



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

April 29, 2019

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Air Quality Management

CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Hopland MAC

Hopland (Sanel Valley) Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0033

DATE FILED: 4/9/2019

OWNER: BUCKMAN LLC

APPLICANT: CLIFF RUSSELL

AGENT: JAVIER RAU

REQUEST: Administrative Permit for a 32 ft. setback reduction of a large mixed light cannabis cultivation site (Type 2B (10,000 sq. ft.); AG_2018-0195) of no more than 10,000 sq. ft. of canopy, and a nursery (Type 4 (22,000 sq. ft.) AG_2018-0196) of no more than 12,000 sq. ft. of canopy. At all times there will be no more than 10,000 sq. ft. of mature growth canopy and 12,000 sq. ft. of nursery canopy. The new setback will be 68 ft. from the southern property line.

LOCATION: 3.7± miles east of Hopland town center, lying on the north side of Buckman Drive (CR 105B), 0.3± miles northeast of its intersection with State Highway 175 (SH 175), located at 13000 Buckman Dr., Hopland (APN: 050-060-01).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 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 _____

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APN/S: 050-060-01-00

PARCEL SIZE: 17± acres

GENERAL PLAN: AG40:
ZONING: AG:40

EXISTING USES: Residential; Cannabis

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES: BV_2018-0029 - BV_2018-0032(CANNABIS COMMERCIAL GREENHOUSES); BU_2018-0713 (MOVE EXISTING PANEL FROM PG&E OVERHEAD LINES); BU_2018-1756 (REPLACE ELECT PANEL ON SFD)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	PL:	PF:0	8.4± acres	Public Facilities
EAST:	RL160:	RL:160	615± acres	Agricultural
SOUTH:	AG40:	AG:40	34±; 26.46±; 6.5± acres	Agricultural
WEST:	AG40:	AG:40	1.2± acres	Agricultural

REFERRAL AGENCIES

<u>LOCAL</u>		<u>TRIBAL</u>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Hopland MAC	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Building Division Ukiah	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	
<input checked="" type="checkbox"/> Hopland (Sanel Valley) Fire District	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	

ADDITIONAL INFORMATION: Located in an area of naturally occuring asbestos and eastern rock inclusions.

ENVIRONMENTAL DATA

1. MAC:

GIS

Hopland

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE / Hopland (Sanel Valley)

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern

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

Freshwater Forested / Shrub Wetland

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/GIS

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

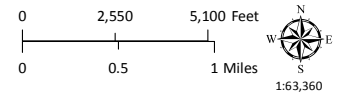
23. HARBOR DISTRICT:

Sec. 20.512

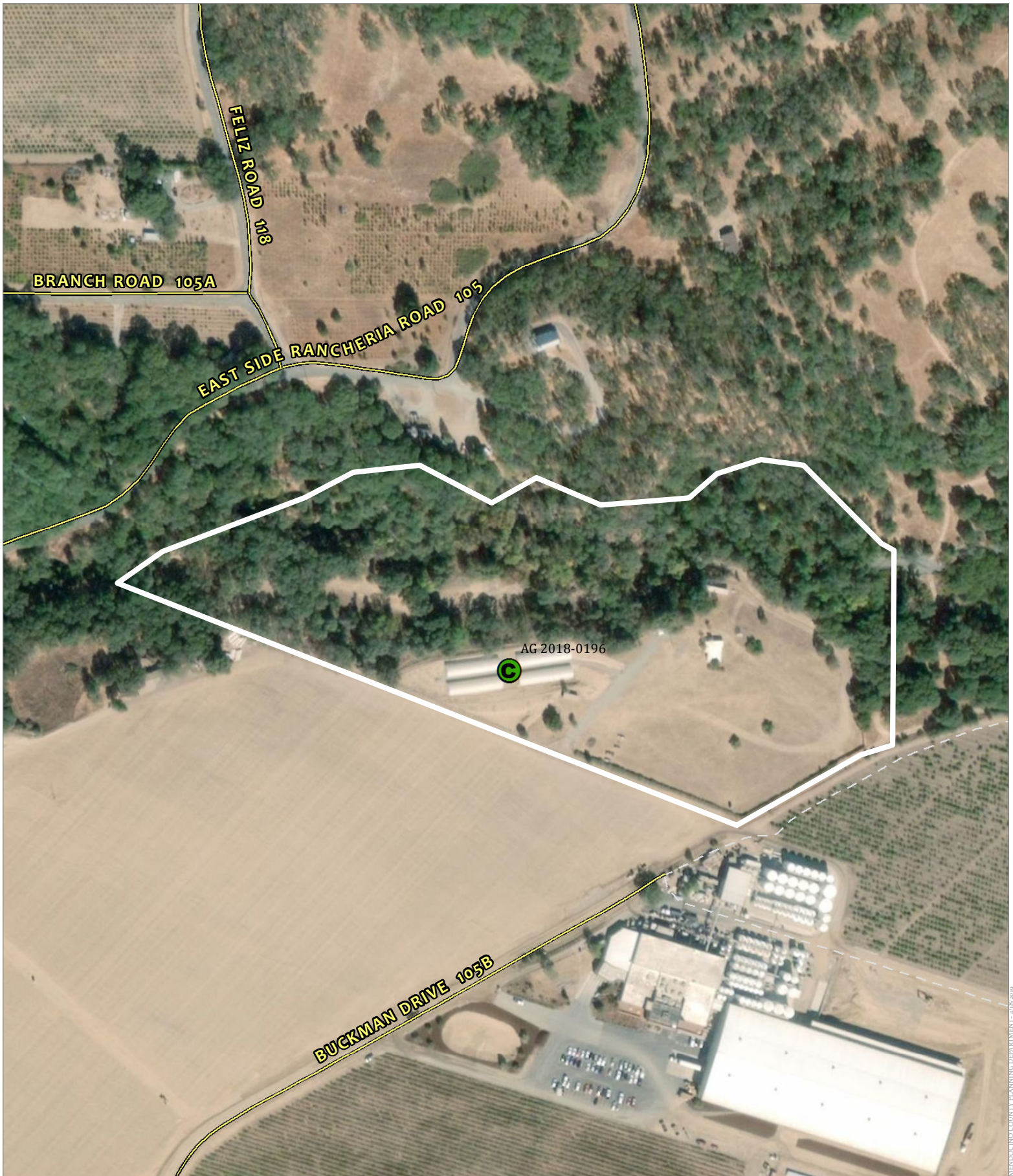


CASE: **AP 2019-0033**
OWNER: **Buckman, LLC**
APN: **050-060-01**
APLCT: **Cliff Russell**
AGENT: **Javier Rau**
ADDRESS: **13000 Buckman Drive, Hopland**




- Major Towns & Places
- Highways
- California Counties
- Major Rivers

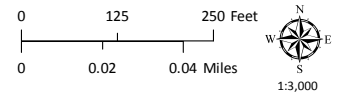


LOCATION MAP



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-  Cannabis Cultivation Sites
-  Public Roads
-  Driveways/Unnamed Roads

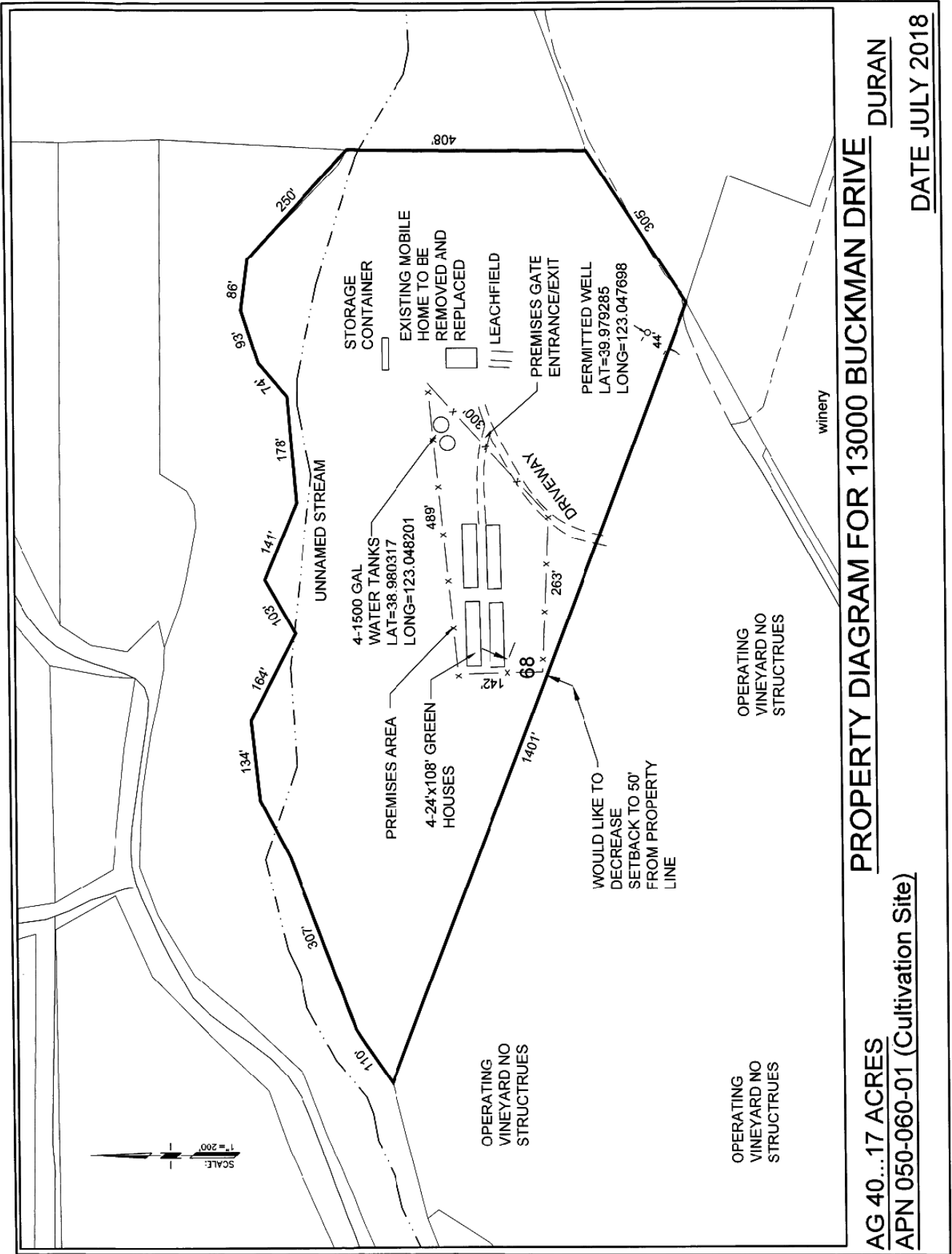


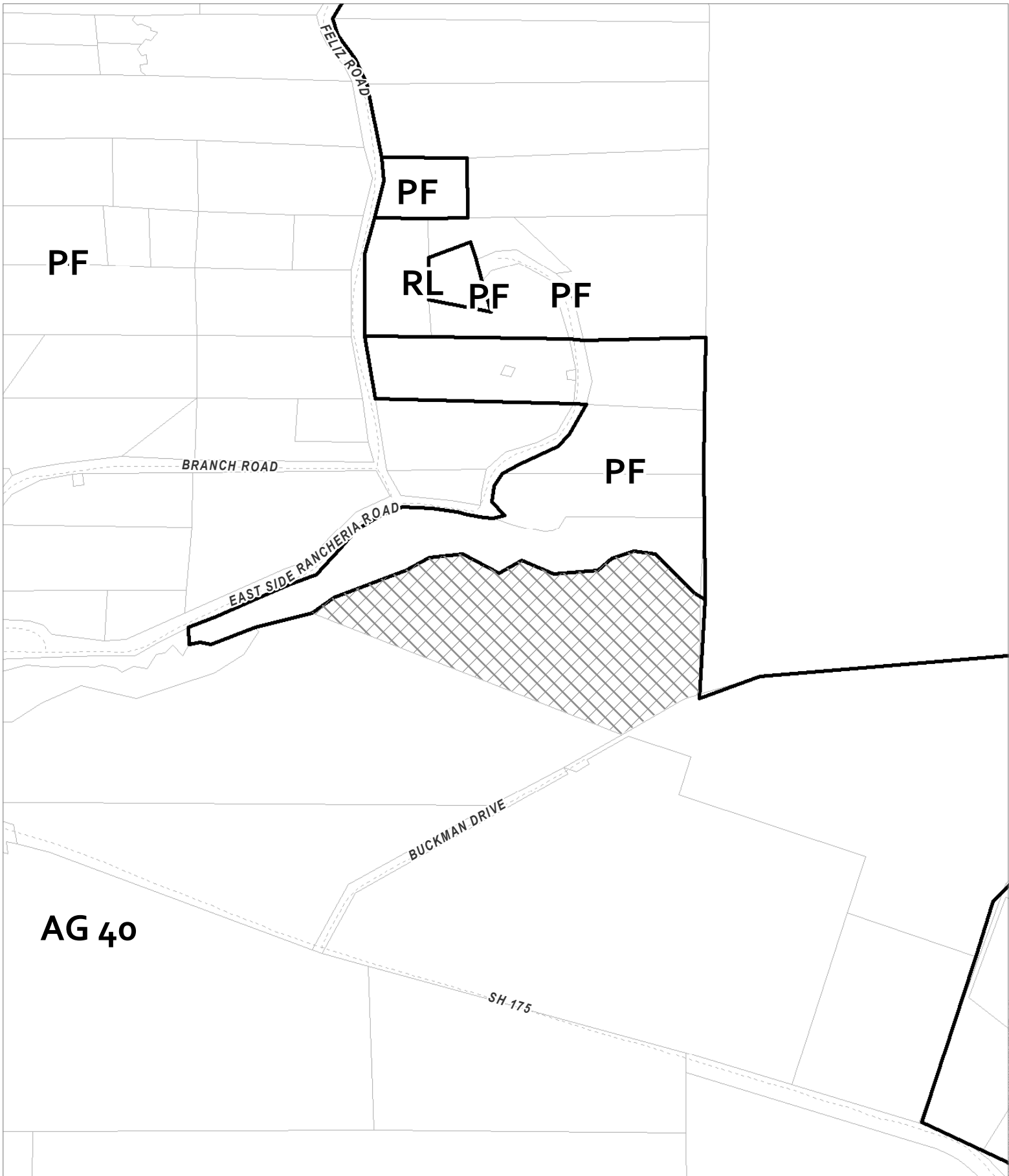
AERIAL IMAGERY

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NO SCALE

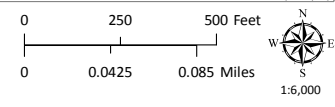
SITE PLAN



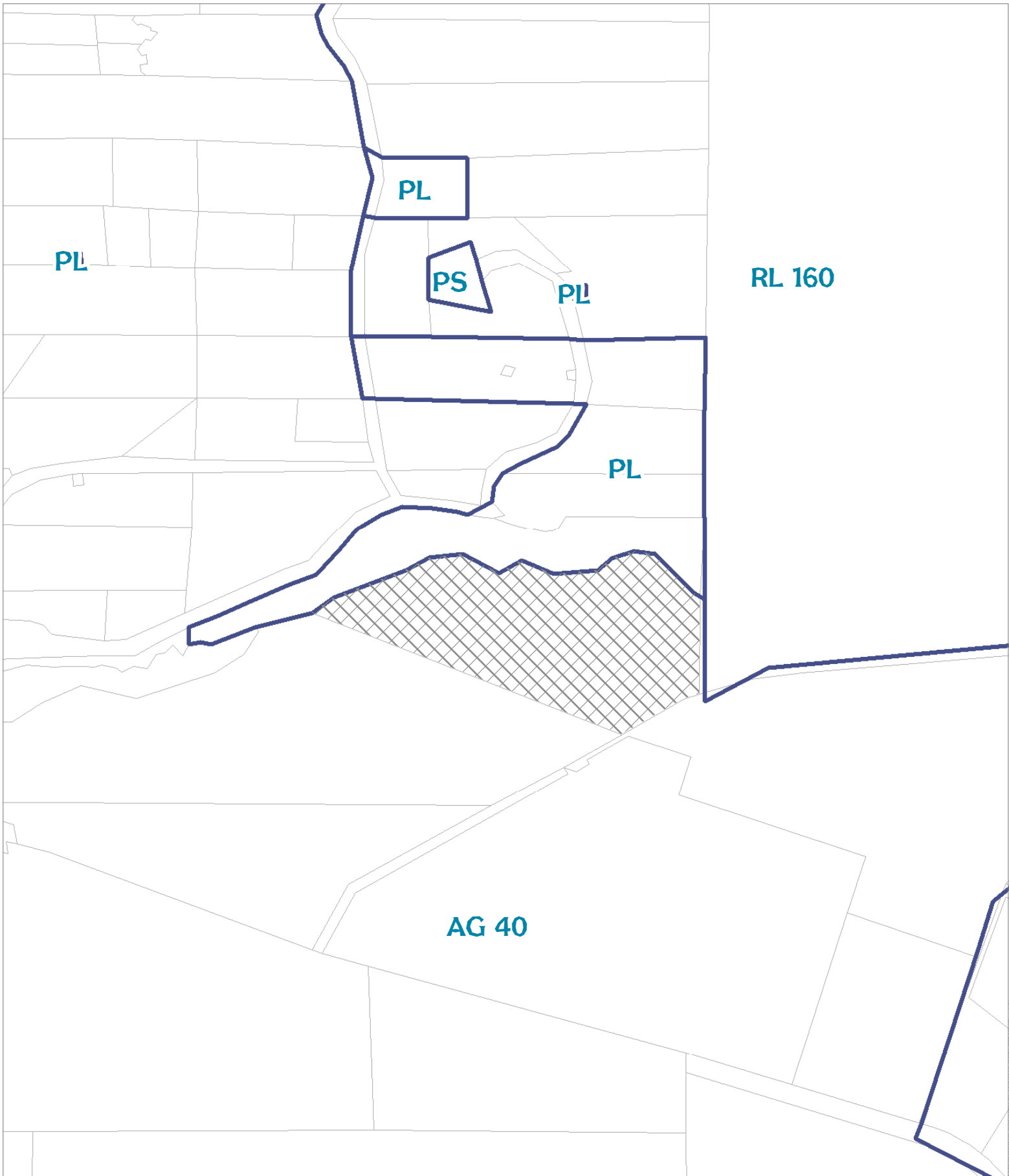


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 Zoning Districts
 Public Roads

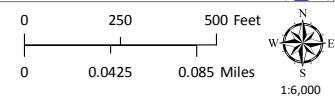


ZONING DISPLAY MAP



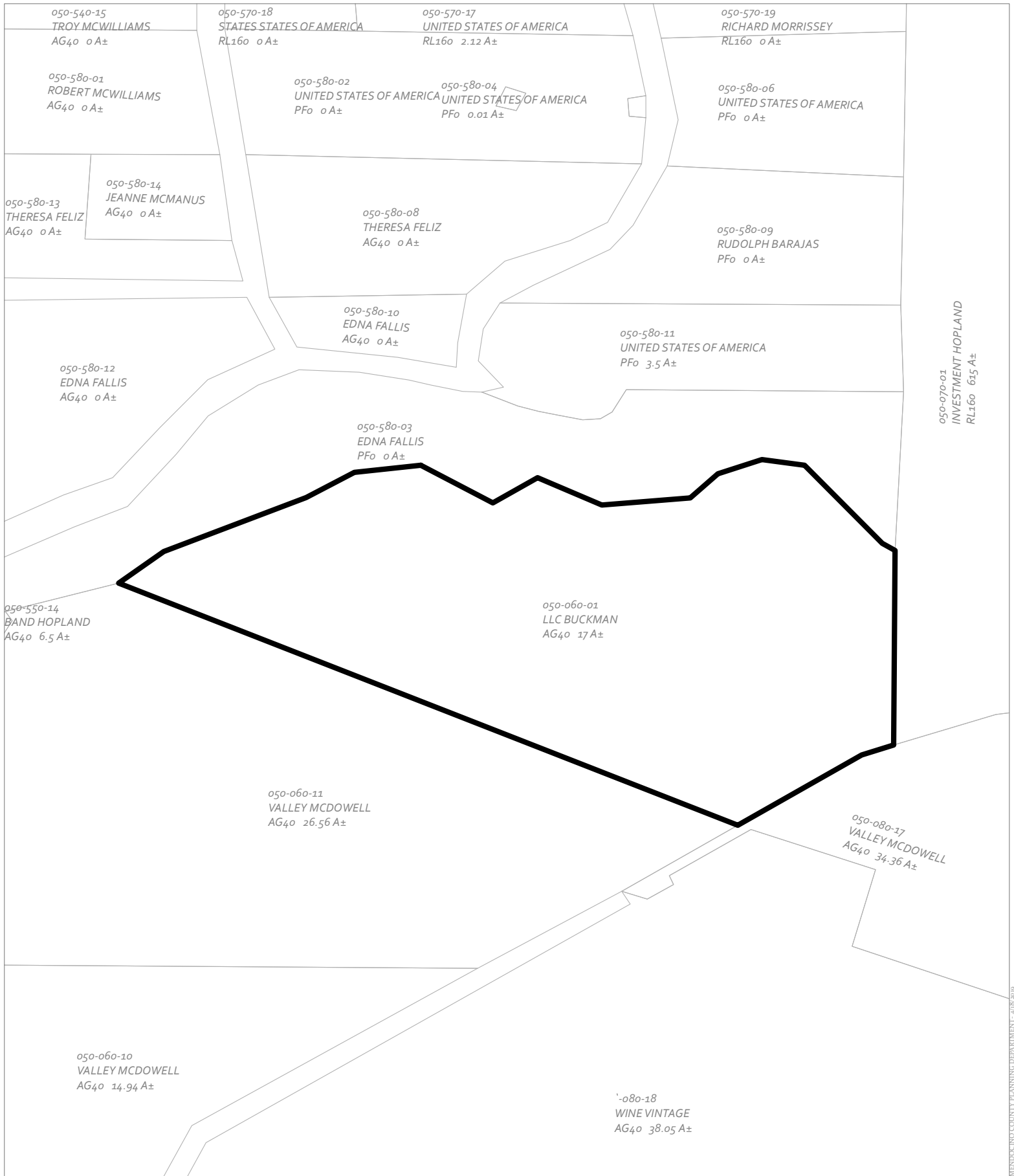
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 General Plan Classes



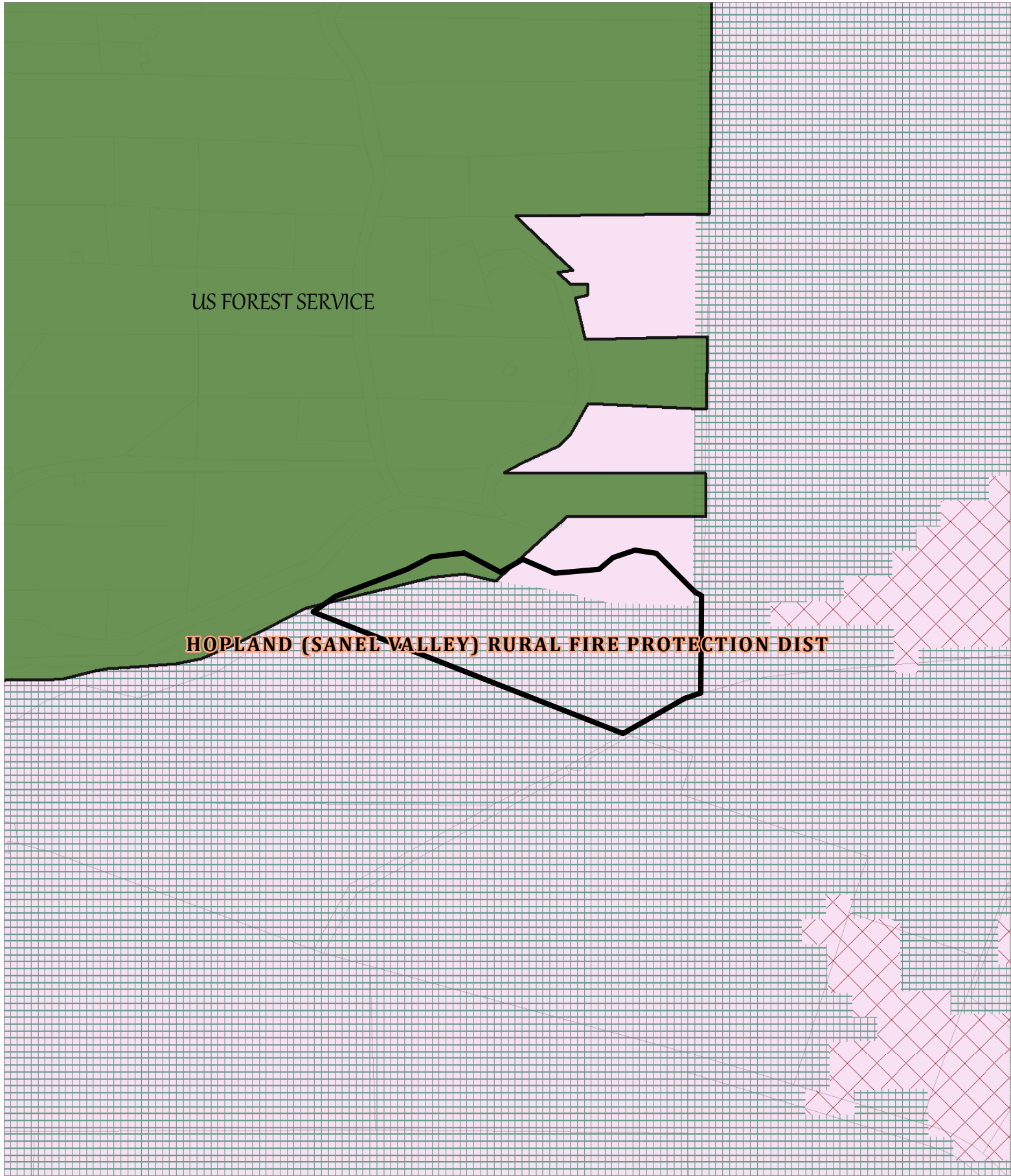
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019






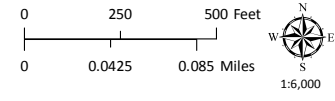
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ADJACENT PARCELS

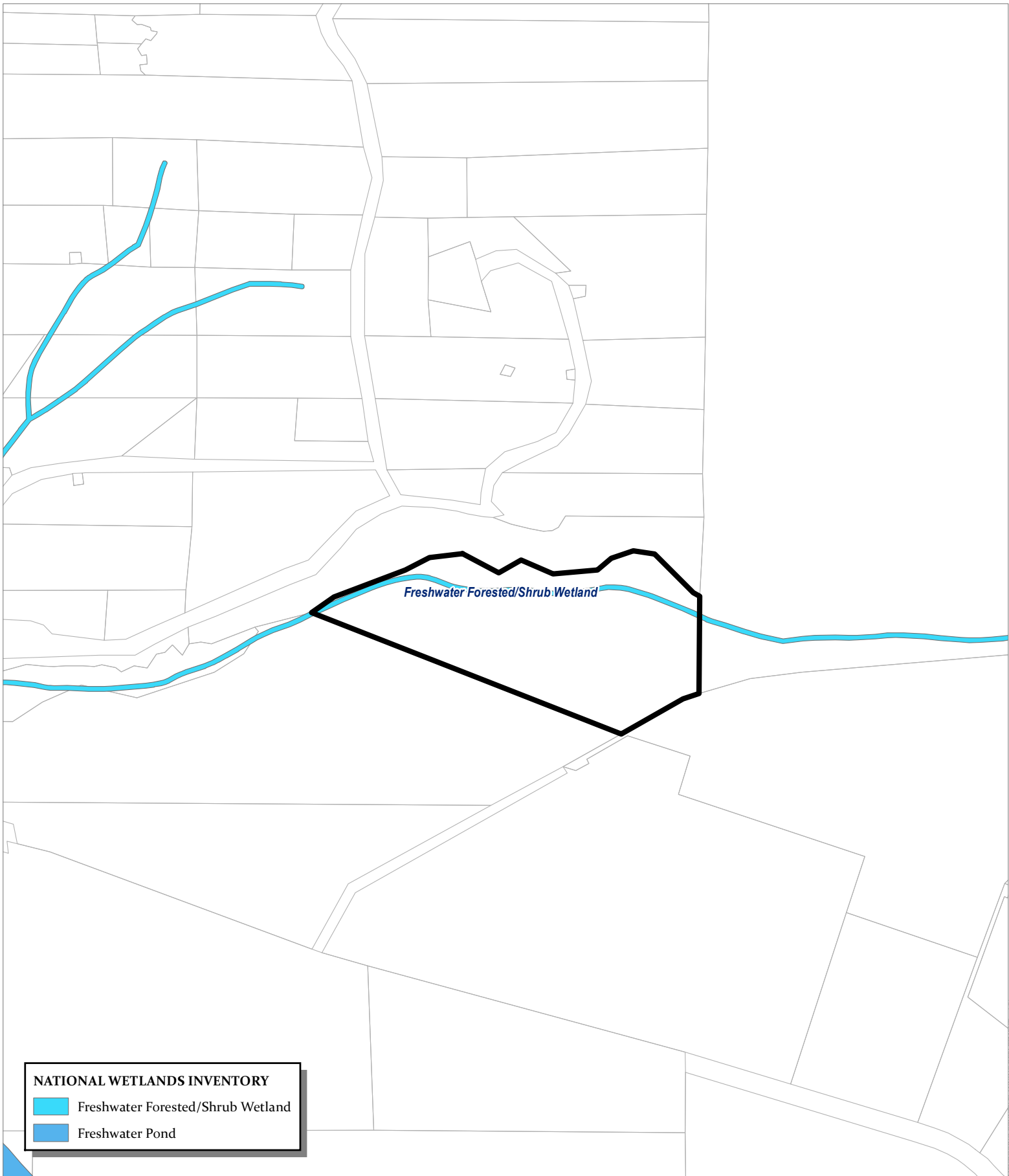


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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



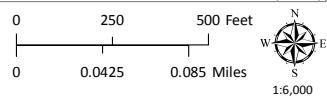
FIRE RESPONSIBILITY AREAS



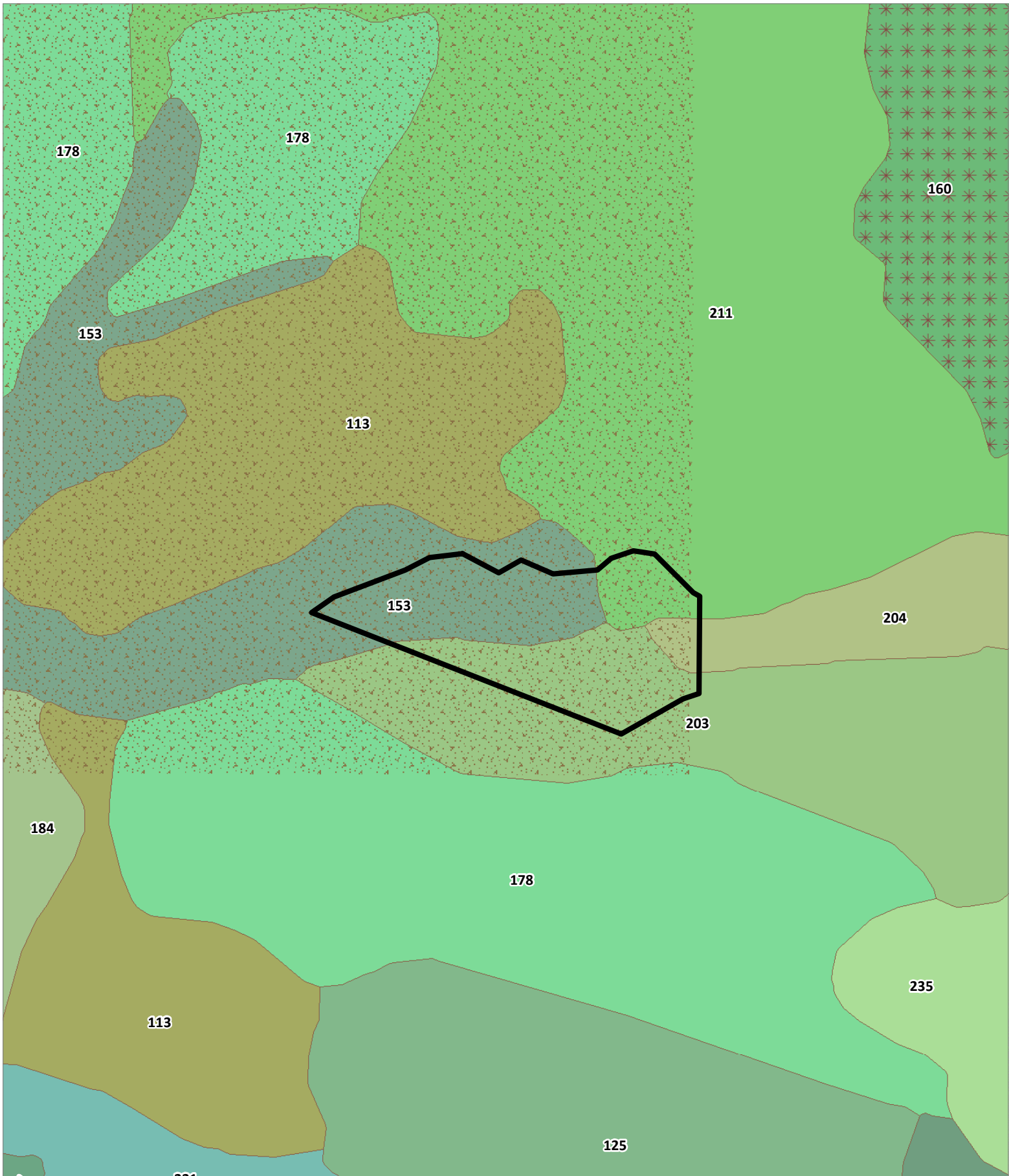
NATIONAL WETLANDS INVENTORY

	Freshwater Forested/Shrub Wetland
	Freshwater Pond

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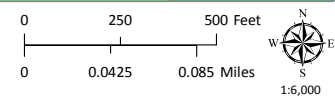


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- Naturally Occurring Asbestos
- Eastern Rock Inclusions
- Eastern Study Soil Types

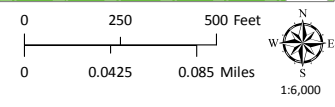


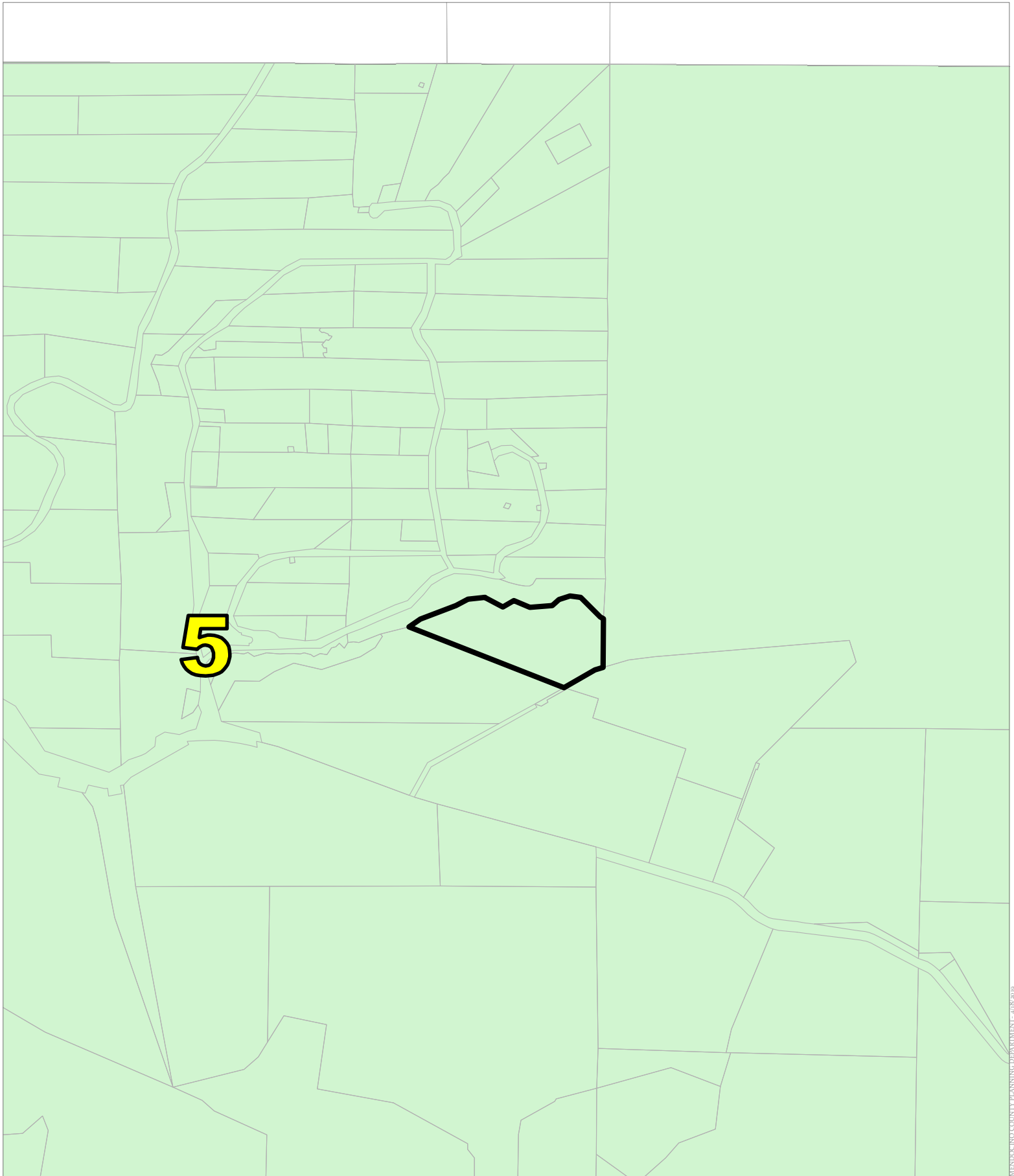
LOCAL SOILS



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
-  Williamson Act 2018
-  Prime Ag 2018
-  Non-Prime Ag 2018

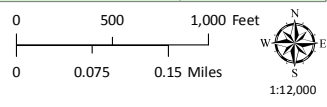




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 Supervisorial Districts 2010
 Hopland MAC



MISC DISTRICTS

OWNER'S WELL No. 9961

Date Work Began 10/25/1 Ended 11/6/17

Local Permit Agency MENDOCINO

Permit No. WW23178

Permit Date 9/20/2017

STATE OF CALIFORNIA
WELL COMPLETION REPORT

No. 00330222

RECEIVED
UKIAH
DEC 18 2017

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO. STATION NO.

LATITUDE

LONGITUDE

APN / TRS / OTHER

GEOLOGIC LOG

WELLOWNER

ORIENTATION Vertical

Degree of Angle

DEPTH FROM
SURFACE
Ft.

DEPTH TO FIRST WATER(ft.) BELOW SURFACE

222 ZINFENDEL

HEALDSBURG

CA 95448

DESCRIPTION

site #1 - dry hole

WELL LOCATION

Address 13000 BUCKMAN DRIVE

City HOPLAND

County MENDOCINO

Apn Book 050

Page 060

Parcel 01

Township

Range

Section

1/4 1/4

Latitude

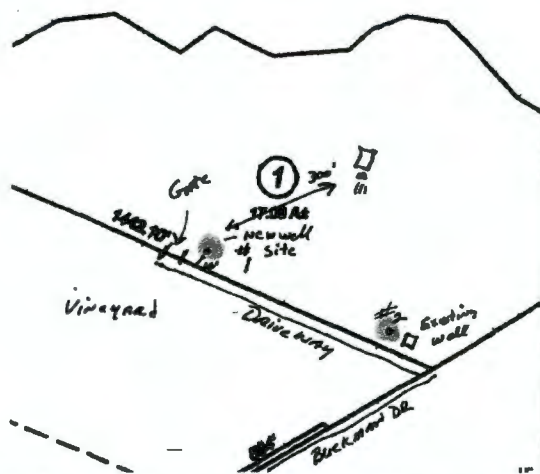
NORTH Longitude

WEST

Deg. Min. Sec.

Deg. Min. Sec.

LOCATION SKETCH



0	40	cemented gravels w/ clay
40	80	blue cemented gravels w/ clay
80	110	blue clay
110	120	cemented gravels
120	180	blue clay
180	280	cemented gravels
280	300	sandstone/shale

backfilled w/ cuttings and bentonite chips

site #2 - well

0	40	brown cemented gravels w/ clay
40	120	blue clay and cemented gravels
120	240	cemented gravels
240	250	cemented gravels w/ clay
250	280	cemented gravels
280	300	sandstone/shale

ACTIVITY NEW WELL PLANNED USE(S) Domestic Water

DRILLING METHOD ROTARY MUD FLUID Bentonite

DEPTH OF STATIC WATER LEVEL 120 (Ft.) & DATE MEASURED Nov. 6, 2017

ESTIMATED YIELD * 5 (G.P.M.) & TEST TYPE Air Lift

TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN 280 (FT.)

*May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 300 (Feet)

TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

DEPTH FROM SURFACE		BORE-HOLE DIA.	TYPE	CASING			
Ft.	To Ft.			Material / Grade	Dia.	Gauge	Slot size
0	20	10 5/8	BLANK	F480 PVC	5	200	
20	120	8 3/4	BLANK	F480 PVC	5	200	
120	300	8 3/4	PERF	F480 PVC	5	200	032

DEPTH FROM SURFACE		ANNULAR MATERIAL	
Ft.	To Ft.	Seal Material	Filter Pack (Type / Size)
0	20	BENTONITE	
20	300		Pea Gravel

Attachments

- ...no... Geologic Log
 ...no... Well Construction Diagram
 ...no... Geophysical Logs
 ...no... Soil Water Chemical Analyses
 ...no... Other

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME

Fisch Bros. Drilling, Inc.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5001 Gravenstein Hwy. No.

Sebastopol

CA 95472

Signed William Schwinn

11/7/17

399226

WELL DRILLER / AUTHORIZED REPRESENTATIVE

DATE SIGNED

C- 57 LICENSE NUMBER