



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

November 06, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Forestry Advisor

Air Quality Management
Department of Forestry/ CalFire
-Land Use
-Resource Management

Department of Fish and Wildlife
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0103

DATE FILED: 11/1/2019

OWNER: RASHALL RUBY

APPLICANT: RASHALL RUBY

AGENT: JULIA CARRERA & ASSOCIATES

REQUEST: Administrative Permit for a large outdoor cannabis cultivation site (Type 2B (10,000 sq. ft.); AG_2019-0106) of no more than 10,000 sq. ft. of canopy.

ENVIRONMENTAL DETERMINATION: Existing Facility Categorically Exempt

LOCATION: 9.3± miles west of Pierce town center, on the east side of Usal Road (CR 431), 0.9± miles north of its intersection Briceland Road (CR 435), located at 77371 Usal Road, Whitethorn (APN: 051-072-13)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: November 20, 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 _____

OWNER: RUBY RASHALL

APPLICANT: RASHALL RUBY / BEN GREEN

AGENT: Julia Carrera & Associates

REQUEST: Administrative Permit for a large outdoor cannabis cultivation site (Type 2B (10,000 sq. ft.); AG_2019-0106) of no more than 10,000 sq. ft. of canopy.

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APN/S: 051-072-13-00

PARCEL SIZE: 31± ACRES

GENERAL PLAN: FOREST LAND (FL160:)

ZONING: FOREST LAND (FL:160)

EXISTING USES: CANNABIS CULTIVATION

DISTRICT: SUPERVISORIAL DISTRICT 4 (HASCHAK)

RELATED CASES: AG_2019-0106

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	FOREST LAND (FL160)	TIMBER PRODUCTION (TP160)	39.6± acres	RESIDENTIAL
EAST:	FOREST LAND (FL160)	TIMBER PRODUCTION (TP160)	42.3± acres	VACANT
SOUTH:	FOREST LAND (FL160)	TIMBER PRODUCTION (TP160)	2.8±; 6.7± acres	VACANT
WEST:	FOREST LAND (FL160)	TIMBER PRODUCTION (TP160)	9.86± acres	CANNABIS CULTIVATION

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)
- Forestry Advisor

STATE

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

FEDERAL

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 11/6/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

VERY HIGH / HIGH

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CAL FIRE

4. FARMLAND CLASSIFICATION:

GIS

GRAZING LAND

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

WESTERN SOIL CLASSES

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

FRESHWATER FORESTED / SHRUB WETLAND

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

NA

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

YES

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



Department of
Planning and Building
Services

Case No:	_____
CalFire No:	_____
Cultivation No:	_____
Fee:	_____
Receipt No:	_____
Received By:	_____
Date Filed:	_____
Office use only	

Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- Type C-A Cottage Indoor (500 ft²) Setback Reduction Request
 Waive RR:10 Housing Requirement TPZ or FL (Type 1 or Type 2)
 Acreage (3.5 Acres-4.9 Acres: Type 1 Allowance) RR5 (3.5-4.9 Acres) Waive Sunset
 Acreage (7.0 Acres-9.9 Acres: Type 2 Allowance)

APPLICANT(S)

Name: Ruby Rachell / Bengreen Phone: home: (707) 986-7416
 Mailing Address: po 473
 City: Shelter Cove State/Zip: CA 95589 email: rubyrachell@gmail.com
bengreen@gmail.com

PROPERTY OWNER

Name: same Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ email: _____

AGENT

Name: Julia Carreras Associates Phone: _____
 Mailing Address: 9725 Main St.
 City: Upper Lake State/Zip: CA 95485 email: _____

Parcel Size: _____ acres
77371
 Address of Property: 77301 Usel Rd. Ukiah CA
 Assessor Parcel Number(s): 051-072-13-00 & 051-072-06-00

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft ²)	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft ²) <input type="checkbox"/> C-A (501 – 2500 ft ²)	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft ²)	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft ²)	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	
Nursery: (≤12,000 ft ²)	<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.

Signature of Applicant/Agent Date Signature of Owner Date
we are both Applicant & owner

CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks? YES NO

- 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.
- FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES
- 100 feet from any legal residential structure located on a separate legal parcel.
 - 50 feet from any adjoining legal parcel under separate ownership.
 - If in mobile home park, 100 feet from an occupied mobile home under separate ownership.
- FOR INDOOR CULTIVATION SITES
- Any building property line setbacks.

2. Is the cultivation site visible from any public right of way or publically traveled private road? YES NO

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

please see attach map

4. Will the development of the proposed cultivation site be phased? YES NO

If YES, please describe the phases briefly.

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?

*per requirement by law for hazardous disposal
trimmings are composted
other materials are taken to local dump*

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? YES NO

If YES, please complete the following:

- A. Amount of cut: _____ cubic yards
- B. Amount of fill: _____ cubic yards
- C. Maximum height of cut slope: _____ feet
- D. Maximum height of fill slope: _____ feet
- E. Amount being imported/exported: _____ cubic yards
- F. Location of borrow/disposal: ON-SITE OFF-SITE

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. 30x50 processing building - as built almost complete
2. 16x44 unimproved plant area - " " "
3. 7x9 storage shed
4. 8x10 solar panel pole mounted " " "
5. 7x9 shed
6. 24x24 deck " " "
7. (1) 16x80 hoop
8. (1) 16x12.5 hoop
9. 5x66 hoop *in process of construction*
10. 5x110 hoop *in process of construction*
11. 6.5x80 hoop
12. (2) 5x130 hoop
13. _____

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? _____ (ft² / 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:
- | | |
|---|--|
| <input type="checkbox"/> Construction of a pond | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Diking | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Filling | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Dredging | - a total of _____ cubic yards will be moved |

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

remove native coastal forest

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant	<u>X</u>		<u>X</u>	<u>X</u>
Residential/Agricultural		<u>X</u>		
Commercial/Industrial				
Institutional/Timberland				
Other				

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

A. Electricity

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify solar with backup generator

B. Gas

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify _____

None

C. Water

Community water system – Specify supplier _____

Well

Spring

Pond

Other – Specify water delivery

D. Sewage

Community sewage system – Specify supplier _____

Septic Tank

Other – Specify _____

15. Will there be any security lighting? YES NO If YES, will the light be cast downward? YES NO

16. Will you have employees? YES NO

If YES, how many employees will you have? _____

If employees are residing onsite, please indicate the structure they will be residing.

17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)? YES NO

18. If you answered YES to the previous question (17), please describe the activities.

drying/curing and trimming

19. Have you discussed this proposal with adjacent property owners and other concerned parties?

there is only one - yes

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.

odor control plan

21. Provide an overview of your past cultivation, as well as ancillary activities on this subject property. If 'Relocating' please describe past activities within Mendocino County, as well as past cultivation on this subject parcel, if applicable:

10,000 lbs in program

22. Describe why the proposed location and operation is the most environmentally superior location on the subject property.

already existing

23. Are you aware of any Archeological or Paleontological resources on the subject property? YES NO

24. Have you recieved the requisite approvals from CALFIRE or your Local Response Agency? YES NO
If NO, do you intend to submit this information alongside needed building permits? _____

25. Have you recieved site inspections from any of the following agencies with regard to this proposed activity?

- NO
- YES, following
 - Department of Agriculture Date: _____
 - SWRCB Date: _____
 - CDFW Date: _____
 - CDFA Date: _____

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

Signature of Applicant/Agent _____ Date _____ Signature of Owner _____ Date 4/4/2021

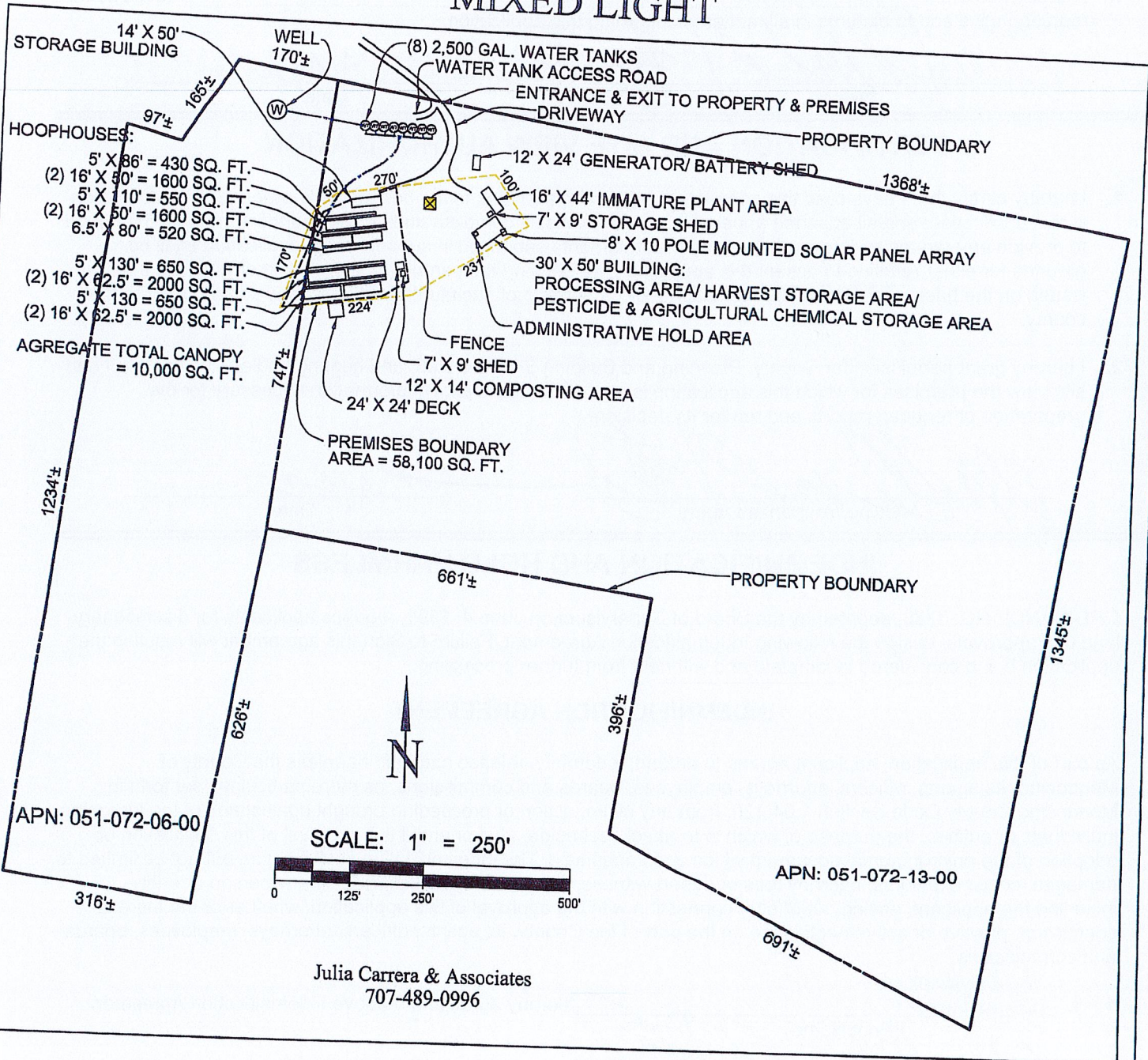
FOR STAFF PURPOSES ONLY

Zoning District: _____

Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]? YES NO

Compliant with Mendocino County Code Chapter 20.242: YES NO

PROPERTY & PREMISES DIAGRAM MIXED LIGHT




Julia Carrera & Associates
707-489-0996

RUBY RASHALL & BENJAMIN GREEN
 77371 USAL ROAD
 WHITETHORN, CA
 APN: 051-072-13-00 & 051-072-06-00

WELL GPS: 39.98726, -123.96775
 BENEFICIAL USES: DOMESTIC, IRRIGATION,
 FIRE PROTECTION
 HDPE WATER TANKS GPS: 39.98724, -123.96713
 WATERLINE: — w — w —

MIXED LIGHT - LIGHT DEPRIVATION
 58,100 SQ.FT. PREMISES AREA
 10,000 SQ.FT. CANOPY AREA AGREGATE

WATER CROSSING:
 CULVERT, GPS: 39.98680, -123.96690

ROADS: GRAVELED

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Humboldt County



CASE: CANN 2019-0008

OWNER: RASHALL, Ruby/GREEN, Benjamin

APN: 051-072-13

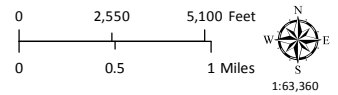
APLCT: Ruby Rashall & Ben Green

AGENT: Julia Carrera & Associates

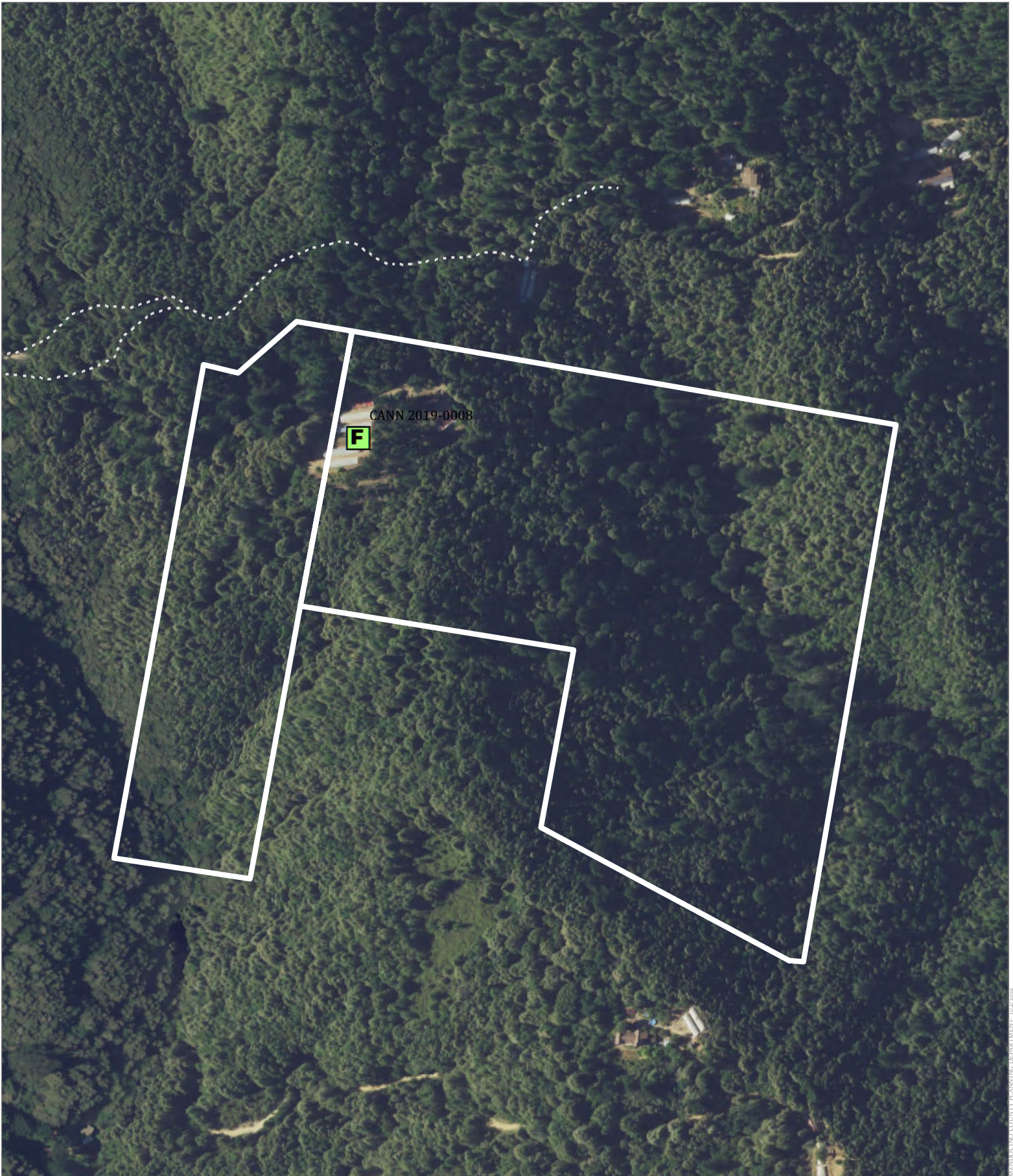
ADDRESS: 77371 Usal Road, Whitethorn

 California Counties

 Major Roads



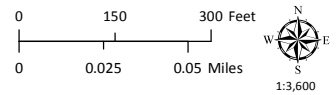
LOCATION MAP



CASE: CANN 2019-0008
OWNER: RASHALL, Ruby/GREEN, Benjamin
APN: 051-072-13, 06
APLCT: Ruby Rashall & Ben Green
AGENT: Julia Carrera & Associates
ADDRESS: 77371 Usal Road, Whitethorn

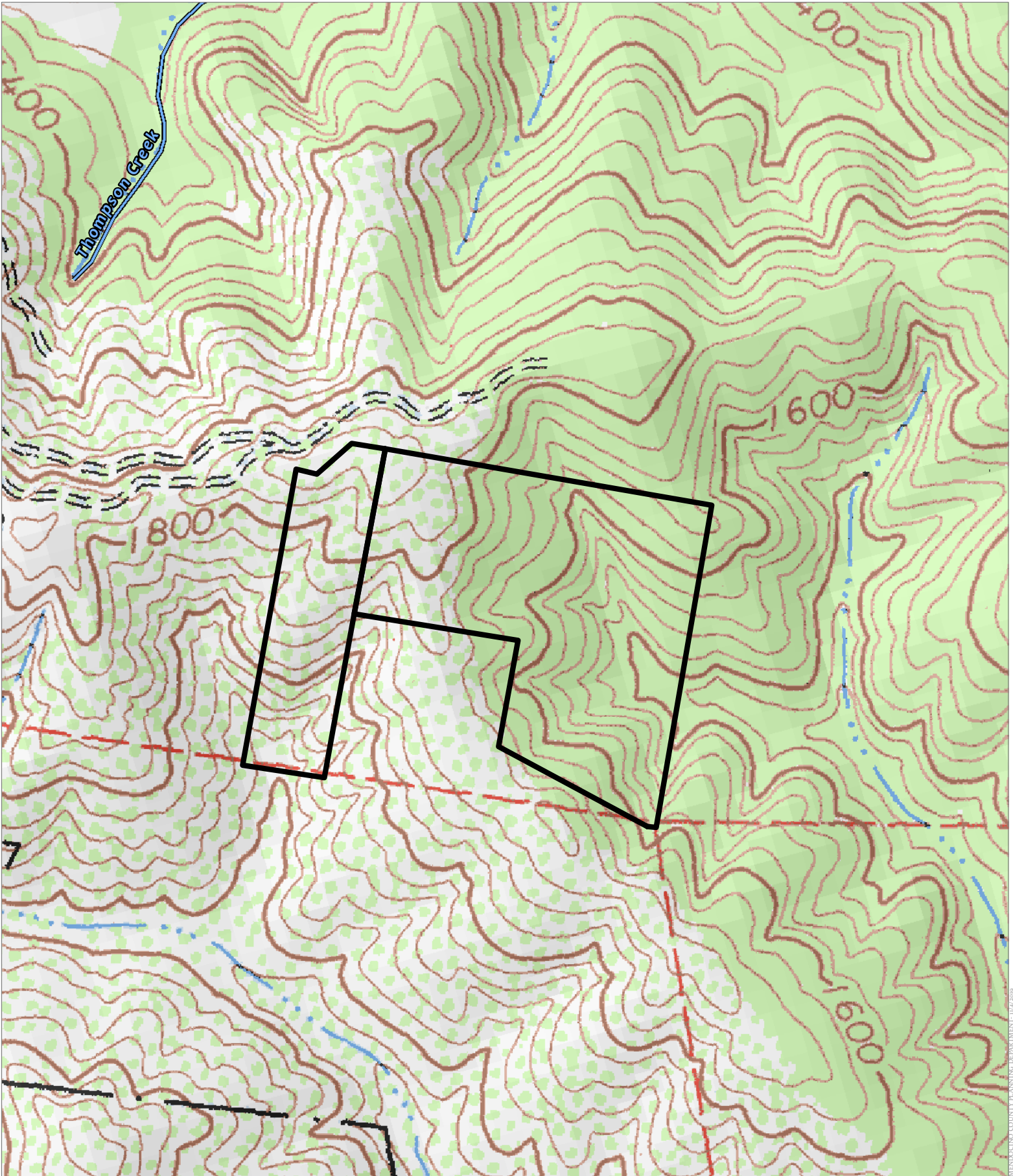
F Cannabis Facilities

----- Driveways/Unnamed Roads





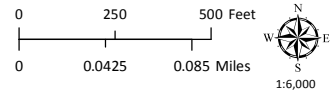
AERIAL IMAGERY

PHOTO COURTESY OF THE CALIFORNIA DEPARTMENT OF FORESTRY



CASE: CANN 2019-0008
 OWNER: RASHALL, Ruby/GREEN, Benjamin
 APN: 051-072-13, 06
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 AGENT: Julia Carrera & Associates
 ADDRESS: 77371 Usal Road, Whitethorn

-  Named Rivers
-  Driveways/Unnamed Roads

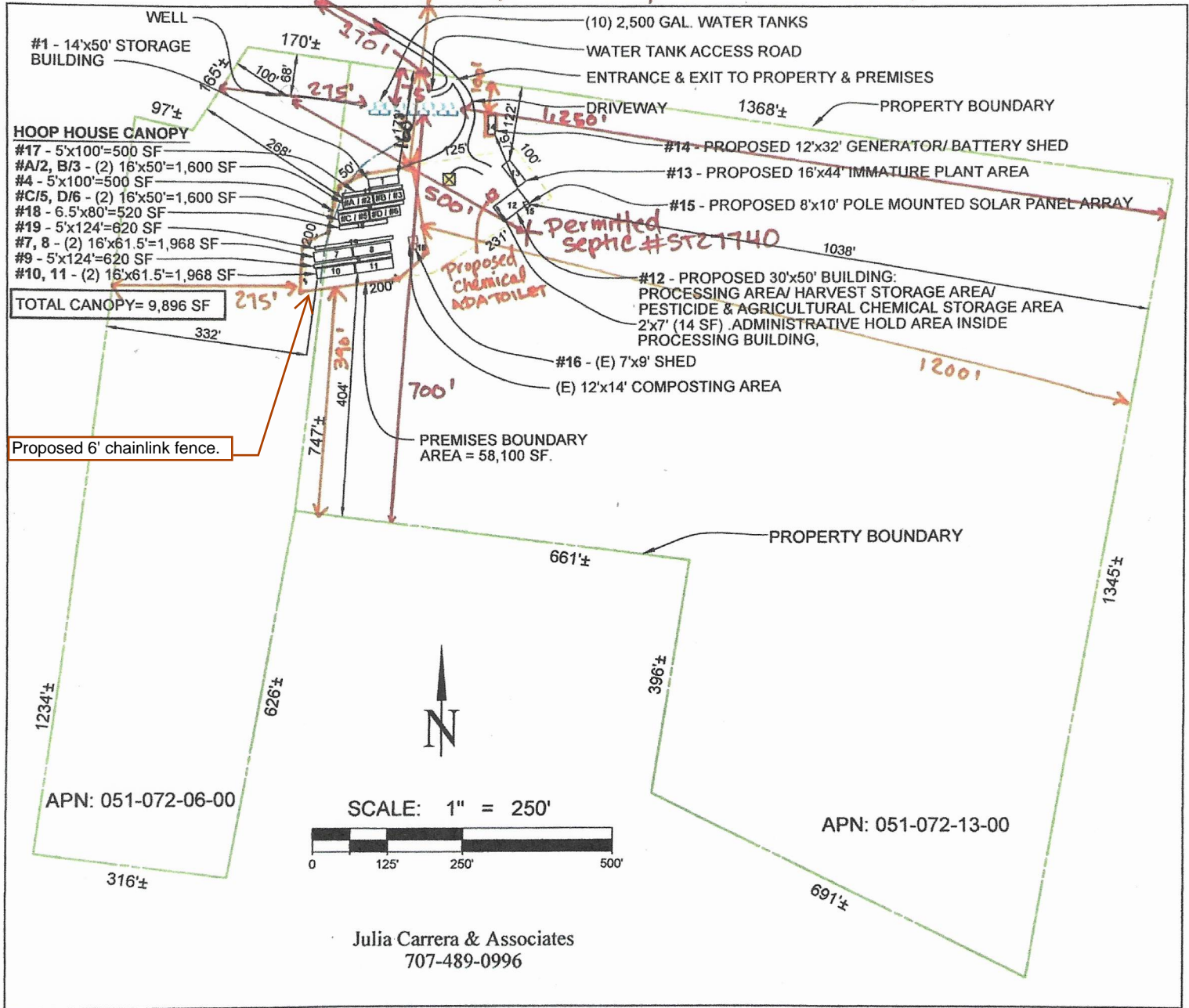


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT 11/17/2019

PROPERTY & PREMISES DIAGRAM


Access point / nearest public road 2843 ft.



RUBY RASHALL & BENJAMIN GREEN
 77371 USAL ROAD
 WHITETHORN, CA
 APN: 051-072-13-00 & 051-072-06-00

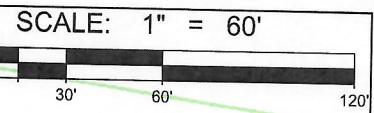
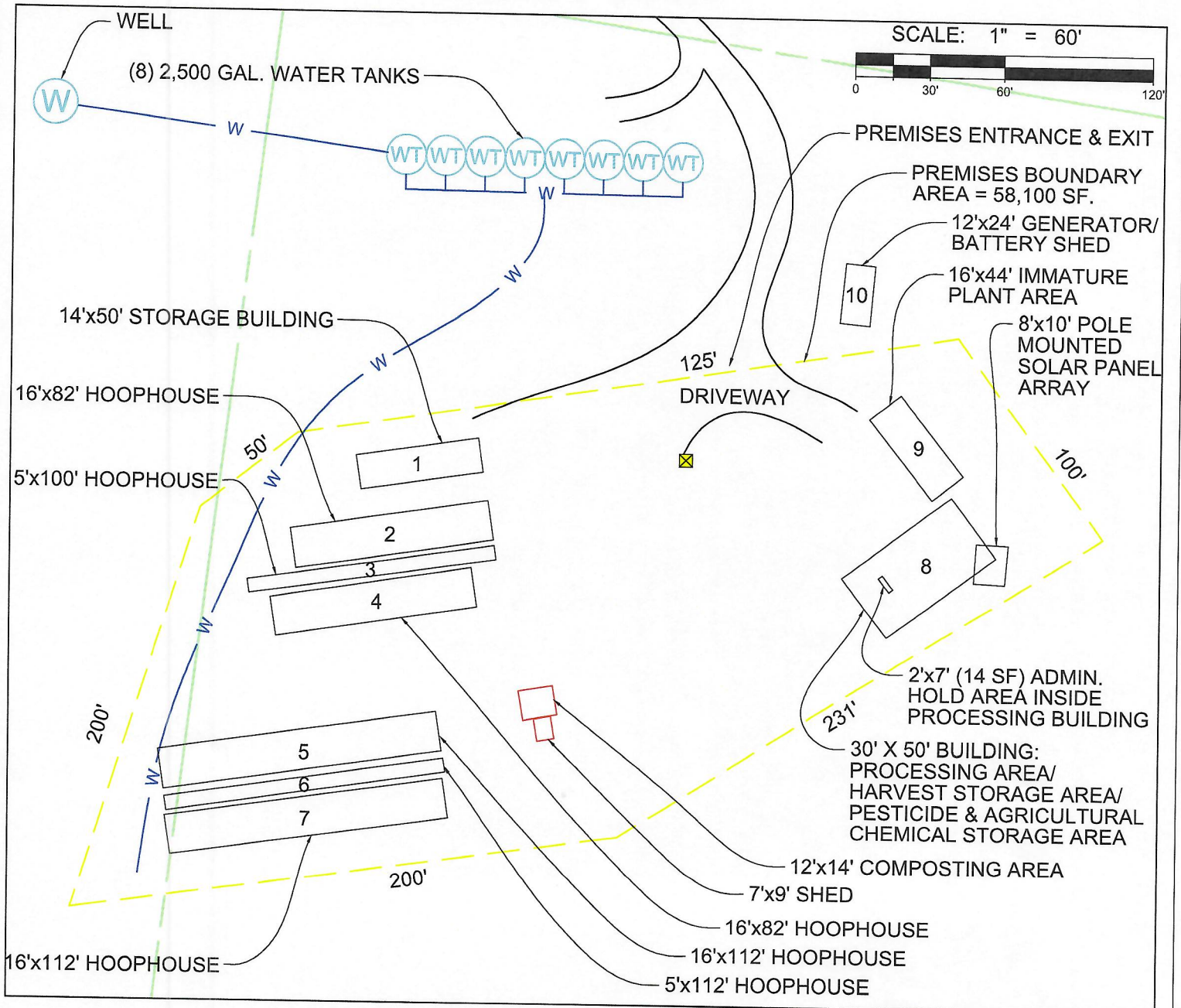
WELL GPS: 39.98726, -123.96775
 BENEFICIAL USES: DOMESTIC, IRRIGATION,
 FIRE PROTECTION
 HDPE WATER TANKS GPS: 39.98724, -123.96713
 WATERLINE: — w — w —

OUTDOOR - HOOP HOUSE LIGHT DEPRIVATION
 58,100 SQ.FT. PREMISES AREA
 9,896 SQ.FT. CANOPY AREA AGGREGATE
 NO PACKAGING ONSITE
 MAXIMUM ANNUAL WATER USAGE 95,000 GALLONS

WATER CROSSING:
 CULVERT, GPS: 39.98680, -123.96690
 ROADS: GRAVELED

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PROPERTY & PREMISES DIAGRAM MIXED LIGHT



RUBY RASHALL & BENJAMIN GREEN
 77371 USAL ROAD
 WHITETHORN, CA
 APN: 051-072-13-00 & 051-072-06-00

WELL GPS: 39.98726, -123.96775
 BENEFICIAL USES: DOMESTIC, IRRIGATION,
 FIRE PROTECTION
 HDPE WATER TANKS GPS: 39.98724, -123.96713
 WATERLINE: _____ W _____



MIXED LIGHT - LIGHT DEPRIVATION
 58,100 SQ.FT. PREMISES AREA
 8,800 SQ.FT. CANOPY AREA AGGREGATE
 NO PACKAGING ONSITE

WATER CROSSING:
 CULVERT, GPS: 39.98680, -123.96690

Julia Carrera & Associates
 707-489-0996

ROADS: GRAVELED

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PROPERTY & PREMISES DIAGRAM MIXED LIGHT



RUBY RASHALL & BENJAMIN GREEN
 77371 USAL ROAD
 WHITETHORN, CA
 APN: 051-072-13-00 & 051-072-06-00

MIXED LIGHT - LIGHT DEPRIVATION

58,100 SQ.FT. PREMISES AREA

8,800 SQ.FT. CANOPY AREA AGGREGATE

NO PACKAGING ONSITE

Julia Carrera & Associates
 707-489-0996

WELL GPS: 39.98726, -123.96775

BENEFICIAL USES: DOMESTIC, IRRIGATION,
 FIRE PROTECTION

HDPE WATER TANKS GPS: 39.98724, -123.96713

WATERLINE: _____ W _____

WATER CROSSING:

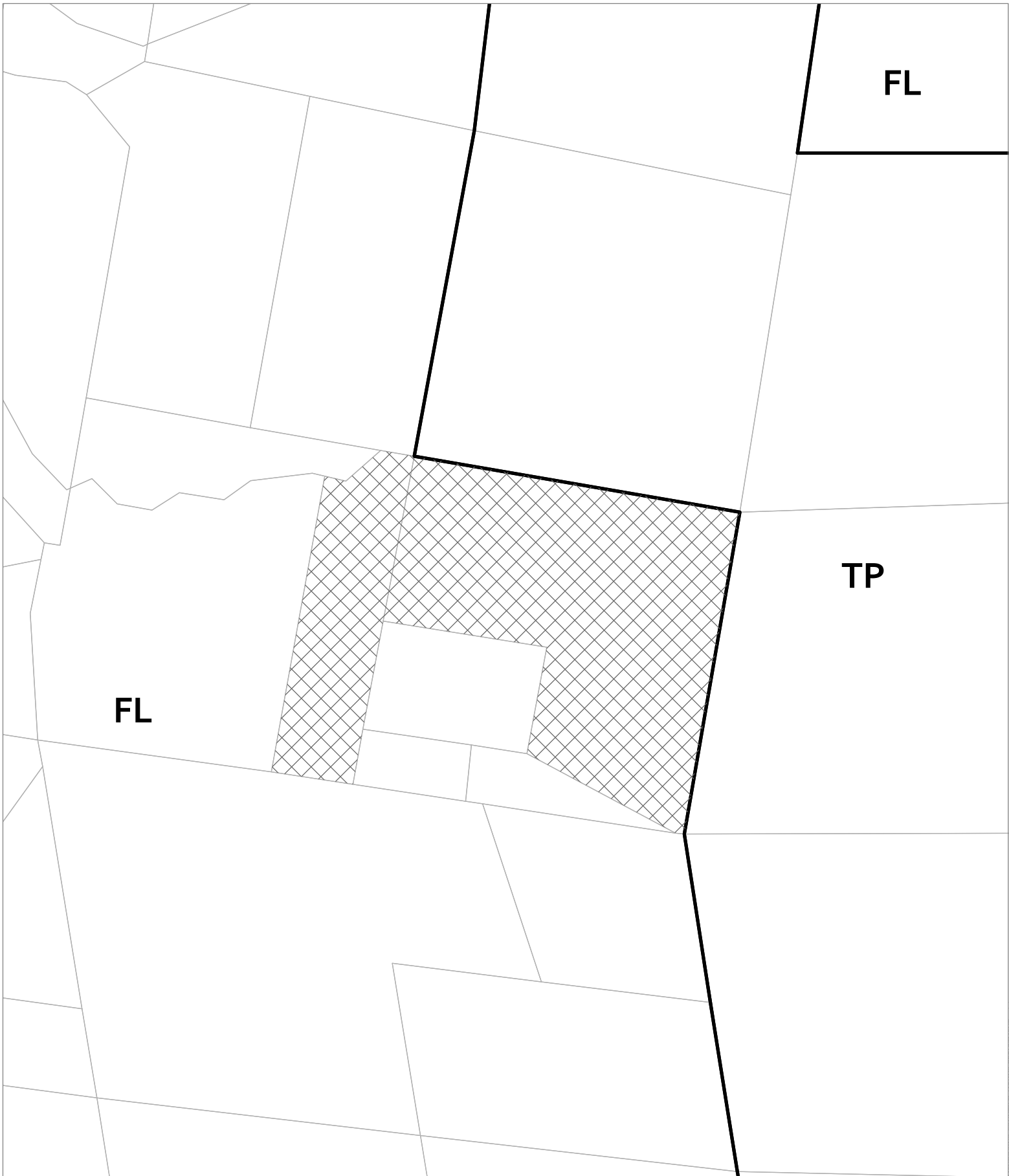
☒ CULVERT, GPS: 39.98680, -123.96690

ROADS: GRAVELED



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10/05/21

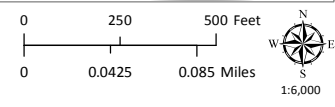


FL

TP

FL

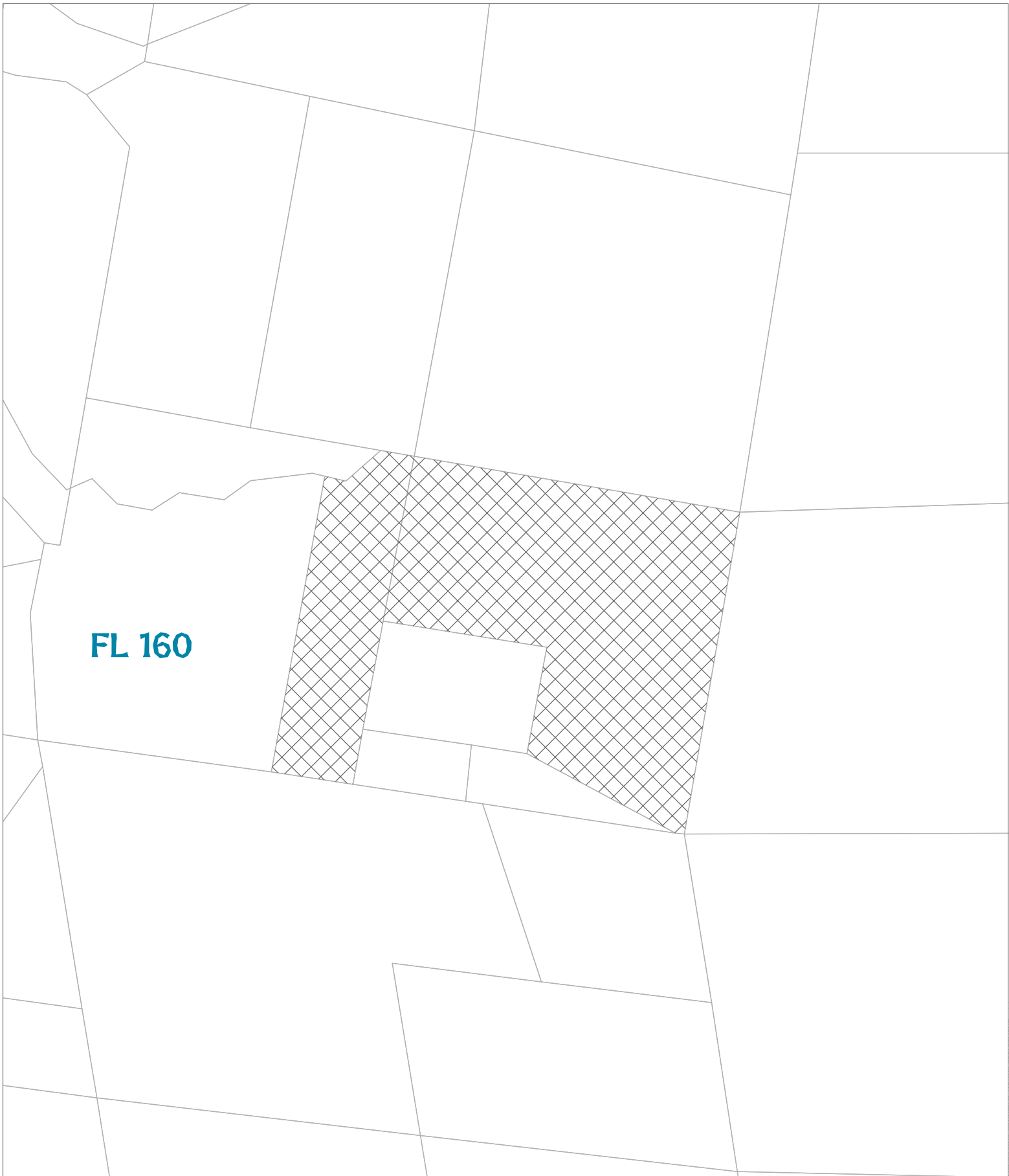
CASE: CANN 2019-0008
OWNER: RASHALL, Ruby/GREEN, Benjamin
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ADDRESS: 77371 Usal Road, Whitethorn



 Zoning Districts

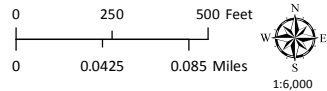
ZONING DISPLAY MAP


MEMPHIS COUNTY PLANNING DEPARTMENT - 11/7/2019



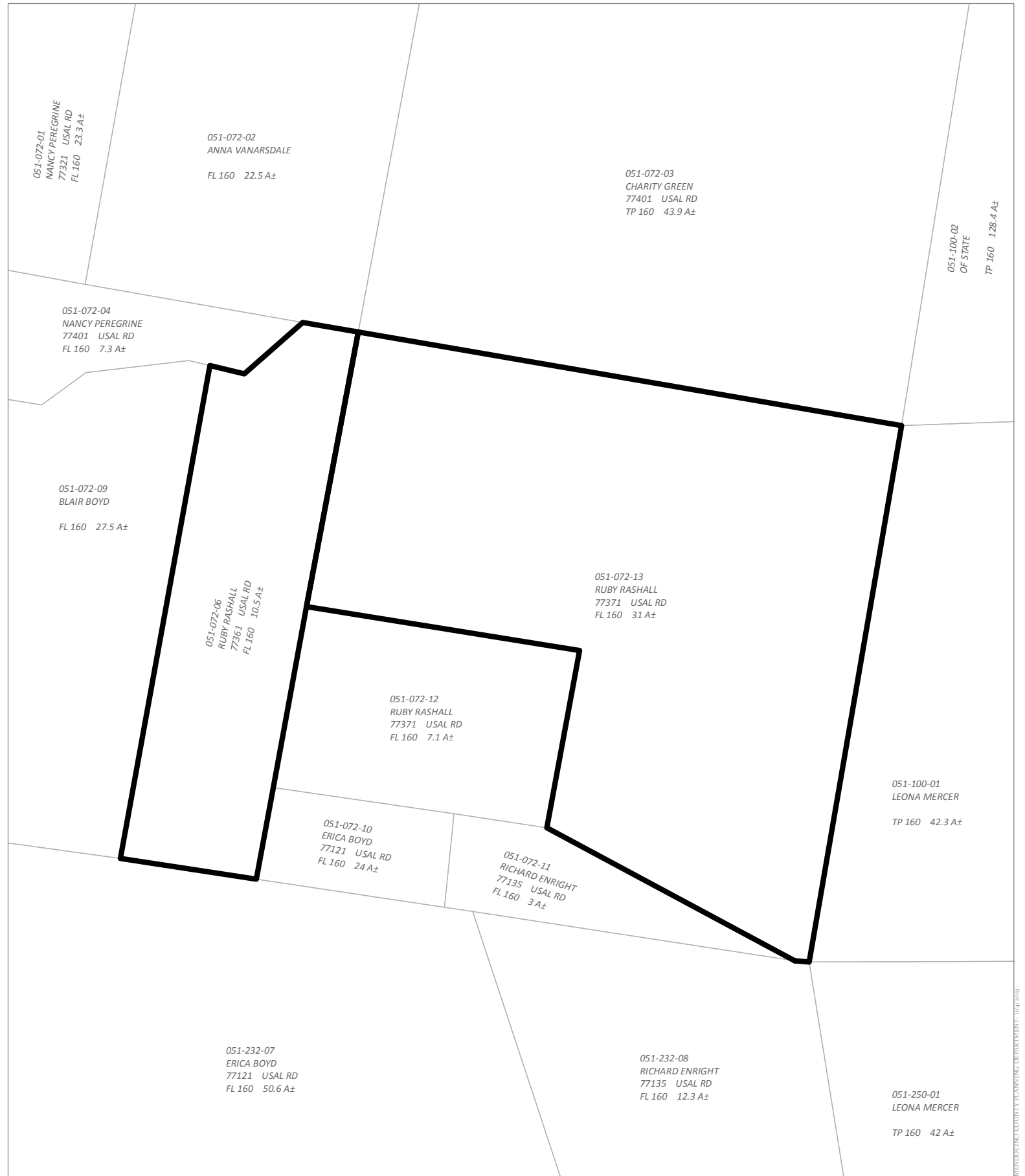
MEMPHIS COUNTY PLANNING DEPARTMENT - 11/7/2019

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APLCT: Ruby Rashall & Ben Green
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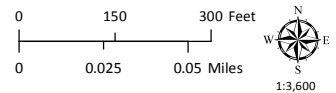
 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

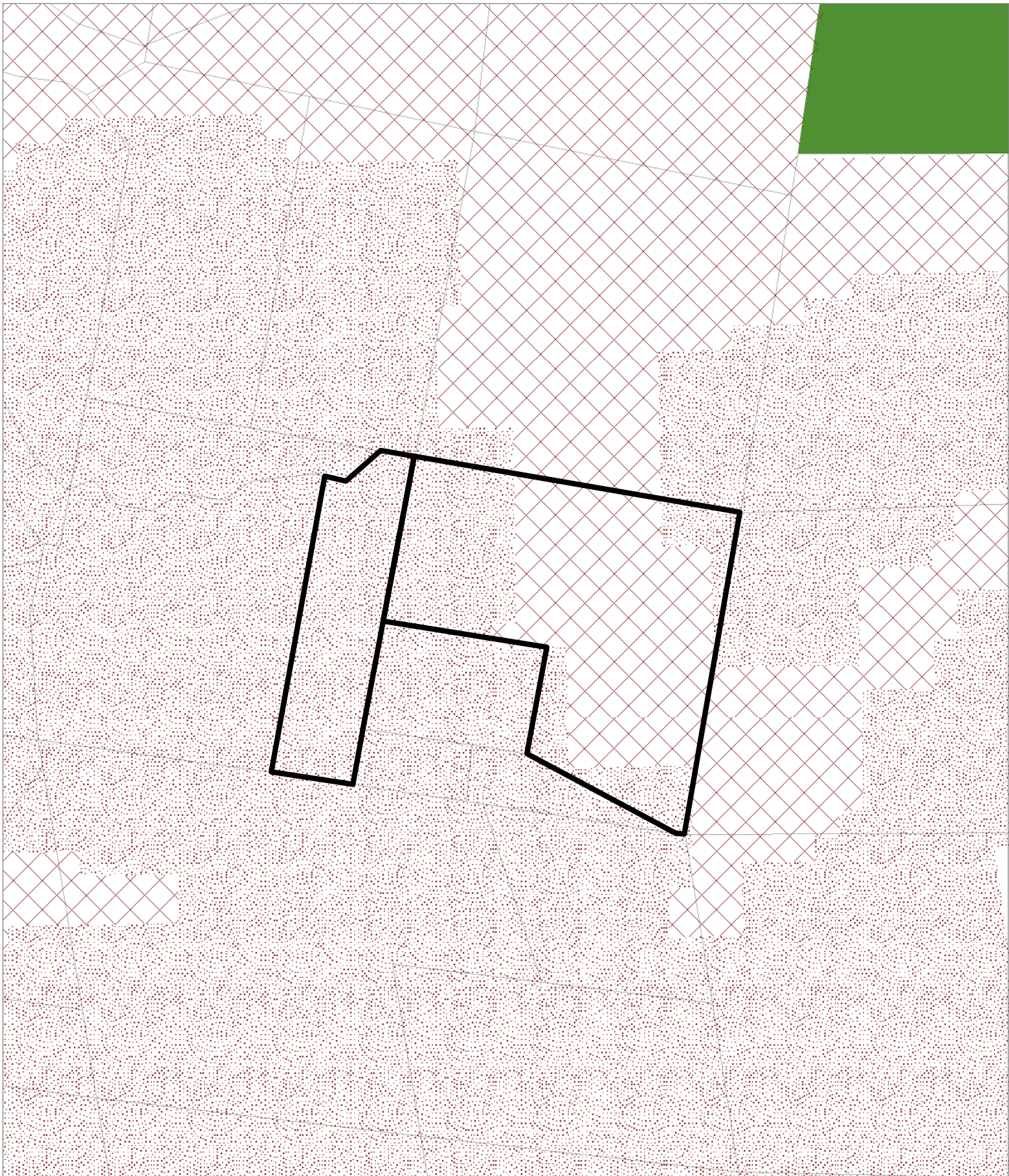


MENDOCINO COUNTY PLANNING DEPARTMENT - 11/7/2019



CASE: **CANN 2019-0008**
 OWNER: **RASHALL, Ruby/GREEN, Benjamin**
 APN: **051-072-13, 06**
 APLCT: **Ruby Rashall & Ben Green**
 AGENT: **Julia Carrera & Associates**
 ADDRESS: **77371 Usal Road, Whitethorn**

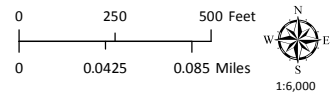


ADJACENT PARCELS

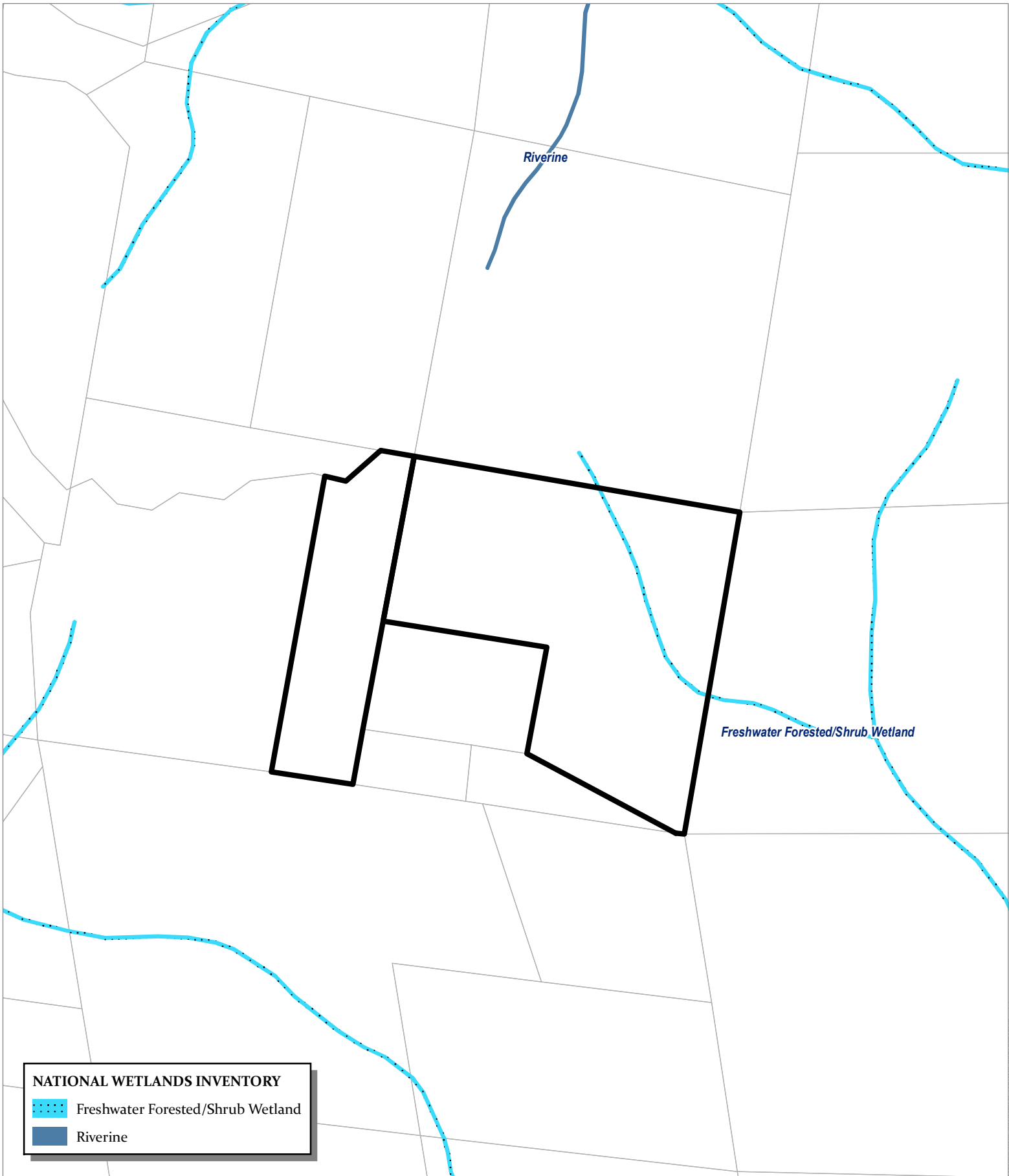


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 APLCT: Ruby Rashall & Ben Green
 AGENT: Julia Carrera & Associates
 ADDRESS: 77371 Usal Road, Whitethorn

 Very High Fire Hazard
 High Fire Hazard



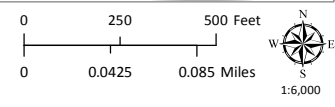
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



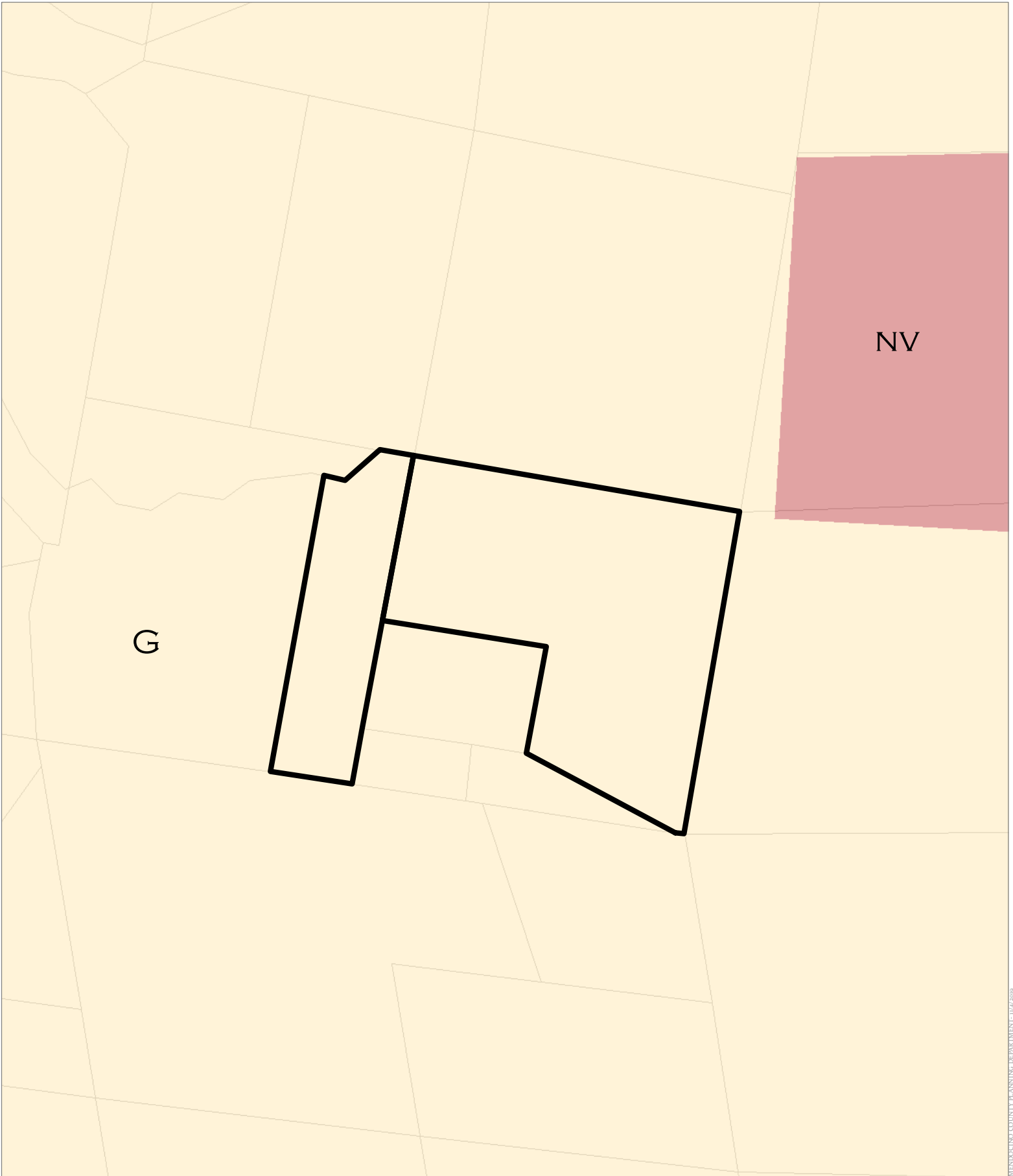
NATIONAL WETLANDS INVENTORY

- - - - Freshwater Forested/Shrub Wetland
- Riverine

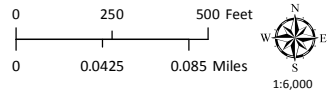
CASE: CANN 2019-0008
 OWNER: RASHALL, Ruby/GREEN, Benjamin
 APN: 051-072-13, 06
 APLCT: Ruby Rashall & Ben Green
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/7/2019





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OWNER: RASHALL, Ruby/GREEN, Benjamin
APN: 051-072-13, 06
APLCT: Ruby Rashall & Ben Green
AGENT: Julia Carrera & Associates
ADDRESS: 77371 Usal Road, Whitethorn

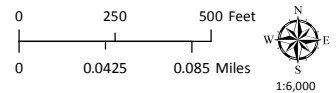


FARMLAND CLASSIFICATIONS



CASE: CANN 2019-0008
 OWNER: RASHALL, Ruby/GREEN, Benjamin
 APN: 051-072-13, 06
 APLCT: Ruby Rashall & Ben Green
 AGENT: Julia Carrera & Associates
 ADDRESS: 77371 Usal Road, Whitethorn

-  Named Rivers
-  Driveways/Unnamed Roads



WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT 11/17/2019