



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

May 10, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Air Quality Management
Archaeological Commission

Sonoma State University
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Redwood Valley Municipal Advisory Council

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

CASE#: AP_2019-0038

DATE FILED: 4/22/2019

OWNER/APPLICANT: LUCAS NELSON

AGENT: JAVIER J. RAU

REQUEST: Administrative Permit for a setback reduction of 50 ft. for a medium mixed light cannabis cultivation site (Type 1B – 5,000 sq. ft.); AG_2018-0257) of no more than 5,000 sq. ft. of canopy. The new setback from the property line will be 50 ft.

LOCATION: 1.5± miles southwest of Redwood Valley town center, lying on the west side of Central Avenue (CR 229), 0.67± miles northwest of Moore Street (CR 229B), located at 6800 Central Ave., Redwood Valley (APN: 165-150-32).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 24, 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 _____

NELSON LUCAS AP_2019-0038
6800 CENTRAL AVE
REDWOOD VALLEY, CA 95470

[OWNER2 NAME] AP_2019-0038

[OWNER2 ADDRESS]

[OWNER2 CITY], [OWNER2 STATE] [OWNER2 ZIP]

[OWNER3 NAME] AP_2019-0038

[OWNER3 ADDRESS]

[OWNER3 CITY], [OWNER3 STATE] [OWNER3 ZIP]

NELSON LUCAS AP_2019-0038
6800 CENTRAL AVE
REDWOOD VALLEY, CA 95470

JAVIER J. RAU AP_2019-0038
648 WILLOW AVE.
UKIAH, CA 95482

OWNER: LUCAS NELSON

APPLICANT: LUCAS NELSON

AGENT: JAVIER J. RAU

REQUEST: Administrative Permit for a setback reduction of 50 ft. for a medium mixed light cannabis cultivation site (Type 1B – 5,000 sq. ft.); AG_2018-0257) of no more than 5,000 sq. ft. of canopy. The new setback from the property line will be 50 ft.

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APN/S: 165-150-32-00

PARCEL SIZE: 18.8± acres

GENERAL PLAN: Rural Residential (RR5:)

ZONING: Rural Residential (RR:5)

EXISTING USES: Residential; Cannabis

DISTRICT: Supervisorial District 1 (Brown)

RELATED CASES: BU_2001-0684 (DECK NEXT TO MH); BU_2007-0927 (METAL BLDG.); BU_2014-0488 (REROOF SFD WITH SHEATHING-3,000 SQ. FT); EX_2018-0039 (PERMIT EXISTING POND)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5	RR:5	7.25±, 2.75± acres	Residential
EAST:	AG40	AG:40	1.15±, 3.6± acres	Agricultural;
SOUTH:	AG40, RR5	AG:40, RR:5	4.7±, 3.9±, 6.3±, 4.9±, 3.27±,	Agricultural;
WEST:	AG40	AG:40	30.04±, 32.5± acres	Residential Agricultural

REFERRAL AGENCIES		
<u>LOCAL</u>		<u>TRIBAL</u>
☒ Air Quality Management District	☒ Redwood Valley MAC	☒ Cloverdale Rancheria
☒ Archaeological Commission	☒ Sonoma State University	☒ Redwood Valley Rancheria
☒ Building Division Ukiah	<u>STATE</u>	☒ Sherwood Valley Band of Pomo Indians
☒ Department of Transportation (DOT)	☒ CALFIRE (Land Use)	
☒ Environmental Health (EH)	☒ CALFIRE (Resource Management)	
☒ Redwood Valley Calpella Fire District	☒ California Dept. of Fish & Wildlife	

ADDITIONAL INFORMATION: Redwood Valley County Water District parcel APN: 165-150-33 (zoning RR:5, 1.5± acres) is situated within the parcel boundaries of 165-150-32. Located in an area of naturally occuring asbestos and eastern serpentine inclusions.

ENVIRONMENTAL DATA

1. MAC:

GIS
Redwood Valley

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Calfire / Redwood Valley - Calpella

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 Soil Types

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/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:

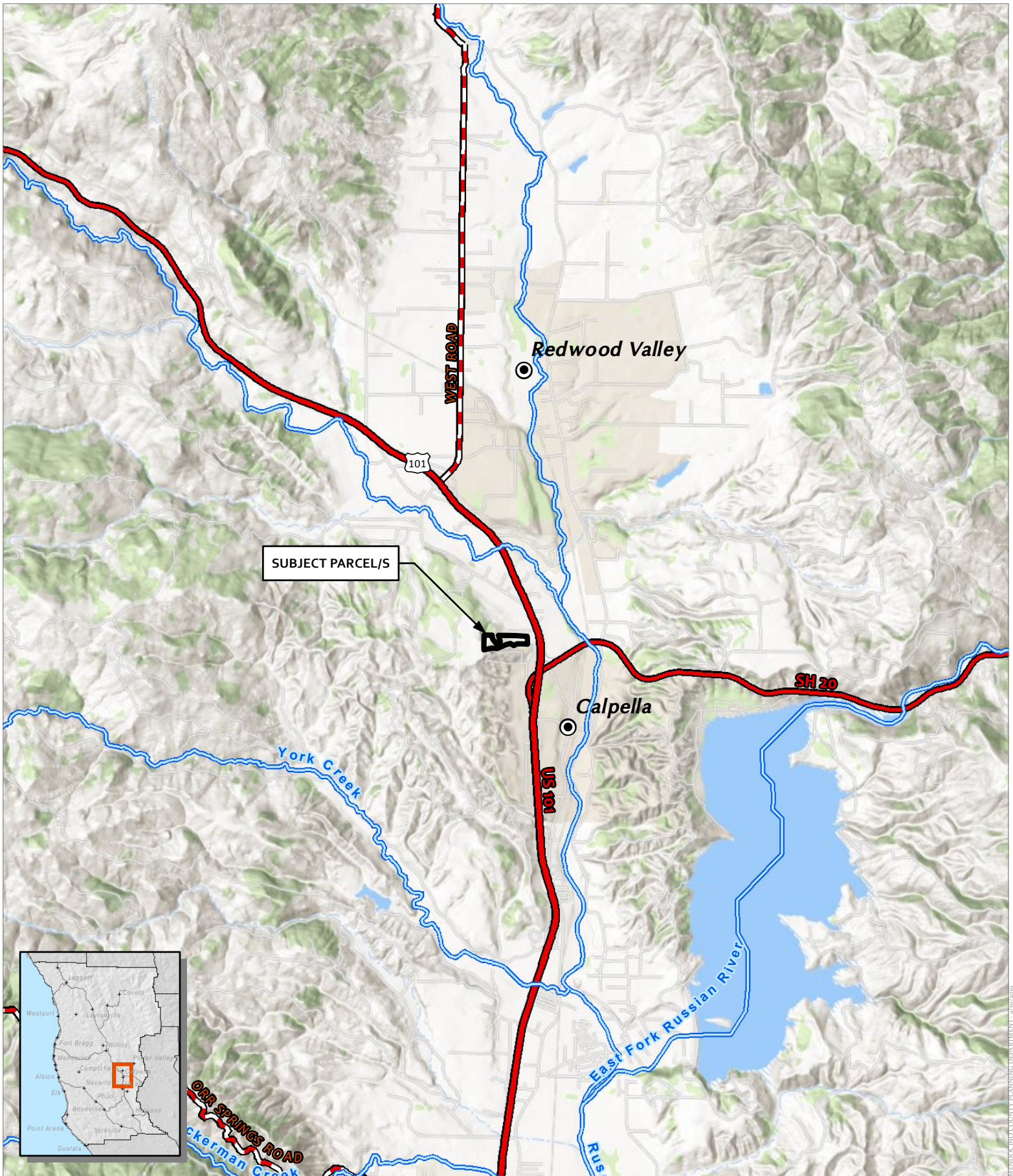
Policy

22. OAK WOODLAND AREA:

USDA

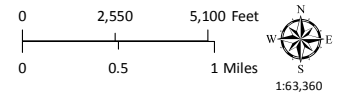
23. HARBOR DISTRICT:

Sec. 20.512



CASE: AP 2019-0038
 OWNER: NELSON, Lucas
 APN: 165-150-32
 APLCT: Lucas Nelson
 AGENT: Javier Rau
 ADDRESS: 6800 Central Avenue, Redwood Valley

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

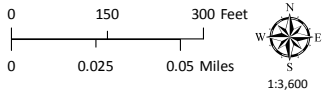


LOCATION MAP



CASE: AP 2019-0038
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Public Roads
Driveways/Unnamed Roads

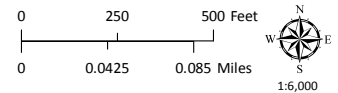


AERIAL IMAGERY

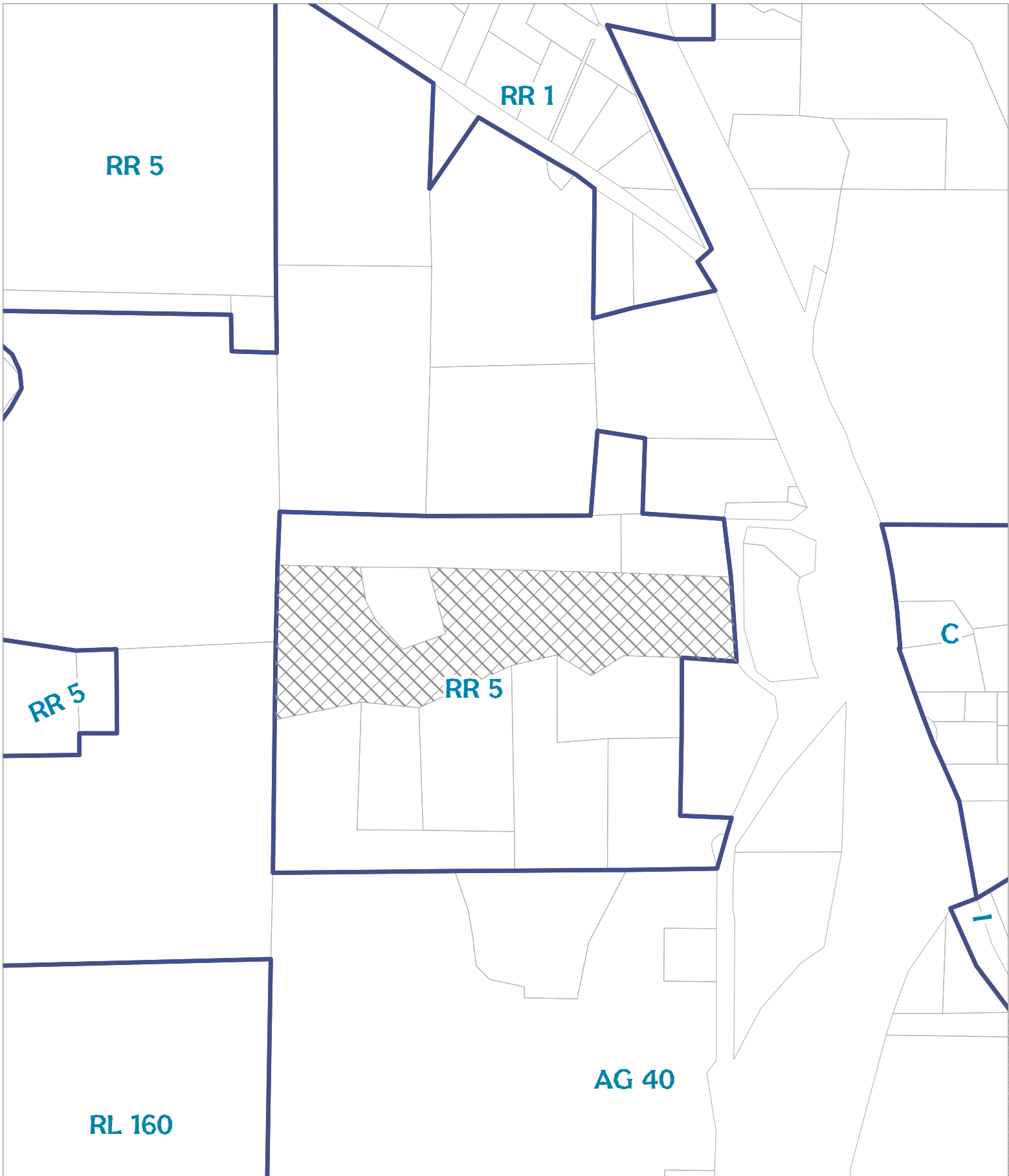


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 Zoning Districts
 Public Roads

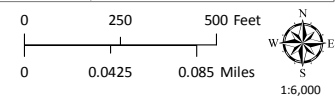


ZONING DISPLAY MAP



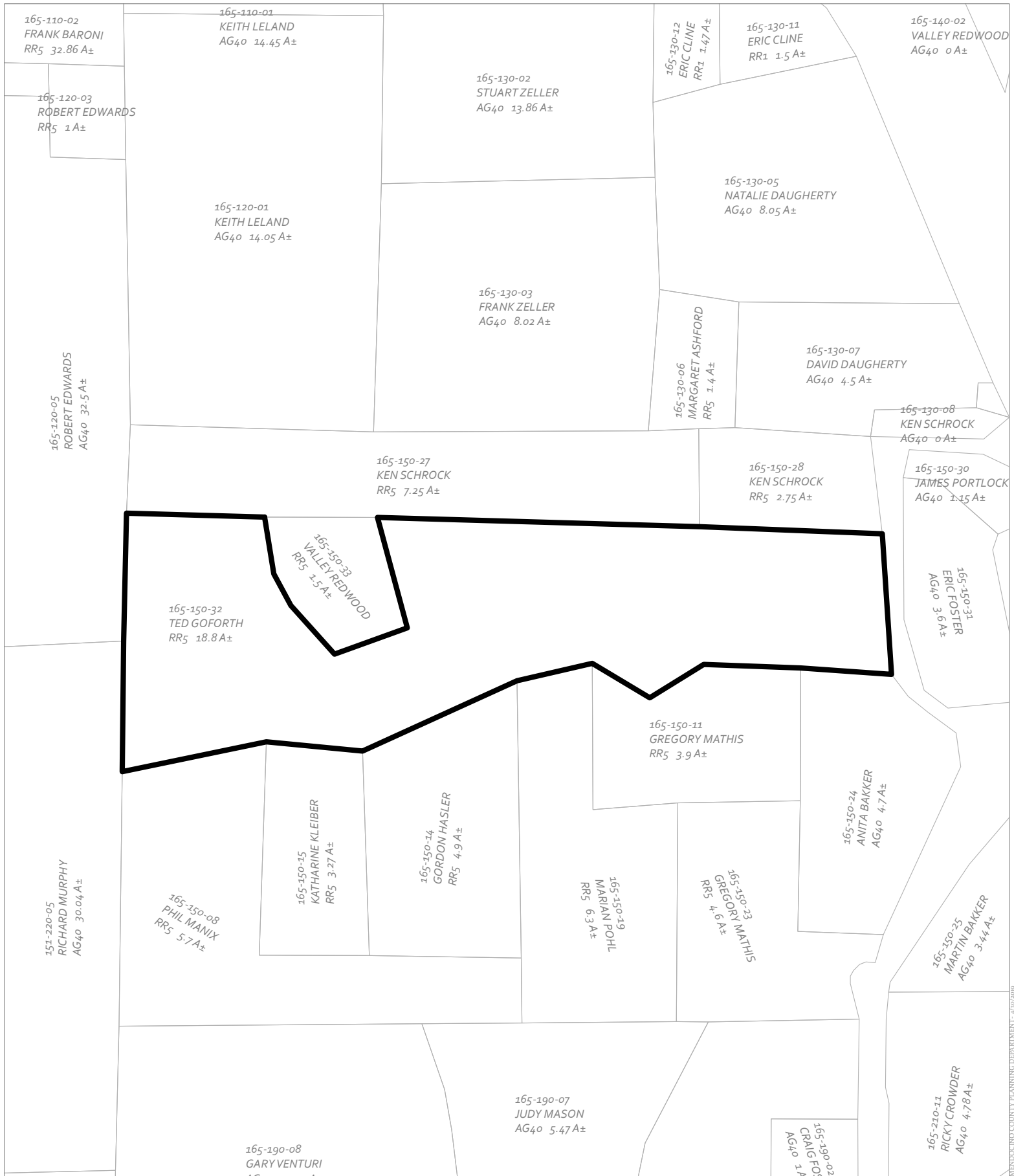
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 General Plan Classes

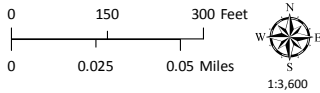


GENERAL PLAN CLASSIFICATIONS

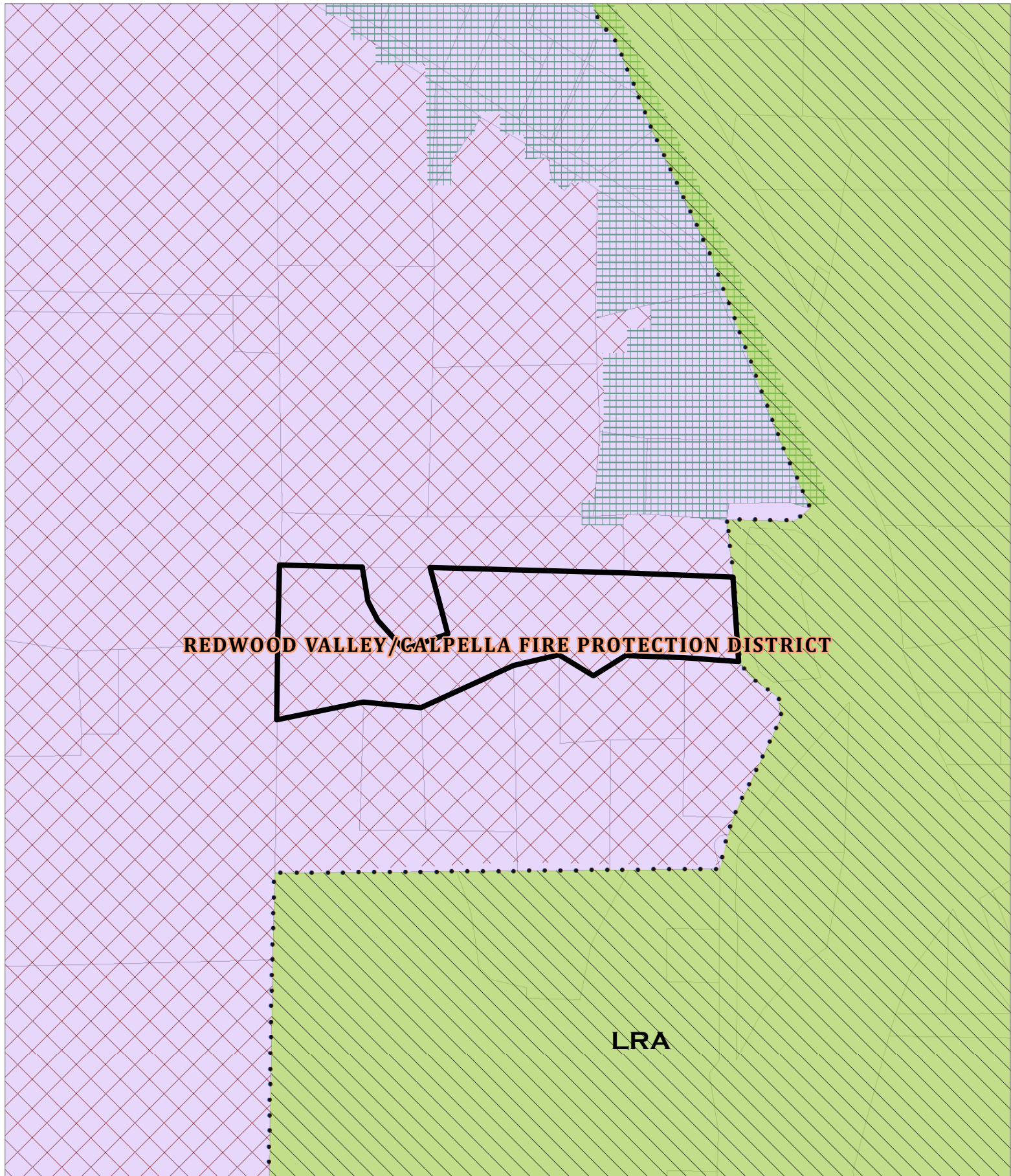
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/20/2019



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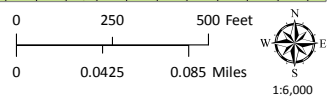


ADJACENT PARCELS



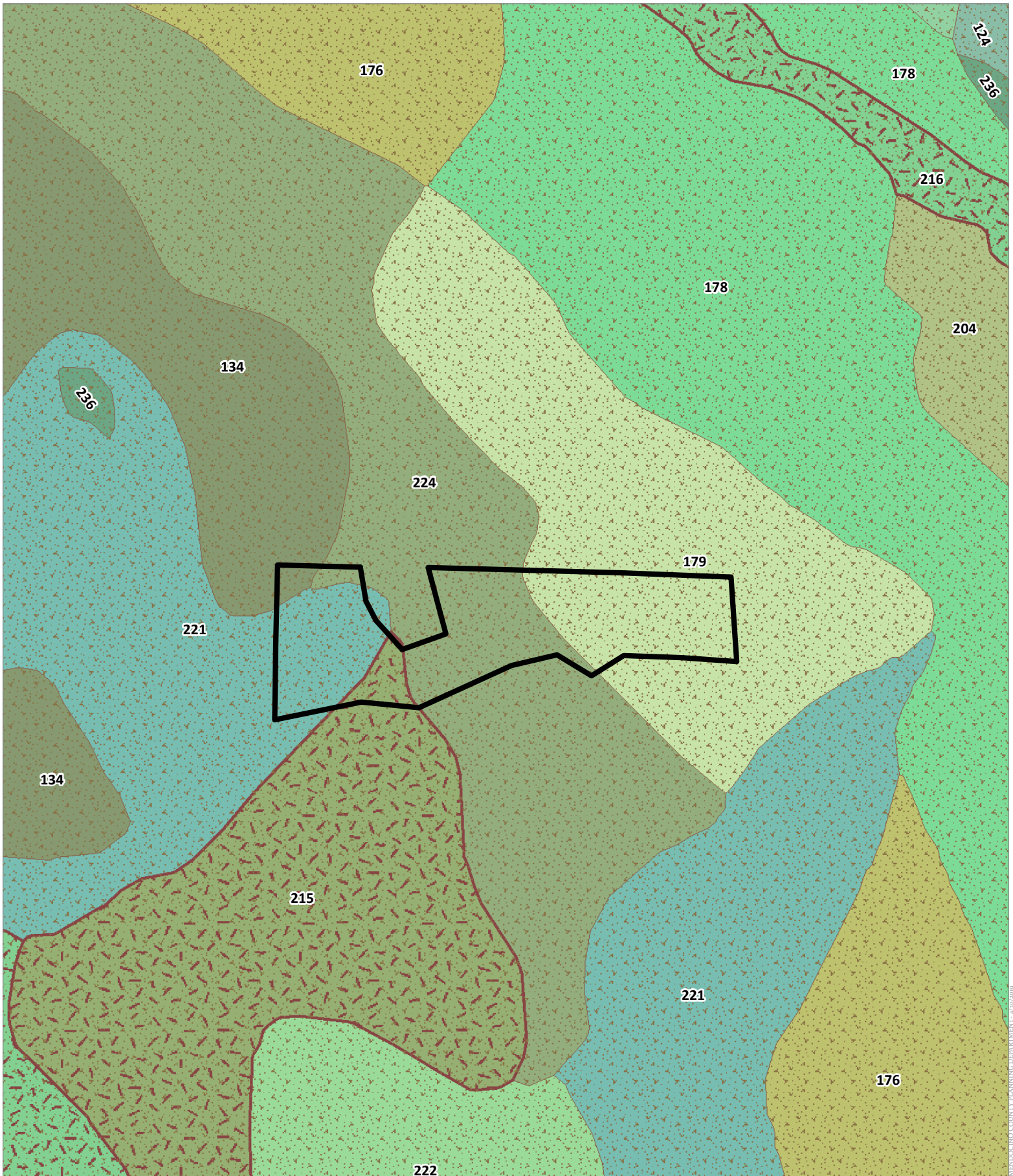
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-  Local Responsibility Areas
-  Local Responsibility Area
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



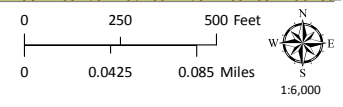
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

REDDWOOD COUNTY PLANNING DEPARTMENT - 4/10/2019

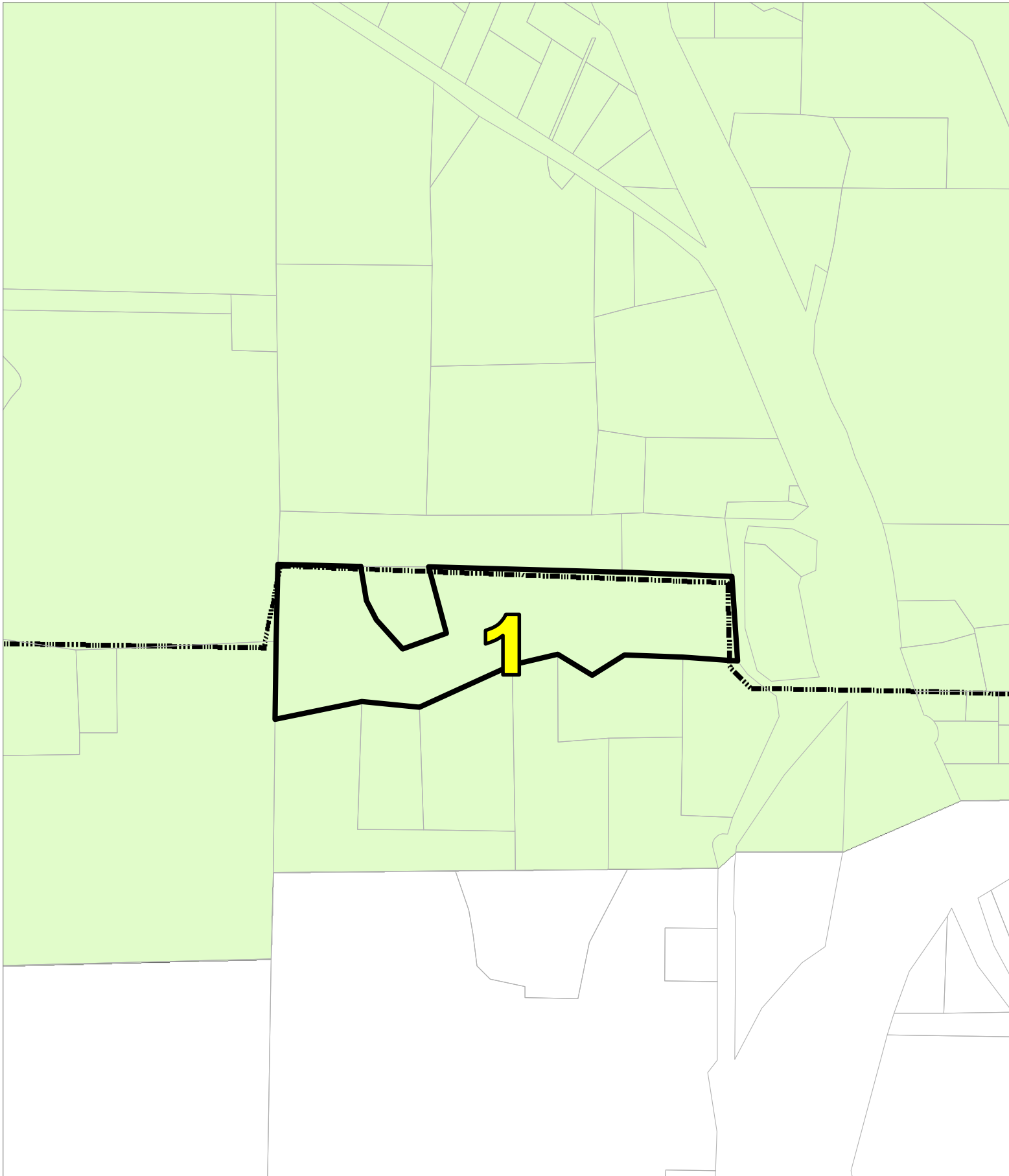


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-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Study Soil Types

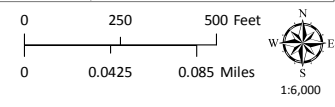


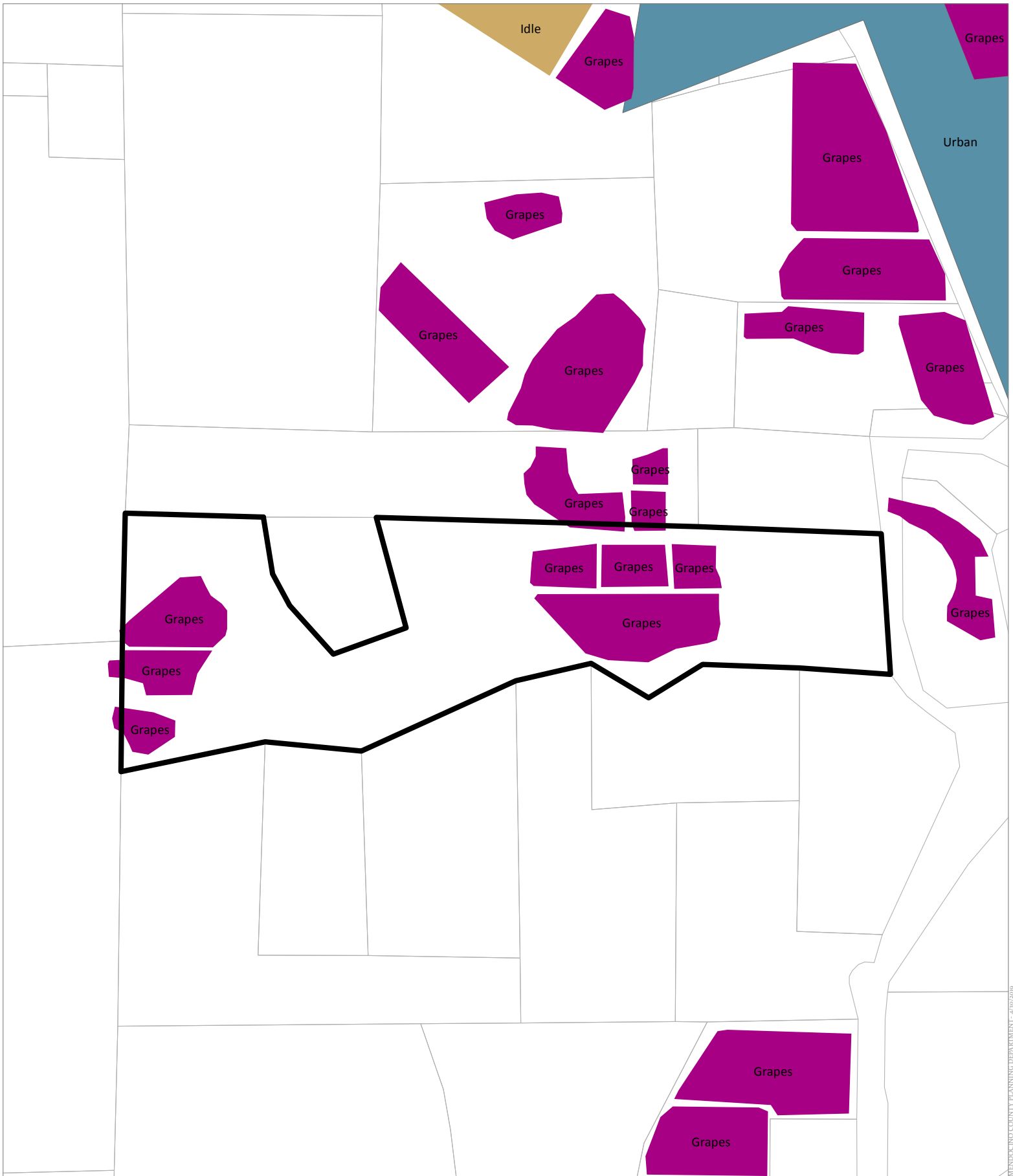
LOCAL SOILS



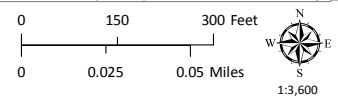
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-  UVAP Boundary
-  Supervisorial Districts 2010
-  Redwood Valley MAC





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DWR CROP TYPES