May 15, 2020

CASE#: AP_2020-0016
DATE FILED: 3/2/2020
OWNER: ABSOLUTELY ORGANIC LLC
APPLICANT: TAMARA WOLFE
REQUEST: Administrative Permit for a large mixed-light cannabis cultivation site (Type 2B-10,000 sq. ft.; AG_2017-0340) of no more than 10,000 sq. ft. of canopy.
LOCATION: 1± miles northeast of Branscomb town center, lying on the north side of Branscomb Road (CR 75), 1.5± miles west of its intersection with Kenny Creek Road (Private), located at 11830 Branscomb Rd., Branscomb (APN: 013-690-71).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: May 29, 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 _______________
OWNER: ABSOLUTELY ORGANIC LLC

APPLICANT: Tamara Wolfe

AGENT: NA

REQUEST: Administrative Permit for a large mixed-light cannabis cultivation site (Type 2B-10,000 sq. ft.; AG_2017-0340) of no more than 10,000 sq. ft. of canopy.

LOCATION: 1± miles northeast of Branscomb town center, lying on the north side of Branscomb Road (CR 75), 1.5± miles west of its intersection with Kenny Creek Road (Private), located at 11830 Branscomb Rd., Branscomb (APN: 013-690-71).

APN/S: 013-692-08

PARCEL SIZE: 40± acres

GENERAL PLAN: Forest Land (FL160)

ZONING: Timber Production (TP160)

EXISTING USES: Cannabis; Residential

SUPERVISORIAL DISTRICT: 3 (HASCHAK)

RELATED CASES: AG_2017-0340 (Cannabis Cultivation Type 2B, 10,000 sq. ft. mixed light)

P| N| E| S| W
---|---|---|---|---
ADJACENT GENERAL PLAN | Forest Land (FL160) | Forest Land (FL160) | Forest Land (FL160) | Forest Land (FL160)
ADJACENT ZONING | Timber Production (TP160) | Timber Production (TP160) | Timber Production (TP160) | Timber Production (TP160)
ADJACENT LOT SIZES | 40± acres | 40± acres | 20±; 100± acres | 160± acres
ADJACENT USES | Institutional | Institutional | Institutional; Residential | Institutional

REFERRAL AGENCIES

LOCAL
0 Air Quality Management District
0 Archaeological Commission
0 Building Division Ukiah
0 Department of Transportation (DOT)
0 Environmental Health (EH)
0 Forestry Advisor

STATE
0 Long Valley Fire District
0 Sonoma State University
0 CALFIRE (Land Use)
0 CALFIRE (Resource Management)
0 California Dept. of Fish & Wildlife

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

ADDITIONAL INFORMATION: A review of California Natural Diversity Database indicates occurrences of special status species on the subject property

STAFF PLANNER: MARK CLISER

DATE: 5/7/2020
ENVIRONMENTAL DATA

1. MAC: GIS

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

3. FIRE RESPONSIBILITY AREA: CALFIRE FRAP maps/GIS
   LONG VALLEY / CALFIRE

4. FARMLAND CLASSIFICATION: GIS
   G

5. FLOOD ZONE CLASSIFICATION: FEMA Flood Insurance Rate Maps (FIRM)

6. COASTAL GROUNDWATER RESOURCE AREA: Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:
   Western Soil Classes
   Western Soil Classes

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

9. WILLIAMSON ACT CONTRACT: GIS/Mendocino County Assessor’s Office

10. TIMBER PRODUCTION ZONE: GIS

11. WETLANDS CLASSIFICATION: GIS

12. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS

13. AIRPORT LAND USE PLANNING AREA: Airport Land Use Plan; GIS

14. SUPERFUND/BROWNFIELD/HAZMAT SITE: GIS; General Plan 3-11

15. NATURAL DIVERSITY DATABASE: CA Dept. of Fish & Wildlife Rarefind Database
   YES

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: Tamara Wolfe  Phone: 619-332-7121
Mailing Address: PO BOX 209
City: Comptche  State/Zip: CA 95427  email: tami_ann@outlook.com

PROPERTY OWNER
Name: Jason Wolfe  Phone: 707-357-3144
Mailing Address: PO BOX 209
City: Comptche  State/Zip: CA 95427  email: absolutelyorganic707@gmail.com

AGENT
Name: Patrick Sellers  Phone: 707-510-0124
Mailing Address: 298 Seminary Ave
City: Ukiah  State/Zip: CA 95482  email: patrick@harvestlogicgroup.com
Parcel Size: 40 acres
Address of Property: 11830 Branscomb Rd. Branscomb, CA 95417
Assessor Parcel Number(s): 013-690-71

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  Date: 2-27-2020
Signature of Owner  Date: 2-27-2020
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.

   This project site does not have very much development. There are 3 cultivation areas, all outdoor cultivation, and one building and septic system installed. There is a well and a single 5k gal water tank. The access road from Mud Creek Road comes into the property from the south and east. Most of the property is natural woodlands, as are most of the surrounding parcels.

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

   The applicant is considering replacing the outdoor cultivation areas with hoop houses.

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?

   Hazardous materials are rarely on site, except for gas online and oil, and are always disposed of at Haz Mat Drop Off. Natural Materials are always composted on site and then the compost is used in the vegetable gardens. Plastic and other non-compostable materials are taken to the waste transfer station to be recycled or sent to landfill.

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? □ YES □ NO
   
   If YES, please complete the following:
   A. Amount of cut: ___________________ cubic yards
   B. Amount of fill: ___________________ cubic yards
   C. Maximum height of cut slope: ___________________ feet
   D. Maximum height of fill slope: ___________________ feet
   E. Amount being imported/exported: ___________________ cubic yards
   F. Location of borrow/disposal: □ ON-SITE □ OFF-SITE
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? [NO] 
- C. Connect to existing water district? [NO] 
- D. Connect to existing sewer district? [NO] 
- E. Install a septic system? [NO] 
- F. Connect to existing septic system? [NO] 
- G. Install an individual well? [NO]

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. Utility Building 24'x60'
2. Septic and Leach Field
3. Well
4. Cultivation Areas #1-6 (30'x80'; 30'x80'; 330'x8'; 250'x8'; 24'x8'; 24'x8')

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? [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. All surrounding properties are Timberland with minimal clearing or development activity except for small/tiny homesteads and garden sites. 3 of 5 adjacent parcels are vacant/undeveloped.

13. Please indicate the surrounding land uses.

<table>
<thead>
<tr>
<th>Vacant</th>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential/Agricultural</td>
<td></td>
<td></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>X</td>
<td>X</td>
<td>X</td>
<td>X</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
         Solar ____________________________
   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? __1___

   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.
     Drying, Curing, Storage ____________________________

19. Please provide driving directions to the cultivation site using identifiable landmarks (streets, mile posts, mailboxes).

   1/2 mile W on Branscomb Rd from 101, Right on Mud Creek Rd
   @ Admiral Stanley Grove, take left turnoff after 1.75 miles
   1st gate is yellow one after 1 mile (across from gray road)

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


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 ___________________________ 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.

   __________________________________________
   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, ____________________________, 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>Tamara Wolfe</td>
<td>Jason Wolfe</td>
<td>Patrick Sellers</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
</tr>
<tr>
<td>PO BOX 209 Comptche CA 95427</td>
<td>PO BOX 209 Comptche CA 95427</td>
<td>298 Seminary Ave. Ukiah, CA 95482</td>
</tr>
</tbody>
</table>
CASE: AP 2020-0016
OWNER: Absolutely Organic, LLC
APN: 013-692-08
APLCT: Tamara Wolfe
AGENT: Patrick Sellers
ADDRESS: 11830 Branscomb Road, Branscomb

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/4/2020
AERIAL IMAGERY
CASE: AP 2020-0016
OWNER: Absolutely Organic, LLC
APN: 013-692-08
APLCT: Tamara Wolfe
AGENT: Patrick Sellers
ADDRESS: 11830 Branscomb Road, Branscomb

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/4/2020

GENERAL PLAN CLASSIFICATIONS

- General Plan Classes
- Assessors Parcels