



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 26, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Cannabis Department
Assessor
Air Quality Management

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
Regional Water Quality Control Board
Redwood Valley Municipal Advisory Council
Cloverdale Rancheria

Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Redwood Valley/Calpella Fire Protection District

CASE#: AP\_2023-0031

DATE FILED: 7/3/2023

OWNER: KRUEGER STEPHEN

APPLICANT: JAYSON CARRAWAY

REQUEST: Administrative Permit for a reduced 50 foot setback from cannabis cultivation activities to the nearest property line.

LOCATION: 3.64± miles east-southeast of Redwood Valley town center, on a private drive off the north side of Black Bart Trail, 0.5± miles northeast of its intersection with Grandview Drive, located at 7280 Black Bart Trail., Redwood Valley.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: August 09, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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: AP\_2023-0031

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**OWNER/**

**APPLICANT:** Jayson Carraway & Stephen Kruger

**REQUEST:** Administrative Permit for a reduced 50 foot setback from cannabis cultivation activities to the nearest property line.

**LOCATION:** 3.64± miles east-southeast of Redwood Valley town center, on a private drive off the north side of Black Bart Trail, 0.5± miles northeast of its intersection with Grandview Drive, located at 7280 Black Bart Trail., Redwood Valley.

**APN/S:** 176-020-12

**PARCEL SIZE:** 24.04± acres

**GENERAL PLAN:** Remote Residential (RMR:40)

**ZONING:** Upland Residential (UR)

**EXISTING USES:** Agricultural

**DISTRICT:** 1, McGourty

**RELATED CASES:** AG\_2018-0435 (denied), AG\_2023-0005, CFBL\_2018-0146 (hold), AP\_2019-0075 (expired based on AG\_2018-0435's denial)

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	RMR	UR	13.2±, 38.9±	Agricultural
<b>EAST:</b>	RMR	UR	28.7±	Residential
<b>SOUTH:</b>	RMR	UR	25.0±	Residential
<b>WEST:</b>	RMR	UR	18.1±	Residential

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### REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Ukiah
- Cannabis Department
- Department of Transportation (DOT)
- Environmental Health (EH)

- Redwood Valley/Calpella FPD
- Redwood Valley MAC
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board

FEDERAL

TRIBAL

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

### **ADDITIONAL INFORMATION:**

The site previously hosted a cannabis cultivation site and was issued an analogous setback reduction Administrative Permit (reducing the setback to 20' instead of 50'), AP\_2019-0075, but per the conditions of that permit it expired when the Phase I cannabis cultivation permit AG\_2018-0435 was denied.

Hoophouses and other cultivation infrastructure remain in place onsite, but as this is a Phase III cultivation, cannabis cultivation cannot occur until both State and local authorization has been secured. As the cannabis cultivation license AG\_2023-0005 has not yet been issued, the current use of these structures is presumed to be agricultural in nature.

The project needed to provide a Water Availability Analysis as part of its AG\_2023-0005 application. PBS is requesting a copy of this from the Mendocino Cannabis Department with this referral, along with the Cultivation and Operations Plan, Sensitive Species Habitat Questionnaire, and any related documents.

The applicant appears to have received a Lake or Streambed Alteration Agreement (LSAA) with CDFW (EPIMS-MEN-29636-R1C). The status of this LSAA is unclear.

**STAFF PLANNER:** ROB FITZSIMMONS

**DATE:** 7/26/2023

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*NO, but within half a mile of Redwood Valley MAC*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Moderate*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*SRA (State Responsibility Area)*

**4. FARMLAND CLASSIFICATION:**

GIS

*Grazing Land (G)*

**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

*160 – Maymen-Etsel-Snook complex, 30 to 75 percent slopes .*

*146 – Hopland-Sanhedrin-Kekawaka complex, 30 to 50% slopes*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*NO*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*NO*

**10. TIMBER PRODUCTION ZONE:**

GIS

*NO*

**11. WETLANDS CLASSIFICATION:**

GIS

*Riverine*

**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

*NO*

**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](http://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

*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO*



Department of  
Planning and Building  
Services

Case No:	AP-2023-0031
CalFire No:	
Cultivation No:	
Fee:	\$1,623
Receipt No:	PRJ-057301
Received By:	LKR
Date Filed:	7/3/23
Office use only	

## Application for Cannabis – Use Permit / Administrative Permit

What type of Review Permit is required?

- ADMINISTRATIVE PERMIT (AP) *Setback reduction 100' to 50'*  
 USE PERMIT (UP)

**APPLICANT(S)** *Jayson Carraway*  
 Name: *Stephen Krueger* Phone: *707-367-2644*  
 Mailing Address: *405 Park Blvd*  
 City: *Ukiah* State/Zip: *CA* email: *stephen.dale.krueger@gmail*

**PROPERTY OWNER** *Jayson Carraway*  
 Name: *Stephen Krueger* Phone: *707-367-2644*  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: *zenyottamsondotta@yahoo.com*

**AGENT**  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

Parcel Size: *22.5* acres  
 Address of Property: *7280 Black Bart Trail*  
 Assessor Parcel Number(s): *176-020-12*

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft <sup>2</sup> )	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft <sup>2</sup> ) <input type="checkbox"/> C-A (501 – 2500 ft <sup>2</sup> )	<input type="checkbox"/> C-B	<input type="checkbox"/> C-B
Medium: (2501 – 5000 ft <sup>2</sup> )	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input checked="" type="checkbox"/> 1-B	<input type="checkbox"/> 1-B
Large: (5001 – 10,000 ft <sup>2</sup> )	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input type="checkbox"/> 2-B	<input type="checkbox"/> 2-B
Nursery: (≤22,000 ft <sup>2</sup> )	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4

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.

*Stephen Krueger* *6-30-23* *Stephen Krueger* *6-30-23*  
 Signature of Applicant/Agent Date Signature of Owner Date

7. In order to develop the proposed cultivation site, will it be necessary to:

- |                                                   | YES                      | NO                                  |
|---------------------------------------------------|--------------------------|-------------------------------------|
| A. Remove oak species or commercial tree species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Make substantial changes in terrain?           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Connect to existing water district?            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Connect to existing sewer district?            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Install a septic system?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Connect to existing septic system?             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Install an individual well?                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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. Workshop 24x32 - 768 sq ft BU-2015-0321
2. Storage/dry shed 8x15 - 120 sq ft BV2022-0250
3. Storage/dry shed 8x15 - 120 sq ft BV2022-0251
4. hoophouse 20x50 - 1000 sq ft PRJ-048-227
5. hoophouse 20x50 - 1000 sq ft PRJ-048-228
6. hoophouse 20x50 - 1000 sq ft PRJ-048-229
7. \_\_\_\_\_
8. generator BU 2022-1135
9. \_\_\_\_\_
10. \_\_\_\_\_

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?  YES  NO  
If YES, how much land is being converted? \_\_\_\_\_ (ft<sup>2</sup> / acres)

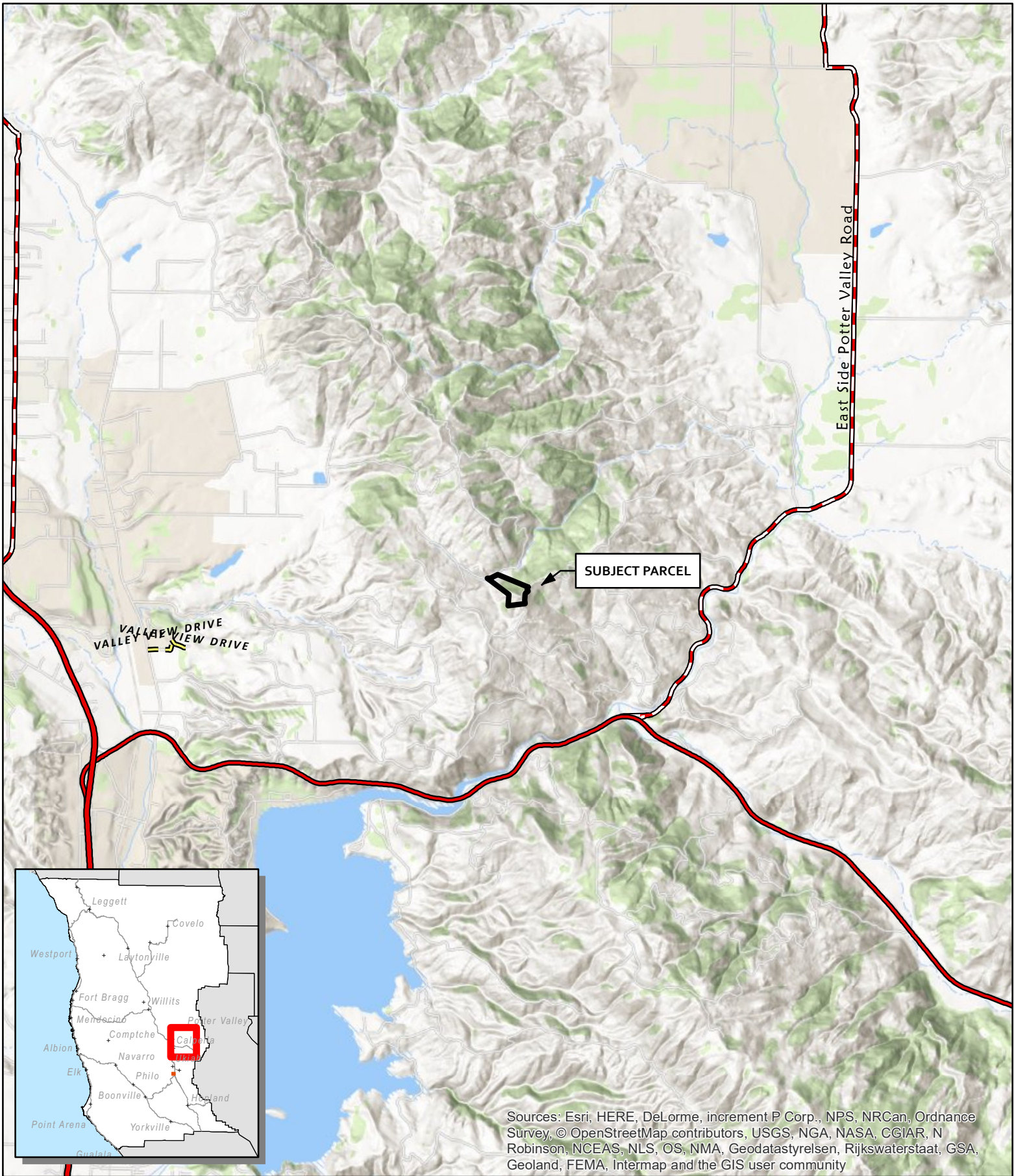
11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?  
 NO  
 YES, the project will involve:  Construction of a pond - a total of \_\_\_\_\_ cubic yards will be moved  
 Diking - a total of \_\_\_\_\_ cubic yards will be moved  
 Filling - 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.

Post fire natural growth, few to no trees, thick brush, quail, deer, turkeys, jack rabbits  
Only 1 permitted residence over 1/2 mile away

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Residential/Agricultural			<input checked="" type="checkbox"/>	
Commercial/Industrial				
Institutional/Timberland				
Other				



SUBJECT PARCEL

VALLEY VIEW DRIVE  
VALLEY VIEW DRIVE

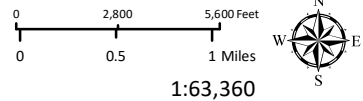
East Side Potter Valley Road



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: AP 2023-0031**  
**OWNER: Carraway & Krueger**  
**APN: 176-020-12**  
**APLCT: Carraway & Krueger**  
**AGENT:**  
**ADDRESS: 7280 Black Bart Trail**

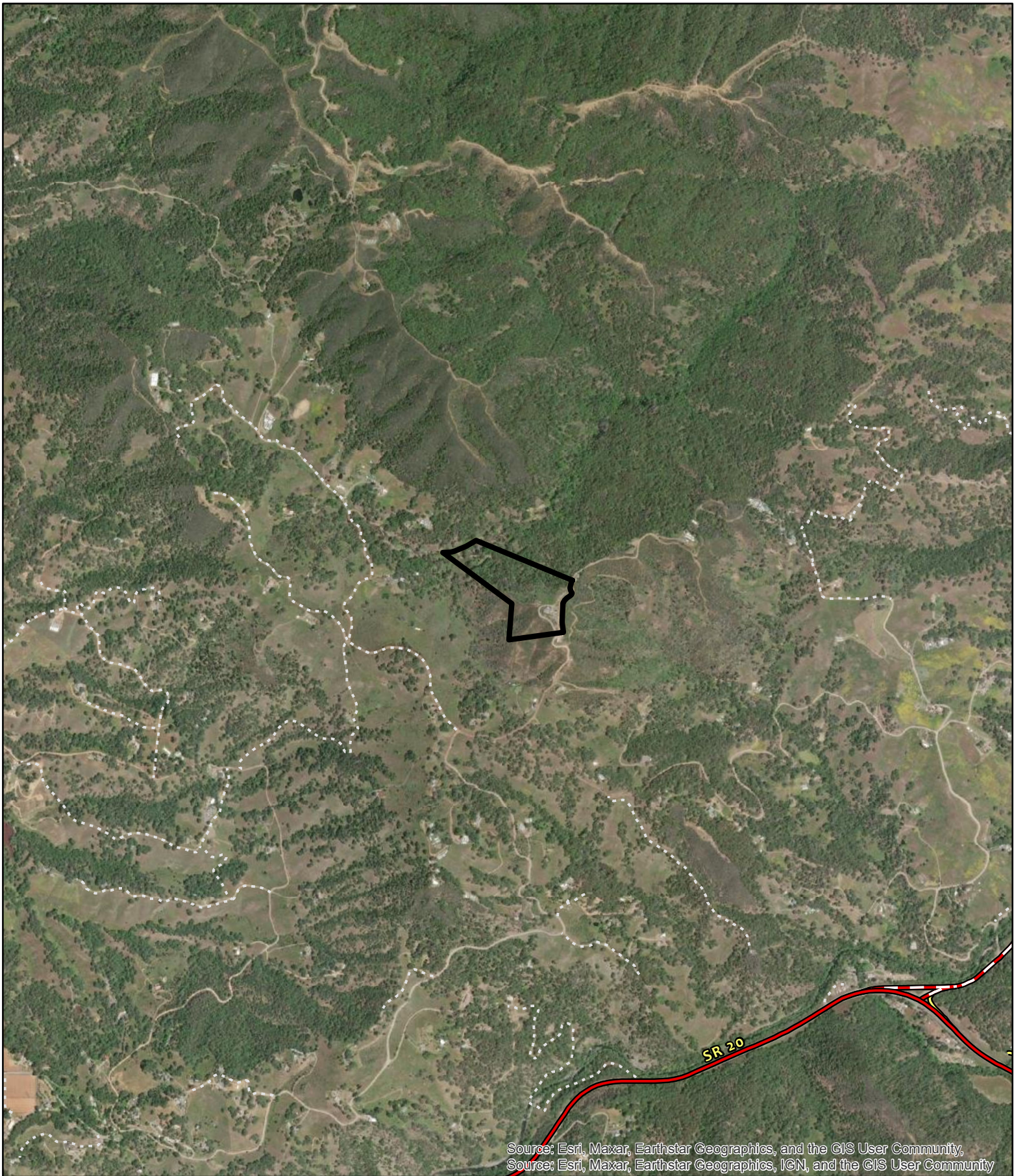
-  Highways
-  Major Roads
-  PRIVATE



1:63,360






LOCATION

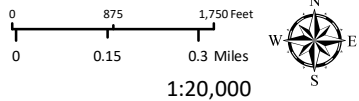
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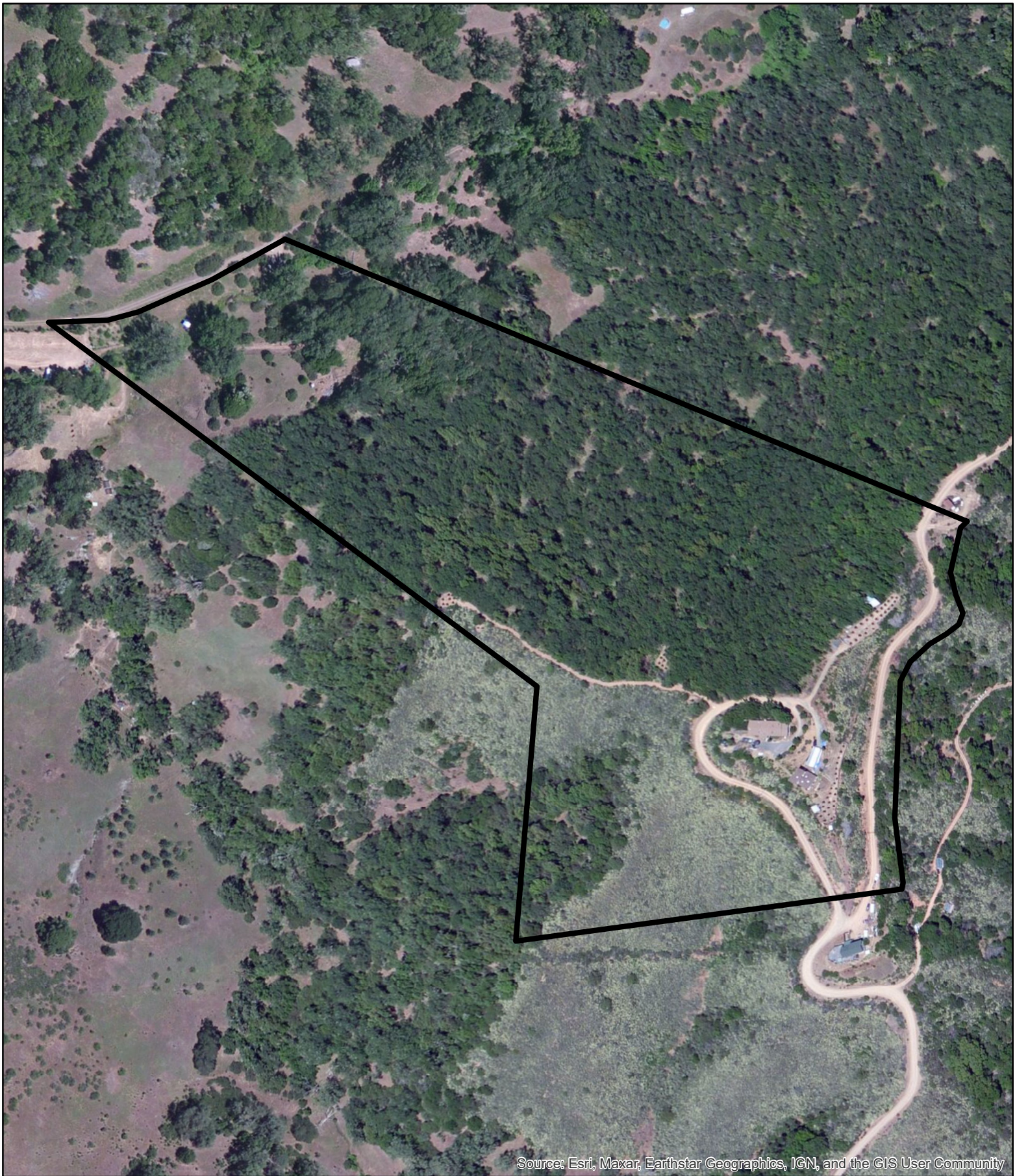
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-  Highways
-  Public Roads
-  Major Roads
-  Driveways/Unnamed Roads
-  Highways (2017)



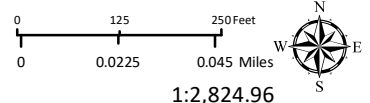
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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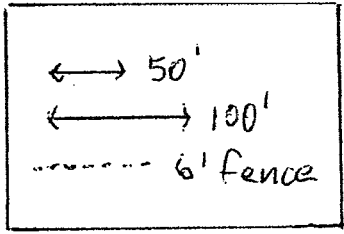
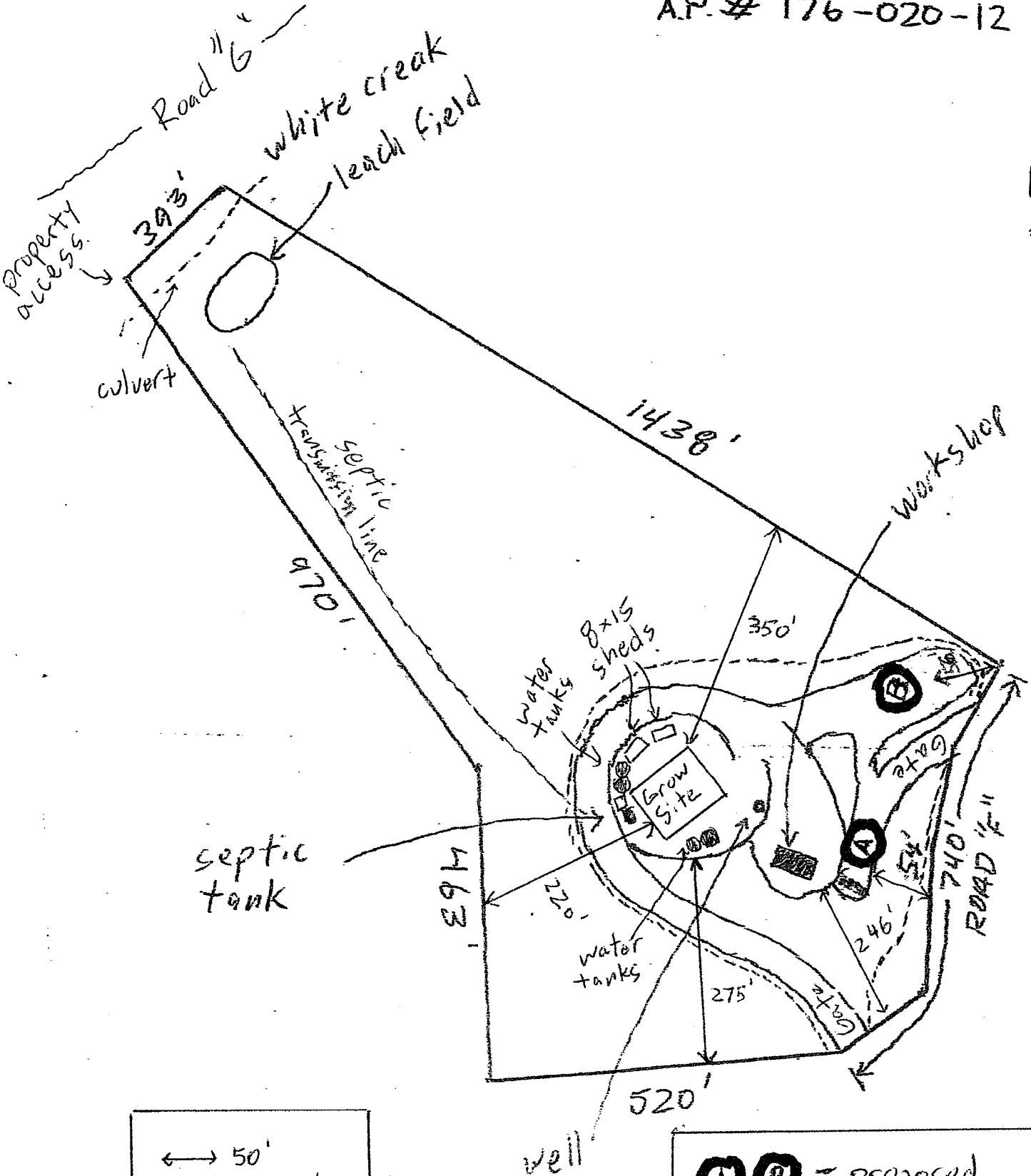
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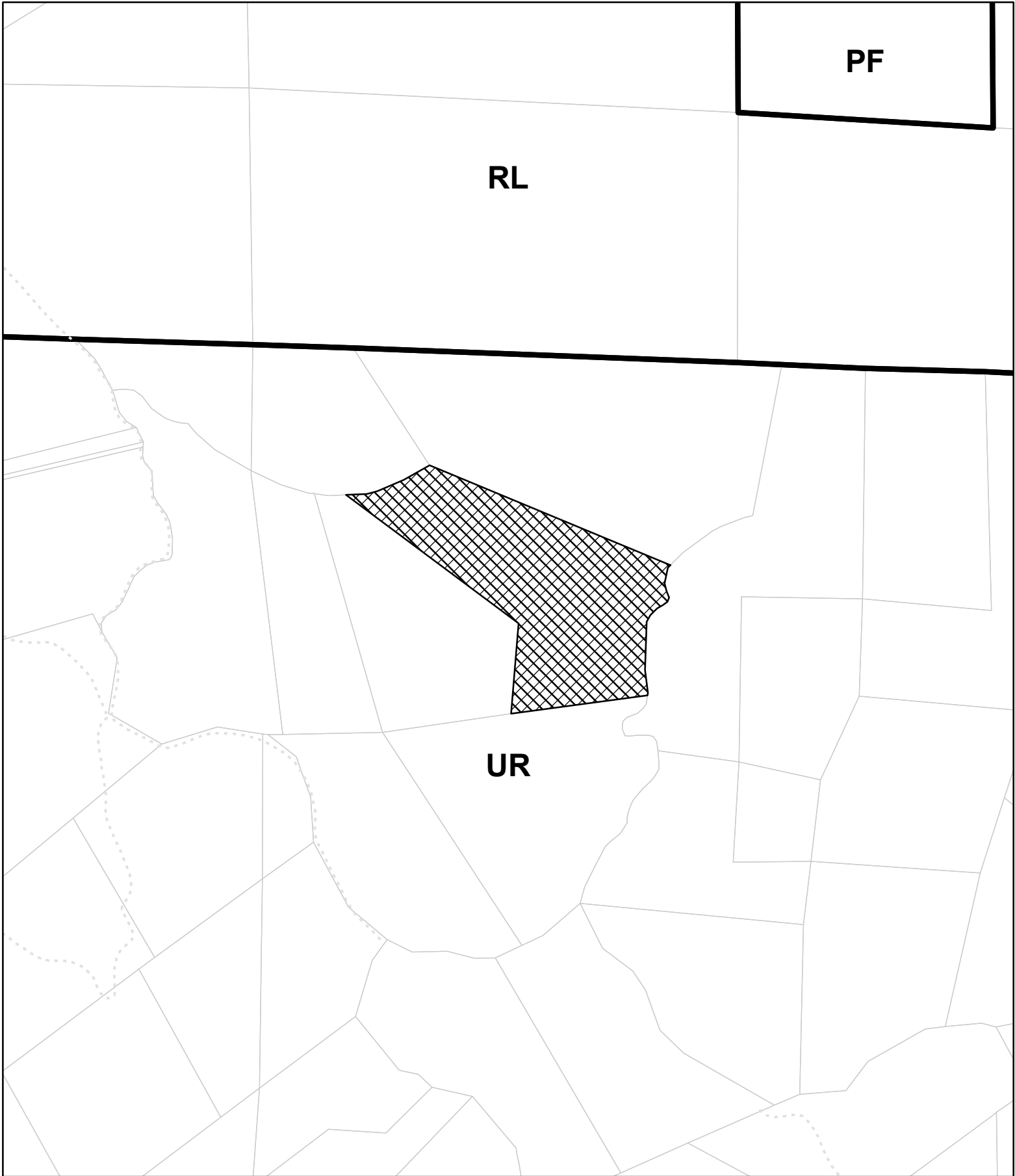


7280 BLACK BART TRAIL  
REDWOOD VALLEY, CA.




STEPHEN KRUEGER  
JAYSON CARRAWAY  
A.P. # 176-020-12

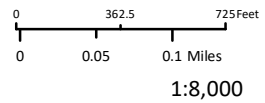


**(A)** **(B)** = proposed  
cultivation sites  
for Admin permit



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-  Driveways/Unnamed Roads
-  Zoning Districts
-  Assessors Parcels



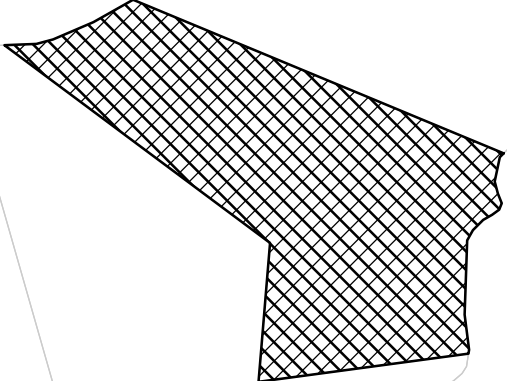
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ZONING

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PL

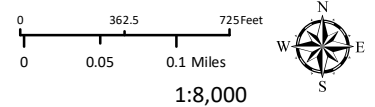
RL 160



RMR 40

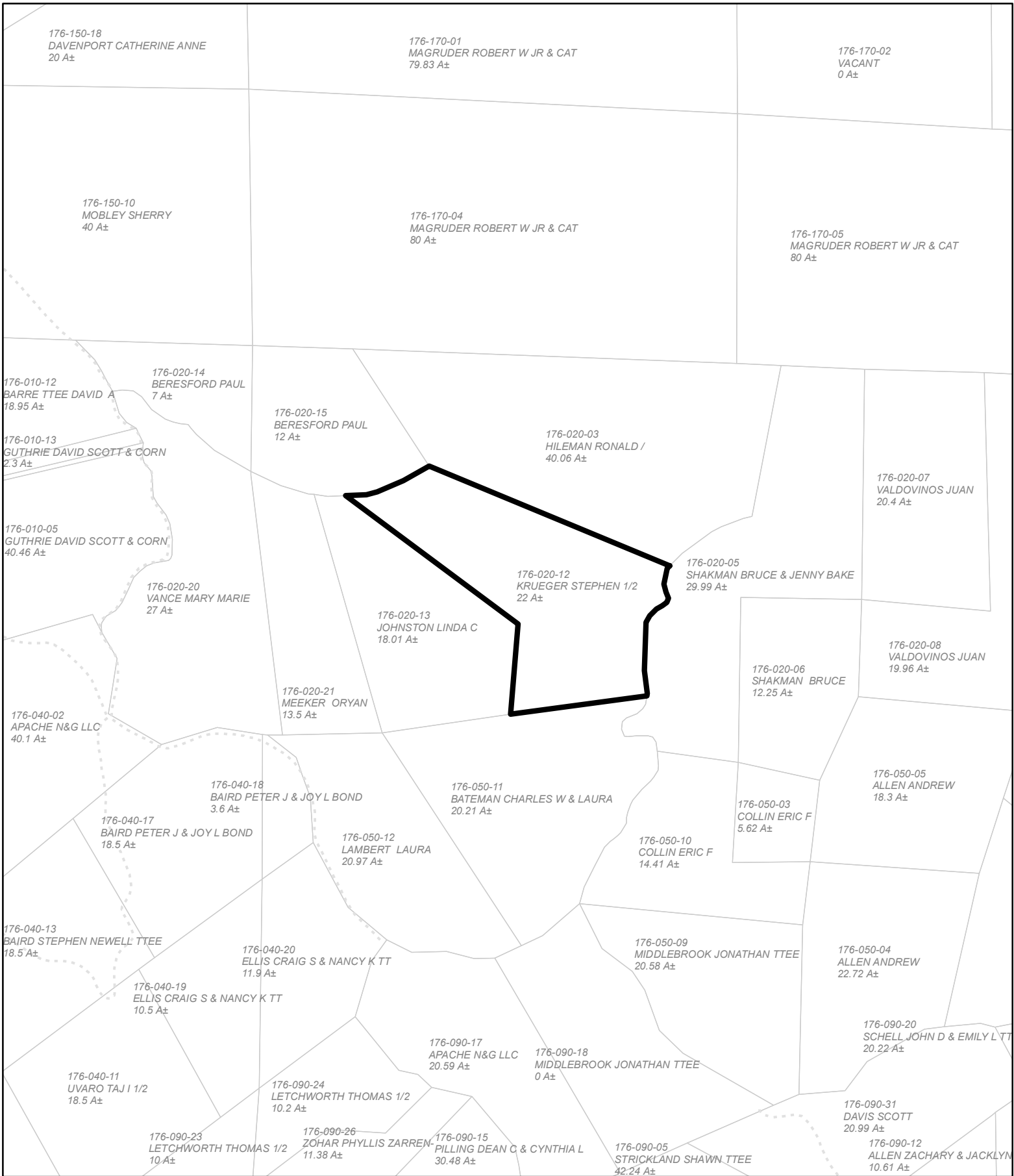
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----- Driveways/Unnamed Roads  
□ Assessors Parcels



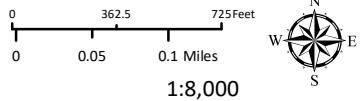
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**GENERAL PLAN**

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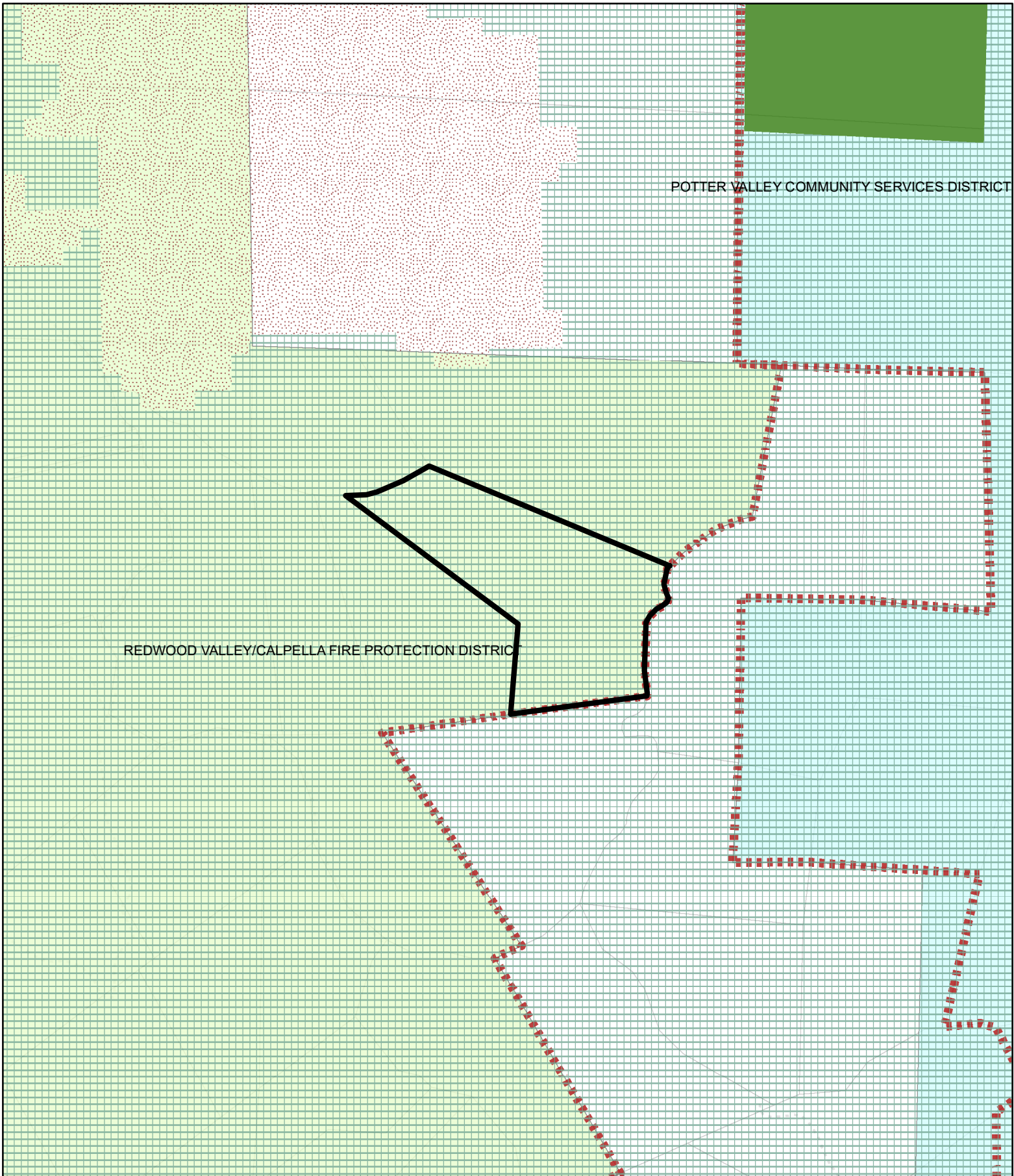
----- Driveways/Unnamed Roads  
 □ Assessors Parcels



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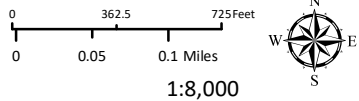
**ADJACENT PARCELS**

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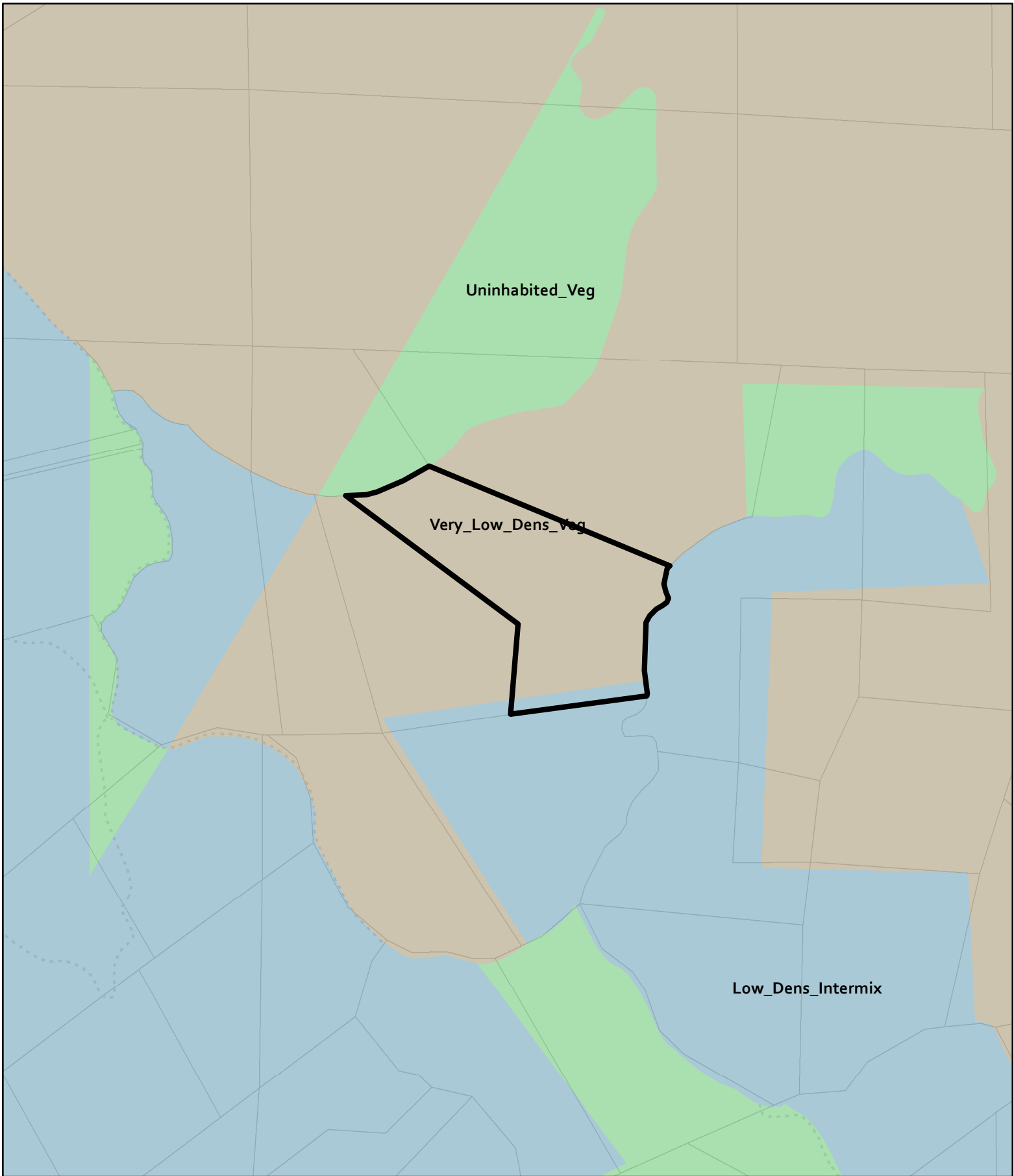
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-  FRA
-  Very High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Driveways/Unnamed Roads
-  Assessors Parcels



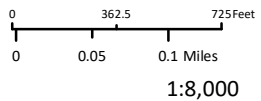
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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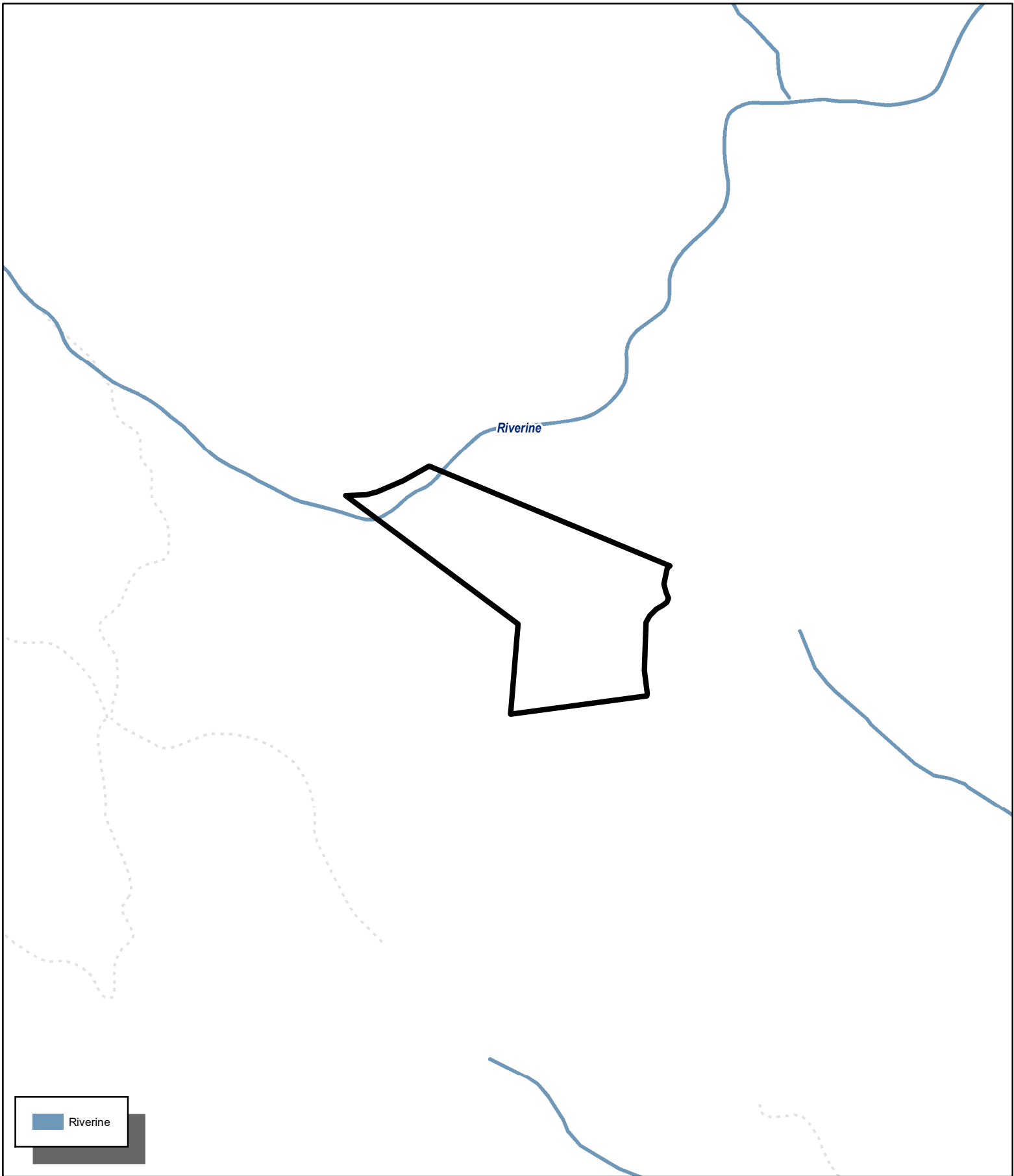
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..... Driveways/Unnamed Roads  
 [ ] Assessor's Parcels



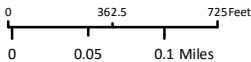
**WILDLAND-URBAN INTERFACE**

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Riverine

Legend box containing a blue square and the text 'Riverine'.



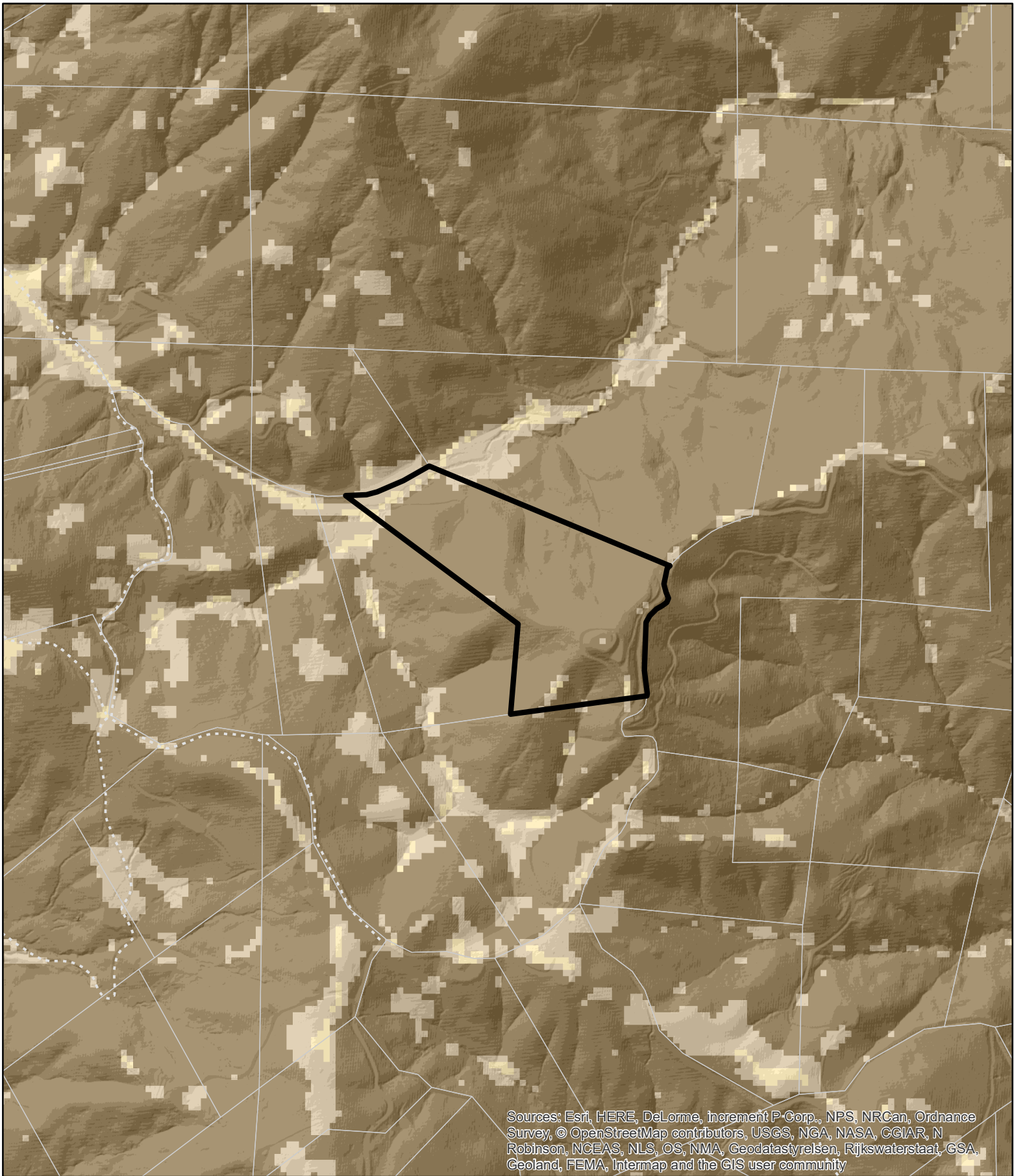
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..... Driveways/Unnamed Roads

**WETLANDS**

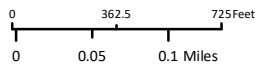
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- Driveways/Unnamed Roads
- Assessors Parcels
- 0° - 14°
- 15° - 32°
- 33° - 72°

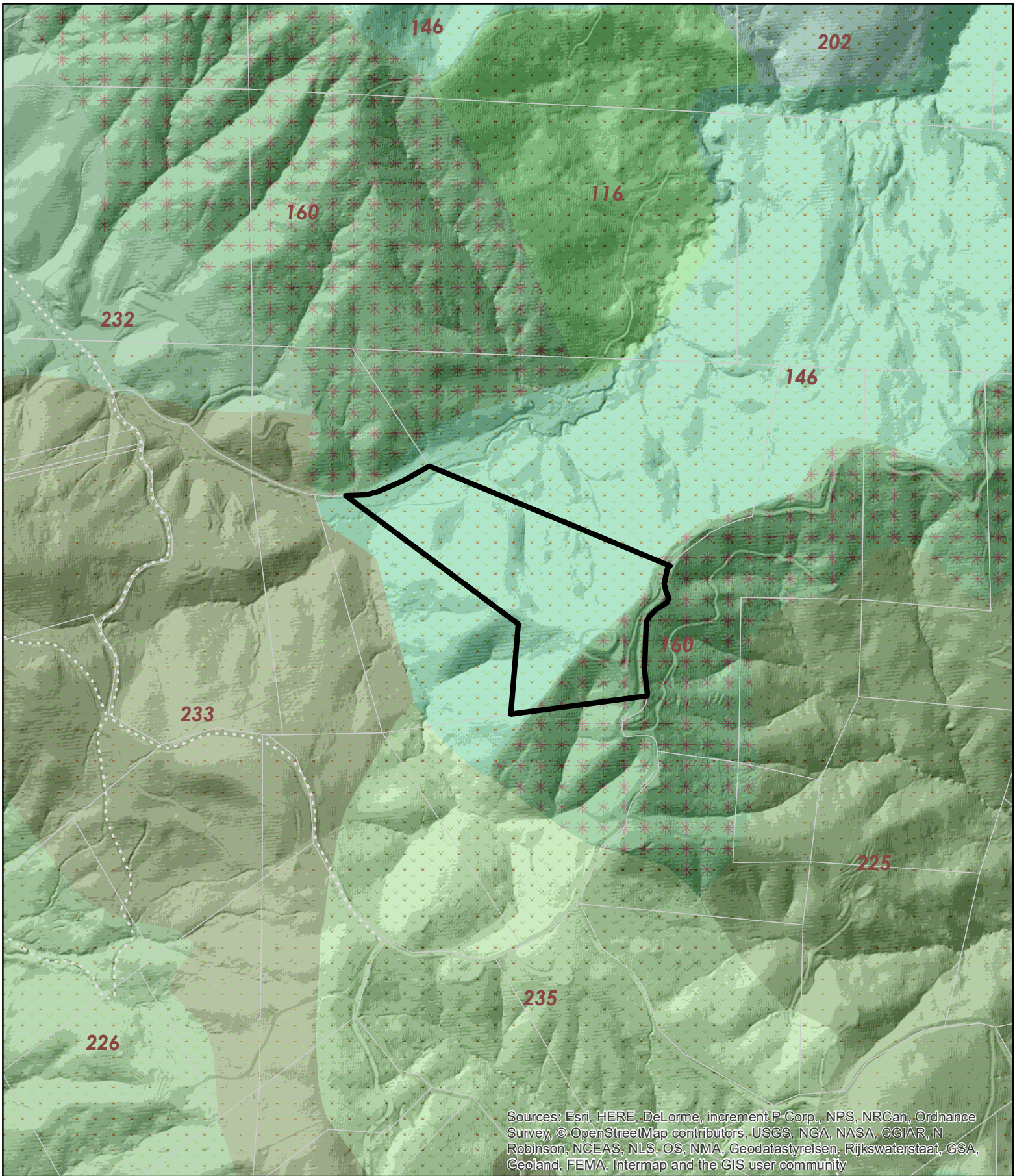


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**ESTIMATED SLOPE**




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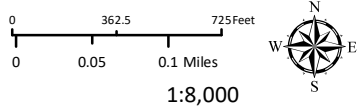




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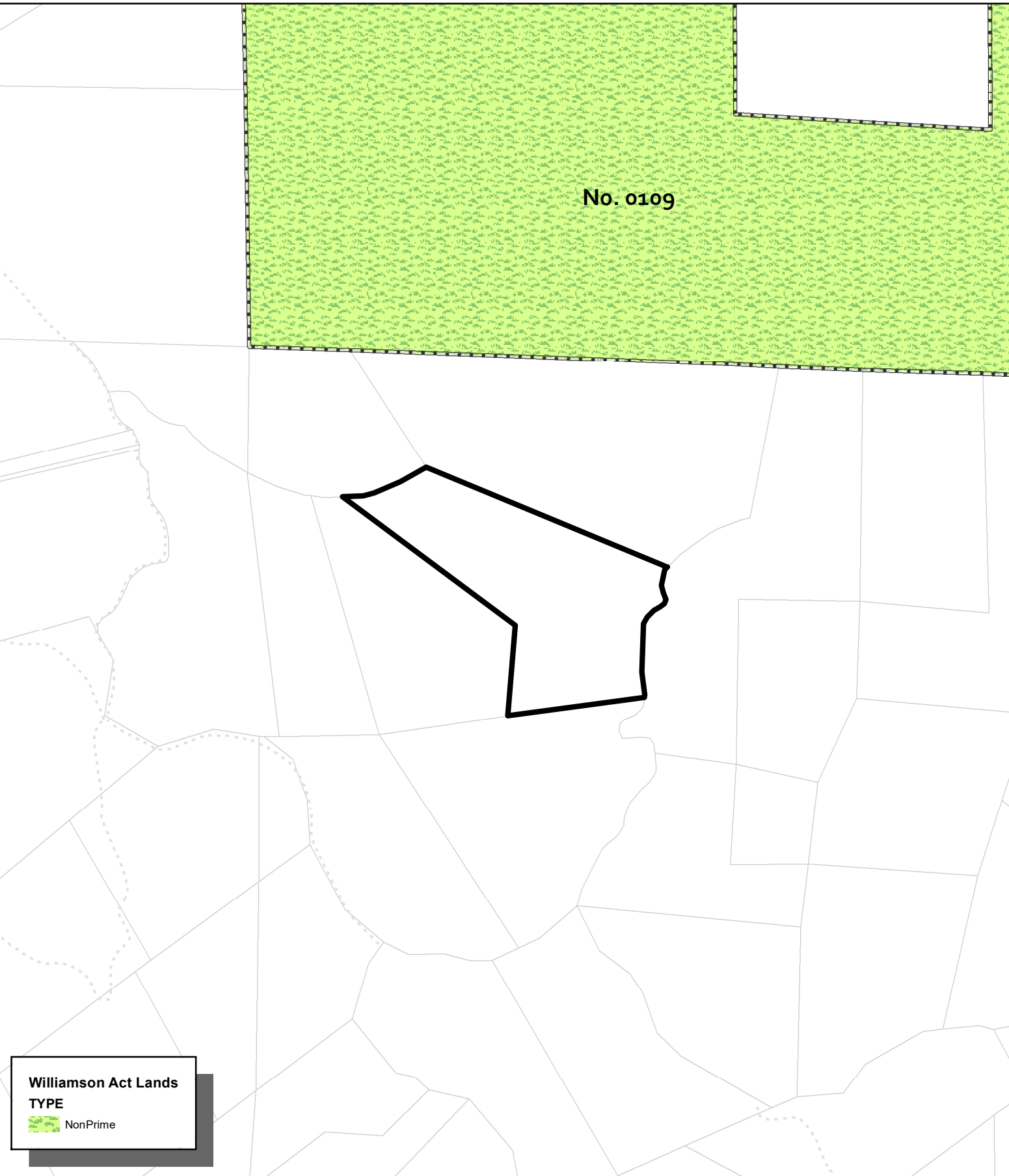
-  Driveways/Unnamed Roads
-  Assessors Parcels
-  Naturally Occurring Asbestos



1:8,000

**EASTERN SOIL CLASSIFICATIONS**



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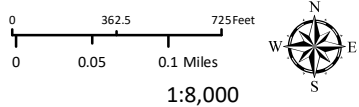


No. 0109

**Williamson Act Lands**  
**TYPE**  
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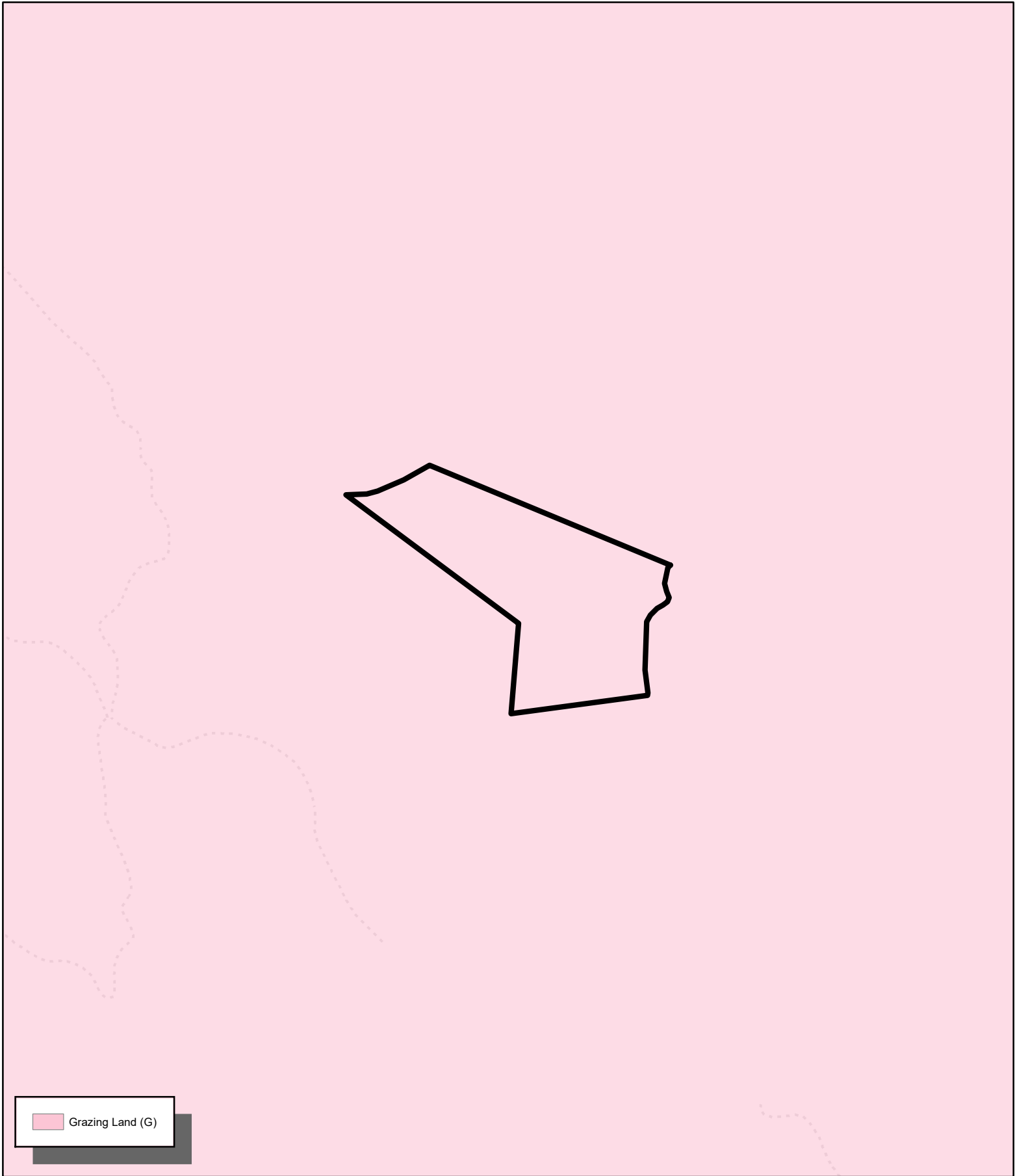
**CASE: AP 2023-0031**  
**OWNER: Carraway & Krueger**  
**APN: 176-020-12**  
**APLCT: Carraway & Krueger**  
**AGENT:**  
**ADDRESS: 7280 Black Bart Trail**

 Driveways/Unnamed Roads  
 Assessors Parcels




1:8,000  
**WILLIAMSON ACT**

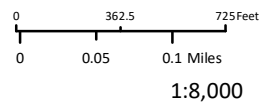
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 Grazing Land (G)

**CASE:** AP 2023-0031  
**OWNER:** Carraway & Krueger  
**APN:** 176-020-12  
**APLCT:** Carraway & Krueger  
**AGENT:**  
**ADDRESS:** 7280 Black Bart Trail

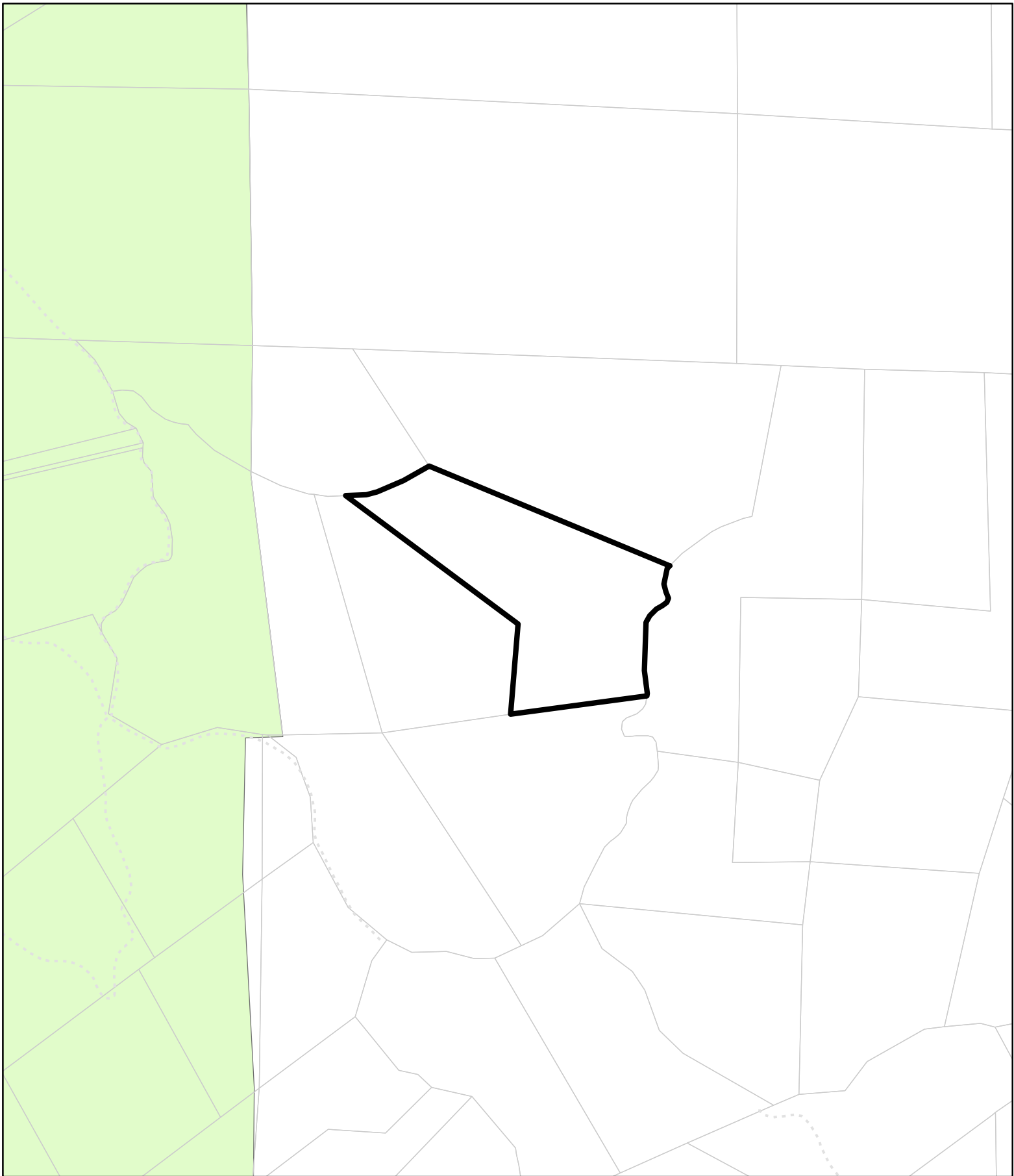
 Driveways/Unnamed Roads






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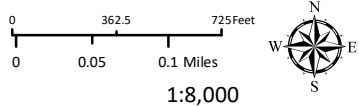
**IMPORTANT FARMLANDS**

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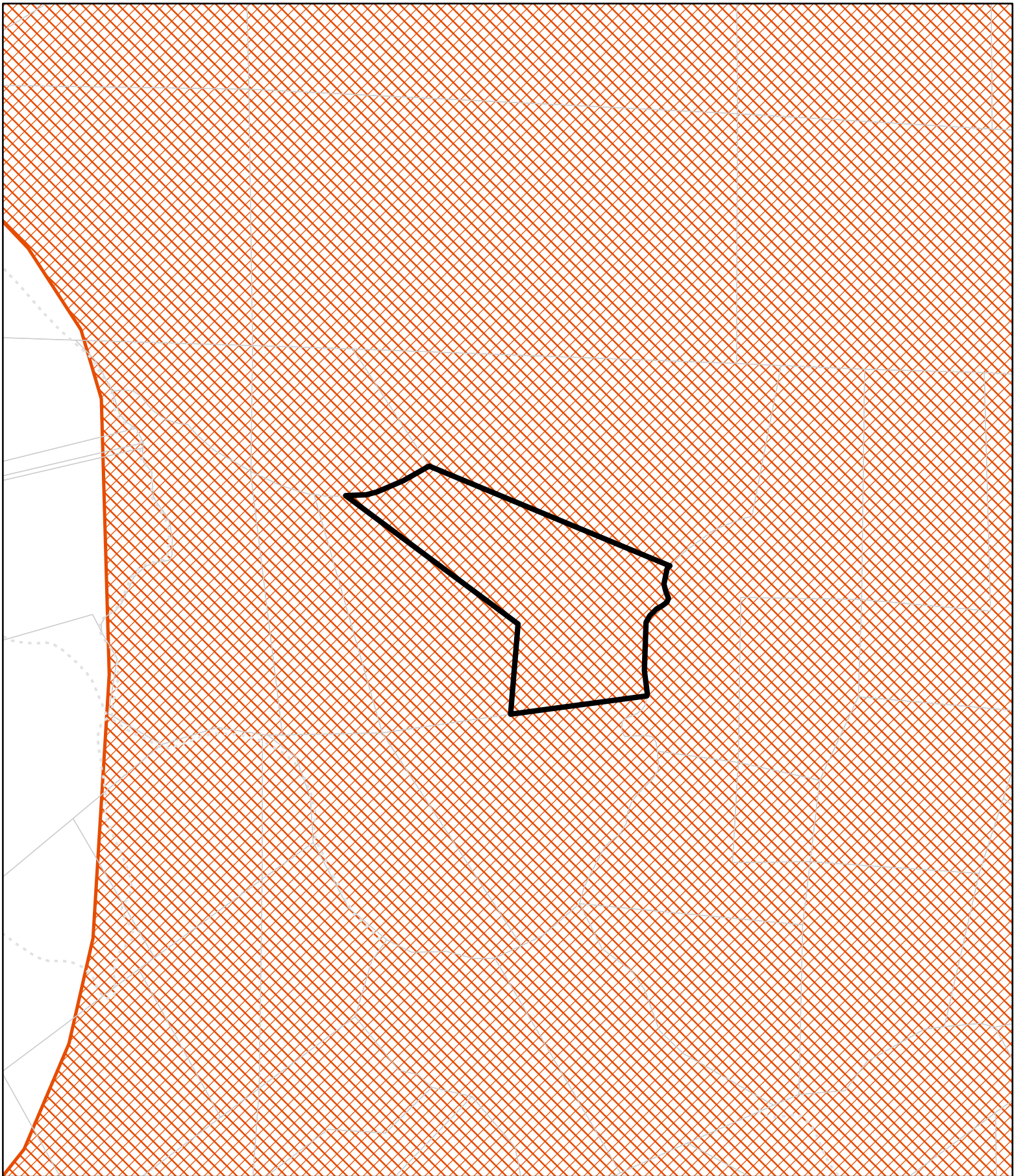
**CASE: AP 2023-0031**  
**OWNER: Carraway & Krueger**  
**APN: 176-020-12**  
**APLCT: Carraway & Krueger**  
**AGENT:**  
**ADDRESS: 7280 Black Bart Trail**

-  Driveways/Unnamed Roads
-  Assessor's Parcels
-  Redwood Valley MAC






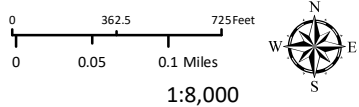
**REDWOOD VALLEY MUNICIPAL ADVISORY COUNCIL**

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**CASE:** AP 2023-0031  
**OWNER:** Carraway & Krueger  
**APN:** 176-020-12  
**APLCT:** Carraway & Krueger  
**AGENT:**  
**ADDRESS:** 7280 Black Bart Trail

-  Driveways/Unnamed Roads
-  Assessor's Parcels
-  PV Tribe Ancestral Areas



**POTTER VALLEY TRIBE ANCESTRAL AREA**

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