



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
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

August 7, 2023

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

Department of Fish and Wildlife
Department of Forestry/ CalFire
-Land Use
-Resource Management
Redwood Valley Municipal Advisory Council

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

CASE#: AP_2023-0033
DATE FILED: 7/27/2023
OWNER: JUAN D & BEATRIZ SANDOVAL
APPLICANT: JAVIER SANDOVAL
AGENT: LILY GROSS

REQUEST: An Administrative Permit for a setback reduction of 50 ft. for a large, multi-type cannabis cultivation site (7,000 sq. ft. outdoor; 3,000 sq. ft. mixed light) of no more than 10,000 sq. ft. of canopy, AG_2018-0355. The new setback from the property line will be 50 ft.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 6.7± mile north of Ukiah City center, lying on the west side of Road B (CR 231A), 0.32± miles west of its intersection with Woodway Lane (Private), addressed at 1480 Woodway Lane, APN: 166-130-18.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: August 21, 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_2023-0033

OWNER: JUAN D & BEATRIZ SANDOVAL

APPLICANT: JAVIER SANDOVAL

AGENT: LILY GROSS

REQUEST: An Administrative Permit for a setback reduction of 50 ft. for a large, multi-type cannabis cultivation site (7,000 sq. ft. outdoor; 3,000 sq. ft. mixed light) of no more than 10,000 sq. ft. of canopy, AG_2018-0355. The new setback from the property line will be 50 ft.

LOCATION: 6.7± mile north of Ukiah City center, lying on the west side of Road B (CR 231A), 0.32± miles west of its intersection with Woodway Lane (Private), addressed at 1480 Woodway Lane, APN: 166-130-18.

APN/S: 166-130-18-00

PARCEL SIZE: 10.03 Acres

GENERAL PLAN: Rural Residential (RR10:)

ZONING: Rural Residential (RR:10)

EXISTING USES: Residential

DISTRICT: Supervisorial District 1

RELATED CASES: AG_2018-0355 (Type 2 Multi-Type Cannabis)

| | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|-------------------------|---------------------------|----------------------|
| NORTH: | Rural Residential RR10: | Rural Residential RR:10 | 5.6±; 4.46± Acres | Residential |
| EAST: | Rural Residential RR1: | Rural Residential RR:1 | 3.8± Acres | Residential |
| SOUTH: | Rural Residential RR10: | Rural Residential RR:10 | 8.77±; 8.35± Acres | Residential |
| WEST: | Rural Residential RR10: | Rural Residential RR:10 | 19.4± Acres | Residential |

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)
- Redwood Valley Calpella Fire District

- Redwood Valley MAC

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION: Located in an area of naturally occurring asbestos

STAFF PLANNER: MARK CLISER

DATE: 8/7/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

Redwood Valley

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Redwood Valley Calpella FPD

4. FARMLAND CLASSIFICATION:

GIS

Grazing / Rural Residential&Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

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

NA

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

NO

23. HARBOR DISTRICT:

Sec. 20.512

NA



PLANNING & BUILDING SERVICES Mendocino County

JUL 27 2023

Planning & Building Services APPLICATION FORM

Office Use Only box with fields: CASE NO: AP-2023-0033, DATE FILED: 7-27-2023, FEE: \$1,623.00, RECEIPT NO: PRJ-057759, RECEIVED BY: M. Robis

APPLICANT:

Name: Javier Sandoval Phone: 707-472-7464
Mailing Address: 1480 Woodway Ln
City: Redwood Valley State/Zip: CA 95470 Email: jsndv196@gmail.com

PROPERTY OWNER:

Name: Juan Sandoval Phone: 707 472-8542
Mailing Address: 1480 Woodway Ln.
City: Redwood Valley State/Zip: CA 95470 Email: ajsndv1707@gmail.com

AGENT:

Name: Lily Gross Phone:
Mailing Address: 95 S. Main Street
City: Willits State/Zip: CA 95490 Email: 707LilyGross@gmail.com

ASSESSOR'S PARCEL NUMBER/S:

TYPE OF APPLICATION:

- Administrative Permit (checked)
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

Signature of Applicant/Agent: [Signature] 7/25/23 Date
Signature of Owner: Juan Sandoval 7/25/23 Date

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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

10K Mixed Light cannabis cultivation

Improvements include: 10 Greenhouses

New Ag wall

Fencing

Harvest/Storage building

* Requesting 50ft. setbacks

| 2. Structures/Lot Coverage | NO. OF UNITS | | SQUARE FOOTAGE | | |
|---|--------------|----------|---|----------|-------|
| | EXISTING | PROPOSED | EXISTING | PROPOSED | TOTAL |
| <input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: Ag exempt shed <input checked="" type="checkbox"/> Other: Ag exempt Greenhouse | | | 11,008 sq ft. 11,008 sq ft. | | |
| GRAND TOTAL (Equal to gross area of Parcel): | | | | | |

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

Estimated No. of Employees per shift: 2

Estimated No. of shifts per day: 2

Type of loading facilities proposed: NA

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

All structures finalized by planning and building

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If 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 |
|-----------------------------|--------|------|
| No. of covered spaces: | None | |
| No. of uncovered spaces: | | |
| No. of standard spaces: | | |
| No. of accessible spaces: | | |
| Existing no. of spaces: | | |
| Proposed additional spaces: | | |
| Total: | | |

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

9. For grading or road construction, complete the following:

Amount of cut: _____ cubic yards
 Amount of fill: _____ cubic yards
 Max. height of fill slope: _____ feet
 Max. height of cut slope: _____ feet
 Amount of import/export: _____ cubic yards
 Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES 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

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

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 and building plans.

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel)
 Utility Company (requires extension of service to site): _____ feet _____ miles
 On Site Generation – Specify:

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

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.)

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:

NA

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

Address posted at entry.

23. Are there existing structures on the property? 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.

- YES
- NO

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES
- NO

25. What is the maximum height of all structures?

Existing: 10 FT feet
Proposed: _____ feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 11,008 square feet
Proposed: _____ square feet

27. What is the total lot area within property lines?

Total Lot Area: 10 acres square feet

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:

Pror medicinal garden

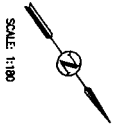
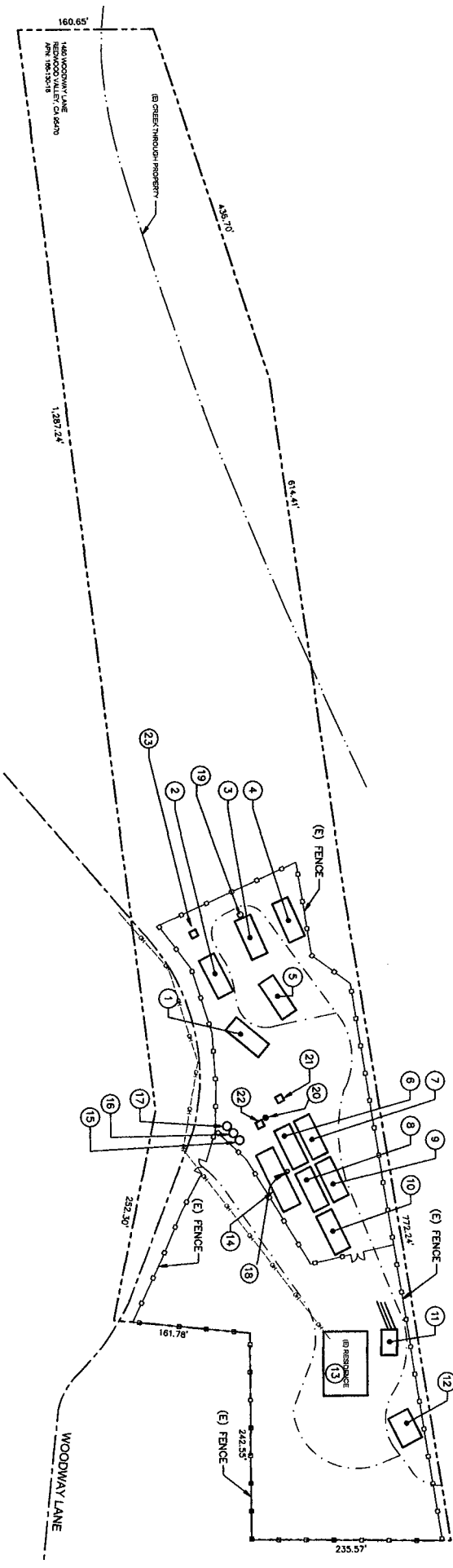
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

Residential, Agricultural, Commercial, Industrial

30. Indicate the surrounding land uses:

| | Vacant | Residential | Agriculture | Commercial | Industrial | Public Facility | Timberland | Other |
|--------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| North: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| East: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| South: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| West: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- LEGEND**
- COUNTY BOUNDARY
 - - - PARCEL BOUNDARY
 - - - CREEK OR DRAINAGE
 - - - POLE OVERHEAD DISTRIBUTION
 - FENCE
 - DRIVEWAY
 - ① 20700' HOOP HOUSE
 - ② 20700' HOOP HOUSE
 - ③ 20700' HOOP HOUSE
 - ④ 20700' HOOP HOUSE
 - ⑤ 20700' HOOP HOUSE
 - ⑥ 20700' HOOP HOUSE
 - ⑦ 20700' HOOP HOUSE
 - ⑧ 20700' HOOP HOUSE
 - ⑨ 20700' HOOP HOUSE
 - ⑩ 20700' HOOP HOUSE
 - ⑪ 30700' AND LARCH FIELD
 - ⑫ BALANCE (from Cannabis Harvest)
 - ⑬ RESIDENCE
 - ⑭ 10' HOOP STORAGE SHED
 - ⑮ 3,000 GAL. WATER TANK
 - ⑯ 3,000 GAL. WATER TANK
 - ⑰ 3,000 GAL. WATER TANK
 - ⑱ 300 GAL. WATER TANK
 - ⑲ 300 GAL. WATER TANK
 - ⑳ 300 GAL. WATER TANK
 - ㉑ 300 GAL. WATER TANK
 - ㉒ 300 GAL. WATER TANK
 - ㉓ 300 GAL. WATER TANK
 - ㉔ 300 GAL. WATER TANK
 - ㉕ 300 GAL. WATER TANK
 - ㉖ 300 GAL. WATER TANK
 - ㉗ 300 GAL. WATER TANK
 - ㉘ 300 GAL. WATER TANK
 - ㉙ 300 GAL. WATER TANK
 - ㉚ 300 GAL. WATER TANK
 - ㉛ 300 GAL. WATER TANK
 - ㉜ 300 GAL. WATER TANK
 - ㉝ 300 GAL. WATER TANK
 - ㉞ 300 GAL. WATER TANK
 - ㉟ 300 GAL. WATER TANK
 - ㊱ 300 GAL. WATER TANK
 - ㊲ 300 GAL. WATER TANK
 - ㊳ 300 GAL. WATER TANK
 - ㊴ 300 GAL. WATER TANK
 - ㊵ 300 GAL. WATER TANK
 - ㊶ 300 GAL. WATER TANK
 - ㊷ 300 GAL. WATER TANK
 - ㊸ 300 GAL. WATER TANK
 - ㊹ 300 GAL. WATER TANK
 - ㊺ 300 GAL. WATER TANK
 - ㊻ 300 GAL. WATER TANK
 - ㊼ 300 GAL. WATER TANK
 - ㊽ 300 GAL. WATER TANK
 - ㊾ 300 GAL. WATER TANK
 - ㊿ 300 GAL. WATER TANK



SCALE: 1:180

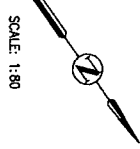
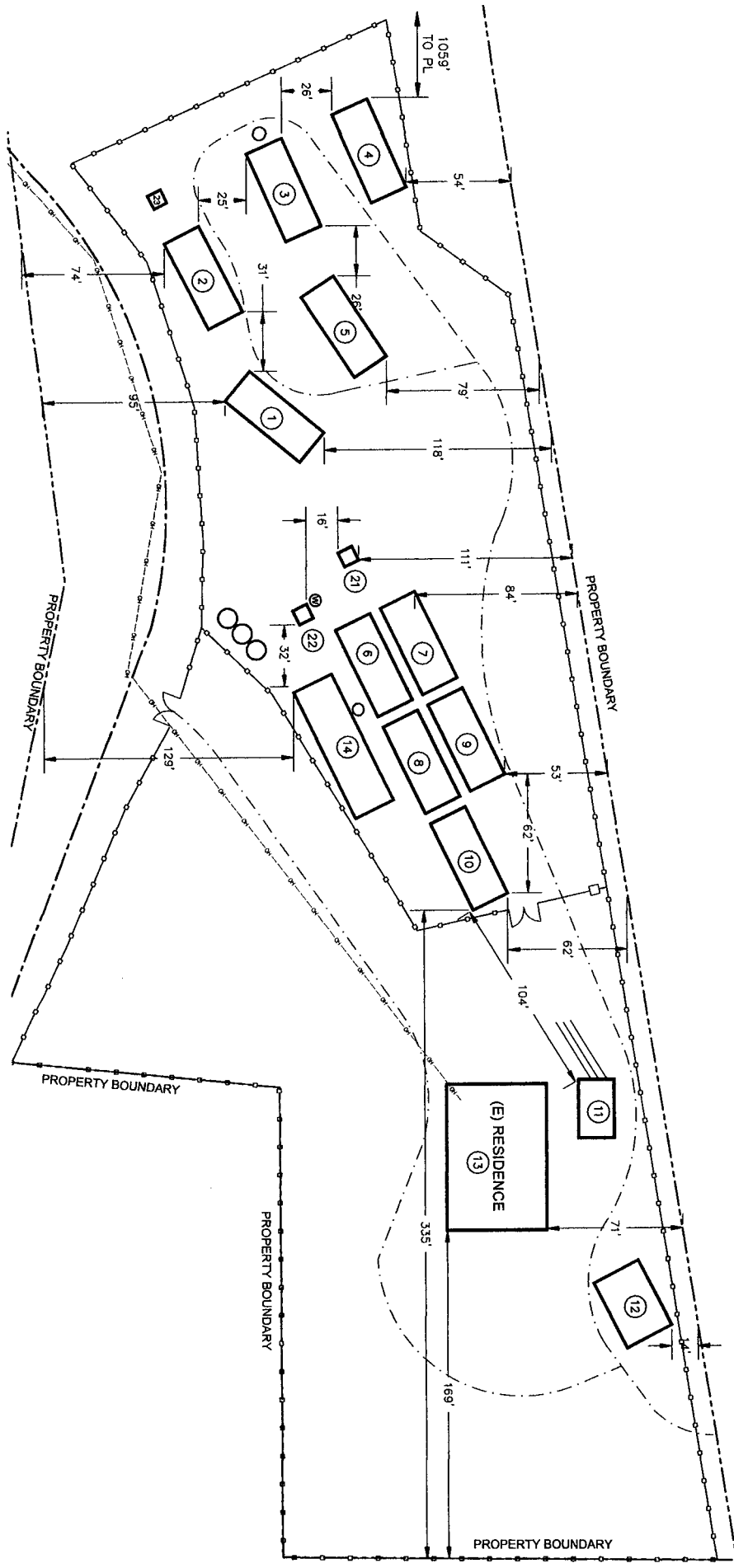
NOTE: THIS IS A PRELIMINARY PLAN. THE DISTANCE TO THE NEAREST RESIDENCE IS 259 FEET. THIS DISTANCE IS BASED ON THE CENTER OF THE HOOP HOUSES AND NOT THE CENTER OF THE HOOP HOUSES.

*Distance to Nearest Neighboring Residence 259 Ft.

| | | | | | | | |
|---------------------------|---|----------------------|-----------------------|----------|-------------|----|------|
| PROJECT: | 1480 WOODWAY LANE REDWOOD VALLEY, CA 94707 | AREA(S): 10 ACRES | APN(S): 185-130-18 | REVISION | DESCRIPTION | BY | DATE |
| DESIGNER: | Javier SANDOVAL | | | | | | |
| DATE: | AG 2018-0355 | | | | | | |
| SCALE: | 1" = 180' | | | | | | |
| MENDOCINO COUNTY CANNABIS | | | | | | | |
| 1480 WOODWAY LANE | | | | | | | |
| REDWOOD VALLEY, CA | | | | | | | |
| SITE PLAN | | | | | | | |

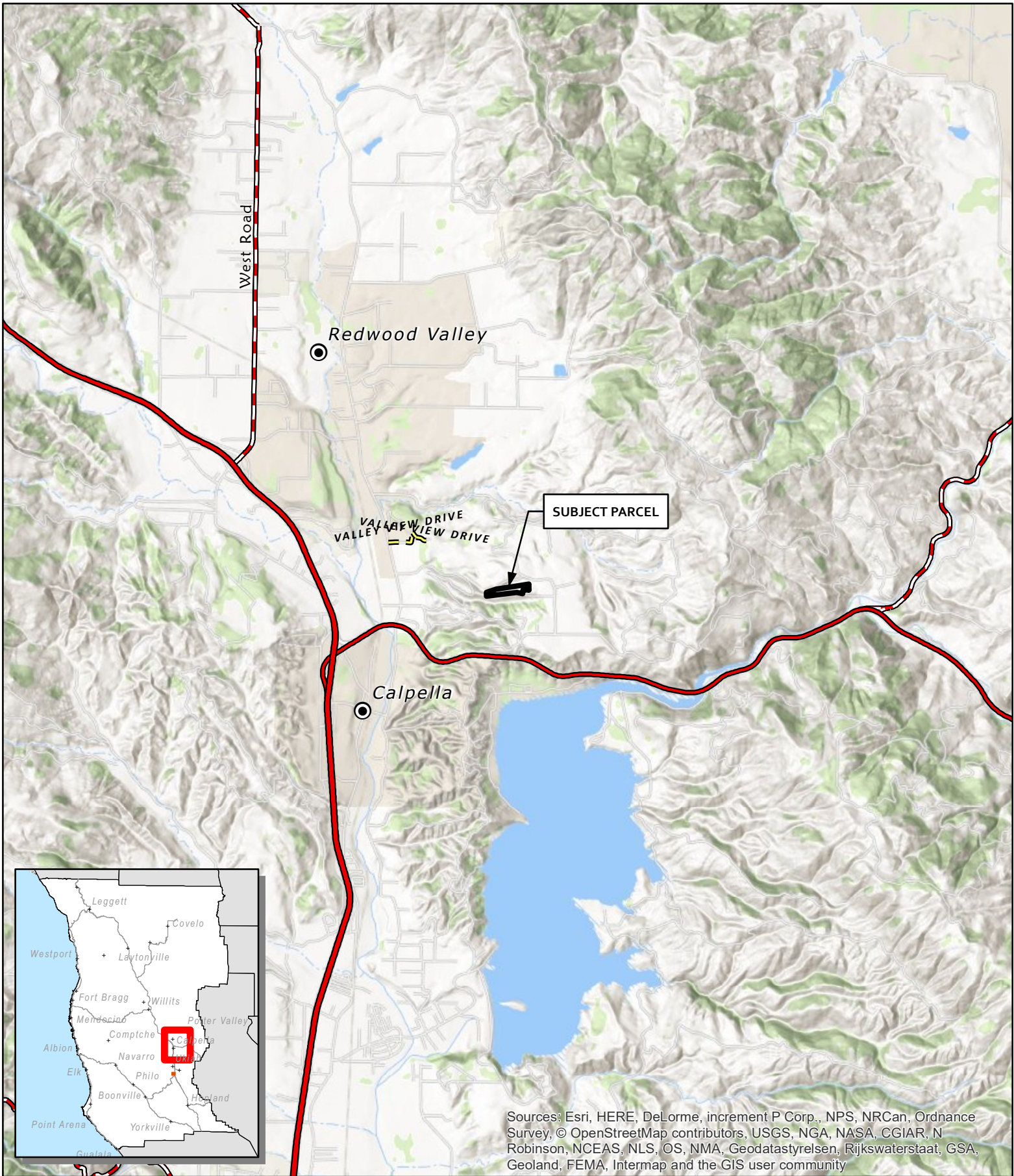
- STRUCTURES LEGEND**
- ① 207x50' HOOP HOUSE
 - ② 207x50' HOOP HOUSE
 - ③ 207x50' HOOP HOUSE
 - ④ 207x50' HOOP HOUSE
 - ⑤ 207x50' HOOP HOUSE
 - ⑥ 207x50' HOOP HOUSE
 - ⑦ 207x50' HOOP HOUSE
 - ⑧ 207x50' HOOP HOUSE
 - ⑨ 207x50' HOOP HOUSE
 - ⑩ 207x50' HOOP HOUSE
 - ⑪ SEPTIC AND LEACH FIELD
 - ⑫ DAMAGE (from Cannabis Harvest)
 - ⑬ RESIDENCE
 - ⑭ 16'x80' STORAGE SHED
 - ⑰ CHEMICAL STORAGE SHED
 - ⑱ IRRIGATION HOUSE (PUMP HOUSE)
 - ⑳ 10x10 Compost

- LEGEND**
- COUNTY BOUNDARY
 - PARCEL BOUNDARY
 - CREEK OR DRAINAGE
 - FENCE OVERHEAD DISTRIBUTION



NOTE:
 THIS PLAN IS FOR PRIVATE SITES. STRUCTURED PANS, PANS OR FACILITIES, NURSERY SCHOOLS, CHURCHES OR YOUTH ORIENTED FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.

| | | | | |
|---|--|---|---|---|
| SHEET: _____ DATE: _____ SCALE: _____ | DRAWN BY: _____ DATE: _____ SCALE: _____ | Javier SANDOVAL MENDOCINO COUNTY CANNABIS AG 2018-0356 1480 WOODWAY LANE REDWOOD VALLEY, CA BUILDING SETBACK PLAN | AREA(S): 10 ACRES APN(S): 166-150-18 | REVISION: _____ DESCRIPTION: _____ BY: _____ DATE: _____ |
|---|--|---|---|---|



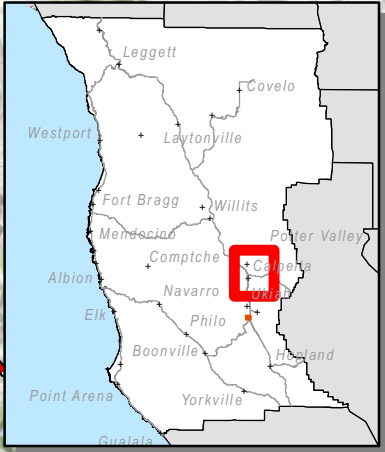
SUBJECT PARCEL

VALLEY DRIVE
VIEW DRIVE

Redwood Valley

Calpella

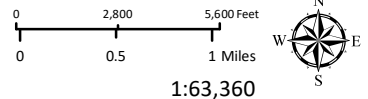
West Road



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 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

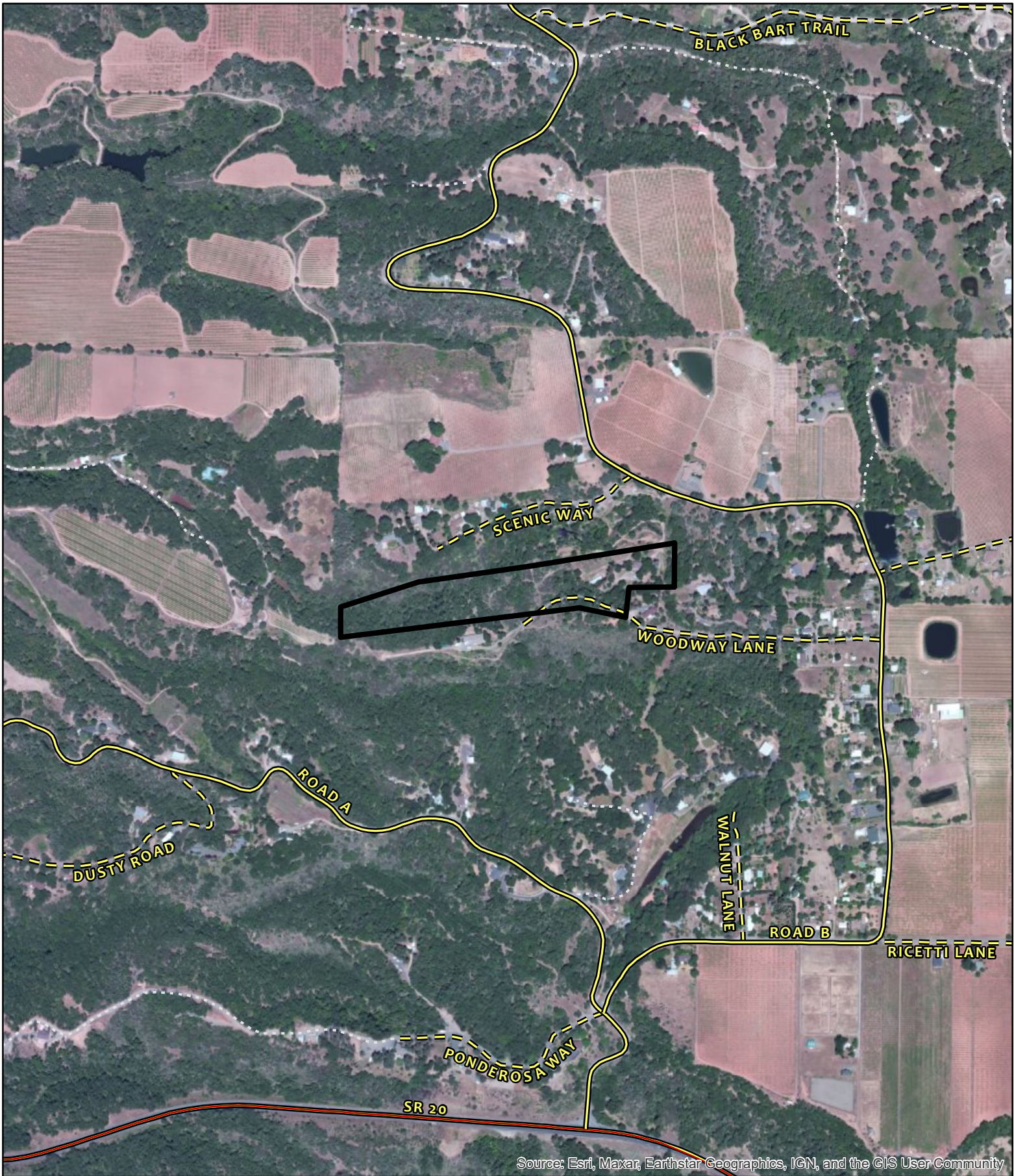
- Major Towns & Places
- Highways
- Major Roads
- PRIVATE



1:63,360

LOCATION

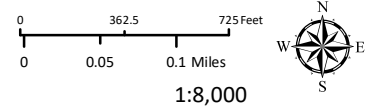
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

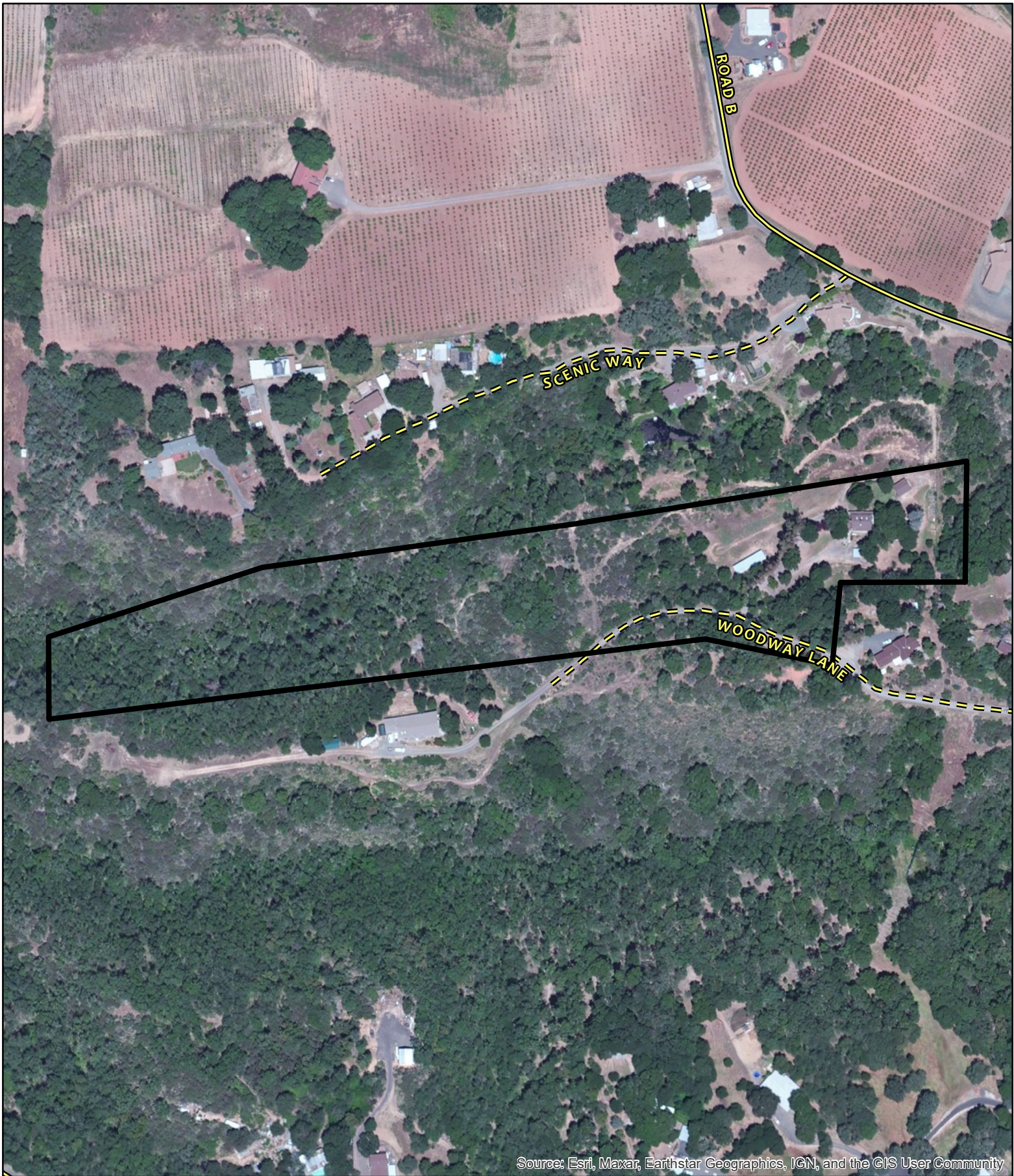
CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

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






1:8,000
AERIAL IMAGERY

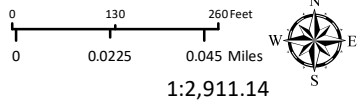
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

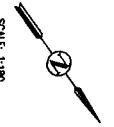
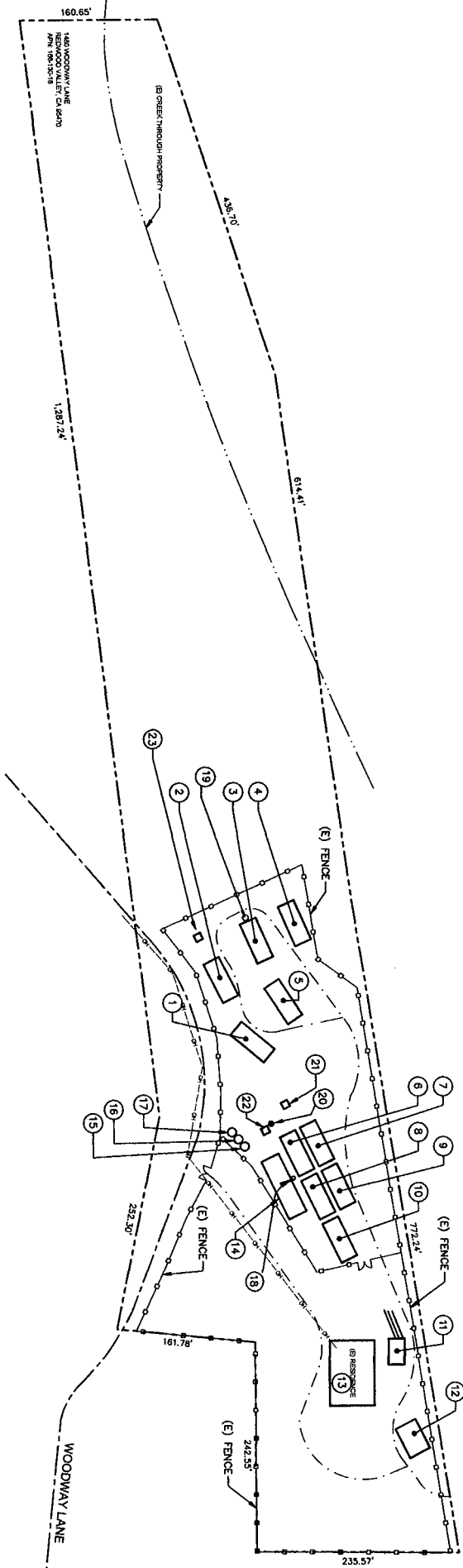


1:2,911.14

AERIAL IMAGERY

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

- LEGEND**
- COUNTY BOUNDARY
 - - - PARCEL BOUNDARY
 - - - CREEK OR DRAINAGE
 - - - POLE OVERHEAD DISTRIBUTION
 - FENCE
 - DRIVEWAY
 - ① 20700' HOOP HOUSE
 - ② 20700' HOOP HOUSE
 - ③ 20700' HOOP HOUSE
 - ④ 20700' HOOP HOUSE
 - ⑤ 20700' HOOP HOUSE
 - ⑥ 20700' HOOP HOUSE
 - ⑦ 20700' HOOP HOUSE
 - ⑧ 20700' HOOP HOUSE
 - ⑨ 20700' HOOP HOUSE
 - ⑩ 20700' HOOP HOUSE
 - ⑪ 30700' AND LARCH FIELD
 - ⑫ 20700' (from Canadian Street)
 - ⑬ RESIDENCE
 - ⑭ 10700' STORAGE SHED
 - ⑮ 2,000 GAL. WATER TANK
 - ⑯ 2,000 GAL. WATER TANK
 - ⑰ 2,000 GAL. WATER TANK
 - ⑱ 200 GAL. WATER TANK
 - ⑲ 200 GAL. WATER TANK
 - ⑳ 200 GAL. WATER TANK
 - ㉑ 20700' HOOP HOUSE
 - ㉒ 20700' HOOP HOUSE
 - ㉓ 20700' HOOP HOUSE



SCALE: 1:180

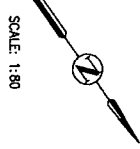
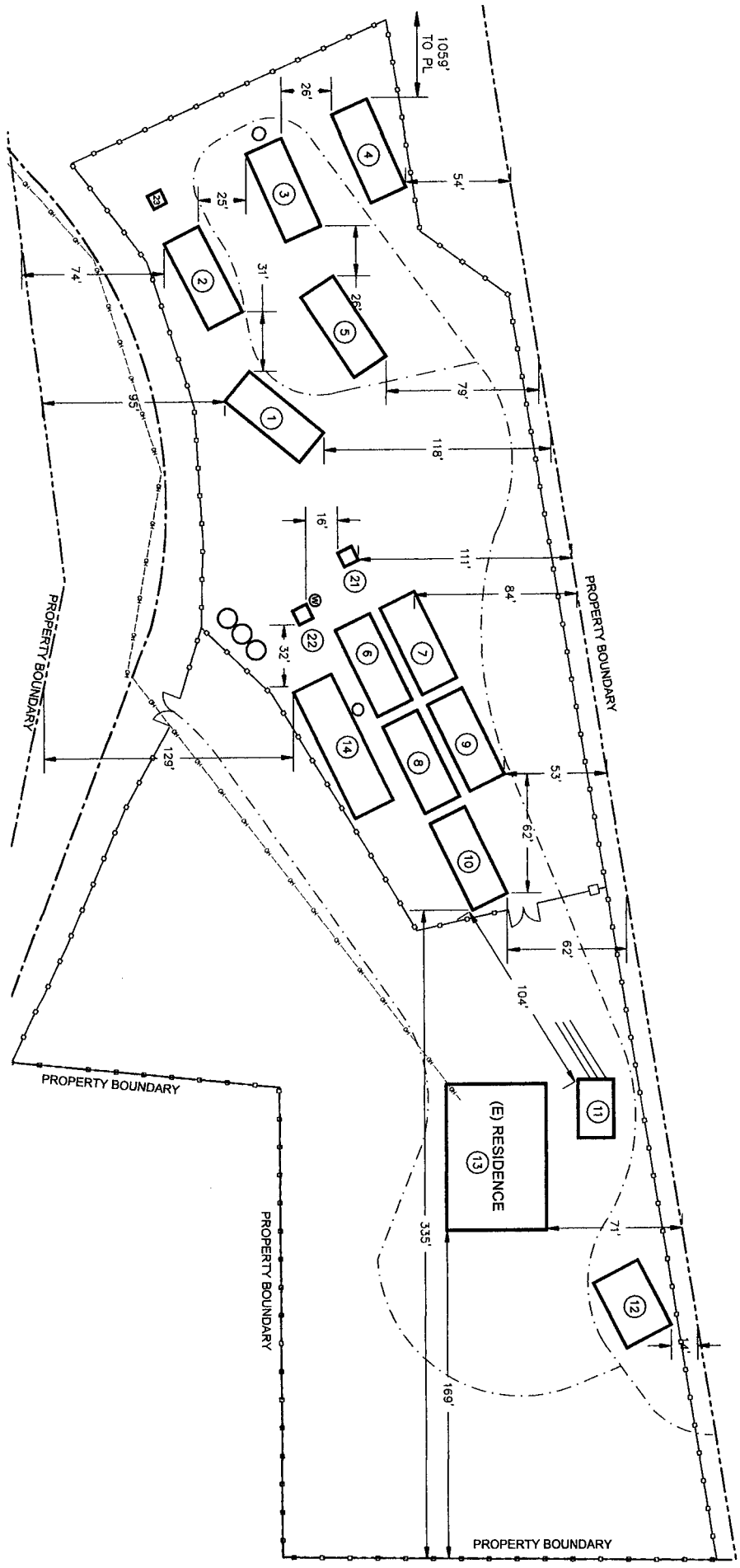
NOTE: THIS IS A PRELIMINARY PLAN. THE DISTANCE TO THE NEAREST NEIGHBORING RESIDENCE IS 259 FEET. THIS DISTANCE IS BASED ON THE CENTER OF THE HOOP HOUSE AND THE CENTER OF THE NEAREST NEIGHBORING RESIDENCE.

*Distance to Nearest Neighboring Residence 259 Ft.

| | | | | | | | | |
|--------|---------------------|--|----------------------|-----------------------|----------|-------------|----|------|
| SHEET: | ISSUE: | Javier SANDOVAL MENDOCINO COUNTY CANNABIS AG 2018-0355 1480 WOODWAY LANE REDWOOD VALLEY, CA SITE PLAN | AREA(S): 10 ACRES | APN(S): 185-130-18 | REVISION | DESCRIPTION | BY | DATE |
| | DATE: | | | | | | | |
| | SCALE: 1" = 180' | | | | | | | |

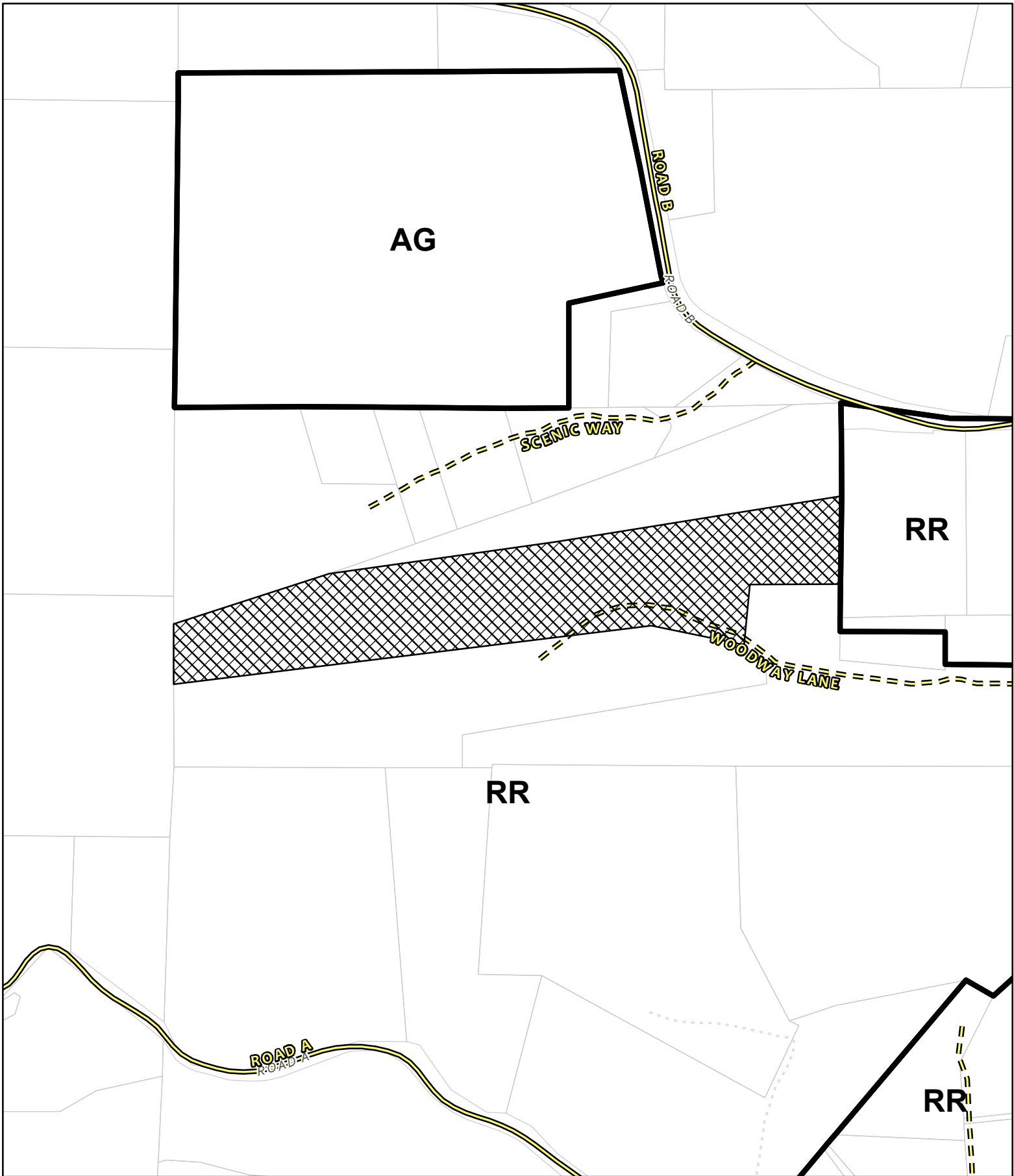
- STRUCTURES LEGEND**
- ① 207'x50' HOOP HOUSE
 - ② 207'x50' HOOP HOUSE
 - ③ 207'x50' HOOP HOUSE
 - ④ 207'x50' HOOP HOUSE
 - ⑤ 207'x50' HOOP HOUSE
 - ⑥ 207'x50' HOOP HOUSE
 - ⑦ 207'x50' HOOP HOUSE
 - ⑧ 207'x50' HOOP HOUSE
 - ⑨ 207'x50' HOOP HOUSE
 - ⑩ 207'x50' HOOP HOUSE
 - ⑪ SEPTIC AND LEACH FIELD
 - ⑫ DAMAGE (from Cannabis Harvest)
 - ⑬ RESIDENCE
 - ⑭ 16'x80' STORAGE SHED
 - ⑰ CHEMICAL STORAGE SHED
 - ⑱ IRRIGATION HOUSE (PUMP HOUSE)
 - ⑳ 10'x10 Compost

- LEGEND**
- COUNTY BOUNDARY
 - PARCEL BOUNDARY
 - CREEK OR DRAINAGE
 - FENCE OVERHEAD DISTRIBUTION



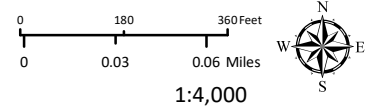
NOTE:
 THIS PLAN IS FOR PRIVATE SALES, REFINANCED PAPER OR
 AND OTHER REGULATORY FACILITIES, LICENSED CHILD CARE
 FACILITIES, NURSERY SCHOOLS, CHURCHES OR YOUTH ORIENTED
 FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.

| | | | | | | | |
|--------|---|-----------|------------|-----------|--------------|-----|-------|
| SECT: | PRJNAME: | AERAS(S): | APN(S): | REVISION: | DESCRIPTION: | BY: | DATE: |
| | Javier SANDOVAL MENDOCINO COUNTY CANNABIS AG 2018-0356 1480 WOODWAY LANE REDWOOD VALLEY, CA | 10 ACRES | 166-150-18 | | | | |
| DATE: | | | | | | | |
| SCALE: | | | | | | | |
| | BUILDING SETBACK PLAN | | | | | | |



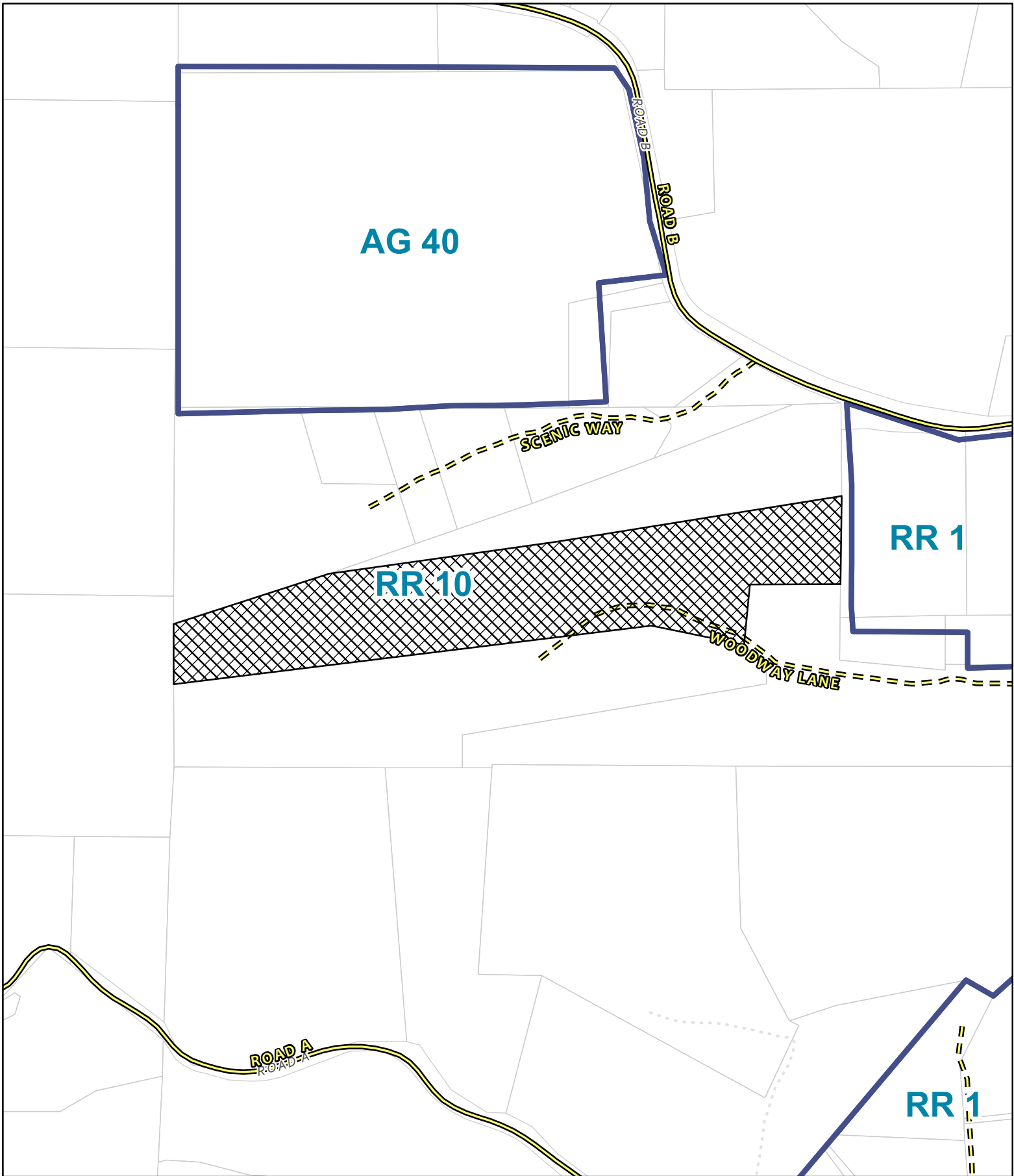
CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads
-  Zoning Districts
-  Public Roads
-  Assessors Parcels



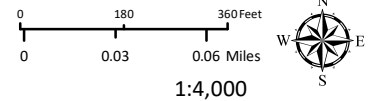
ZONING

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



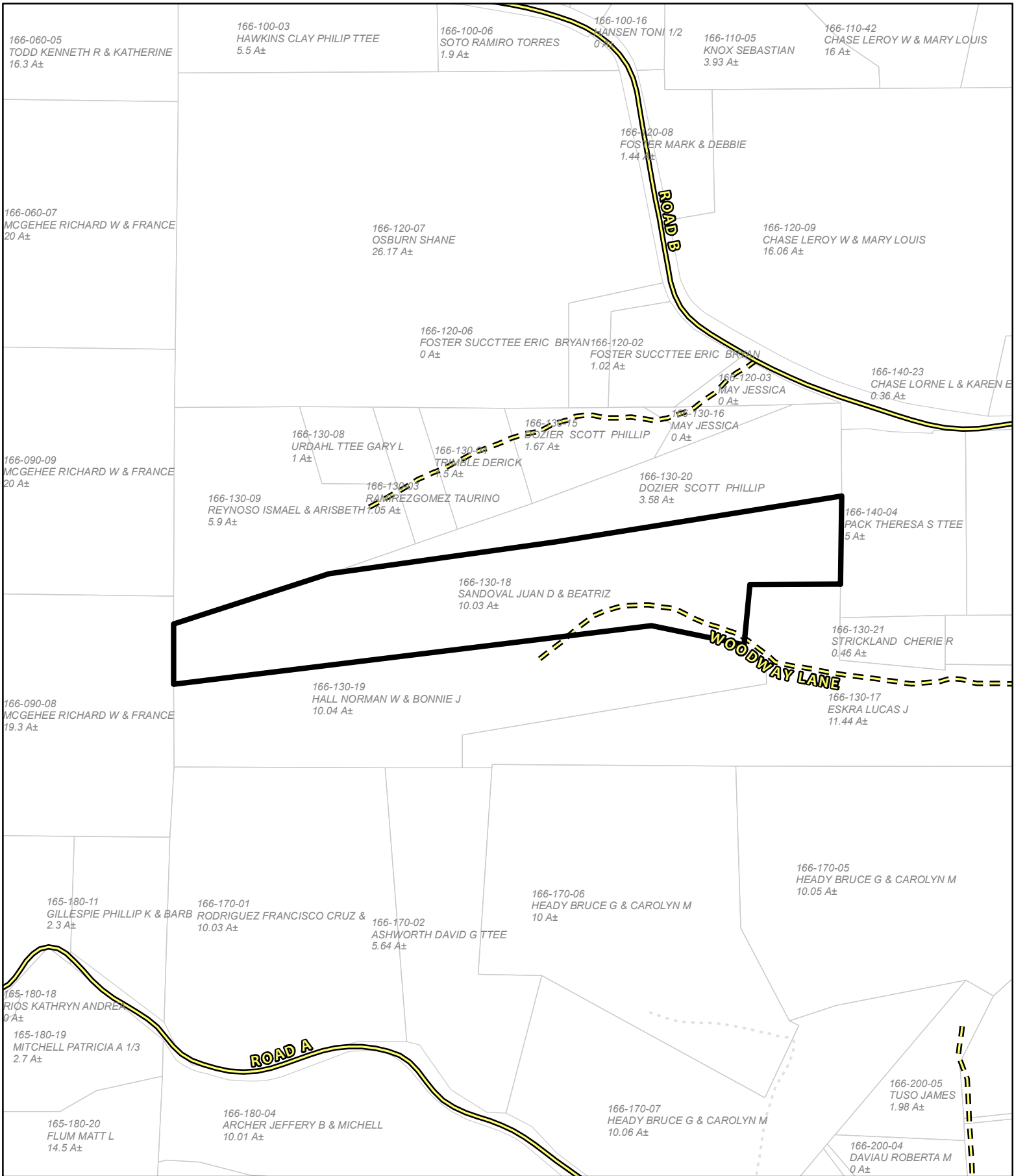
CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

- Public Roads
- Private Roads
- Driveways/Unnamed Roads
- Public Roads
- Assessors Parcels



1:4,000
GENERAL PLAN

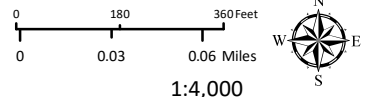
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

- Public Roads
- Private Roads
- Driveways/Unnamed Roads

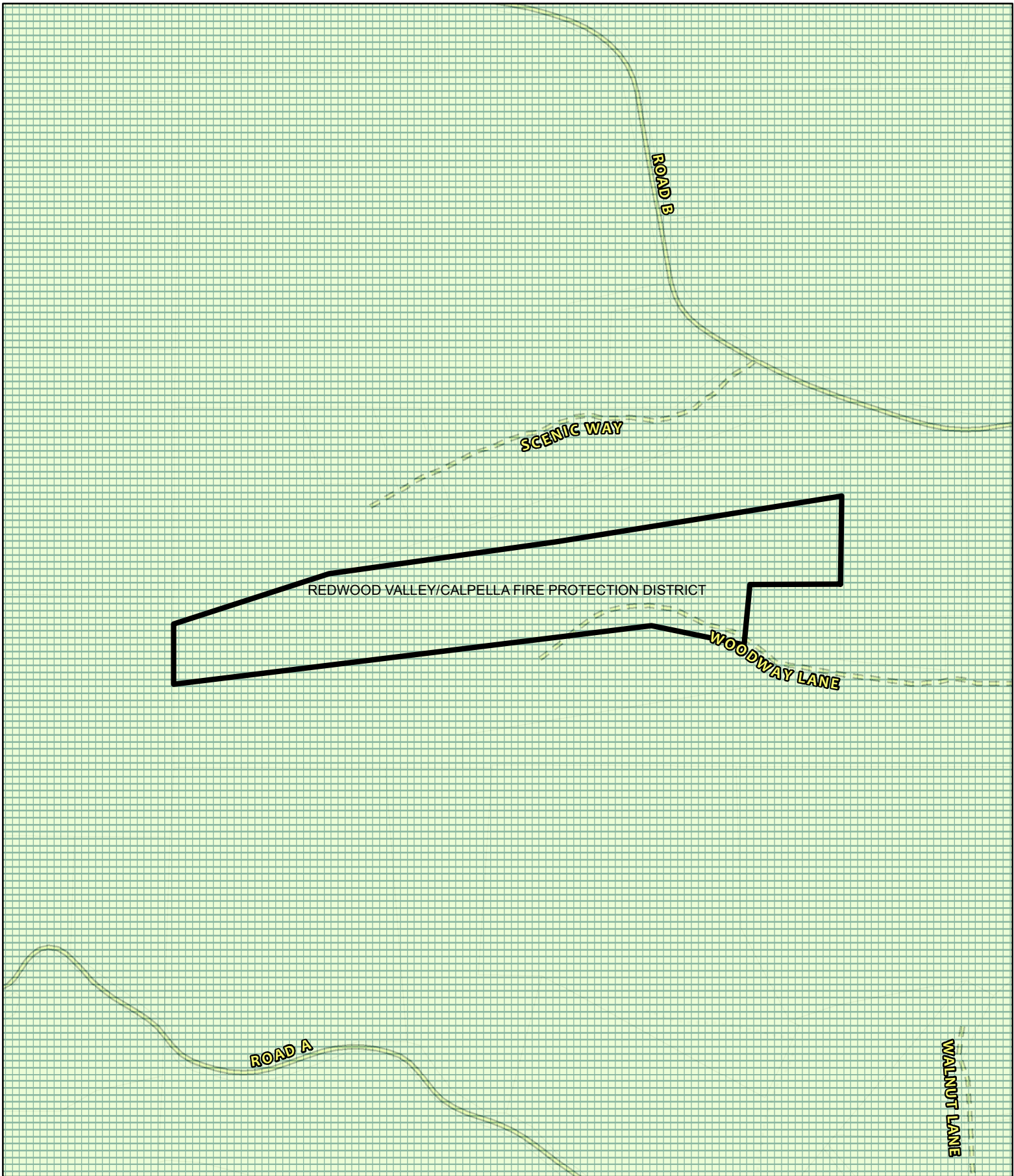
Assessors Parcels









1:4,000

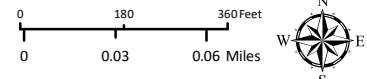
ADJACENT PARCELS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



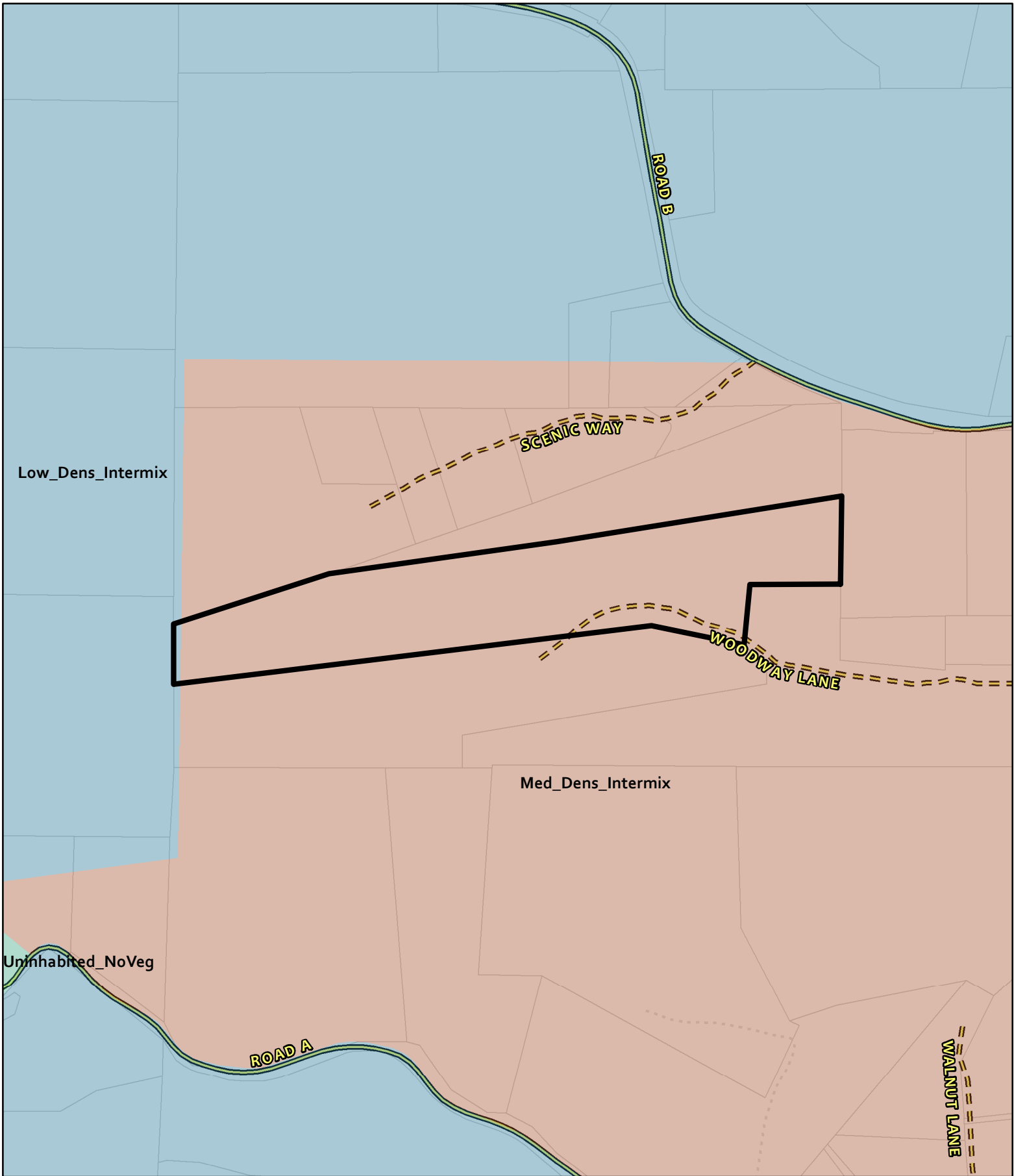
CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

-  Moderate Fire Hazard
-  County Fire Districts
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels





1:4,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

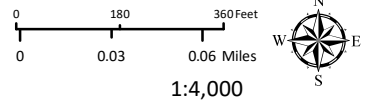
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

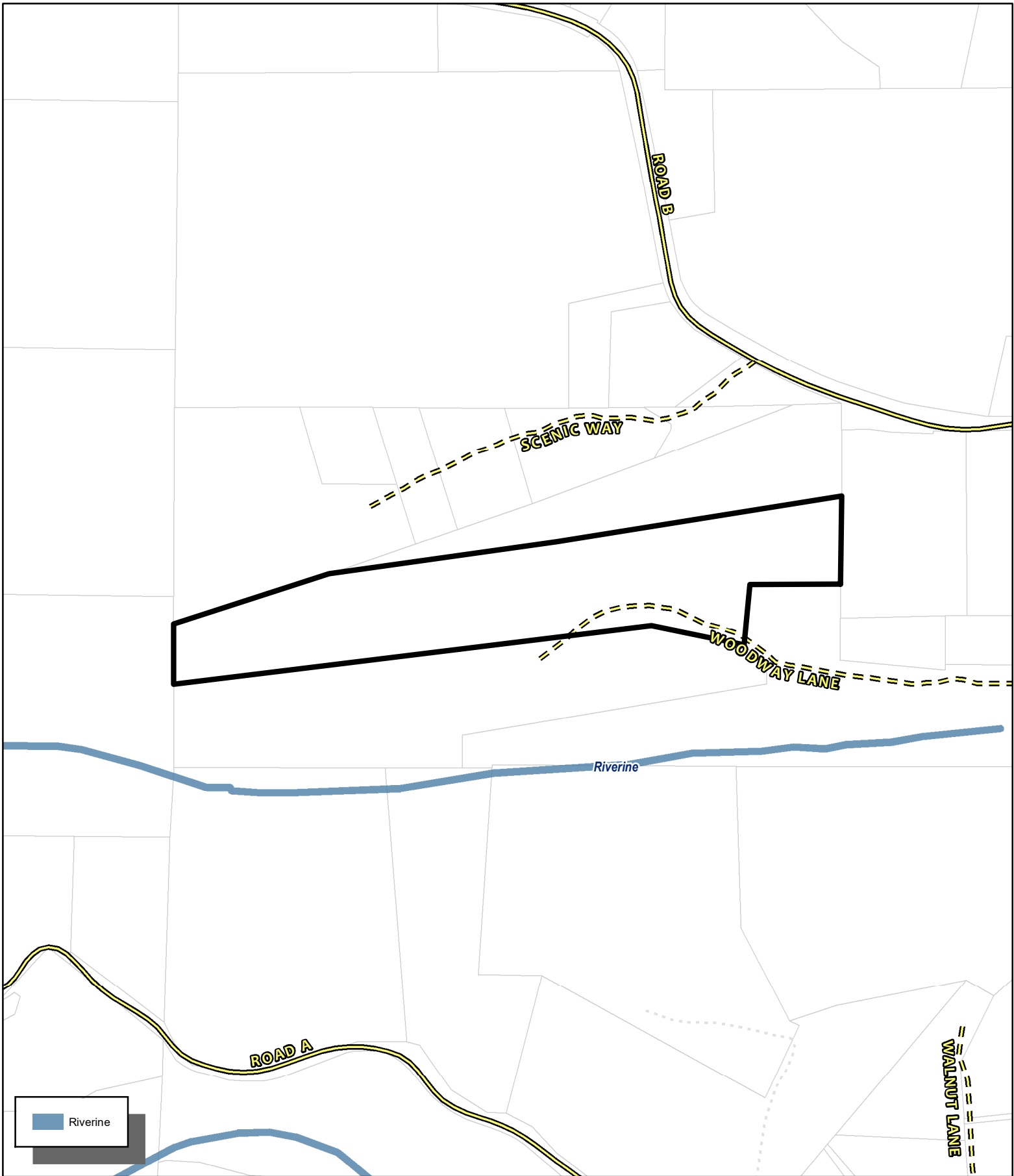
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

 Assessors Parcels



WILDLAND-URBAN INTERFACE

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Riverine

CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

Public Roads
 Private Roads
 Driveways/Unnamed Roads

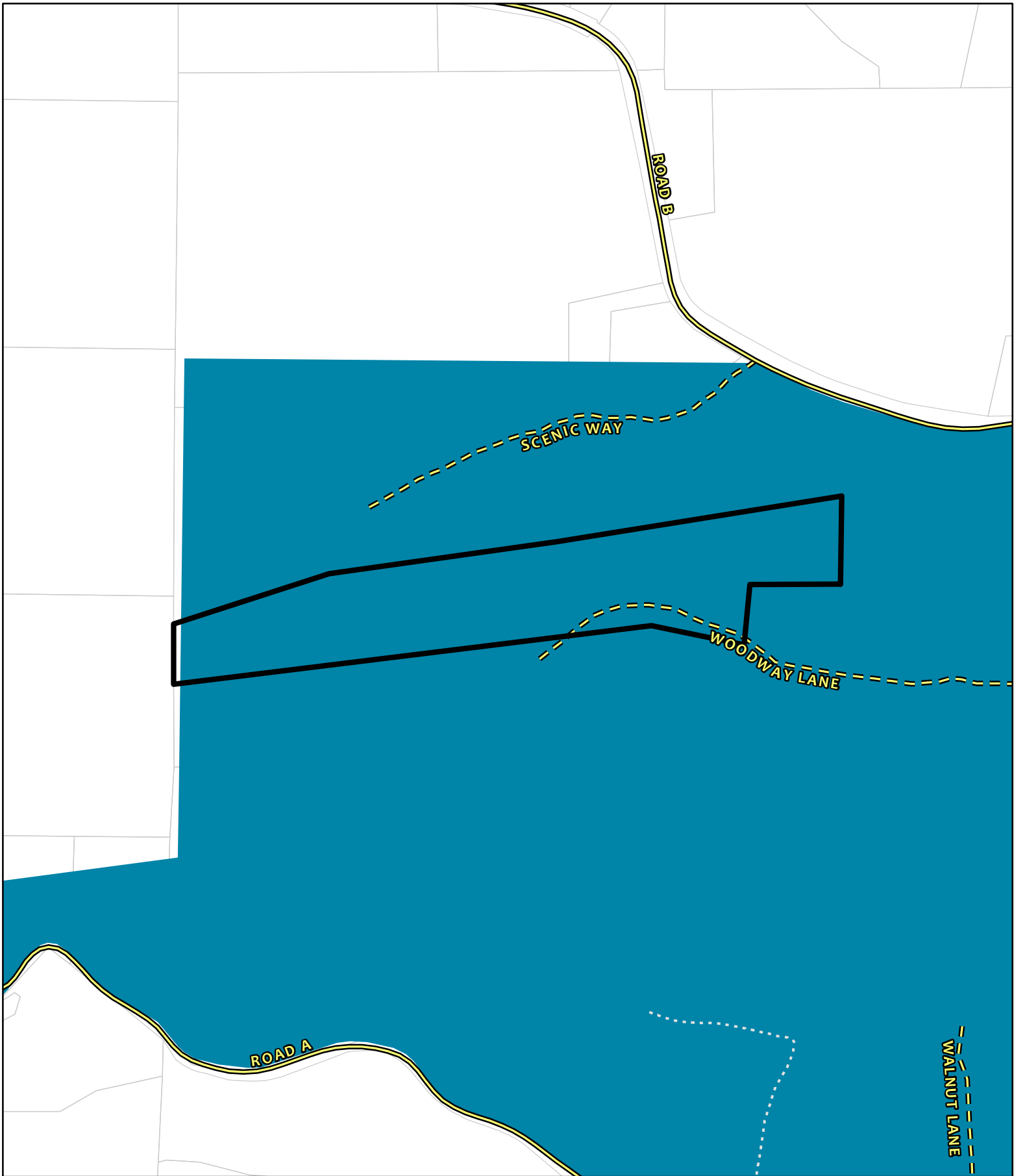
Assessors Parcels

0 180 360 Feet
 0 0.03 0.06 Miles
 1:4,000







WETLANDS

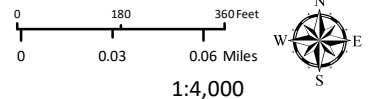
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

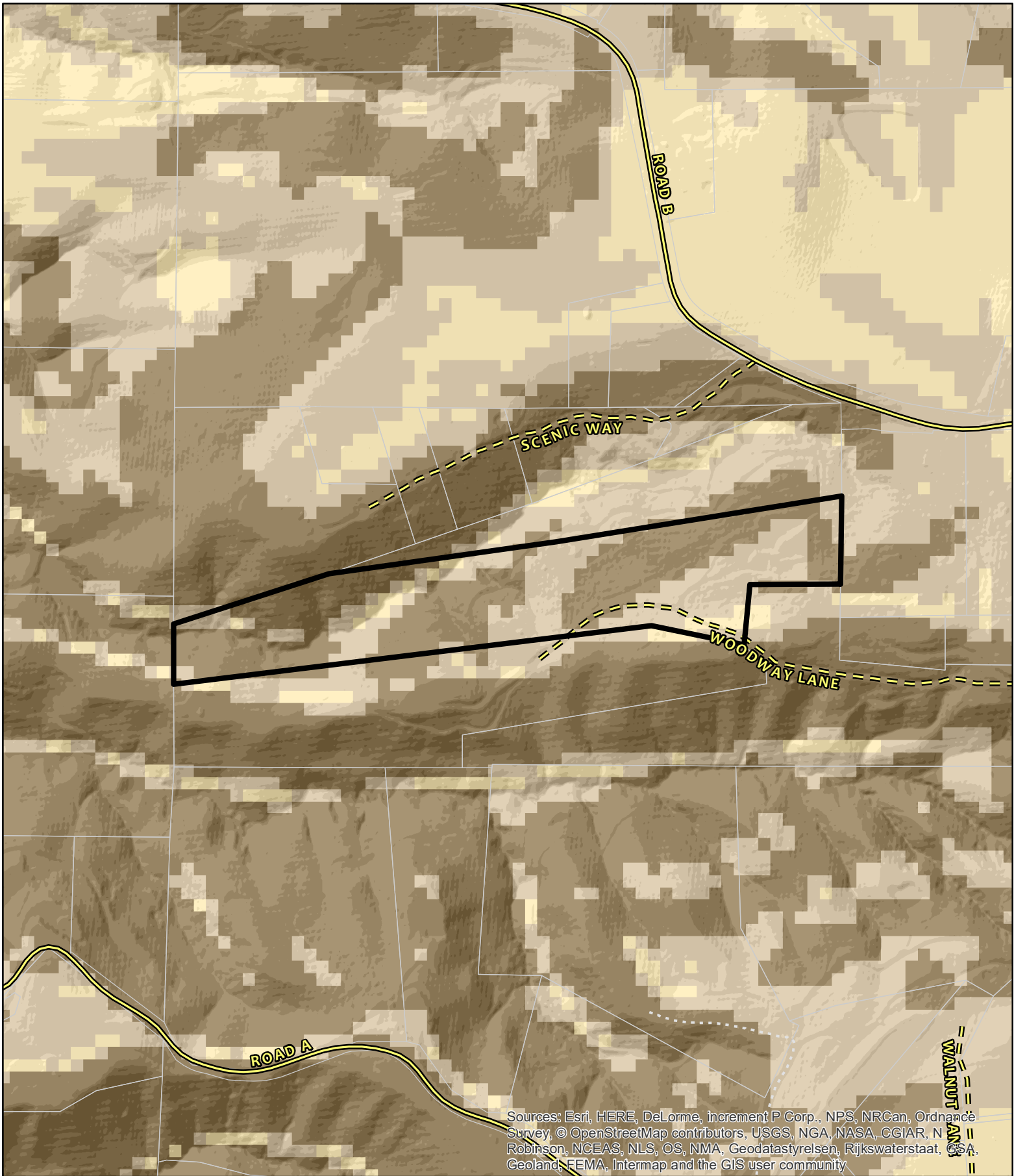
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

-  Ukiah Stormwater Areas
-  Assessors Parcels






1:4,000
MS4 STORMWATER AREA




THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



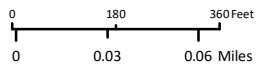
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, CSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

-  Assessors Parcels
-  0° - 14°
-  15° - 32°

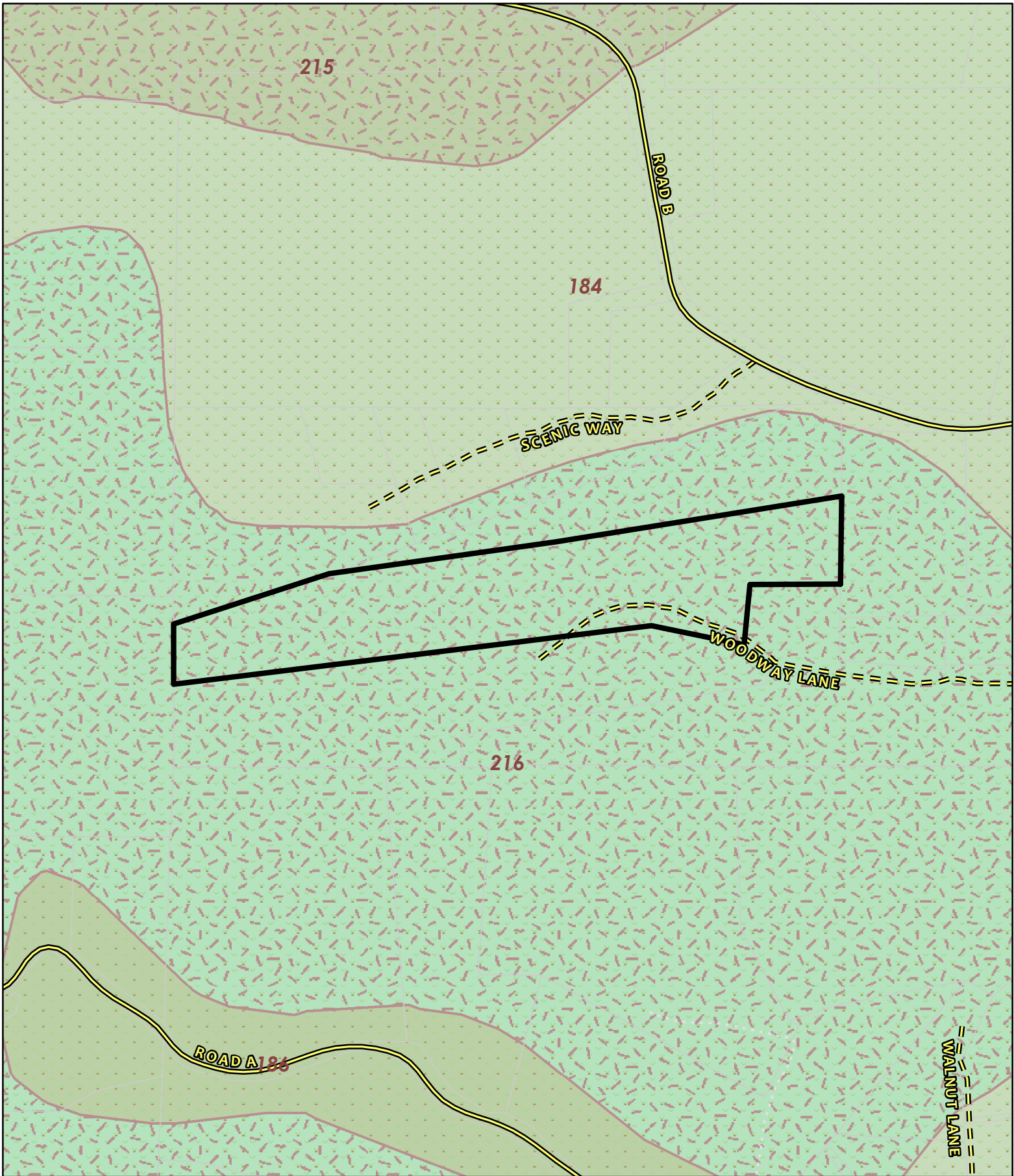
 33° - 72°





1:4,000



ESTIMATED SLOPE

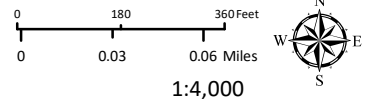
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

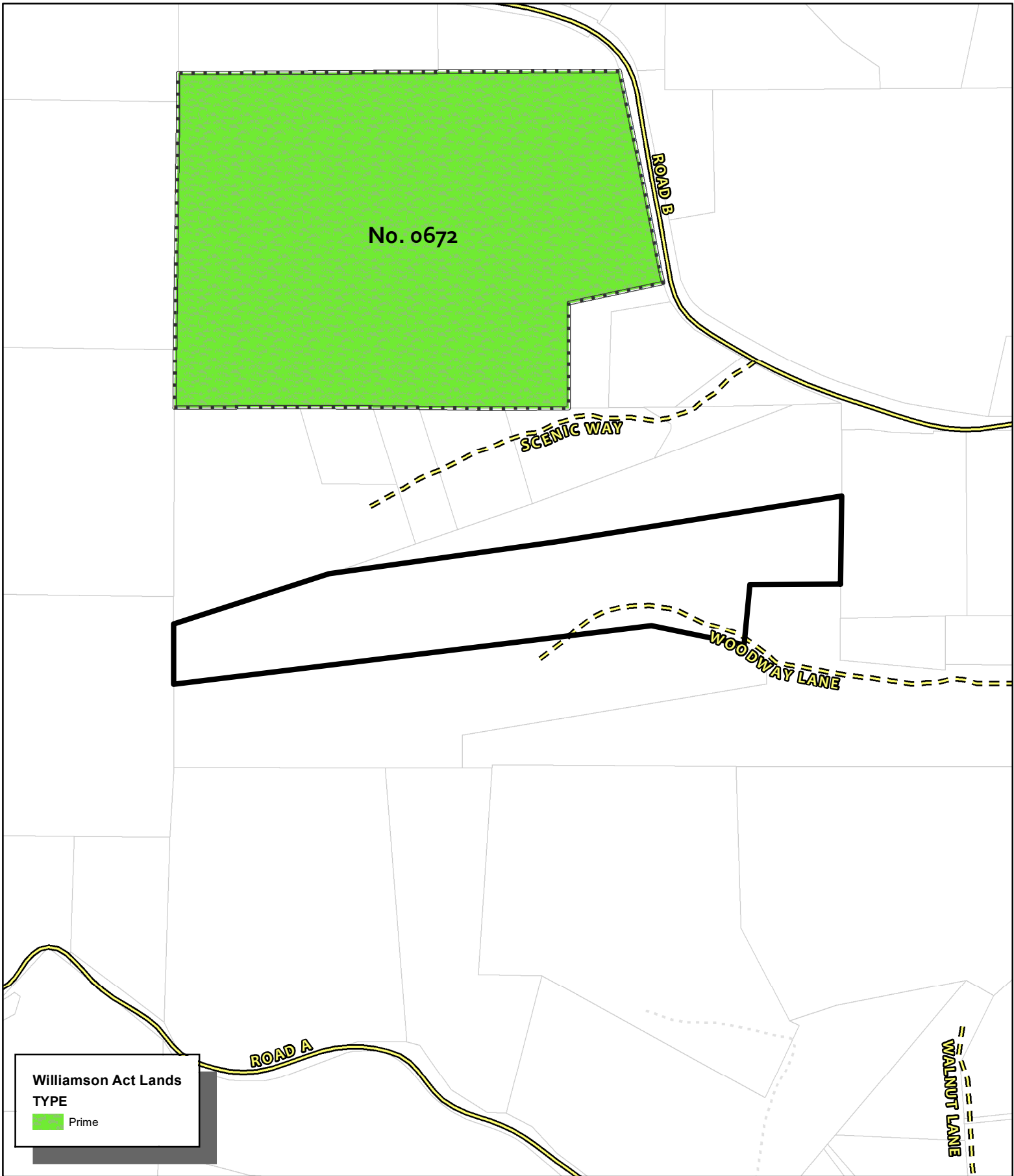
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

-  Assessor's Parcels
-  Naturally Occurring Asbestos



EASTERN SOIL CLASSIFICATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

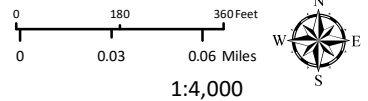


Williamson Act Lands
TYPE
 Prime

CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

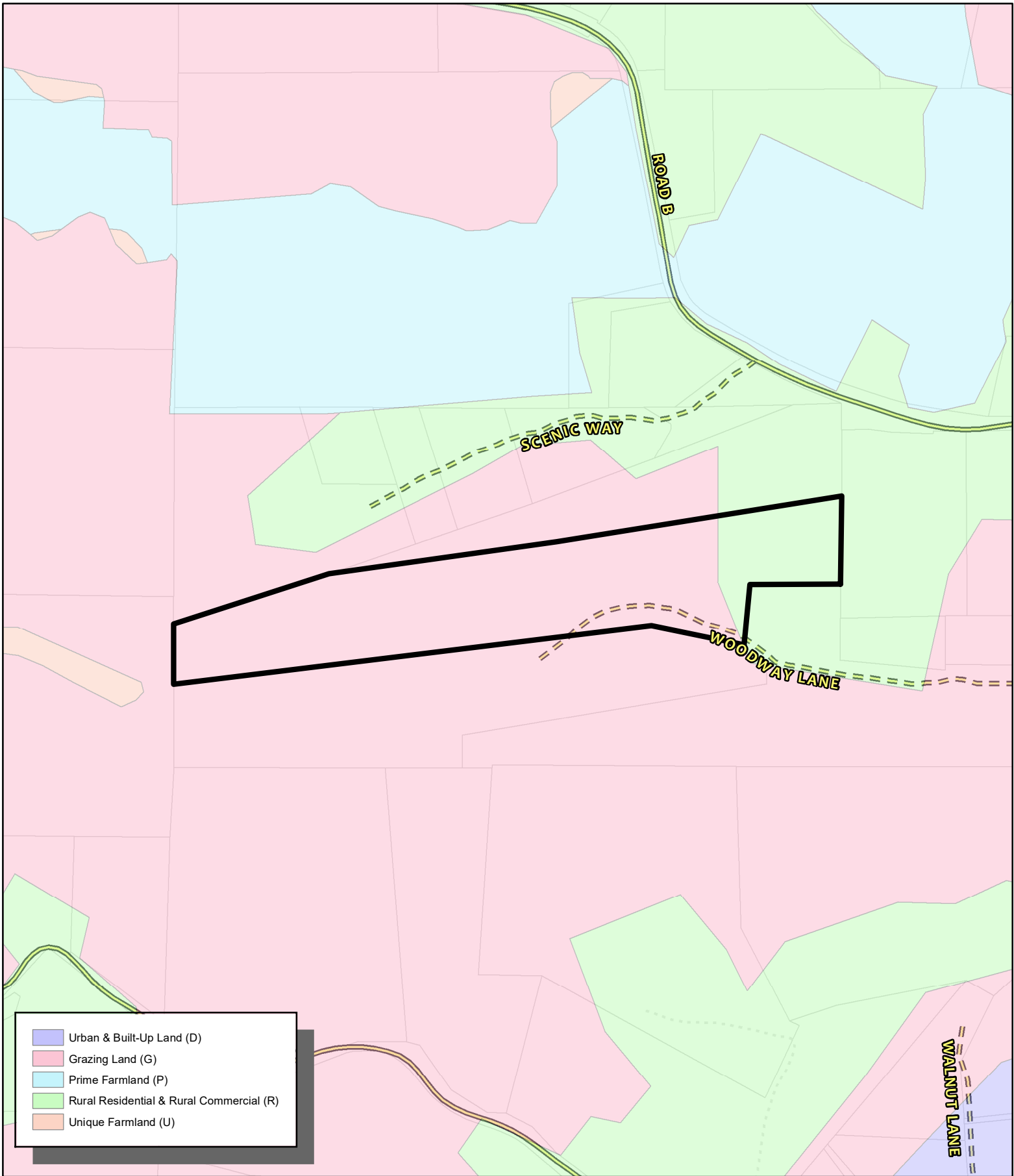
- Public Roads
- Private Roads
- Driveways/Unnamed Roads

Assessors Parcels







1:4,000
WILLIAMSON ACT


**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



| | |
|--|--|
|  | Urban & Built-Up Land (D) |
|  | Grazing Land (G) |
|  | Prime Farmland (P) |
|  | Rural Residential & Rural Commercial (R) |
|  | Unique Farmland (U) |

| | | | |
|---|---------------|---|-------------------------|
|  | Public Roads |  | Assessors Parcels |
|  | Private Roads |  | Driveways/Unnamed Roads |

0 180 360 Feet
0 0.03 0.06 Miles

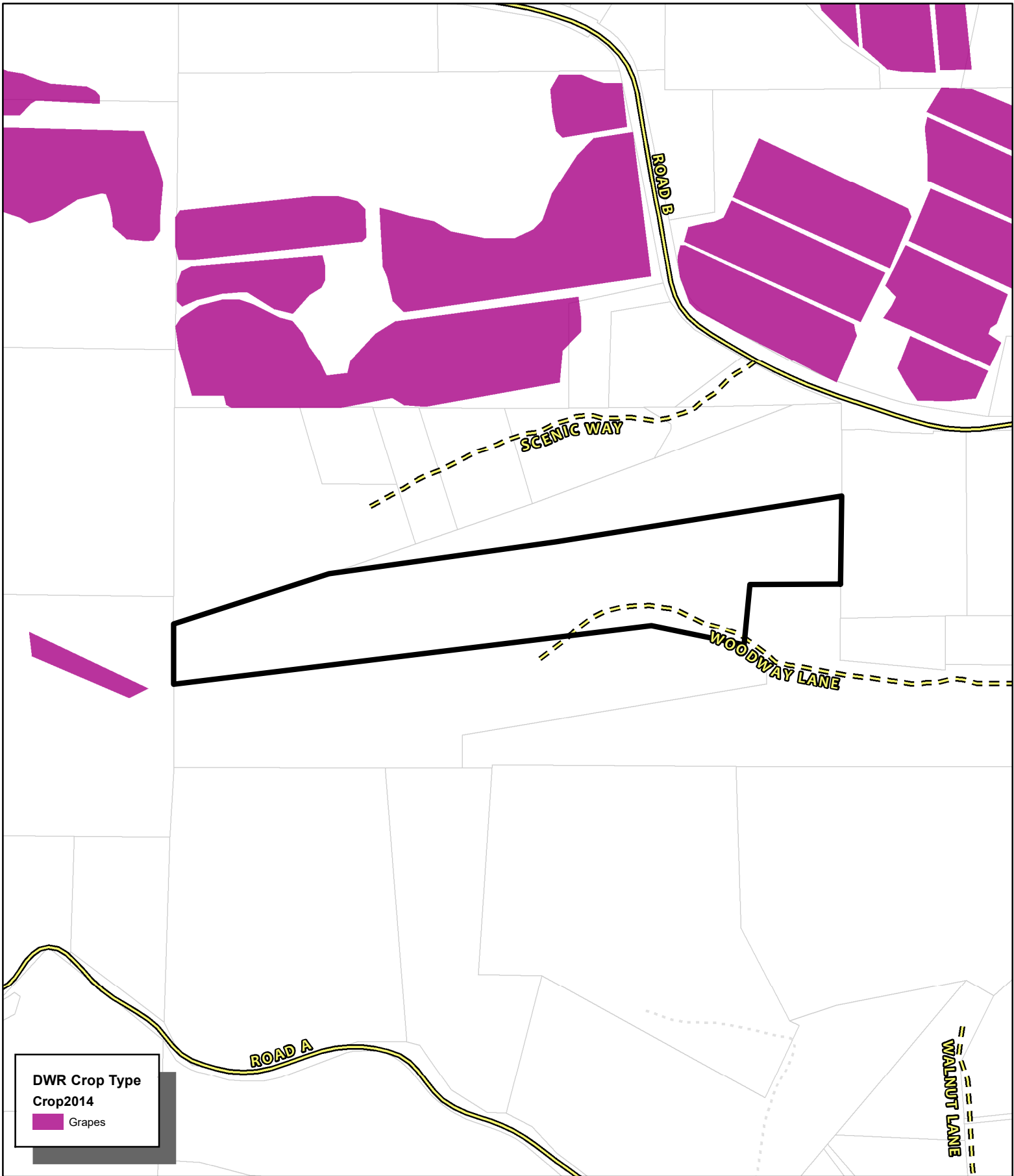


1:4,000

CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

IMPORTANT FARMLANDS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



DWR Crop Type
Crop2014
 Grapes

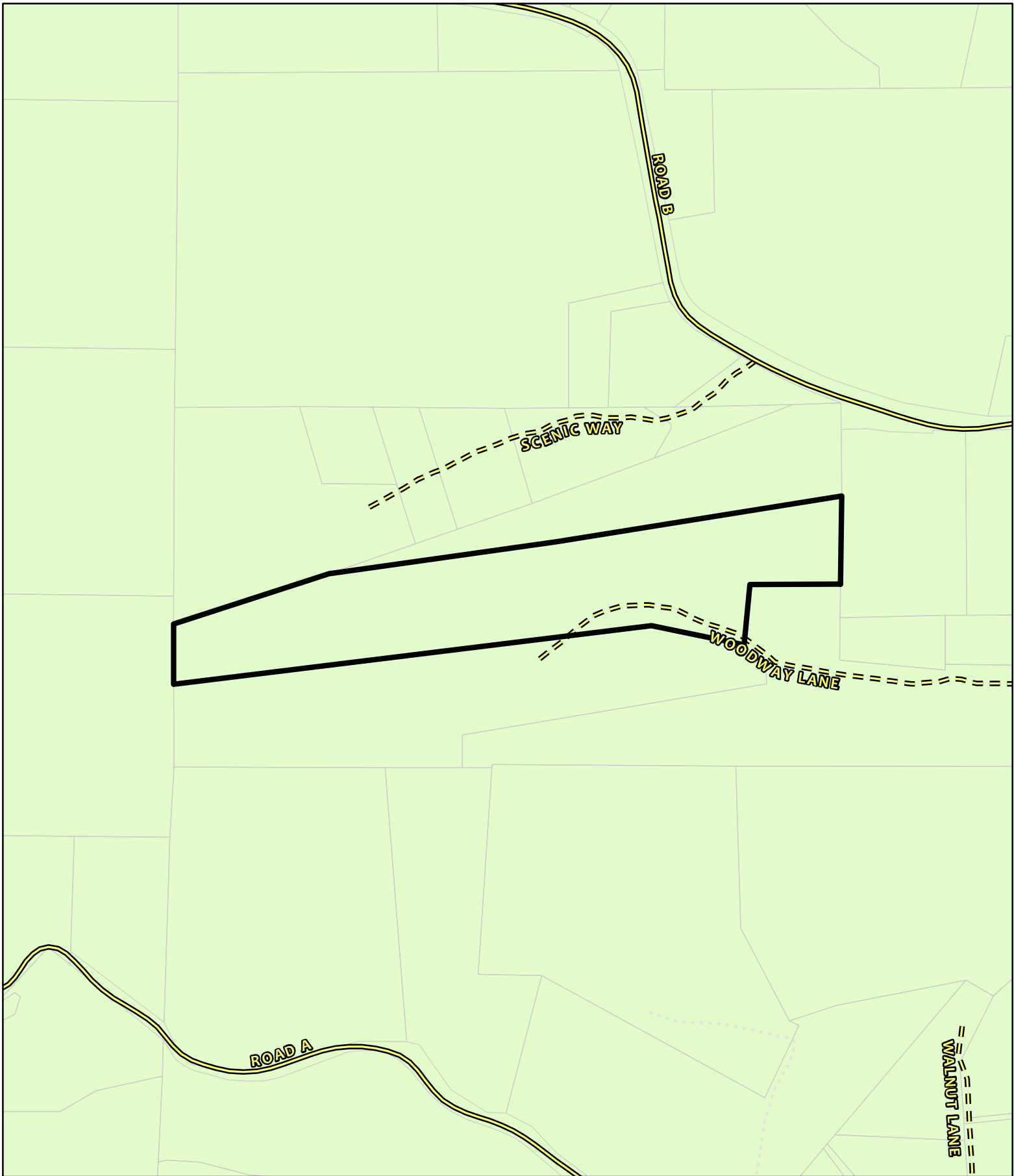
CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

Public Roads
 Private Roads
 Driveways/Unnamed Roads
 Assessors Parcels




0 180 360 Feet
 0 0.03 0.06 Miles
 1:4,000



DWR CROP TYPES

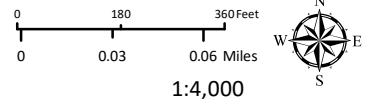
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

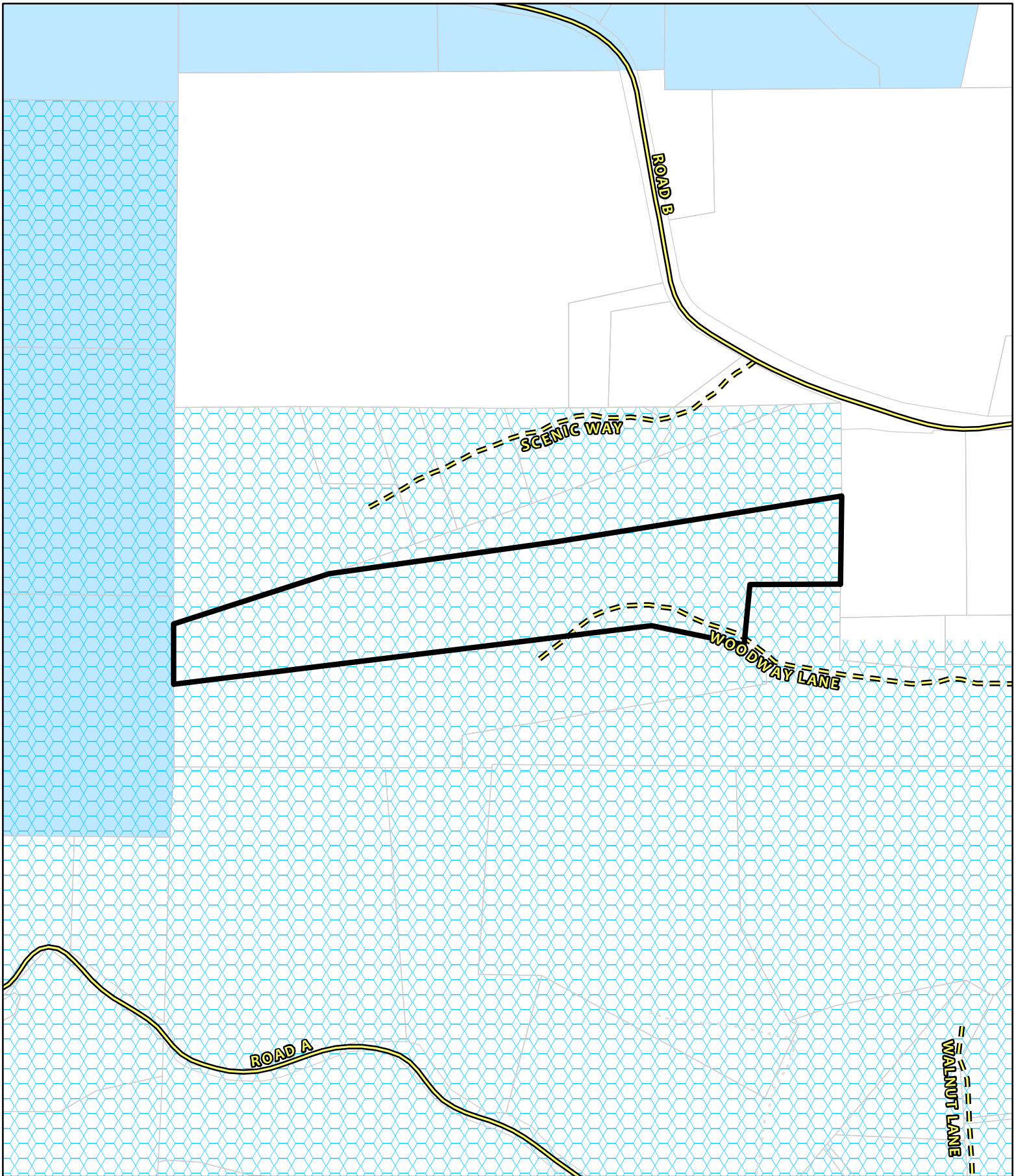
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

-  Assessors Parcels
-  Redwood Valley MAC



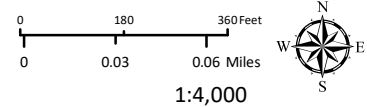
REDWOOD VALLEY MUNICIPAL ADVISORY COUNCIL

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: AP 2023-0033
OWNER: SANDOVAL, Juan & Beatriz
APN: 166-130-18
APLCT: Javier Sandoval
AGENT: Lily Gross
ADDRESS: 1480 Woodway Ln., Redwood Valley

- Public Roads
- Private Roads
- Driveways/Unnamed Roads
- Assessors Parcels
- Russian River Flood District
- County Water Districts



1:4,000
WATER DISTRICTS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES