



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 23, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Air Quality Management
Russian River Flood Control

CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Redwood Valley – Calpella Fire District
Redwood Valley MAC

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0012

DATE FILED: 2/12/2019

OWNER: ANGELICA ZOE MARIE LIMON

APPLICANT: FERNANDO GARCIA

AGENT: ZACK ALLAN

REQUEST: Administrative Permit for a setback reduction per Mendocino County Code Section 20.242.060(D), and cultivation expansion on acreage per Mendocino County Code Section 20.242.040(B)(2) for a medium outdoor cultivation site (Type 1 (5,000 sq. ft.); AG_2018-0360) of no more than 5,000 sq. ft. of canopy.

LOCATION: 2.1± miles southeast of Redwood Valley town center, lying on the south side of Road B (CR 231A), 0.06± miles east of its intersection with Ponderosa Way (Private), located at 3800 Road B, Redwood Valley (APN: 166-210-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 7, 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 _____

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APN/S: 166-210-02-00

PARCEL SIZE: 4.97 acres

GENERAL PLAN: AG40:
ZONING: AG:40

EXISTING USES: Residential; Cannabis

DISTRICT: NONE

RELATED CASES: BU_2019-0251 (HOOP HOUSE 20X50 #5); BU_2019-0250 (HOOP HOUSE 20X50 #4); BU_2019-0249 (HOOP HOUSE 20X50 #3); BU_2019-0248 (HOOP HOUSE 20X50 #2); BU_2019-0247 (HOOP HOUSE 20X50 #1); BV_2018-0189 (REMOVE SHED TO ABATE VIOLATION); BI_2018-0078 (Cannabis grow); IC_2018-0453 (Cannabis grow)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR1	RR1	2.85±; 1.6±	Residential
EAST:	AG40	AG40	10±	Agricultural
SOUTH:	PL	PF	6±	Public Facilities
WEST:	AG40	AG40	1±	Agricultural

REFERRAL AGENCIES

LOCAL <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Building Division Ukiah <input checked="" type="checkbox"/> Department of Transportation (DOT) <input checked="" type="checkbox"/> Environmental Health (EH) <input checked="" type="checkbox"/> Redwood Valley - Calpe Fire District <input checked="" type="checkbox"/> Redwood Valley MAC	<input checked="" type="checkbox"/> Russian River Water District STATE <input checked="" type="checkbox"/> CALFIRE (Land Use) <input checked="" type="checkbox"/> CALFIRE (Resource Management) <input checked="" type="checkbox"/> California Dept. of Fish & Wildlife FEDERAL	TRIBAL <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Potter Valley Tribe <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
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ADDITIONAL INFORMATION:

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

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

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

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

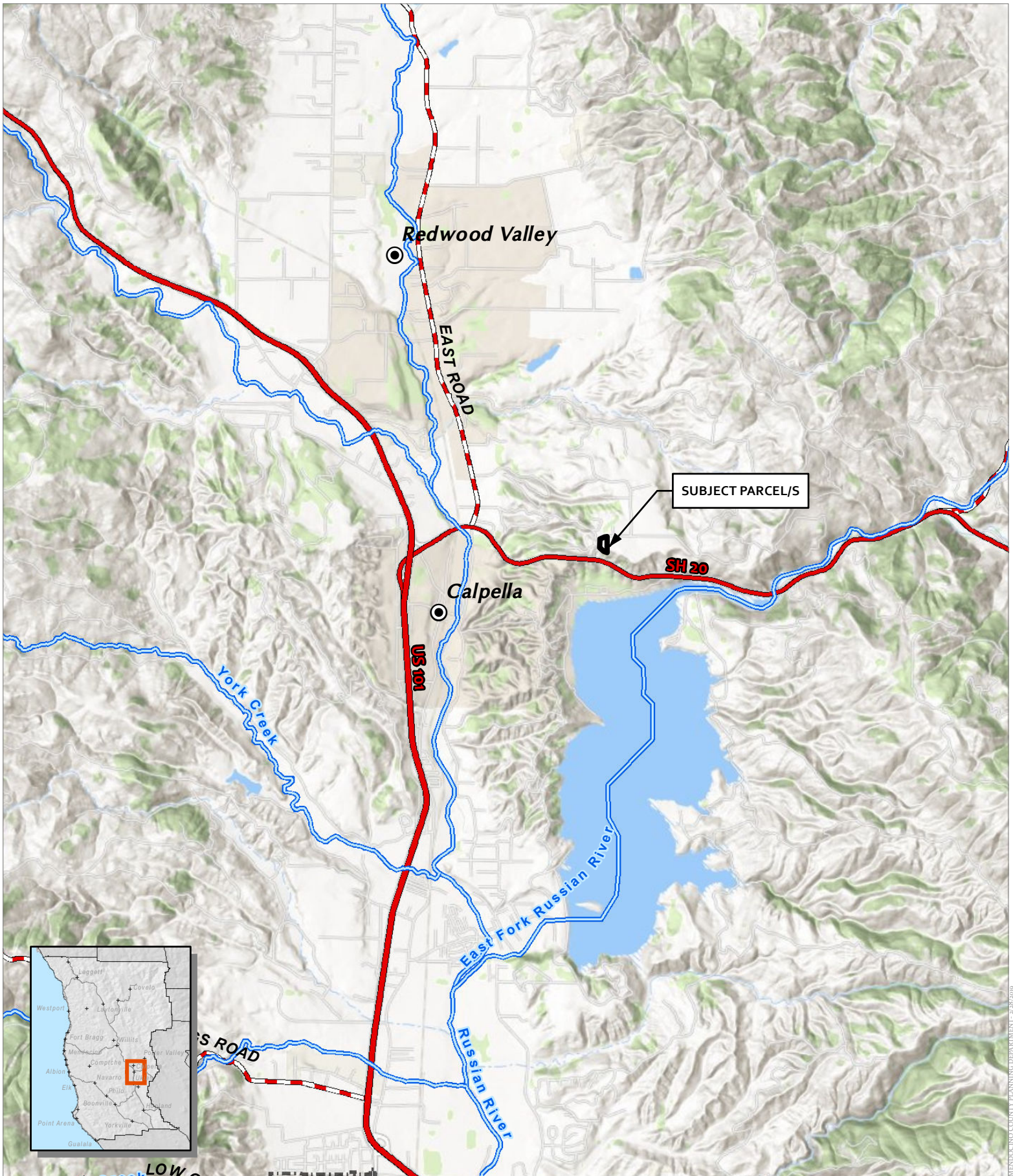
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:

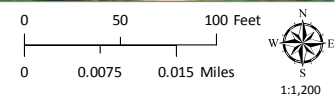
GIS; 20.500.020





CASE: AP 2019-0012
OWNER: LIMON, Angelica
APN: 166-210-02
APLCT: Fernando Garcia
AGENT: Zack Allen
ADDRESS: 3800 Road B, Redwood Valley

Public Roads
Private Roads



AERIAL IMAGERY



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Public Roads

Private Roads

0 75 150 Feet

0 0.0125 0.025 Miles

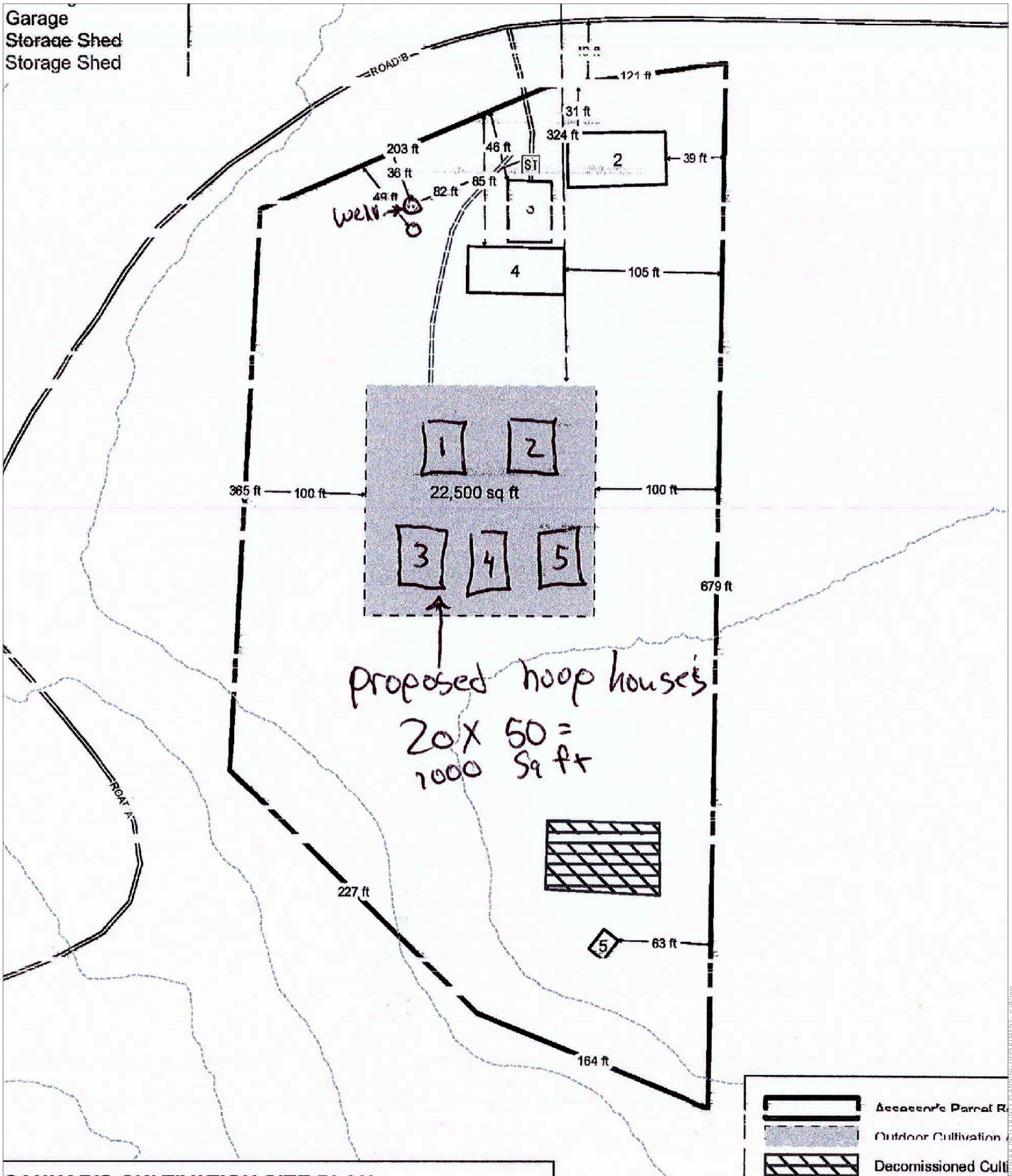
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TOPOGRAPHIC MAP

CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019

Garage
Storage Shed
Storage Shed



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NO SCALE

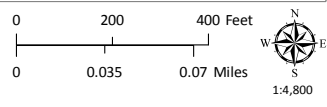
SITE PLAN

REDWOOD COUNTY PLANNING DEPARTMENT - 2/28/2019

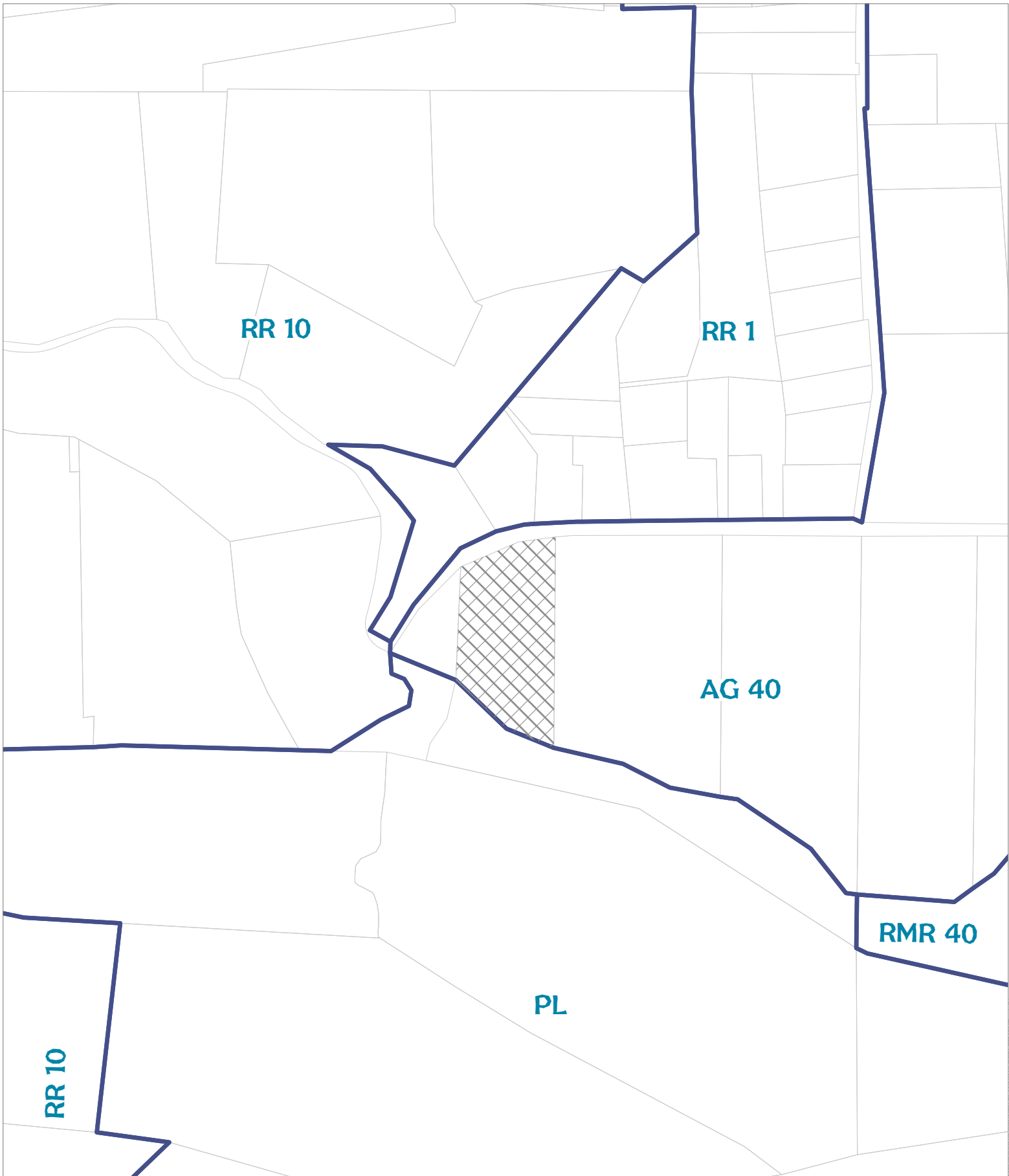


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 Zoning Districts
 Public Roads




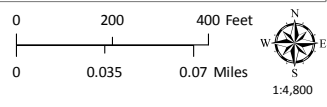
ZONING DISPLAY MAP



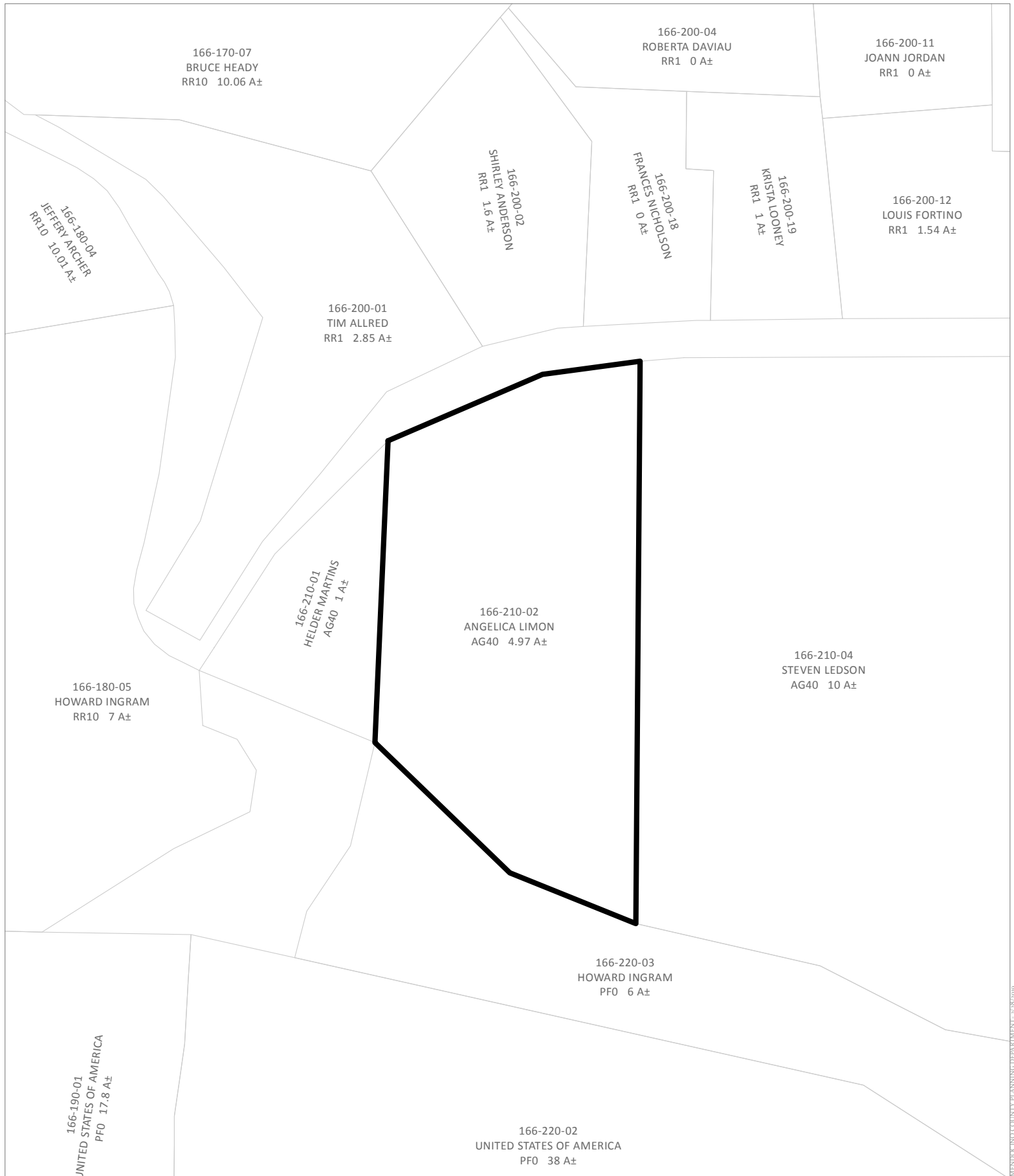
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2020

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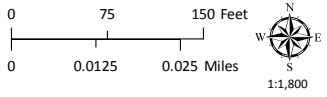
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

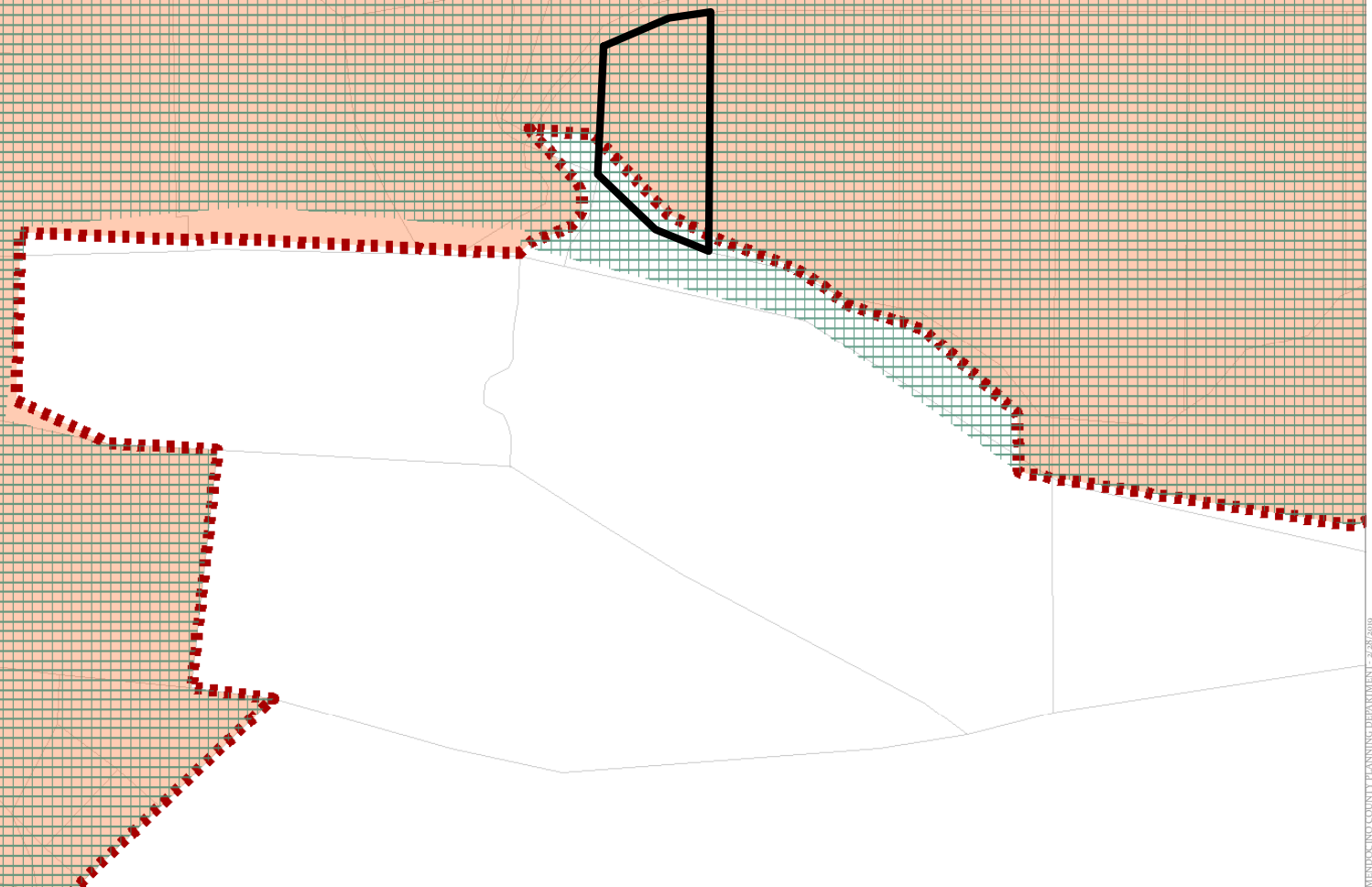




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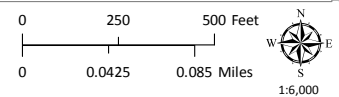


ADJACENT PARCELS

REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT

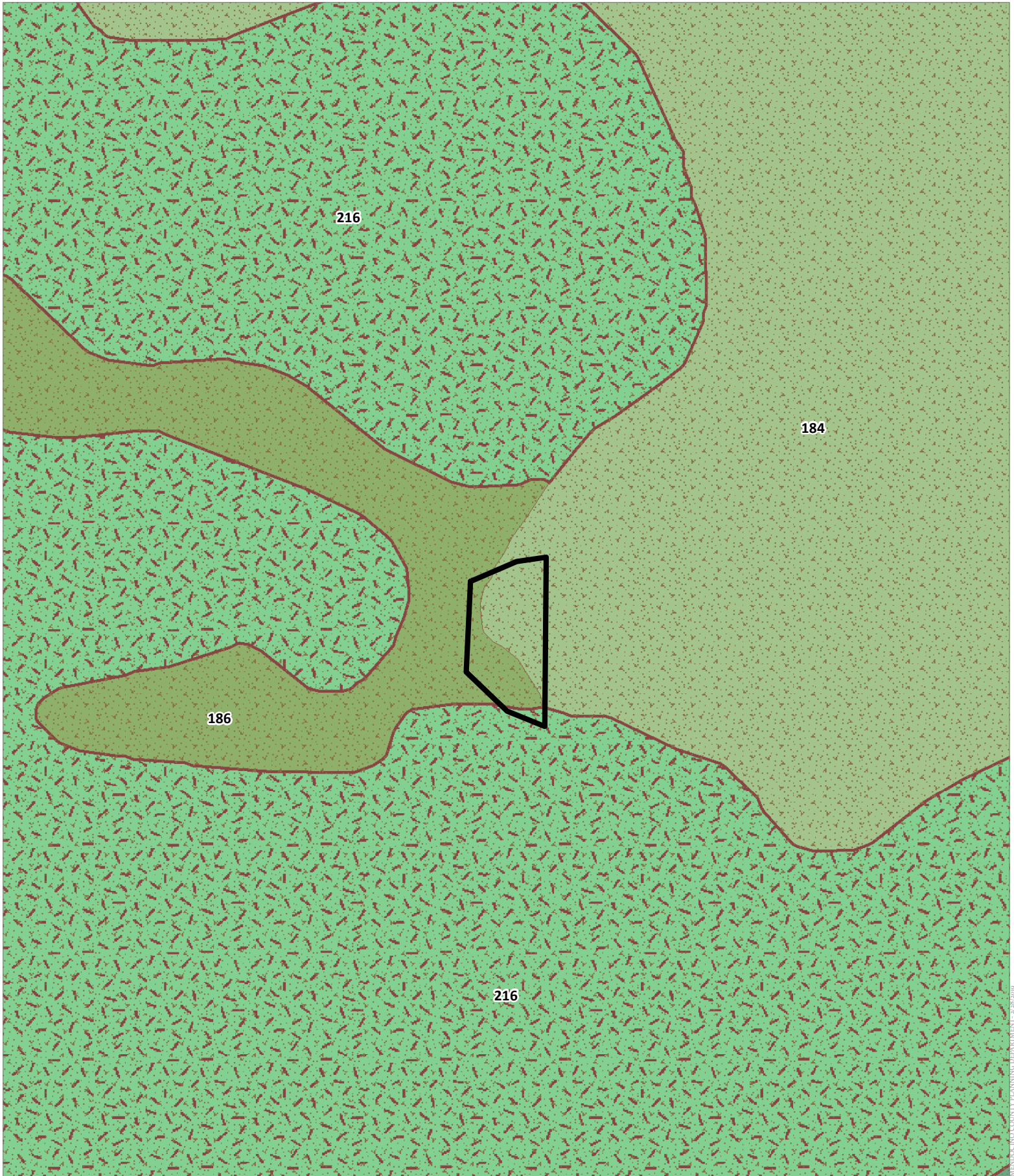


 Moderate Fire Hazard
 County Fire Districts






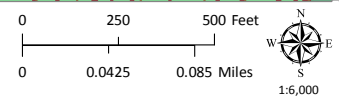
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

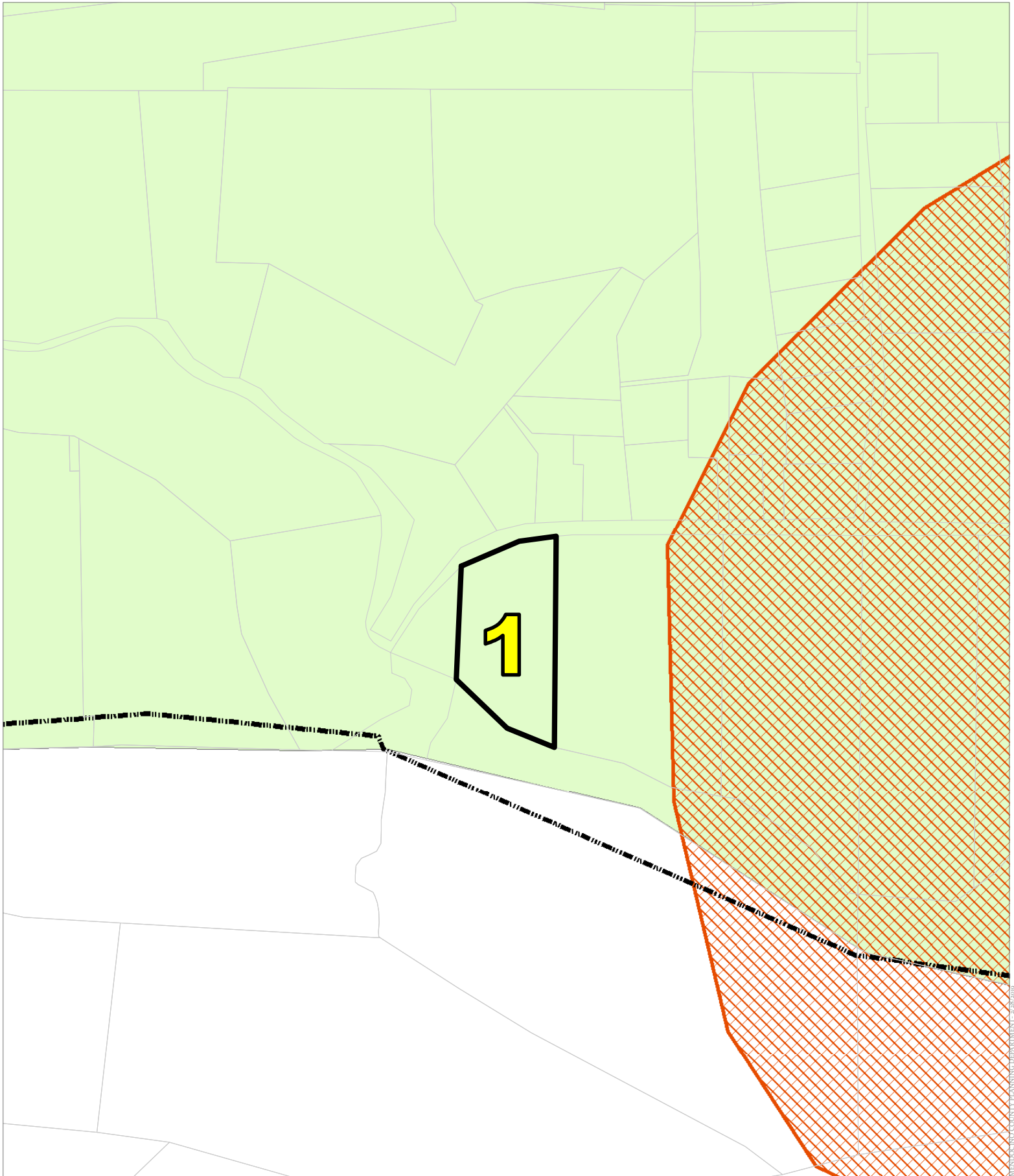


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-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Study Soil Types



LOCAL SOILS





EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

Cannabis General Order Application Number: 406582

Fee Payment Application Number: BA10406582

Self-Certification Date: 11/20/2018

NOTICE OF RECEIPT

STATE WATER RESOURCES CONTROL BOARD ORDER WQ 2017-0023-DWQ GENERAL WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATED WITH CANNABIS CULTIVATION ACTIVITIES

Your application for coverage under the Cannabis General Order has been received.

Your application for Major Farms Eel River Rd located at 12531 Eel River Road, Potter Valley (Mendocino County) will be processed as a Tier 1 Low Risk site **with an application fee due**.

CDFA License

For dischargers seeking a cultivation license from CDFA, this Notice of Receipt is insufficient. Upon payment of your application fee (see Fee Payment section) and submittal of Native American tribal authorization (if needed; see Native American Tribe Authorization section below), you will receive a separate Notice of Applicability (NOA) to be used for obtaining a CDFA license.

Fee Payment

Within 30 calendar days of submitting your application, you must pay an application fee in order for your application to be complete.

Your fee category is: **Tier 1 Low Risk. Your application fee is \$600.00.**

The application fee can be paid using electronic funds transfer, a check, money order, or cashier check.

- If you are paying via electronic funds transfer, visit the following website: http://www.waterboards.ca.gov/make_a_payment/. Include your Fee Payment Application Number when submitting your payment. Your Fee Payment Application Number can be found at the top right-hand corner of this Notice.
- If you are paying with a check, money order, or cashier check, make the check payable to the "State Water Resources Control Board", write the Fee Payment Application Number on the check, money order, or cashier check, and submit the payment to the following address:
State Water Resources Control Board
ATTN: Water Quality Fees - Cannabis General Order
PO Box 1888
Sacramento, CA 95812-1888.

Instructions for Paying Application Fees by Cash:

All cash payments must be submitted directly to the State Water Resources Control Board (State Water Board), not the Regional Water Quality Control Board. The State Water Board prefers that payments be made by check or money order. Money orders are available in

large denominations (up to \$1,000) at many local retail outlets and post offices across California and, if used, will expedite the enrollment process. The State Water Board is able to accept cash payments at its downtown Sacramento location. Cash payments, however, will require additional time and an appointment with the State Water Board Sacramento office. A delay in enrollment due to the need for a cash payment is not an excuse for non-compliance with applicable enrollment requirements. To schedule an appointment to make a cash payment, please call (916) 341-5021.

Technical Reports

In accordance with the Cannabis General Order, **you may have one or more technical reports due**. Below is the list of technical reports due based on your site conditions.

All technical reports shall be submitted electronically to the North Coast Regional Water Board office at the following email address: NorthCoast@waterboards.ca.gov and shall include "Cannabis General Order" in the email subject line and your WDID Number and the Cannabis General Order Application Number. Your WDID Number will be assigned upon issuance of the Notice of Applicability and the Cannabis General Order Application Number can be found on the top-right hand corner of this Notice. Refer to the Cannabis General Order for additional information regarding submittal of these technical reports.

Based on the information you provided, your site conditions are:

Tier 1 Low Risk.

List of Technical Reports Due:

- 1) Site Management Plan - **due within 90 days of application submittal**

Compliance with Best Practicable Treatment or Control (BPTC) Measures

You have certified that your site qualifies as a Tier 1 Low Risk site and that you will not be able to complete improvements to achieve compliance by the onset of the winter period following submittal of this application. (Winter period is defined in Attachment A of the Cannabis General Order.) You are required to contact the Regional Water Board to establish a compliance schedule. Contact information for the Regional Water Board can be found at the bottom of this Notice.

Native American Tribe Authorization

This section does not apply to you.

For additional information regarding your application, please contact the North Coast Regional Water Board office. Current contact information for the North Coast Regional Water Board office:

5550 Skylane Blvd, Suite A

Santa Rosa, CA 95403

(707) 576-2220

northcoast.cannabis@waterboards.ca.gov

If you notice any errors in your application, please contact the North Coast Regional Water Board office for more information on providing the correct information. **Do not resubmit your application or begin a new application for the purposes of correcting errors, unless you are instructed to do so by the State Water Board or Regional Water Board.**

FELICIA MARCUS, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov

