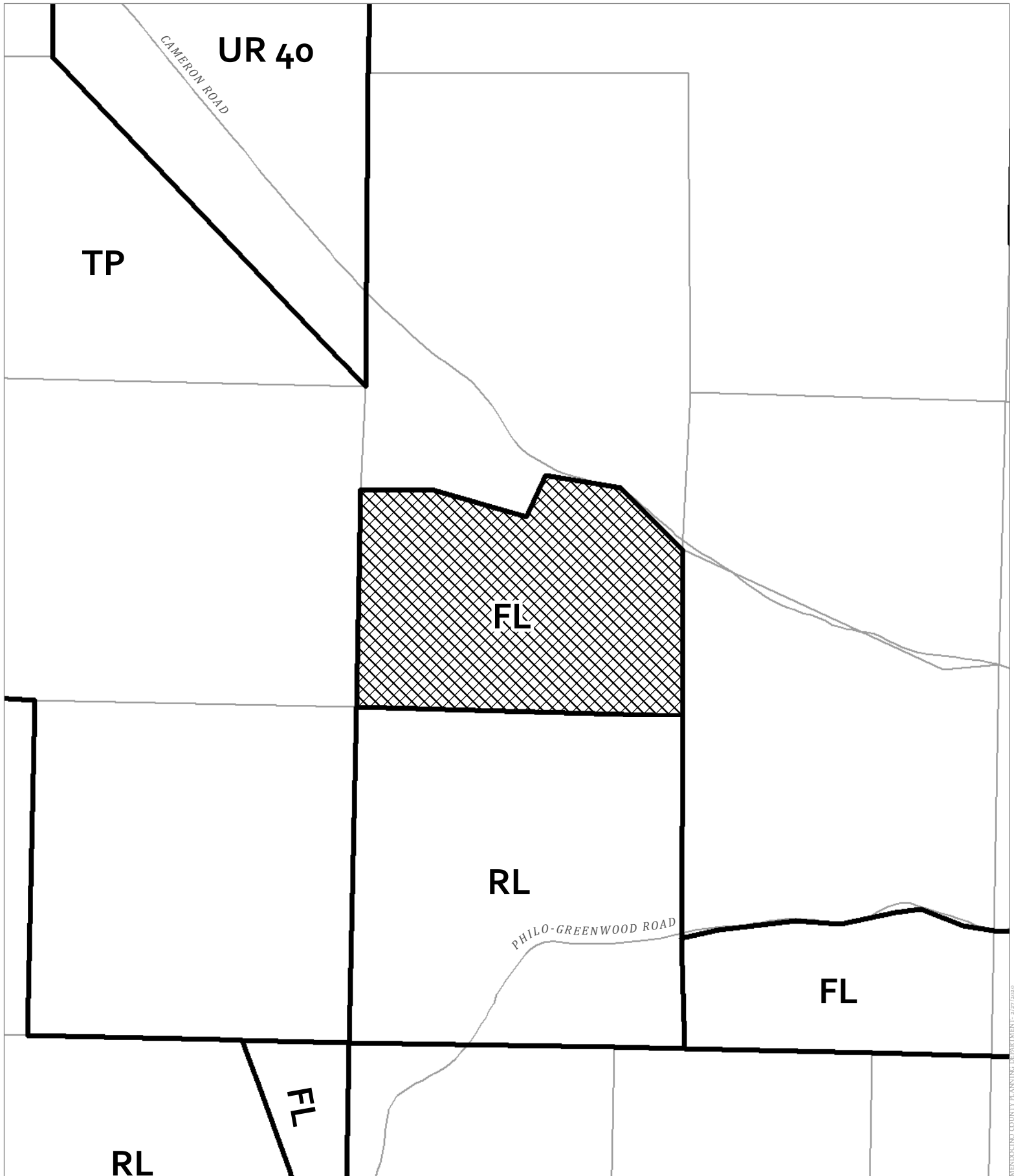
NOTES

SHEET NAME
SITE PLAN




DATE: JULY 21, 2018
SCALE: AS NOTED
DRAWN BY: KBO
FOR: SOLLER
SHEET NO: A1 of 4

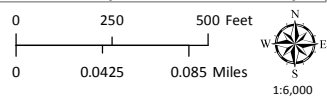
Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904



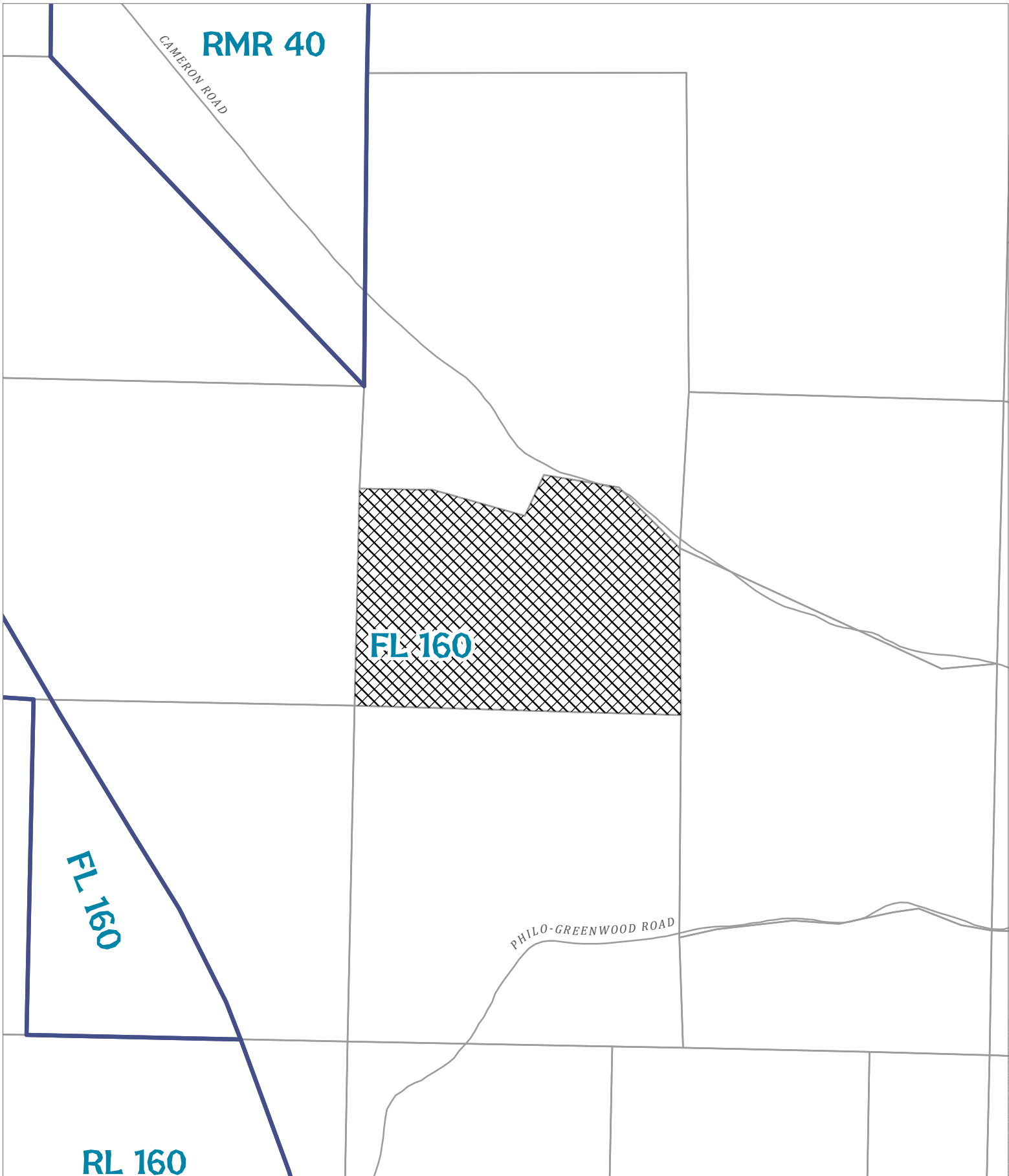


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-  Zoning Districts
-  Public Roads
-  Assessors Parcels

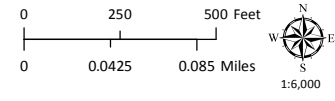


ZONING DISPLAY MAP

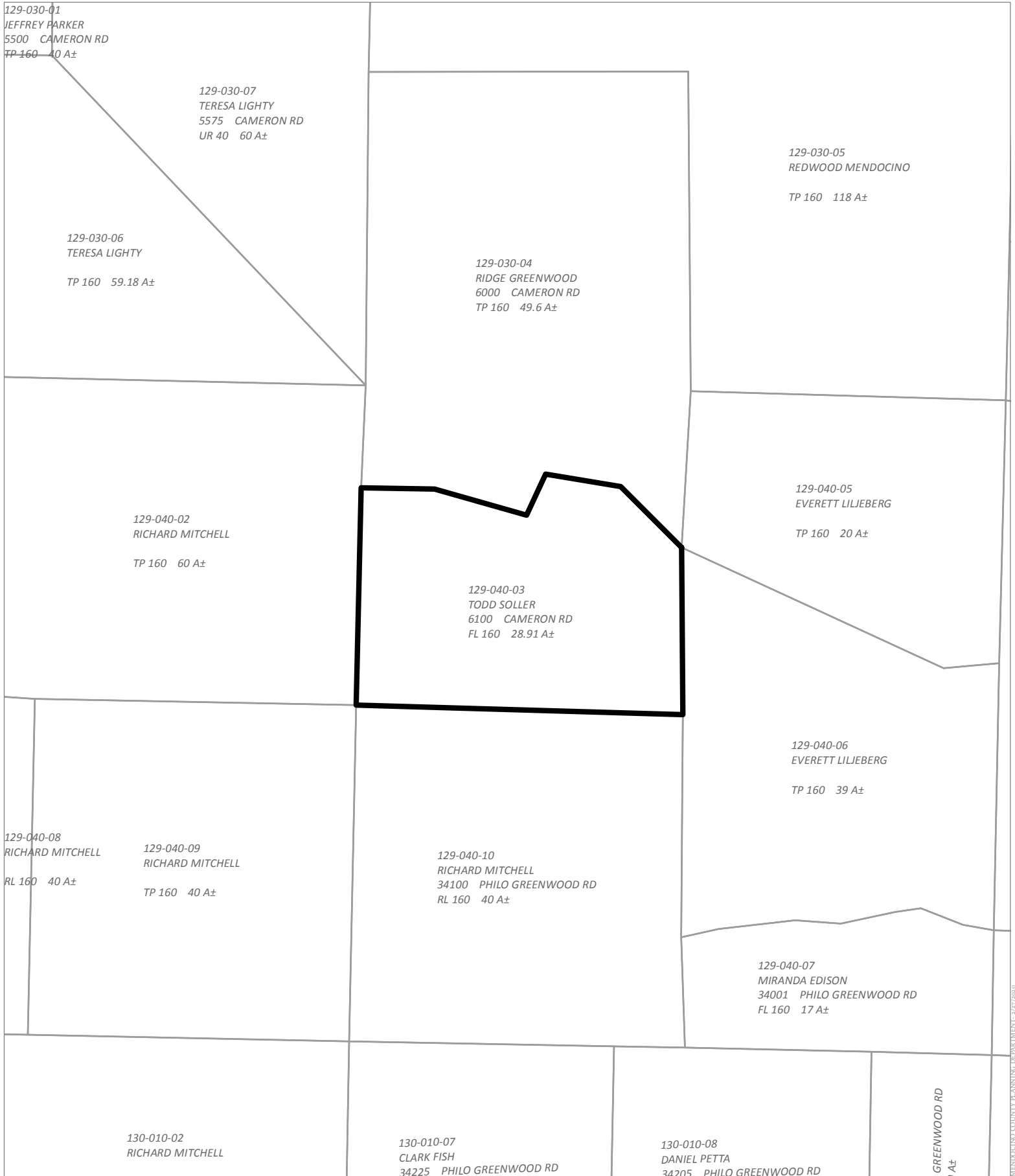


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-  General Plan Classes
-  Public Roads
-  Assessors Parcels




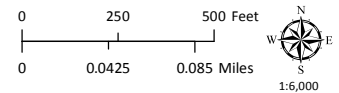
GENERAL PLAN CLASSIFICATIONS



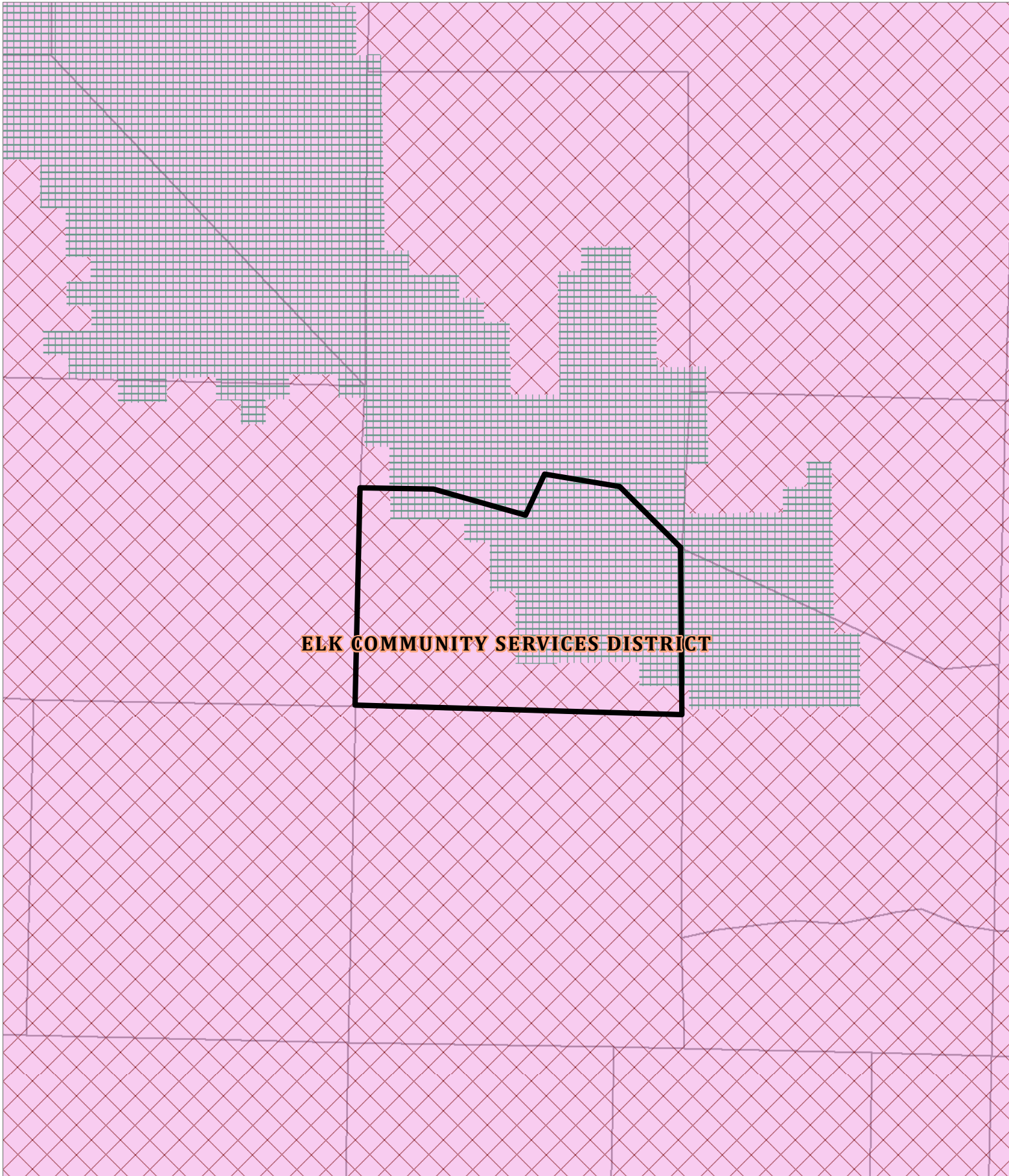
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2020

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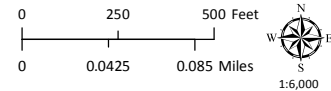
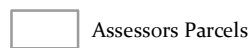
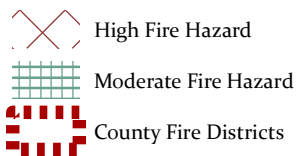
 Assessor's Parcels



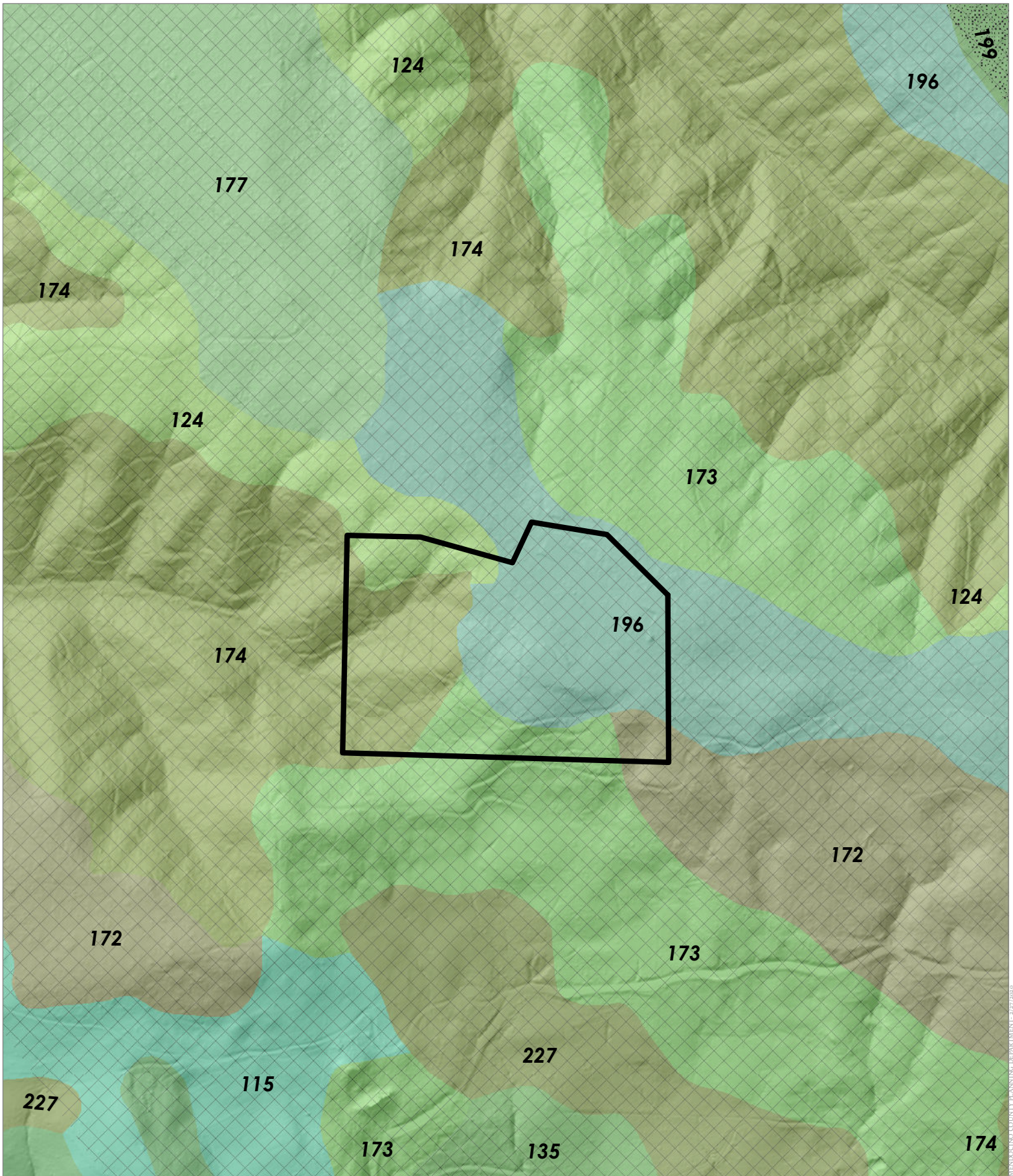
ADJACENT PARCELS




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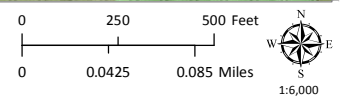


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

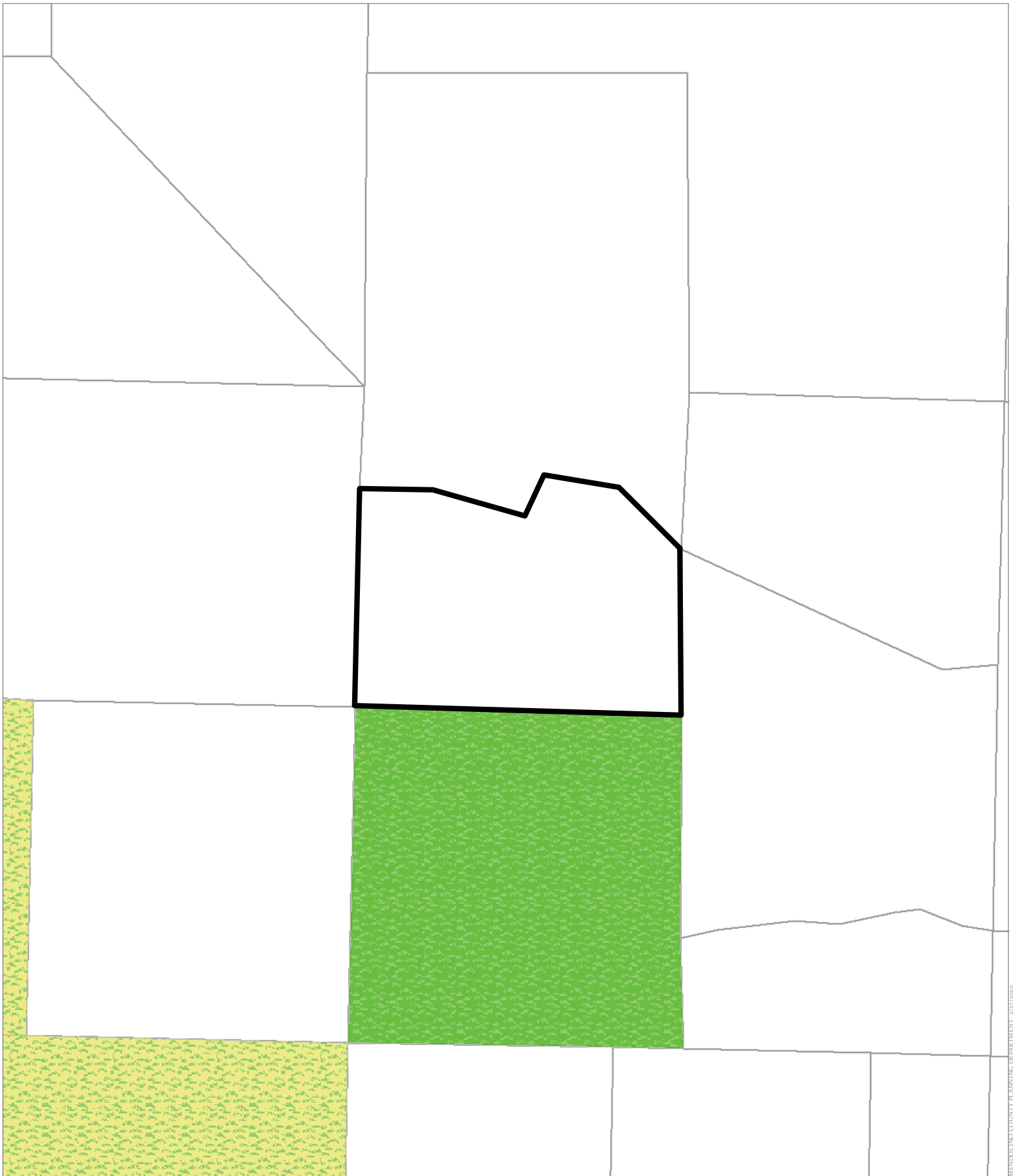


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 Shinglemill-Gibney Complex
 Bishop Pine







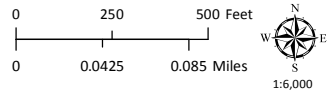
WESTERN SOIL CLASSES



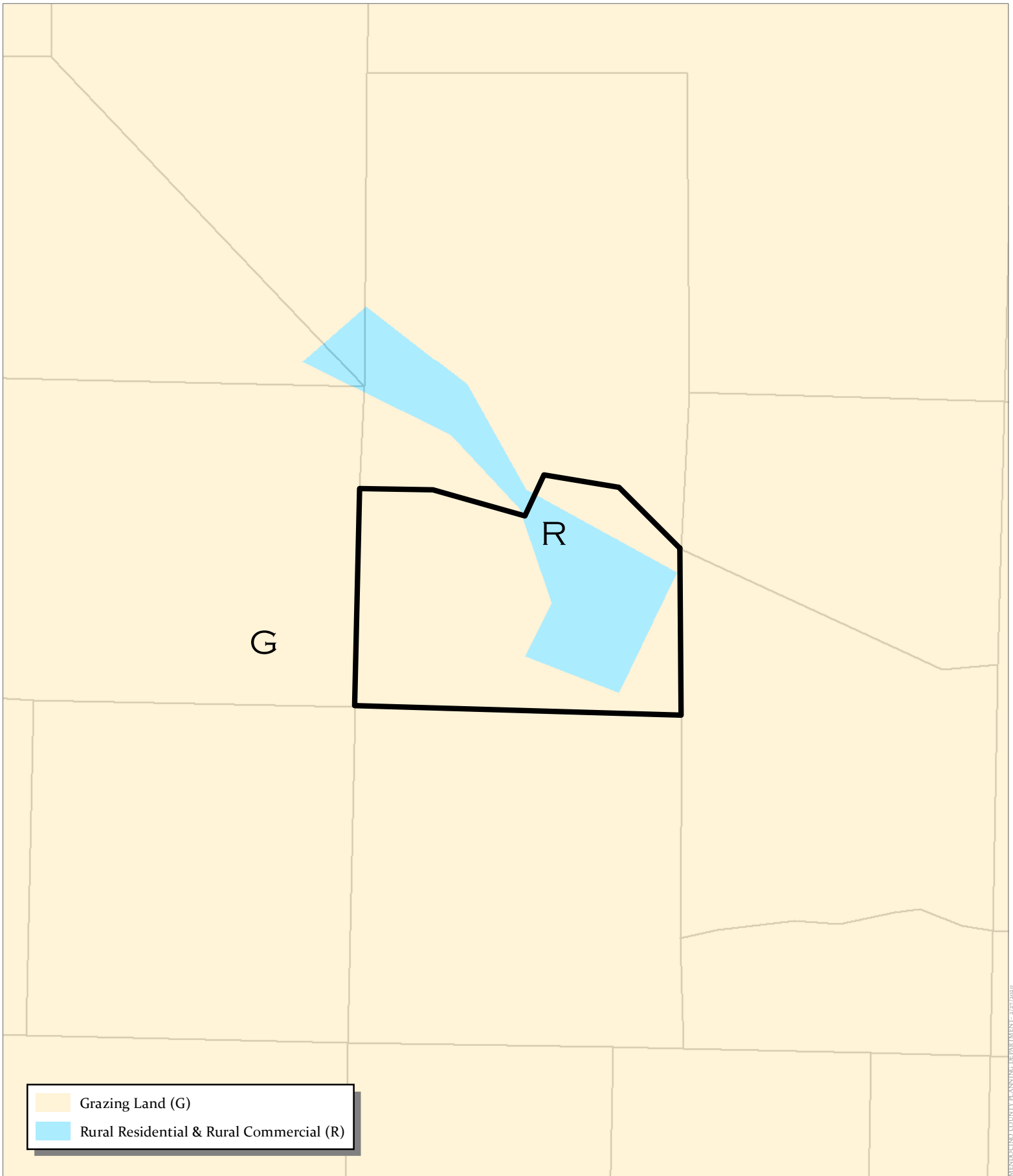
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2020

CASE: UR 2020-0001
OWNER: SOLLER, Todd & Jennifer
APN: 129-040-03
APLCT: Todd & Jennifer Soller
AGENT: Kelly Grimes
ADDRESS: 6100 Cameron Road, Elk

-  Williamson Act 2018
-  Assessors Parcels
-  Prime Ag 2018
-  Non-Prime Ag 2018




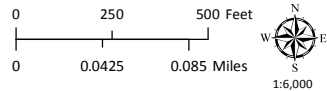
LANDS IN WILLIAMSON ACT CONTRACTS



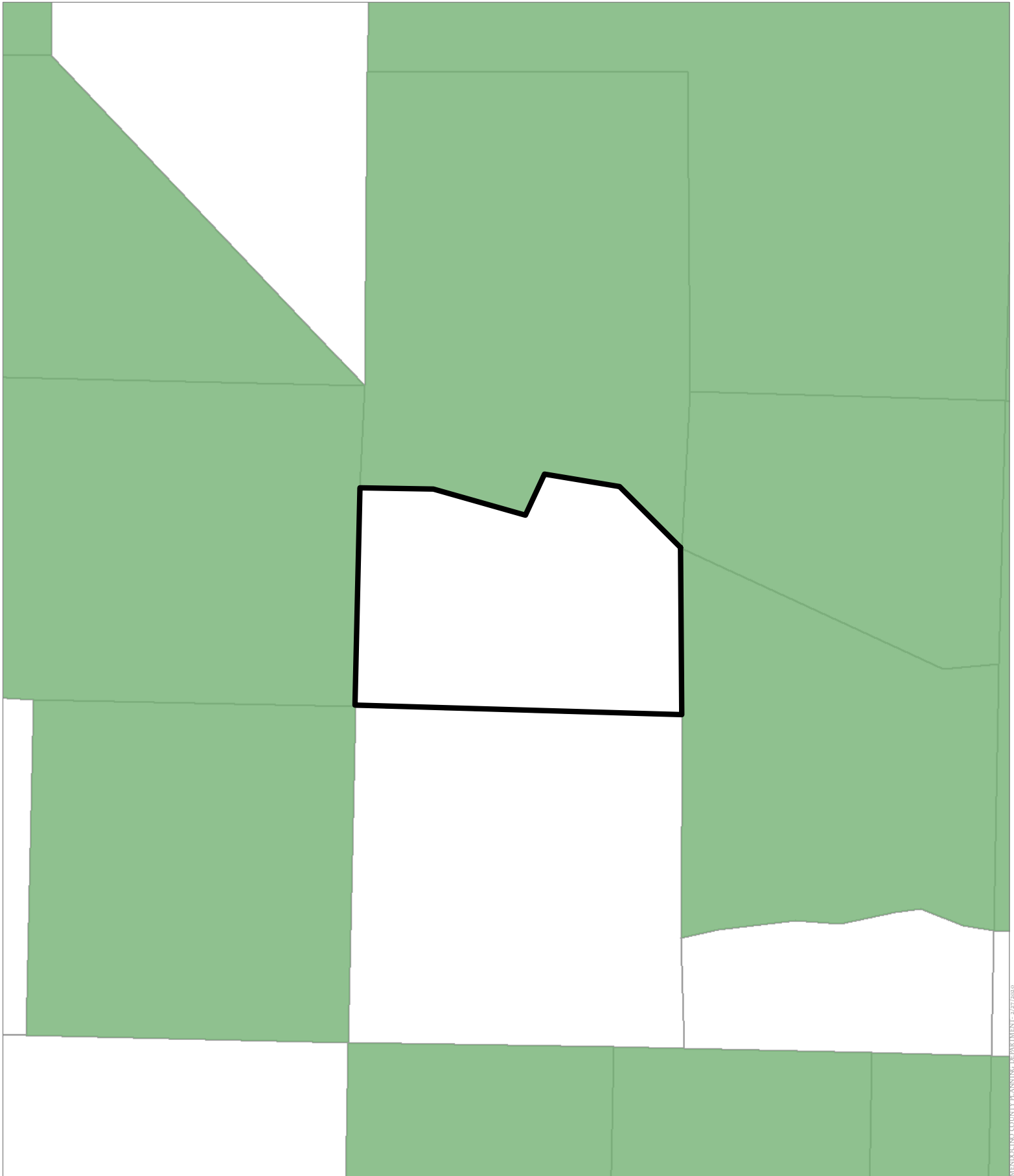
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2020

CASE: UR 2020-0001
OWNER: SOLLER, Todd & Jennifer
APN: 129-040-03
APLCT: Todd & Jennifer Soller
AGENT: Kelly Grimes
ADDRESS: 6100 Cameron Road, Elk



 Assessor's Parcels

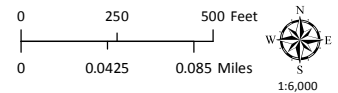


FARMLAND CLASSIFICATIONS



CASE: **UR 2020-0001**
OWNER: **SOLLER, Todd & Jennifer**
APN: **129-040-03**
APLCT: **Todd & Jennifer Soller**
AGENT: **Kelly Grimes**
ADDRESS: **6100 Cameron Road, Elk**

 TPZ 2018
 Assessor's Parcels



TIMBERLAND PRODUCTION ZONES