



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

February 27, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Farm Advisor

Agriculture Commissioner
Department of Fish and Wildlife
Redwood Valley Municipal Advisory Council
Redwood Valley Water District

Redwood Valley-Calpella Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: R_2019-0001

DATE FILED: 1/10/2019

OWNER: PATRICK DUGGAN

APPLICANT: REDWOOD REMEDIES

AGENT: EMILY HACKBARTH

REQUEST: Rezone 10.49± acres of a 22.36± acre legal parcel from Rural Residential (R-R:L-1) to Rural Residential (R-R:L-10).

LOCATION: 0.2± miles east of Redwood Valley center, on the south side of Road D (CR 232), 0.1± miles east of its intersection with Harris Court (Private); located at 1401 Road D, Redwood Valley (APN 163-082-09).

STAFF PLANNER: SAM VANDEWATER

ENVIRONMENTAL DETERMINATION: Negative Declaration

RESPONSE DUE DATE: March 13, 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).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: R_2019-0001 (Duggan)

OWNER:	PATRICK DUGGAN
APPLICANT:	REDWOOD REMEDIES
AGENT:	EMILY HACKBARTH
REQUEST:	Rezone 10.49± acres of a 22.36± acre legal parcel from Rural Residential (R-R:L-1) to Rural Residential (R-R:L-10).
LOCATION:	0.2± miles east of Redwood Valley center, on the south side of Road D (CR 232), 0.1± miles east of its intersection with Harris Court (Private); located at 1401 Road D, Redwood Valley (APN 163-082-09).
APN/S:	163-082-09
PARCEL SIZE:	21.99± acres
GENERAL PLAN:	Rural Residential (RR)
ZONING:	Rural Residential (RR:1)
EXISTING USES:	Agriculture
DISTRICT:	1

RELATED CASES: **AG_2018-0109** (Cottage Mixed-Light Cannabis Cultivation); **CFBL_2018-0100** (Cannabis Facilities Business License-Self Distribution); **MS_2018-0003** (Minor Subdivision)-*Withdrawn*

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR)	Rural Residential (RR:1)	1.2±, 1.1± & 1.3±	Residential
EAST:	Rural Residential (RR)	Rural Residential (RR:1)	1±, 2.6±, 1±, 3.2±, 10±	Residential
SOUTH:	Rural Residential (RR)	Rural Residential (RR:1)	10.3±, 23.9±	Vacant
	Agriculture (AG)	Agriculture (AG:40)		
WEST:	Rural Residential (RR)	Rural Residential (RR:1)	12.1±, 1.1±	Vacant

REFERRAL AGENCIES

LOCAL

- ☒ *Agricultural Commissioner*
- ☐ *Air Quality Management District*
- ☐ *Airport Land Use Commission*
- ☐ *Archaeological Commission*
- ☐ *Assessor's Office*
- ☒ *Building Division (Ukiah)*
- ☐ *County Addresser*
- ☒ *Department of Transportation (DOT)*
- ☒ *Environmental Health (EH)*
- ☒ *Farm Advisor*
- ☐ *Forestry Advisor*
- ☐ *LAFCO*
- ☐ *City Planning Department*
- ☐ *Community Services District*
- ☒ *Redwood Valley-Calpella Fire District*
- ☒ *Redwood Valley MAC*

- ☐ Sanitation District
- ☐ School District
- ☒ Redwood Valley Water District
- ☐ Mendocino Transit Authority (MTA)
- ☐ Planning Division
- ☐ Resource Lands Protection Com.
- ☐ Sonoma State University
- ☐ Trails Advisory Council

STATE

- ☐ CALFIRE (Land Use)
- ☐ CALFIRE (Resource Management)
- ☐ California Coastal Commission
- ☐ California Div. of Mine Reclamation
- ☒ *California Dept. of Fish & Wildlife*
- ☐ California Highway Patrol
- ☐ California Native Plant Society

- ☐ California State Clearinghouse
- ☐ CALTRANS
- ☐ Regional Water Quality Control Board
- ☐ Sierra Club

FEDERAL

- ☐ Sierra Club
- ☐ US Department of Fish & Wildlife
- ☐ US Department of Health Services
- ☐ US Department of Parks & Recreation
- ☐ US Natural Resources Conservation

TRIBAL

- ☒ Cloverdale Rancheria
- ☐ Potter Valley Tribe
- ☒ *Redwood Valley Rancheria*
- ☒ *Sherwood Valley Band of Pomo Indians*

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM "VANDY" VANDEWATER

DATE: 02/27/2019

ENVIRONMENTAL DATA

1. MAC:

GIS
Redwood Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
LRA

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
LRA

4. FARMLAND CLASSIFICATION:

GIS
Rural (R) and Prime (P)

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
Eastern Soils (124, 178, 184)

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
NO

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
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
YES

23. HARBOR DISTRICT:

Sec. 20.512
NO



Planning and Building
Services

Case No:	R-2019-0001
CalFire No:	417-17 (minor subdivision)
Date Filed:	01-10-2019
Fee:	\$5,804
Receipt No:	PRT-024923
Received By:	Jessie Davis
Office use only	

APPLICATION FORM

APPLICANT

Name: REDWOOD REMEDIES

Phone: 707-463-2200

Mailing

Address: 705 N. STATE ST #715

City: UKIAH

State/Zip: CA 95482

email: info@redwoodremedies.org

PROPERTY OWNER

Name: PATRICK DUGGAN

Phone: 707-972-3086

Mailing

Address: 3221 DEERWOOD DR

City: UKIAH

State/Zip: CA 95482

email:

AGENT

Name: EMILY HACKBARTH

Phone: 971-678-9010

Mailing

Address: 1850 RIDGE RD

City: UKIAH

State/Zip: CA 95482

email: emily@studiovillum.com

Parcel Size: 22.36 acres (Sq. feet/Acres) Address of Property: 1401 ROAD D, REDWOOD VALLEY

Assessor Parcel Number(s): AP 163-082-09, AP 163-090-05

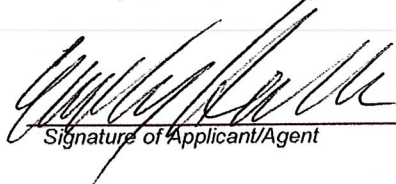
TYPE OF APPLICATION:

- ☐ 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
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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



Signature of Applicant/Agent

Date

12/31/18

Signature of Owner



Date

1/2/19

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 and why the rezone is required. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

THE EXISTING PROPERTY IS A VINEYARD AND CULTIVATION SITE. THE EXISTING CULTIVATION LICENSE FOR RR1 WILL SUNSET IN 2020 AND WILL REQUIRE A PROPERTY "DOWN ZONE" TO RR10 TO CONTINUE CULTIVATION ON SITE. THE PROJECT PROPOSAL IS FOR A PARTIAL REZONING OF THE EXISTING RR1 PROPERTY, INTO RR10. THE FRONT 10 ACRES WOULD REMAIN RR1 AND THE BACK 11.87 (WITH EXISTING HOUSE AND GREENHOUSE) WOULD DOWN ZONE TO RR10. THE DOWN ZONE TO RR10 WILL ALSO INCLUDE AP-163-090-05.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family					
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <u>GREENHOUSE</u>	1		1,200 SF		1,200 SF
<input checked="" type="checkbox"/> Other: <u>PUMP HOUSE & SHED</u>	2		240+180 SF		420 SF
Total Structures Paved					2,820 SF
Area Landscaped Area					
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)			22.36 ACRES		

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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

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

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?

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? N/A cubic yards.
Location of dredged material disposal site? N/A

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: _____

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.):
REDWOOD REMEDIES HAS ANOTHER CULTIVATION SITE LOCATED AT 5231 BUS MCGALL RD

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:

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
1401 IS CLEARLY LISTED ON THE LARGE BARREL MAIL BOX

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.
THERE IS AN EXISTING HOUSE, GREEN HOUSE, PUMP HOUSE, AND SHED

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 4,300 SF square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

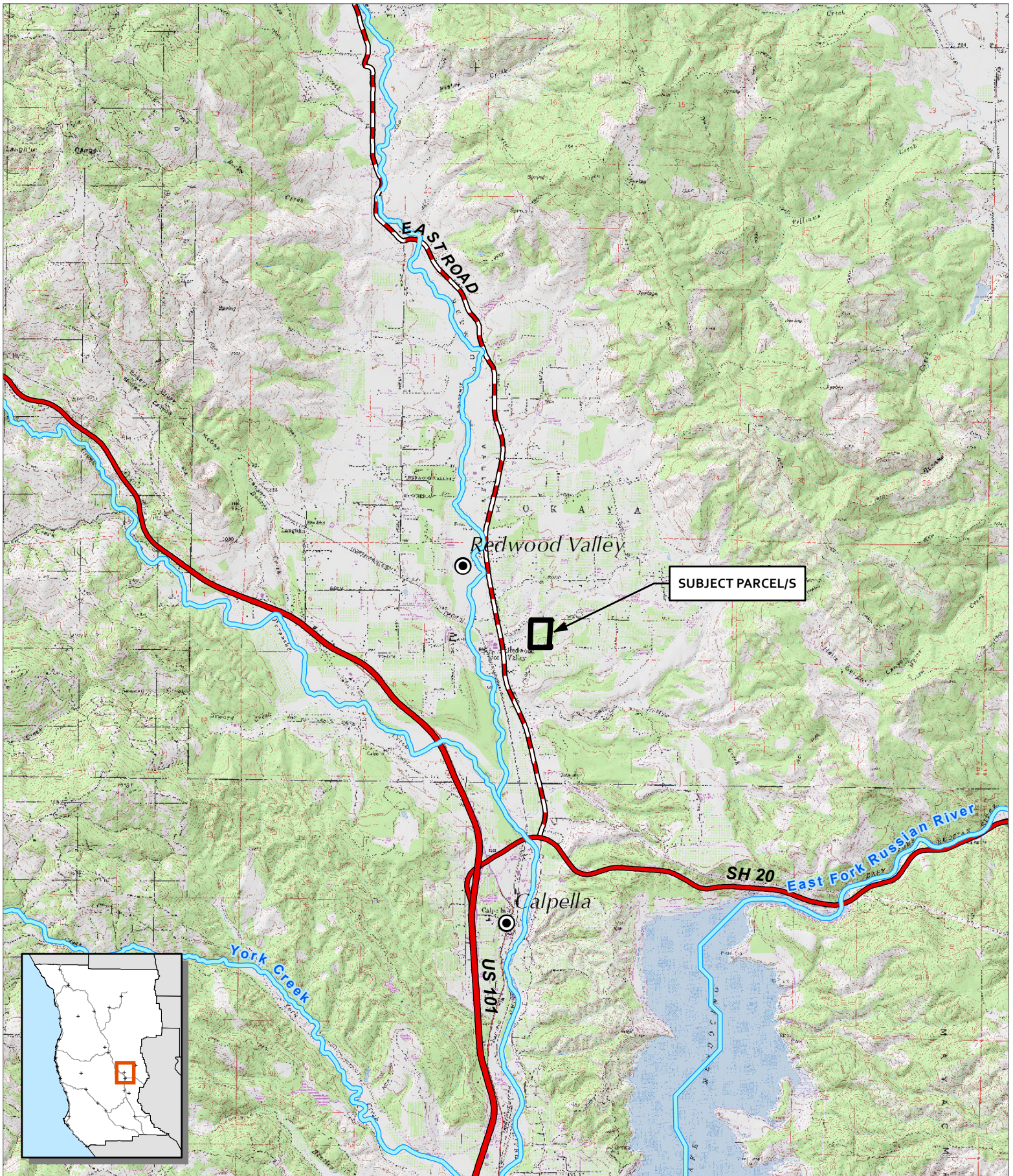
27. Lot area (within property lines): 22.36 ☐ square feet ☒ acres.

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 PROPERTY CONSISTS OF AN EXISTING 1,200 SF HOUSE, 180 SF STORAGE SHED, 240 SF PUMP HOUSE, 2,800 SF GREENHOUSE WITH COTTAGE CULTIVATION PERMIT, AND A CCOF CERTIFIED 10 ACRE VINEYARD PLANTED WITH SYRAH AND CABERNET GRAPES.

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.
THE SURROUNDING PROPERTIES ARE RESIDENTIAL AGRICULTURAL

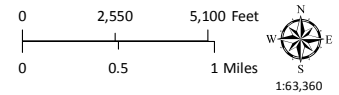
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural	X	X	X	X
Commercial Industrial				
Institutional Timberland				
Other				



CASE: R_2019-0001
OWNER: Patrick Duggan
APN: 163-082-09
APLCT: Redwood Remedies
AGENT: Emily Hackbarth
ADDRESS: 1401 Road D, Redwood Valley

● Major Towns & Places — Major Roads
— Major Rivers
— Highways



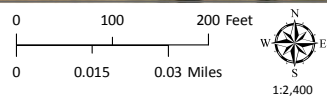
LOCATION MAP

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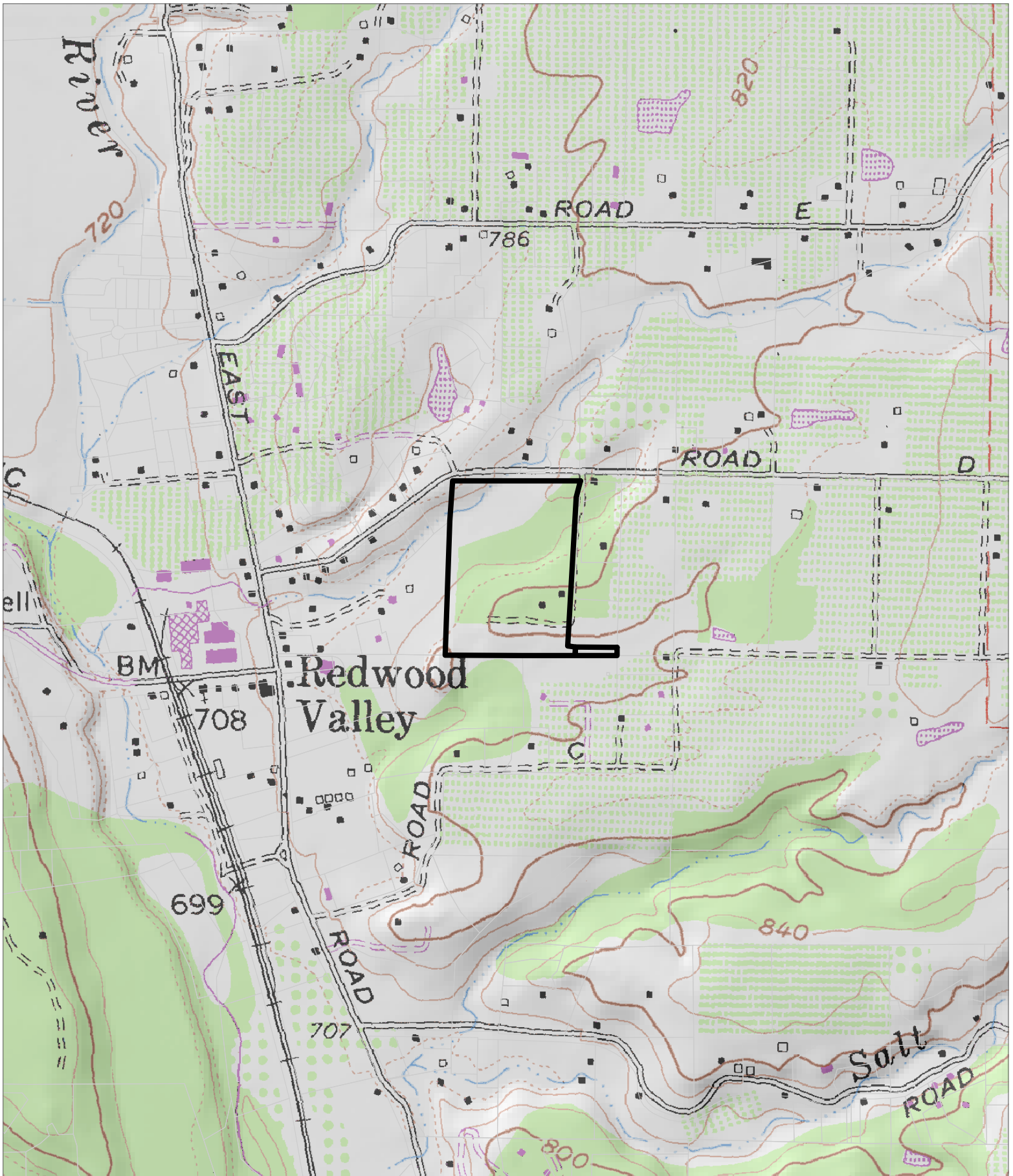
CASE: R_2019-0001
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- Public Roads
- Private Roads
- Driveways/Unnamed Roads

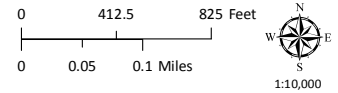


AERIAL IMAGERY

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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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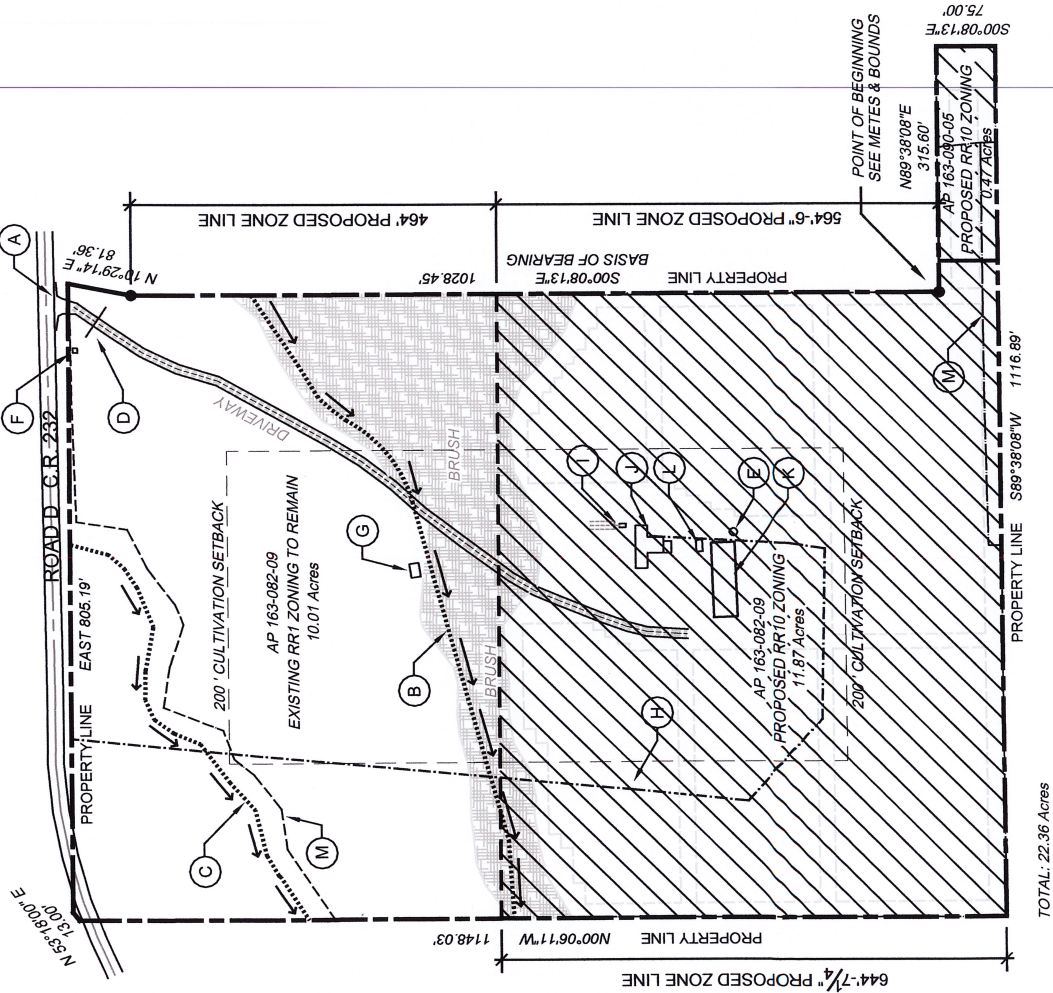
SITE LEGEND	
(A)	ENTRANCE / EXIT TO PROPERTY
(B)	DITCH
(C)	SEASONAL STREAM
(D)	EXISTING GATE
(E)	EXISTING WATER STORAGE
(F)	5,000 GALLON WATER TANK
(G)	EXISTING AG WATER HOOKUP
(H)	EXISTING AG WATER PUMP HOUSE
(I)	EXISTING POWER LINES / POLES
(J)	EXISTING HOUSE SEPTIC TANK AND LEACH FIELD
(K)	EXISTING HOUSE
(L)	EXISTING GREENHOUSE
(M)	EXISTING SHED
(N)	EXISTING FENCE

SITE ADDRESS:
1401 ROAD D
REDWOOD VALLEY, CA 95470
APN: 163-082-09

APPLICANT:
REDWOOD REMEDIES

PROPERTY OWNER:
PATRICK DUGGAN

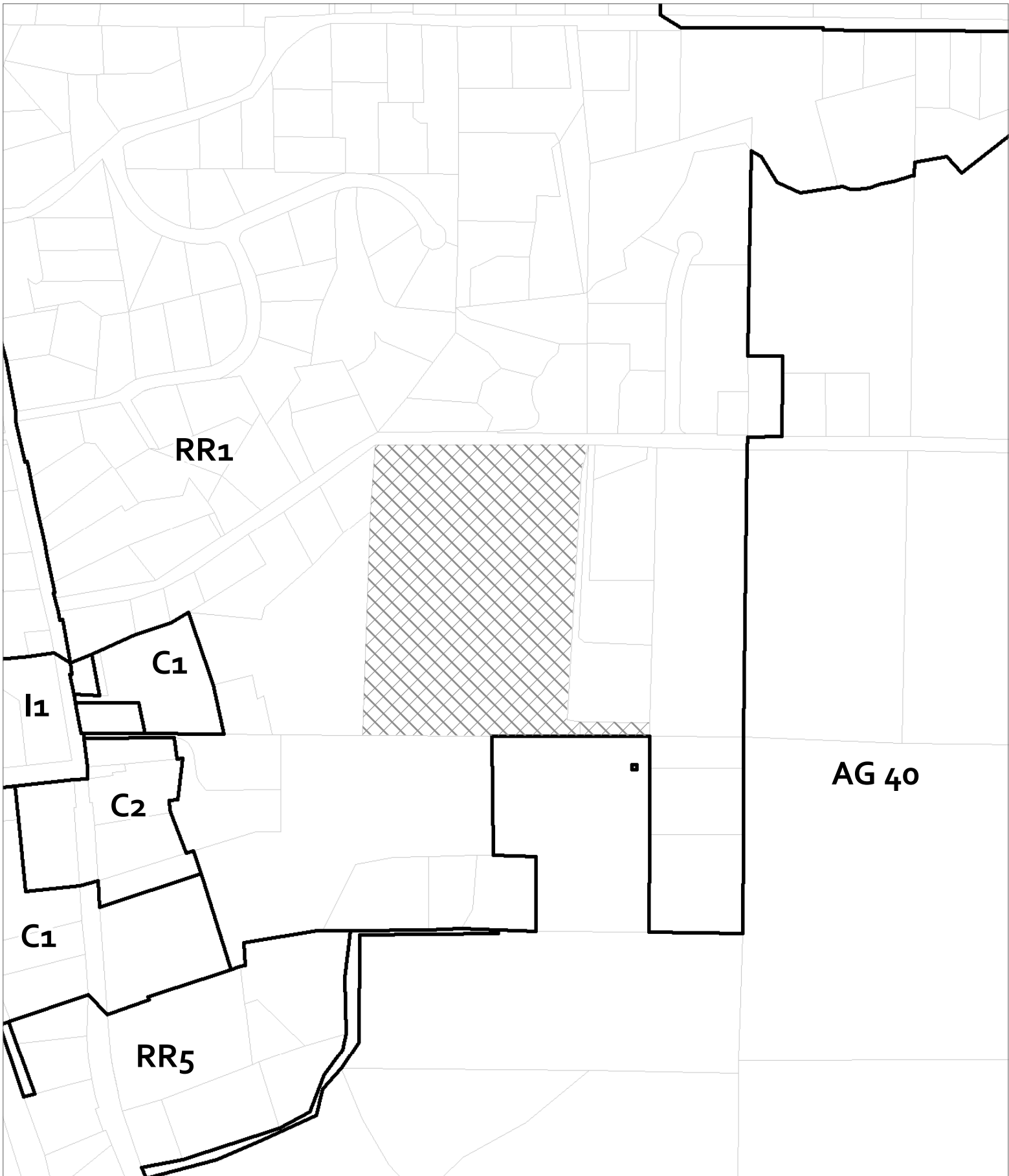
JANUARY 9, 2019



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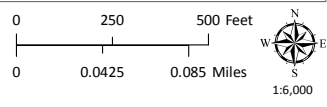
Rezone Map

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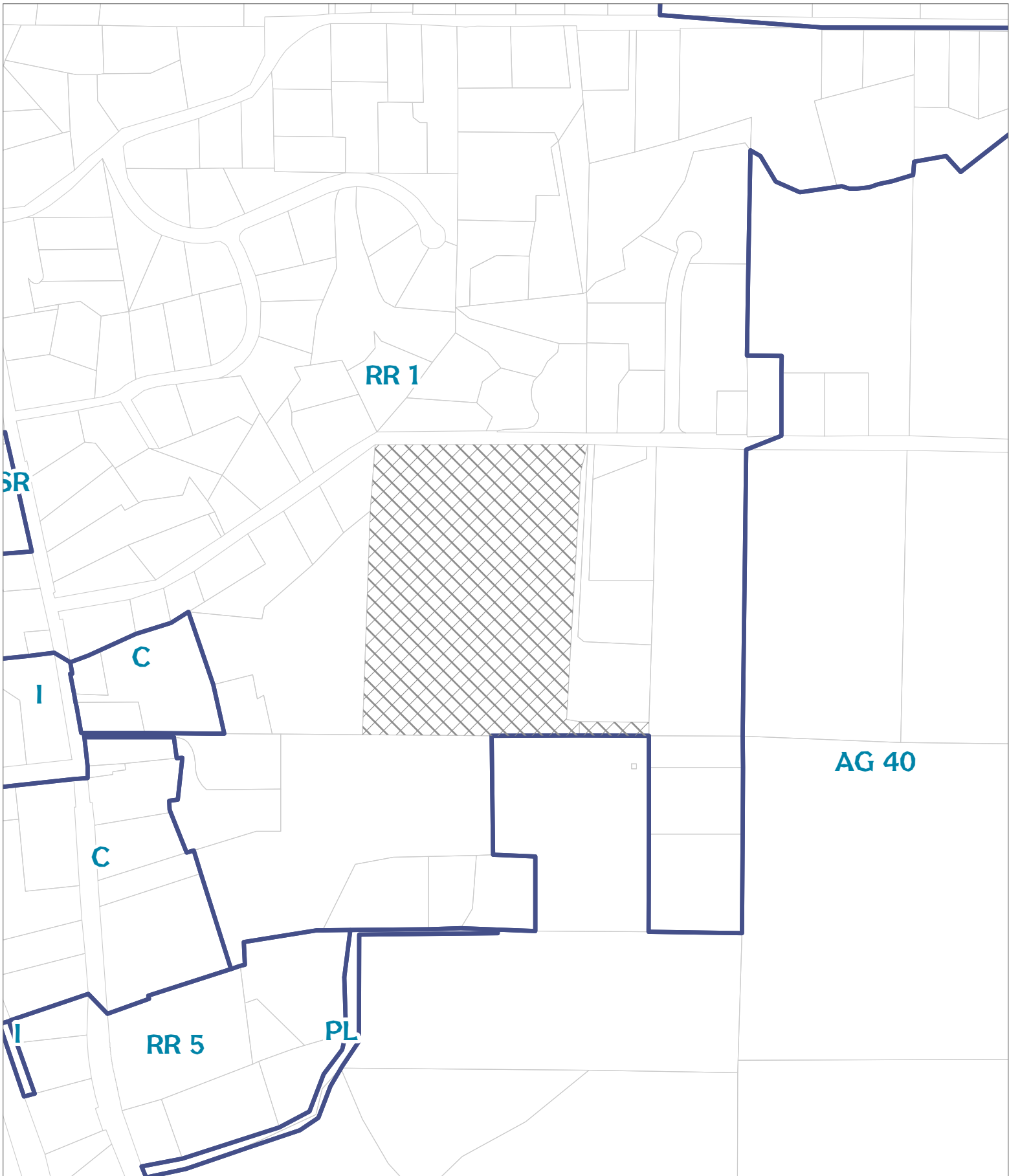
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 Zoning Districts




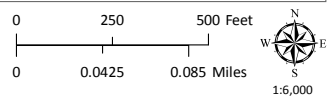
ZONING DISPLAY MAP

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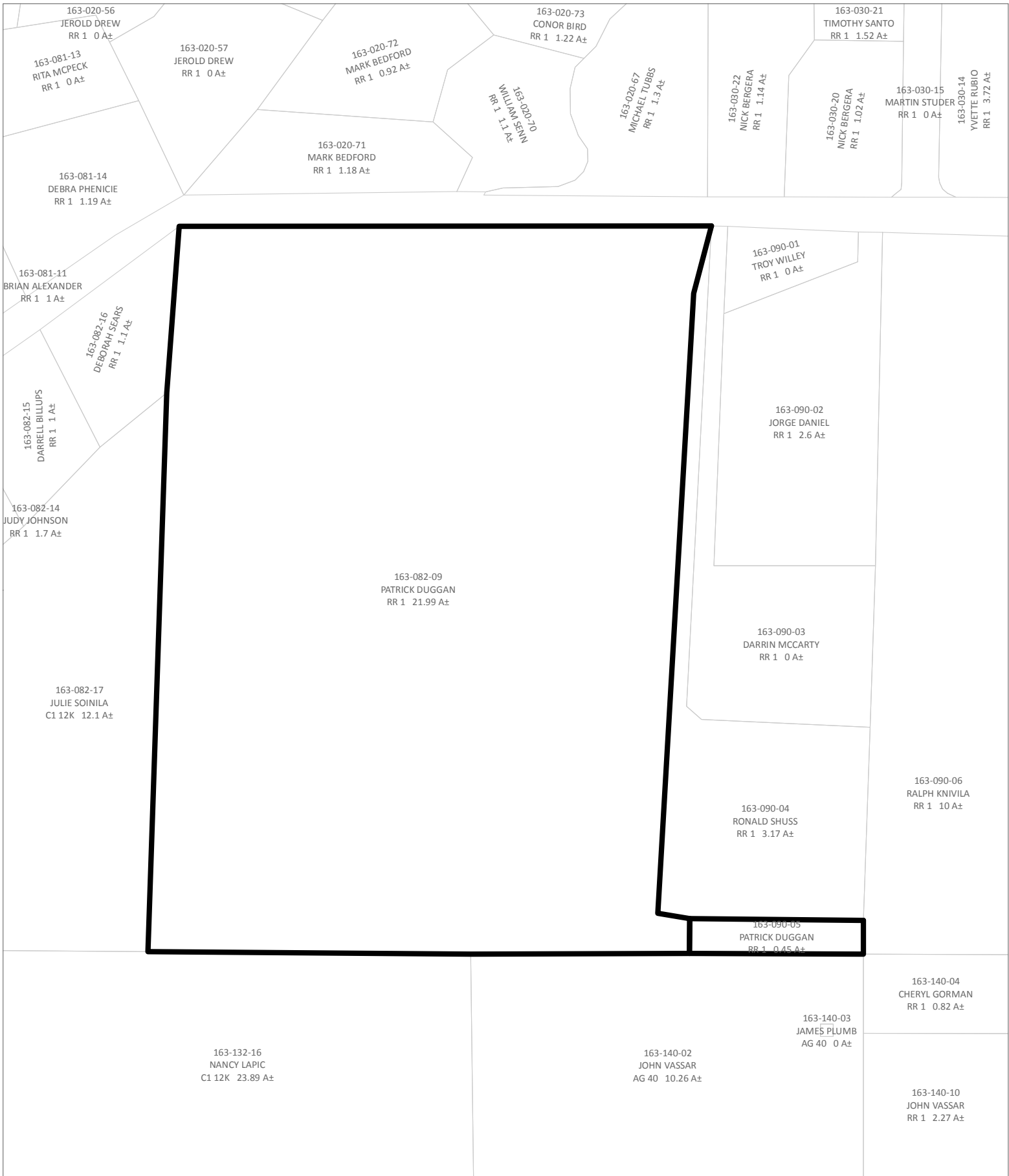
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 General Plan Classes

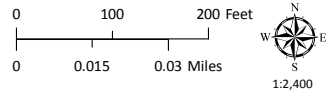


GENERAL PLAN CLASSIFICATIONS

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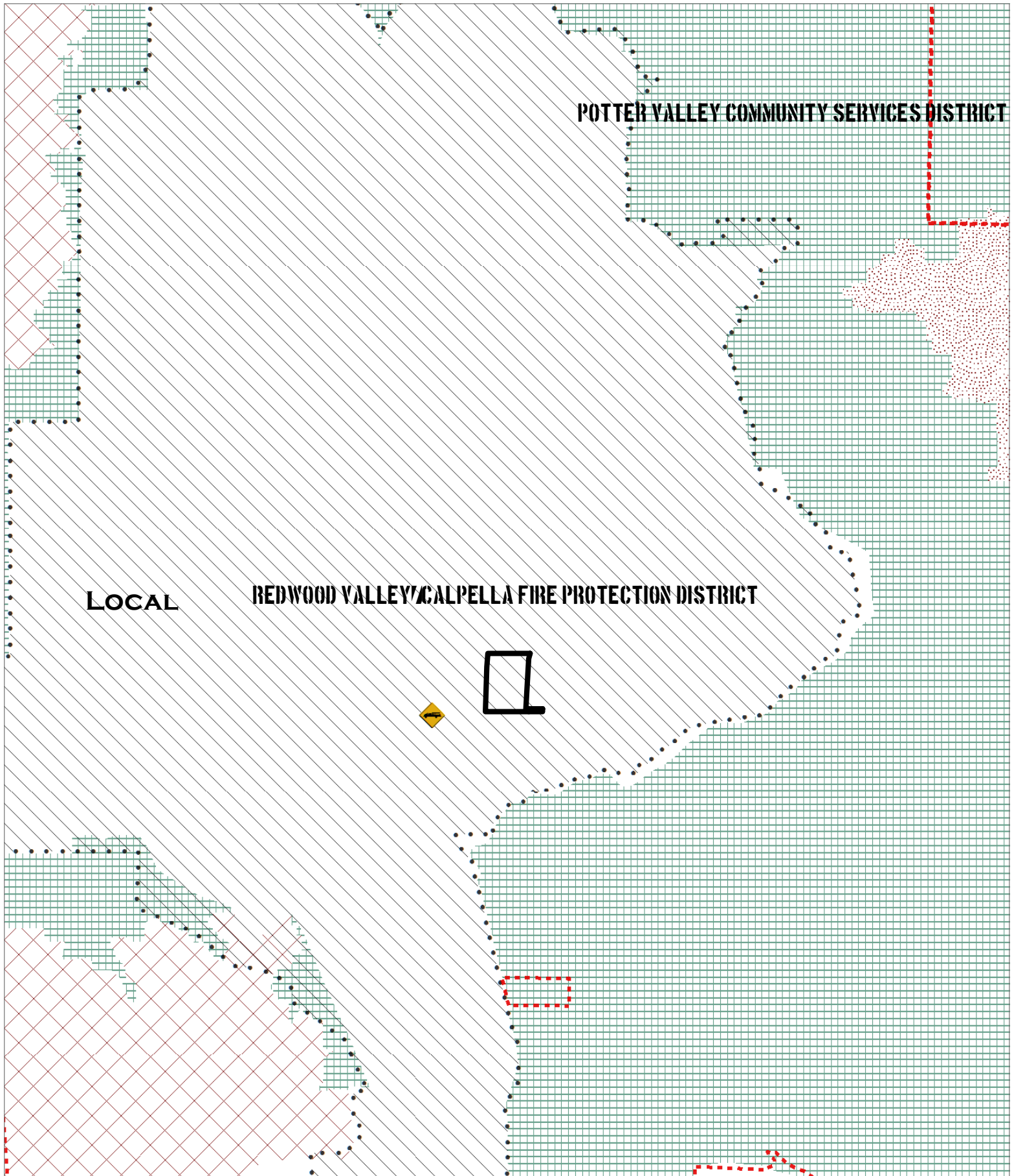


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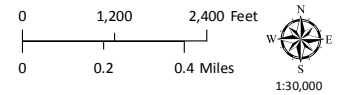
ADJACENT PARCELS

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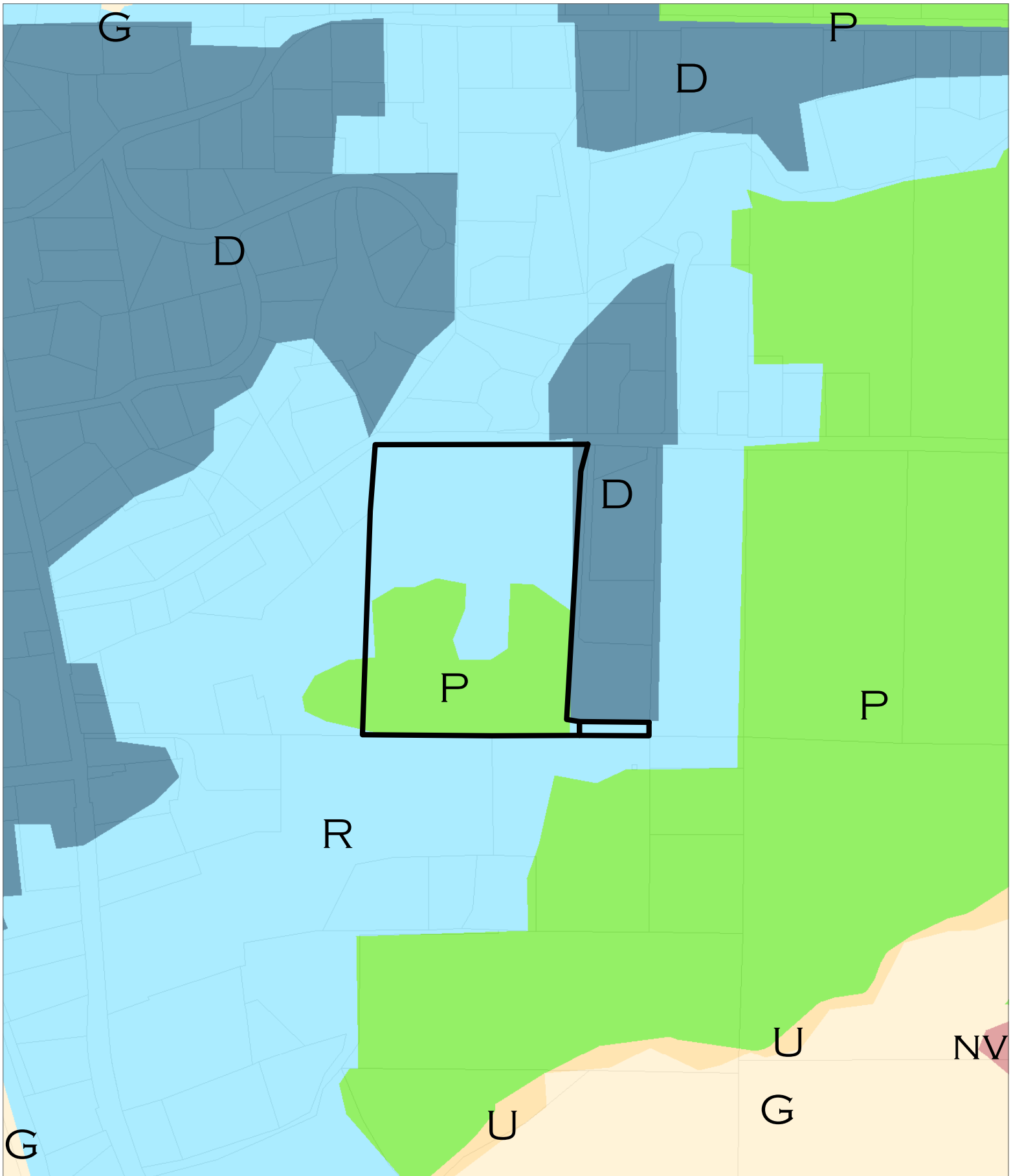
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-  Fire Stations
-  County Fire Districts
-  Local Responsibility Areas
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



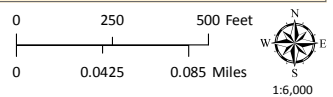
FIRE RESPONSIBILITY AREAS

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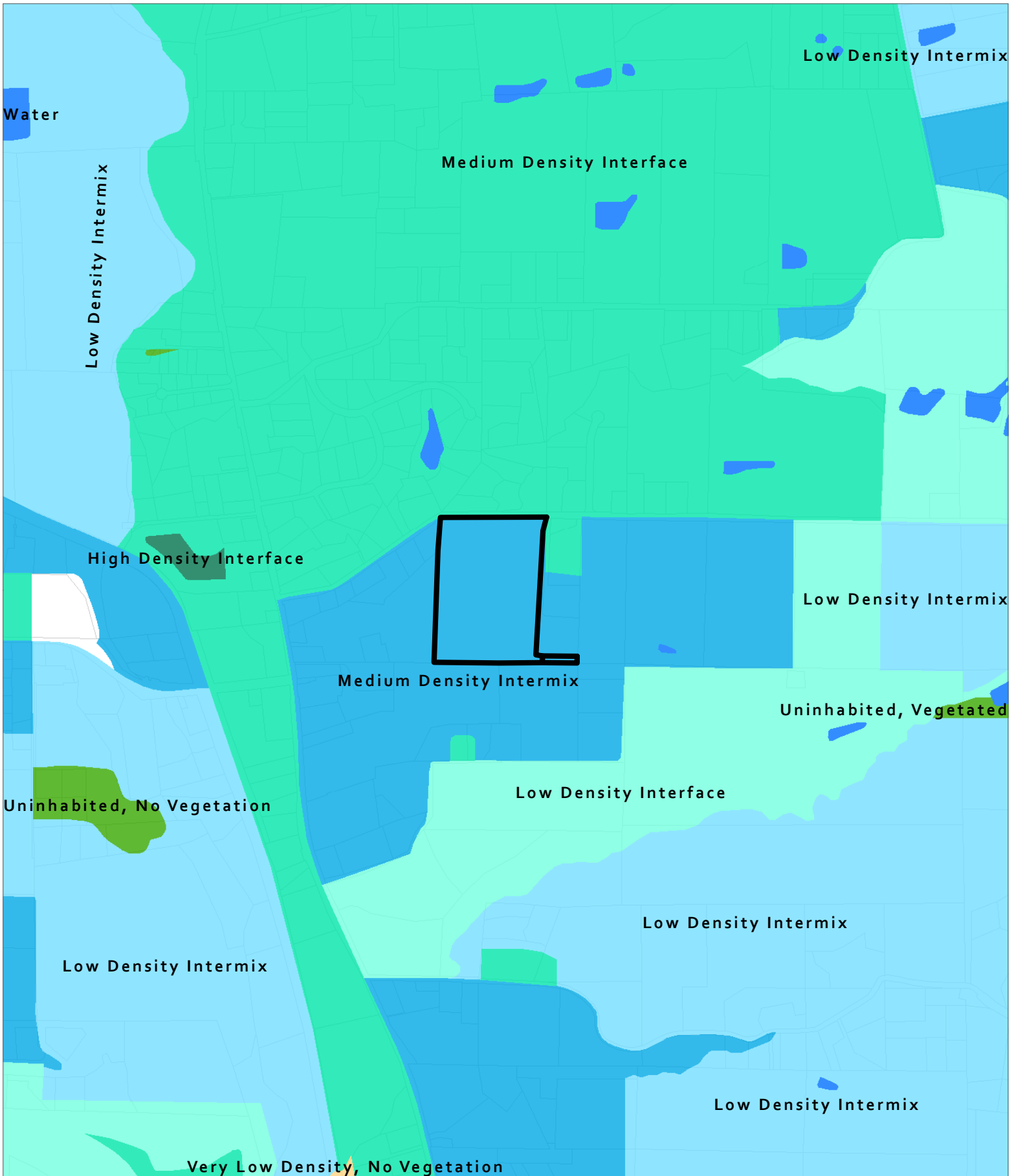
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Urban & Built-Up Land (D)



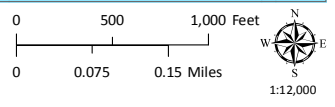
IMPORTANT FARMLAND

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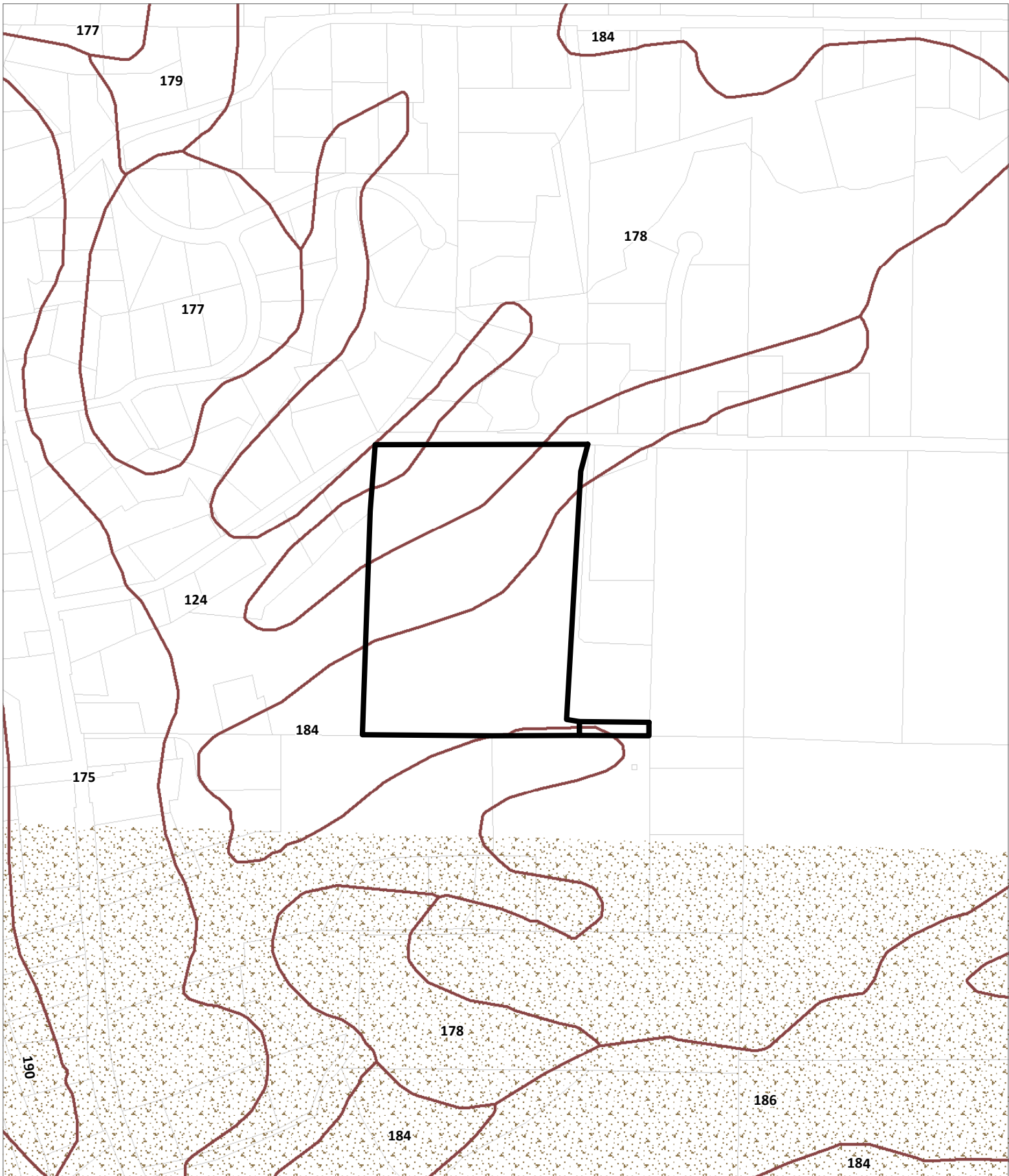
CASE: R_2019-0001
OWNER: Patrick Duggan
APN: 163-082-09
APLCT: Redwood Remedies
AGENT: Emily Hackbarth
ADDRESS: 1401 Road D, Redwood Valley

Water





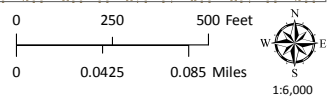
WILDLAND-URBAN INTERFACE ZONES

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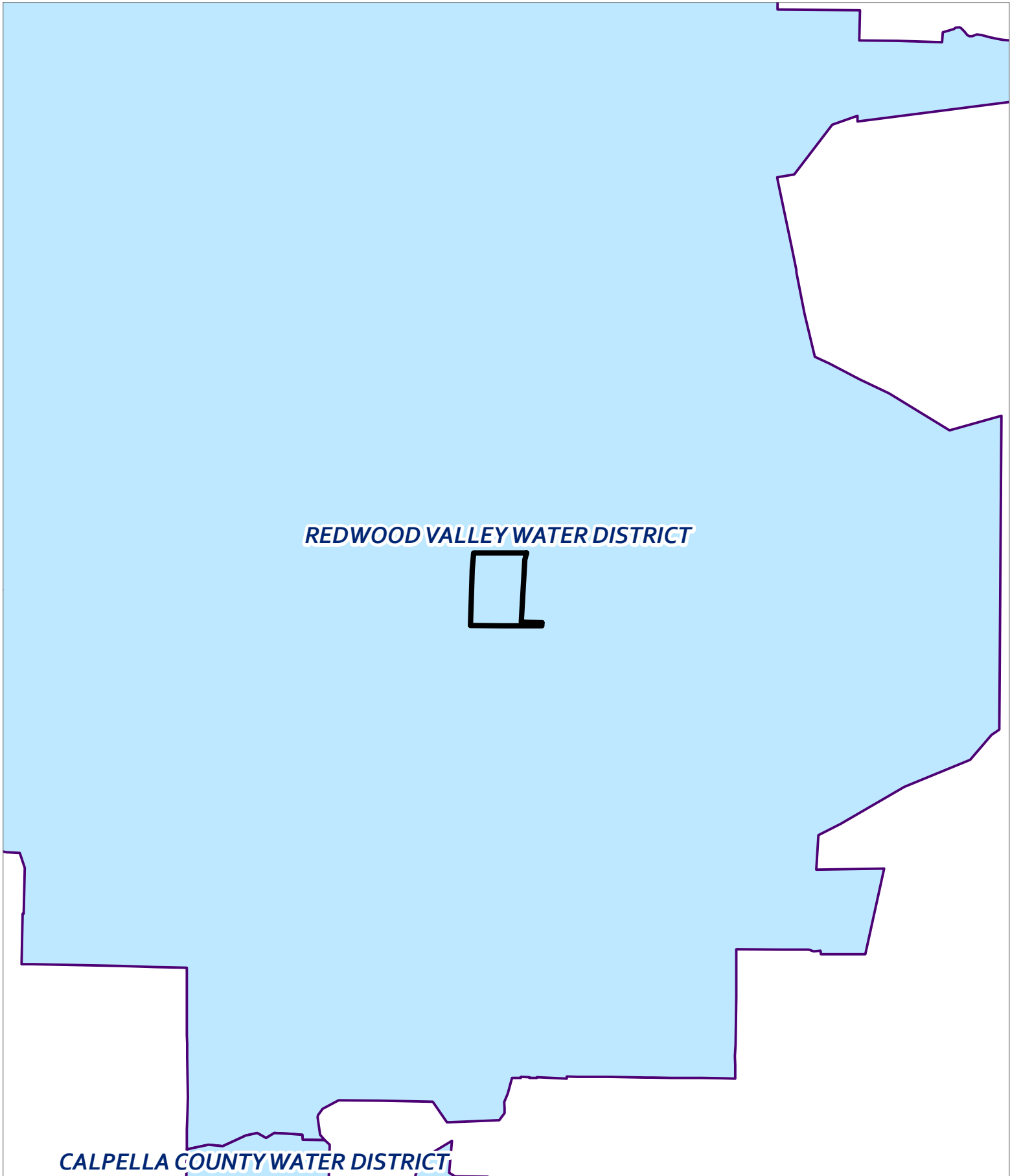
CASE: R_2019-0001
OWNER: Patrick Duggan
APN: 163-082-09
APLCT: Redwood Remedies
AGENT: Emily Hackbarth
ADDRESS: 1401 Road D, Redwood Valley

-  Eastern Soil Classes
-  Naturally Occurring Asbestos



LOCAL SOILS

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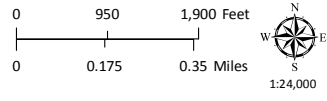


REDWOOD VALLEY WATER DISTRICT

CALPELLA COUNTY WATER DISTRICT

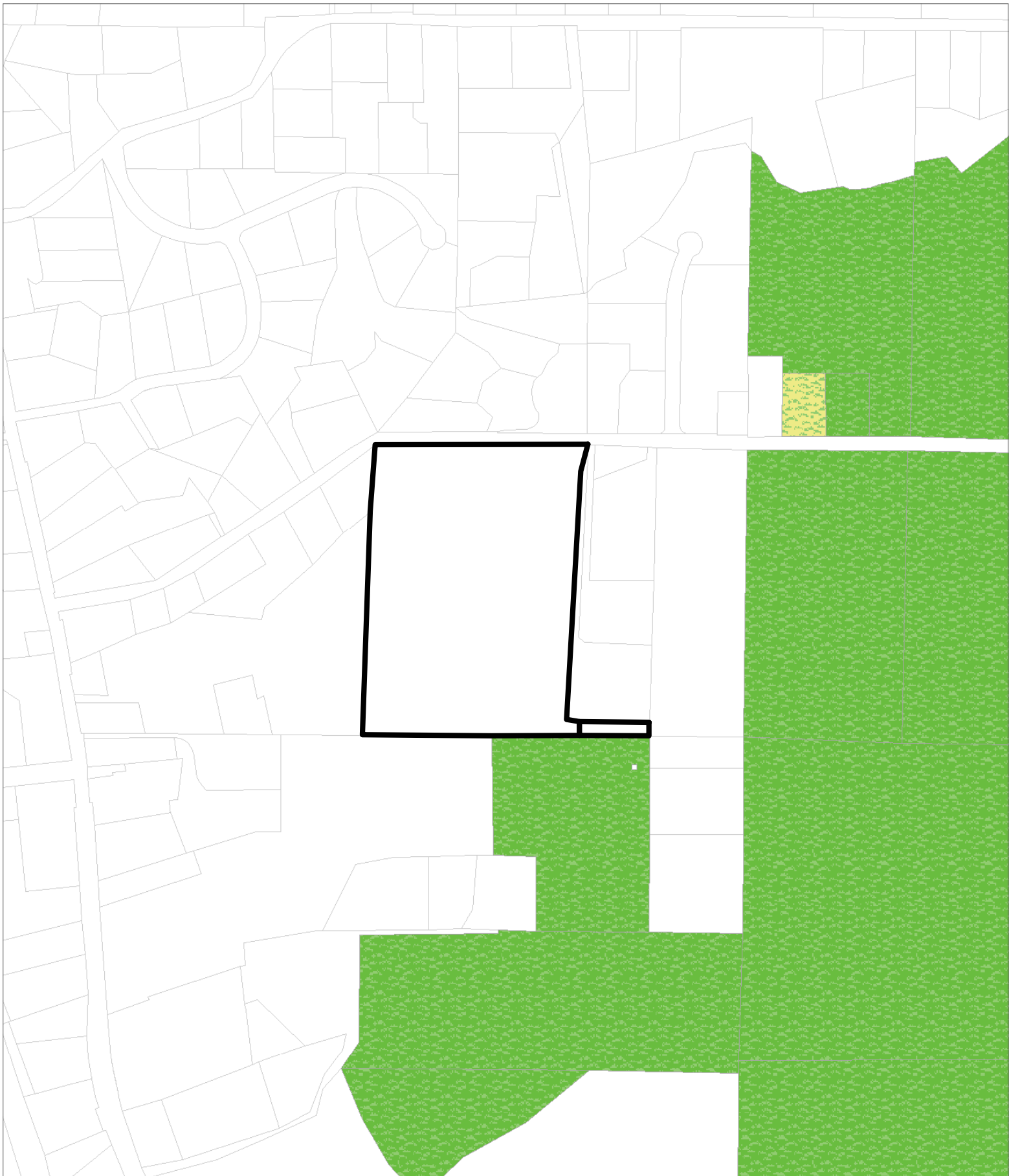
CASE: R_2019-0001
OWNER: Patrick Duggan
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 County Water Districts






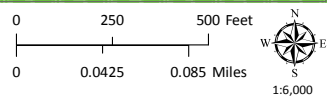
WATER DISTRICTS

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-  Williamson Act 2017
-  Prime Ag 2017
-  Non-Prime Ag 2017



LANDS IN WILLIAMSON ACT CONTRACTS

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