March 11, 2020

CASE#: UR_2020-0001
DATE FILED: 1/9/2020
OWNER/APPLICANT: TODD & JENNIFER 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 ________________
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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)

<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>Forestland (FL)</td>
<td>Timber Production (TP:160)</td>
<td>51± Acres</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>EAST</td>
<td>Forestland (FL)</td>
<td>Timber Production (TP:160)</td>
<td>26±, 36± Acres</td>
<td>Vacant</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Forestland (FL)</td>
<td>Rangeland (RL:160)</td>
<td>41± Acres</td>
<td>Residential</td>
</tr>
<tr>
<td>WEST</td>
<td>Forestland (FL)</td>
<td>Timber Production (TP:160)</td>
<td>57± Acres</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

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
<table>
<thead>
<tr>
<th>ENVIRONMENTAL DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. MAC:</strong></td>
</tr>
<tr>
<td><strong>2. FIRE HAZARD SEVERITY ZONE:</strong></td>
</tr>
<tr>
<td><strong>Moderate to high fire hazard</strong></td>
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<tr>
<td><strong>3. FIRE RESPONSIBILITY AREA:</strong></td>
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<tr>
<td><strong>CalFire</strong></td>
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<tr>
<td><strong>4. FARMLAND CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
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<tr>
<td><strong>5. FLOOD ZONE CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>NO</strong></td>
</tr>
<tr>
<td><strong>6. COASTAL GROUNDWATER RESOURCE AREA:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>7. SOIL CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>9. WILLIAMSON ACT CONTRACT:</strong></td>
</tr>
<tr>
<td><strong>NO</strong></td>
</tr>
<tr>
<td><strong>10. TIMBER PRODUCTION ZONE:</strong></td>
</tr>
<tr>
<td><strong>NO</strong></td>
</tr>
<tr>
<td><strong>11. WETLANDS CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>12. EARTHQUAKE FAULT ZONE:</strong></td>
</tr>
<tr>
<td><strong>NO</strong></td>
</tr>
<tr>
<td><strong>13. AIRPORT LAND USE PLANNING AREA:</strong></td>
</tr>
<tr>
<td><strong>NO</strong></td>
</tr>
<tr>
<td><strong>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong></td>
</tr>
<tr>
<td><strong>NO</strong></td>
</tr>
<tr>
<td><strong>15. NATURAL DIVERSITY DATABASE:</strong></td>
</tr>
<tr>
<td><strong>YES</strong></td>
</tr>
<tr>
<td><strong>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>17. LANDSLIDE HAZARD:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>18. WATER EFFICIENT LANDSCAPE REQUIRED:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>19. WILD AND SCENIC RIVER:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
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<tr>
<td><strong>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>21. STATE CLEARINGHOUSE REQUIRED:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>22. OAK WOODLAND AREA:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>23. HARBOR DISTRICT:</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
</tr>
</tbody>
</table>
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: 707-937-2909
Mailing Address: P.O. Box 598
City: Little River  State/Zip: CA, 95456  email: grimespmc@gmail.com
Parcel Size: 28.90 acres
Address of Property: 6100 Cameron Rd.
Assessor Parcel Number(s): 129-040-03

TYPE OF APPLICATION:
- [ ] Administrative Permit
- [ ] Agricultural Preserve
- [ ] Airport Land Use
- [ ] CDIP- Admin.
- [ ] CDIP- 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-College
- [ ] 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: 2-5-2020
Signature of Owner  Date: 2/13/2020

FEB 18 2020
PLANNING & BUILDING SERV
FORT BRAGG CA
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.

<table>
<thead>
<tr>
<th>Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td>1</td>
<td>-</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: WOOD SHELTER</td>
<td>1</td>
<td>-</td>
</tr>
<tr>
<td>Other: BARN</td>
<td>1</td>
<td>-</td>
</tr>
</tbody>
</table>

Total Structures Paved Area

<table>
<thead>
<tr>
<th>Landscaped Area</th>
<th>Proposed</th>
<th>Unimproved Area</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>20,000</td>
<td></td>
<td>40,000</td>
<td></td>
<td>4492</td>
</tr>
<tr>
<td>20,000</td>
<td></td>
<td>40,000</td>
<td></td>
<td>4492</td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel)

1,187,530.58 ft²
3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 0
Estimated shifts per day: 1
Type of loading facilities proposed: -

4. Will the proposed project be phased? ☐ Yes ❑ No If yes, explain your plans for phasing:
   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 new condition of use Permit.

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

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

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></td>
<td>10 +</td>
<td>9' x 20'</td>
</tr>
</tbody>
</table>

   Number of uncovered spaces | 9
   Number of standard spaces | 1
   Number of handicapped spaces | 1

   Existing Number of Spaces | 4
   Proposed Additional Spaces | 6
   Total                      | 10

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.).
   The site is relatively flat.

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

   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______

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx
Page - 3
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.
   ______________________________________________________________________
   Exterior lighting will be fully shielded so as not to shine onto neighbor's parcel.

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: ___________________________
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 Water Tower  

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  

26. Gross floor area of existing structures 4500 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 0 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:  

<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>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Residential Agricultural</td>
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<tr>
<td>Commercial Industrial</td>
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<tr>
<td>Institutional Timberland</td>
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</tr>
<tr>
<td>Other</td>
<td>☐</td>
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</tr>
</tbody>
</table>
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OWNER: SOLLER, Todd & Jennifer
APN: 129-040-03
APLCT: Todd & Jennifer Soller
AGENT: Kelly Grimes
ADDRESS: 6100 Cameron Road, Elk

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2020

Williamson Act 2018
Prime Ag 2018
Non-Prime Ag 2018

LANDS IN WILLIAMSON ACT CONTRACTS