



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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www.mendocinocounty.org/pbs

January 31, 2024

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

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

Potter Valley Tribe
Sherwood Valley Band of Pomo Indians
Redwood Valley/Calpella Fire District
Ukiah Unified School District

CASE#: AP_2024-0002

DATE FILED: 1/2/2024

OWNER/APPLICANT: REMI & ZOUBIDA ZAJAC

AGENT: SCOTT WARD

REQUEST: An Administrative Permit for a setback reduction of 50 ft. for a large, multi-type cannabis cultivation site (type 2B: 10,000 sq. ft. and type 4: Nursery/Seed) of no more than 22,000 sq. ft. total canopy, AG_2018-0328 and AG_2018-0329. The new setback will be 50 ft. from the northern property line.

LOCATION: 2.8± mile south east of Redwood town center, lying on the east side of Road B (CR 231A), 0.1± miles south east of its intersection with Peterson Pond Lane (Private), addressed at 3350 Road B, APN: 166-230-13.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: February 14, 2024

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: REMI ZAJAC

APPLICANT: REMI ZAJAC

AGENT: SCOTT WARD

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APN/S: 166-230-13-00

PARCEL SIZE: 11.55± acres

GENERAL PLAN: AG40:

ZONING: AG:40

EXISTING USES: Residential

DISTRICT: Supervisorial District 1 (McGourty)

RELATED CASES: CFBL_2021-0014 (Micro Business). Project on hold.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agriculture (AG40)	Agriculture (AG:40)	2±; 1.9±; 10± acres	Agricultural
EAST:	Agriculture (AG40)	Agriculture (AG:40)	7.7± acres	Agricultural
SOUTH:	Agriculture (AG40)	Agriculture (AG:40)	33.9±; 2± acres	Agricultural
WEST:	Rural Residential (RR1)	Rural Residential (RR:1)	1.3±; 1.9± acres	Residential

REFERRAL AGENCIES

LOCAL

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

- Redwood Valley MAC
- Ukiah Unified School District

STATE

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

FEDERAL

TRIBAL

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

ADDITIONAL INFORMATION: Located in an area of naturally occurring aesbestos

STAFF PLANNER: MARK CLISER

DATE: 1/31/2024

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

Redwood Valley/Calpella

4. FARMLAND CLASSIFICATION:

GIS

Prime / Urban & Built-Up

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

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 Pond

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

USDA

NA

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:	_____
<i>Office use only</i>	

Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- | | |
|---|---|
| <input type="checkbox"/> Type C-A Cottage Indoor (500 ft ²) | <input checked="" type="checkbox"/> Setback Reduction (please clearly identify on your Site Plan) |
| <input type="checkbox"/> Waive RR:10 Housing Requirement | <input type="checkbox"/> TPZ or FL (Types 1, 1B, 2, 2B, 4) |
| <input type="checkbox"/> Acreage (3.5 Acres-4.9 Acres: Type 1, 1B, 4) | <input type="checkbox"/> RR5 (3.5-4.9 Acres) Waive Sunset |
| <input type="checkbox"/> Acreage (7.0 Acres-9.9 Acres: Type 2, 2B) | |

APPLICANT(S)

Name: REMI ZAJAC Phone: 707-472-1236
 Mailing Address: 3350 ROAD B
 City: REDWOOD VALLEY State/Zip: CA 95470 email: remi@babakhanwellness.com

PROPERTY OWNER

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

AGENT

Name: SCOTT WARD Phone: 707-272-8432
 Mailing Address: 8888 EAST ROAD
 City: REDWOOD VALLEY State/Zip: CA 95470 email: scott@scottwardcompany.com

Parcel Size: 11.55 and 7.7 acres
 Address of Property: 3350 Road B Redwood Valley CA 95470
 Assessor Parcel Number(s): 166-230-13 and 166-230-14

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 checked="" 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: (≤22,000 ft ²)		<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> 4

I certify that the information submitted with this application is true and accurate. I have attached the Consent of Landowner form if I am not the property owner of the parcel on which the cultivation site is located.

Signature of Applicant/Agent: _____ Date: 12.22.2023
 Signature of Owner:  Date: 12.22.2023

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.

The subject cultivation sites are setback from Road B by approximately 460 ft. There is a vineyard between the cultivation sites and Road B. There is an existing pond used for vineyard irrigation. A well provides water for the residence and irrigation. There is a septic system serving the residence. Interior roads and driveways are gravel.

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?

All waste (hazardous, trimmings, and other materials such as plastics are taken to the Ukiah Transfer Station.

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: NOT APPLICABLE

- YES
- A. Remove oak species or commercial tree species?
 - B. Make substantial changes in terrain?
 - C. Connect to existing water district?
 - D. Connect to existing sewer district?
 - E. Install a septic system?
 - F. Connect to existing septic system?
 - G. Install an individual well?

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. APN 166-230-13 SINGLE FAMILY DWELLING, THREE CONTAINERS, 12 GREENHOUSES, FIVE HOOP HOUSES
2. DRYING BARN, AND FOUR WATER TANKS
3. APN 166-230-14 FOUR GREENHOUSES, TWO HOOP HOUSES, DRYING SHED, AND STORAGE SHED
4. _____
5. _____
6. _____
7. _____
8. _____
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? 1 ACRE AND .33 ACRES (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:
- 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.

THE ADJACENT PARCELS TO THE NORTH ARE RESIDENTIAL, TO THE EAST OAK WOODLAND, WEST RESIDENTIAL, AND TO THE SOUTH VINEYARD AND RESIDENTIAL WITH LIVESTOCK (HORSES).

13. Please indicate the surrounding land uses.

NORTH	EAST	SOUTH	WEST
Residential	Vacant	Agricultural	Residential

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

A. Electricity

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify _____

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 _____

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 in which 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.

THE CANNABIS IS HARVESTED, BUCKED UP, DRIED AND STORED IN A PERMITTED METAL BUILDING. TRIMMING IS DONE OUTDOORS OR IN THE OWNERS RESIDENCE (LESS THAN 600 SQ. FT. - HOME OCCUPATION)

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

NO. ALL EXISTING STRUCTURES HAVE BEEN PERMITTED AND INSPECTED BY PLANNING AND BUILDING.

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

THERE ARE NO KNOWN NUISANCES. THE CULITVATION STRUCTURES ARE AT LEAST 130 FT. FROM THE NEAREST RESIDENCE. ALL LIGHTING IS DOWNCAST. WE WORK DILIGENTLY AT KEEPING THE NOISE DOWN AND CONTROL ANY DUST BY WATERING THE GRAVEL INTERIOR ROADS.

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:

THIS PROPERTY WAS CULTIVATED PRIOR TO 2016. A PROOF OF PRIOR CULITIVATION WAS SUBMITTED WITH THE CULITVATION PERMIT APPLICATIONS.

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

THE CULITVATION LOCATION WAS CHOSEN FOR ITS ACCESS TO WATER, SUN AND IN AN AREA THAT HAD BEEN PREVIOUSLY CULITVATED AS A VINEYARD.

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

Mendocino Cannabis Dept

Date: 10/11/18 & 2/14/19

Water Resources Control Board

Date: _____

CA Dept Fish & Wildlife

Date: _____

Dept of Cannabis Control

Date: 10/6/20

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

Scott Ward 12.22.2023
Signature of Applicant/Agent Date

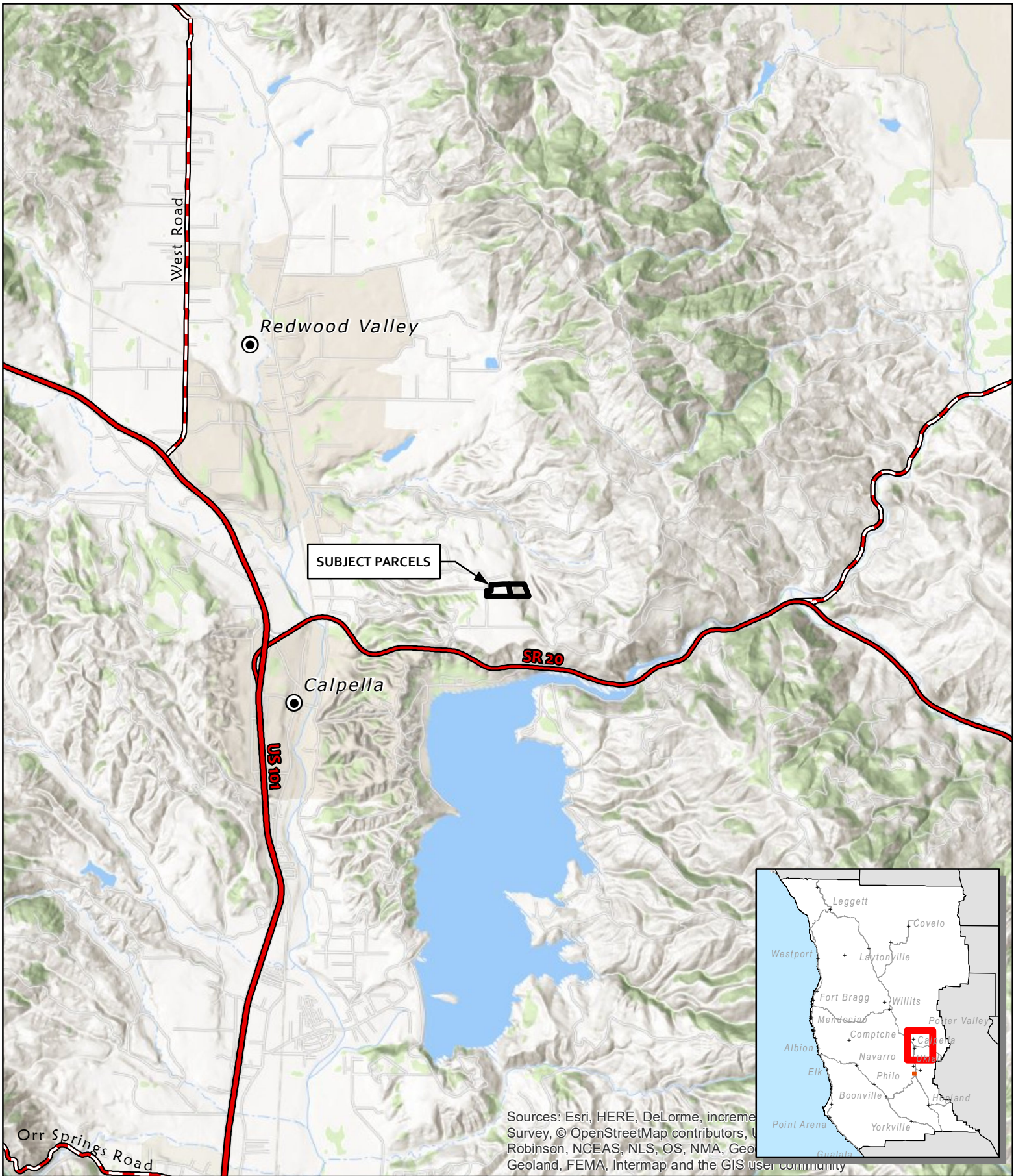
12.22.2023
Signature of Owner Date

FOR STAFF PURPOSES ONLY

Zoning District: _____

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

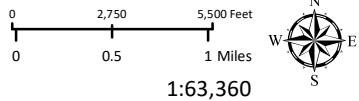
Compliant with Mendocino County Code Chapter 20.242: YES NO



Sources: Esri, HERE, DeLorme, Inceprum, Survey, © OpenStreetMap contributors, U.S. Geological Survey, Robinson, NCEAS, NLS, OS, NMA, GeoEye, Geolanda, FEMA, Intermap and the GIS user community

CASE: AP 2024-0002
OWNER: ZAJAC, Remi
APN: 166-230-13 & 14
APLCT: Remi Zajac
AGENT: Scott Ward
ADDRESS: 3350 Road B, Redwood Valley

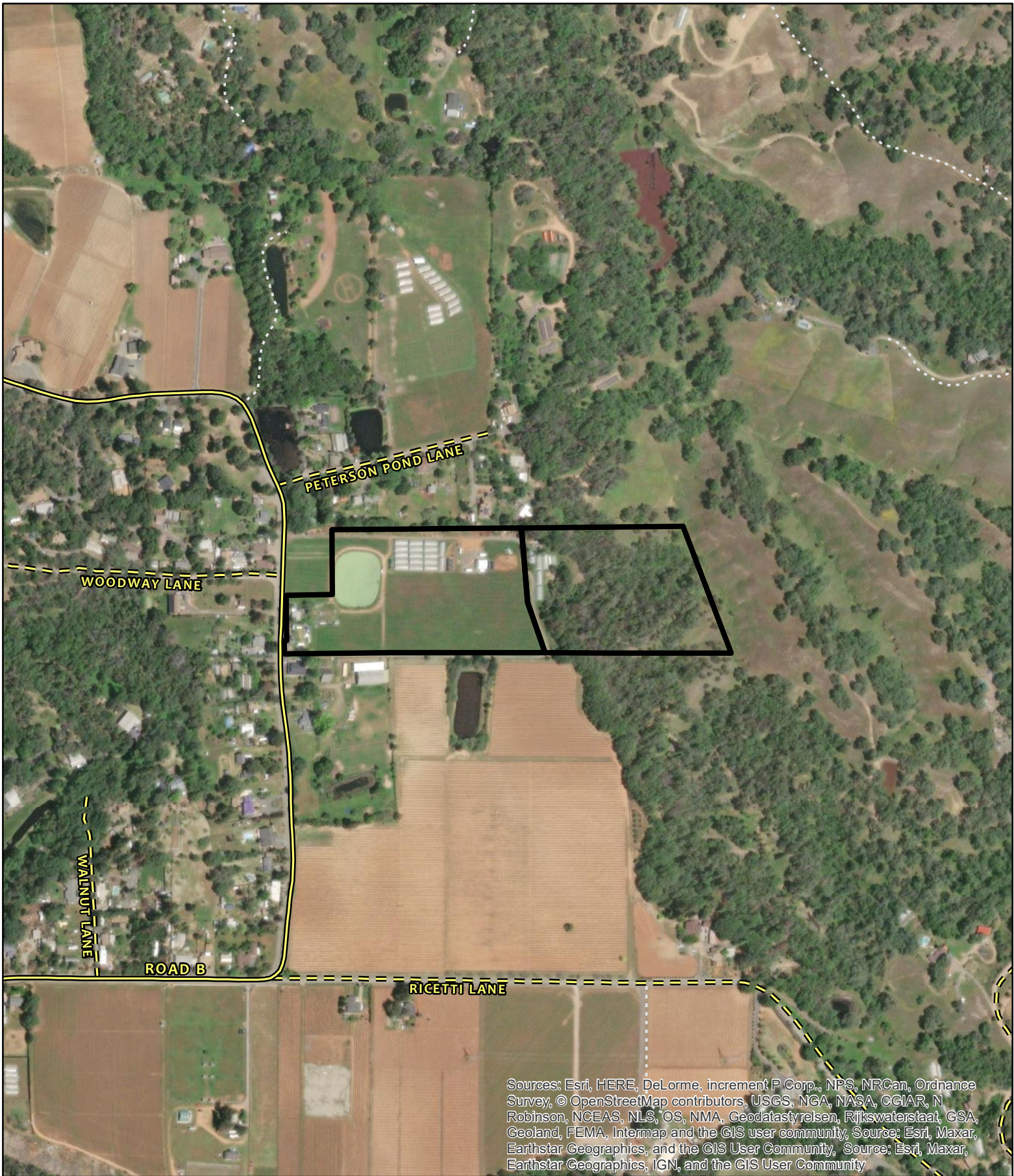
-  Major Towns & Places
-  Highways
-  Major Roads



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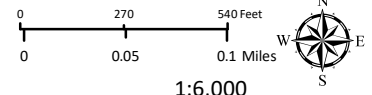
LOCATION

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- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

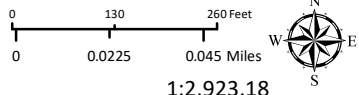
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-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



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AERIAL IMAGERY

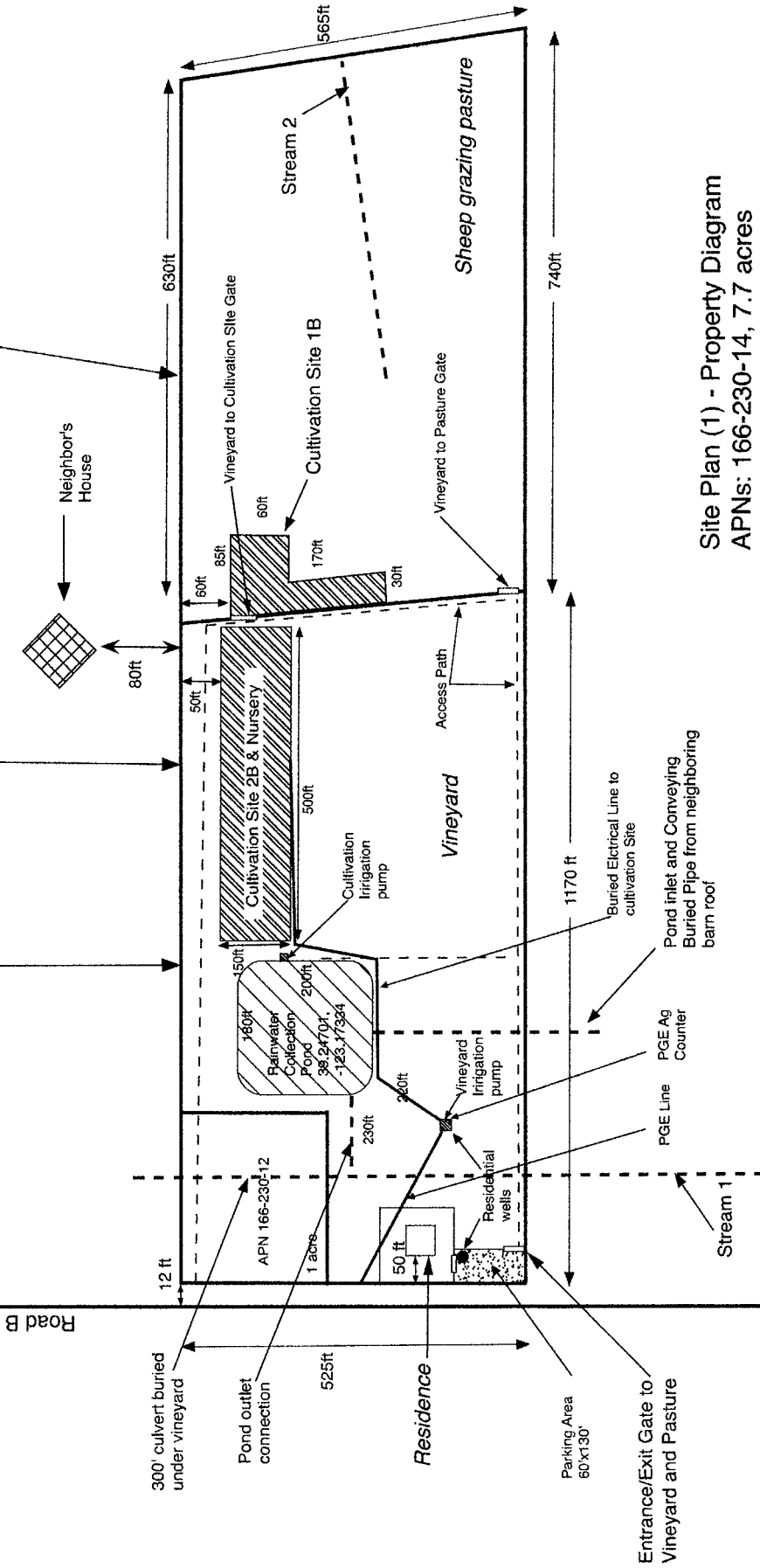
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Premises for Site 2B, AG_2018-0328 ,
Remi Zajac - APN 166-230-13, 11.55 acres

Premises for Nursery: AG_2018-0329,
Remi Zajac, APN 166-230-13, 11.55 acres

Premises for Site 1B, AG_2017-0729,
Zoubida Zajac, APN 166-230-14, 7.7 acres



Site Plan (1) - Property Diagram

APNs: 166-230-14, 7.7 acres

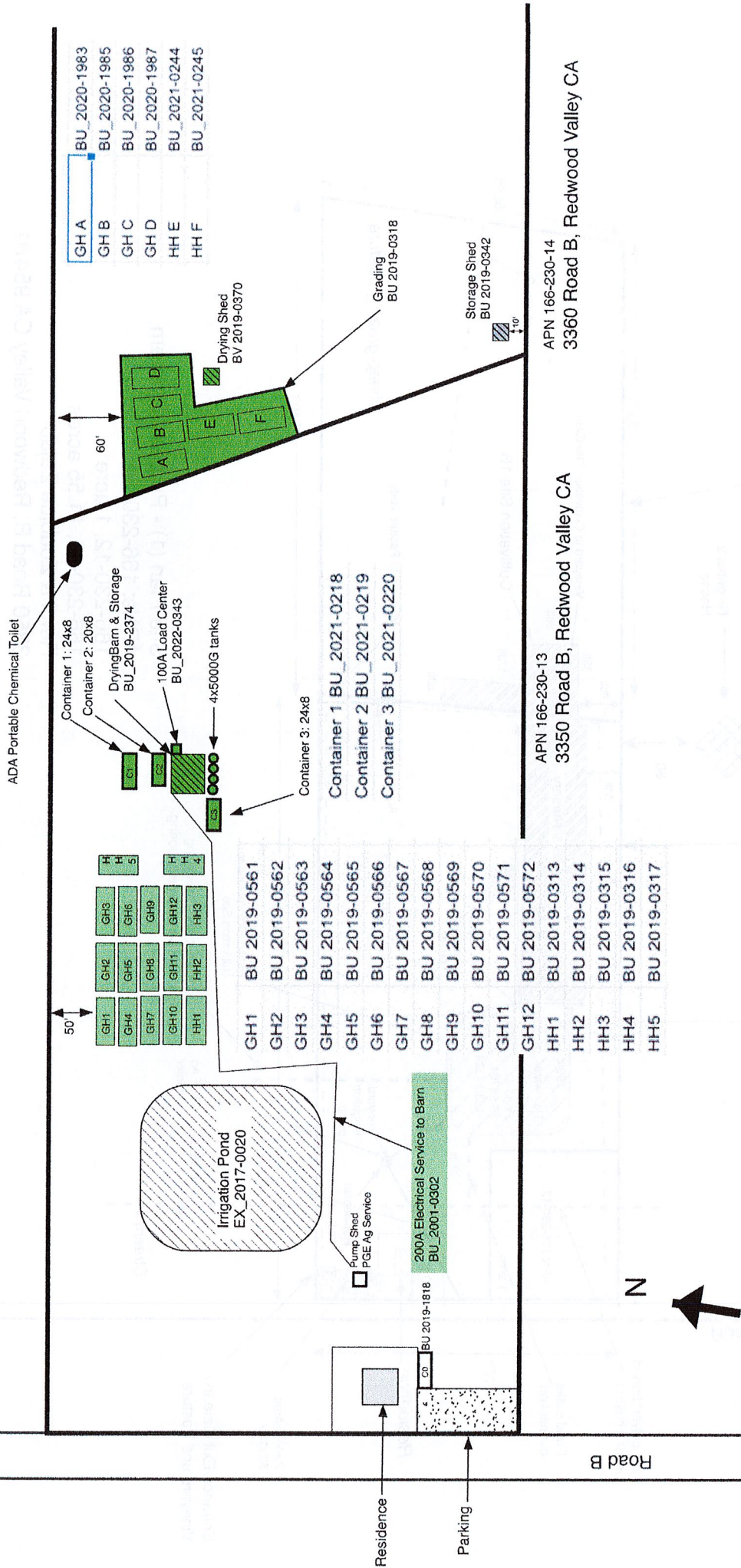
166-230-12, 1 acre

166-230-13, 11.55 acres

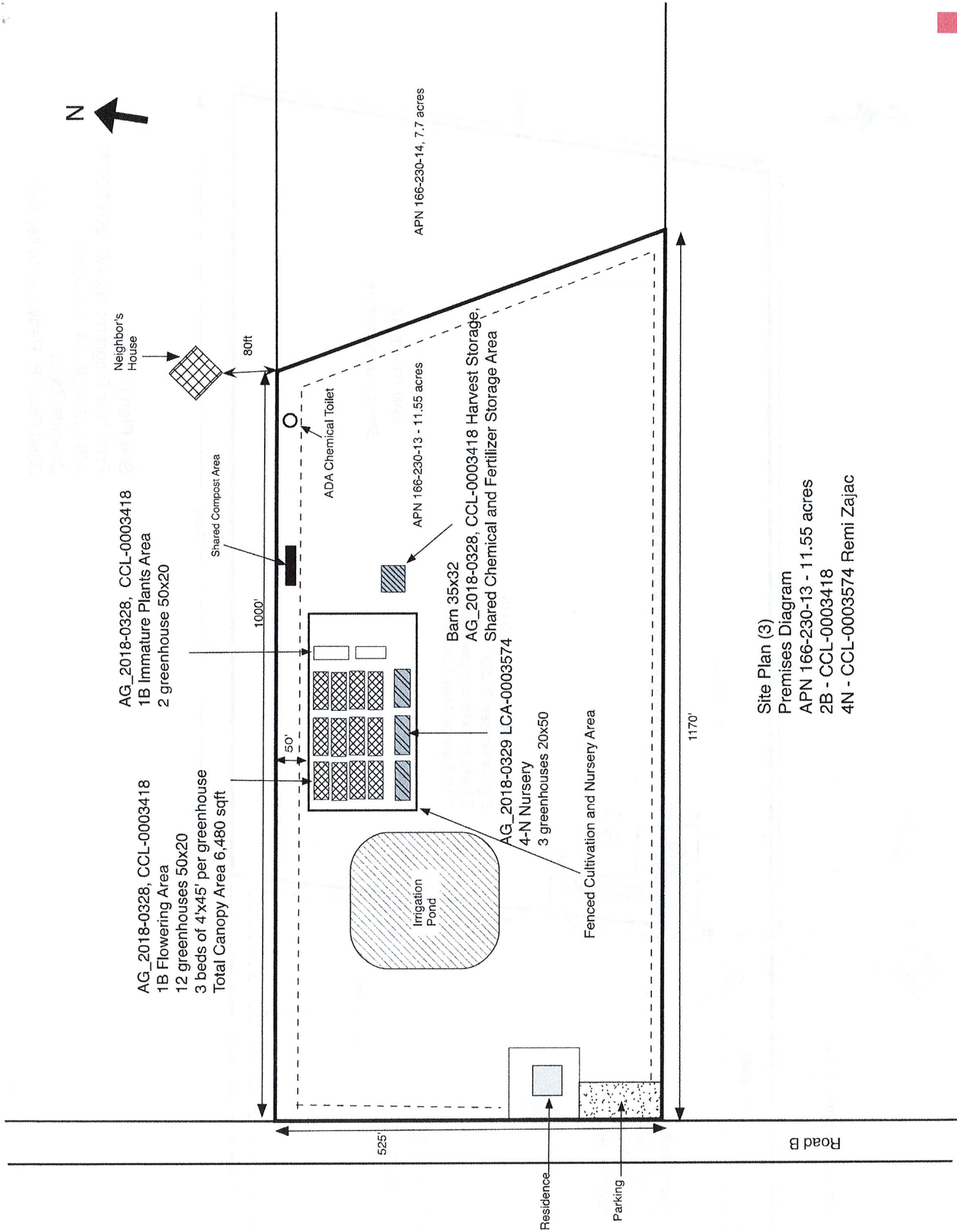
Remi & Zoubida Zajac

3350 Road B, Redwood Valley CA 95470

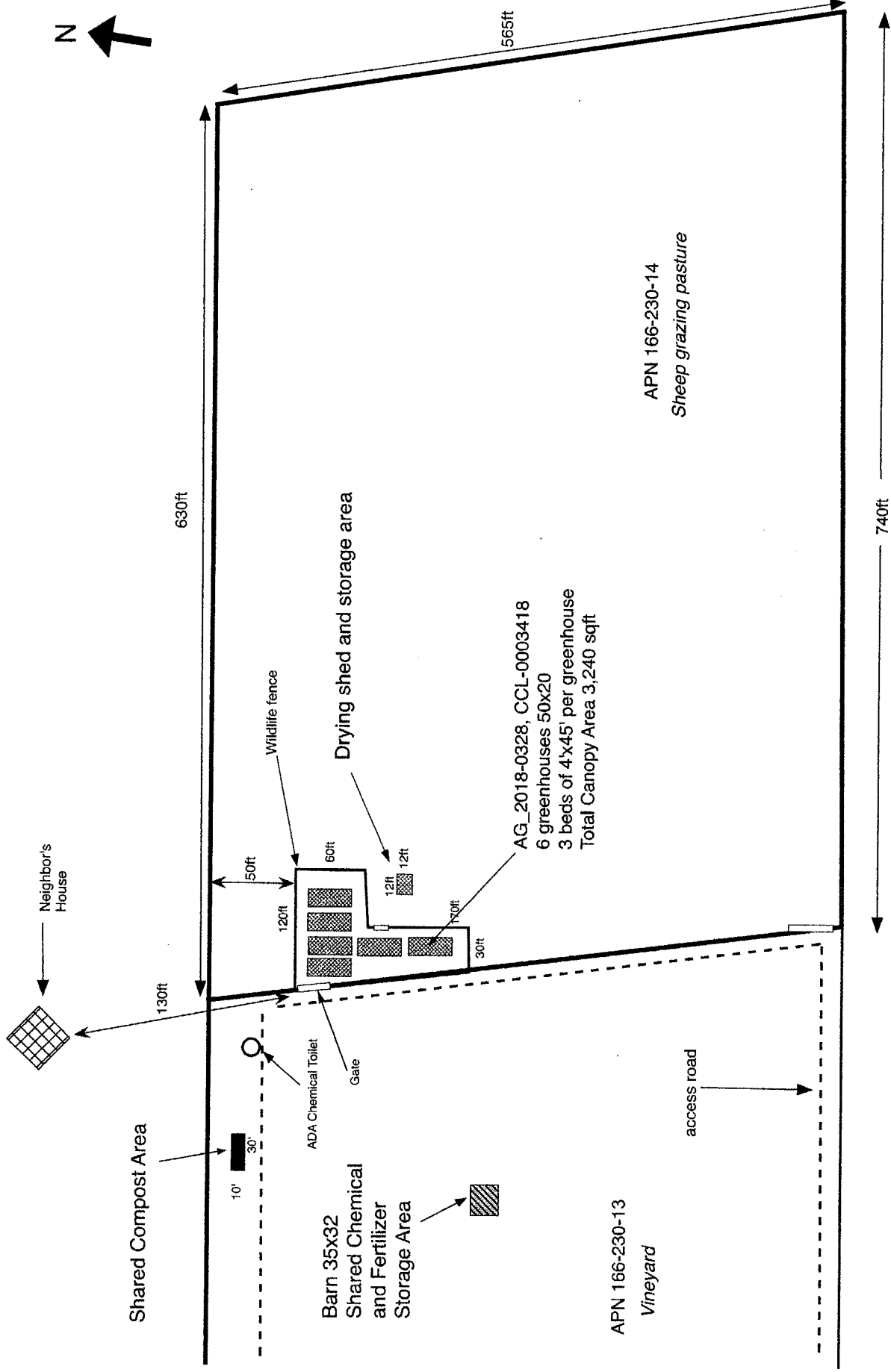
Site Plan (2) - Structure List



Note: Structures used for cannabis cultivation highlighted in green



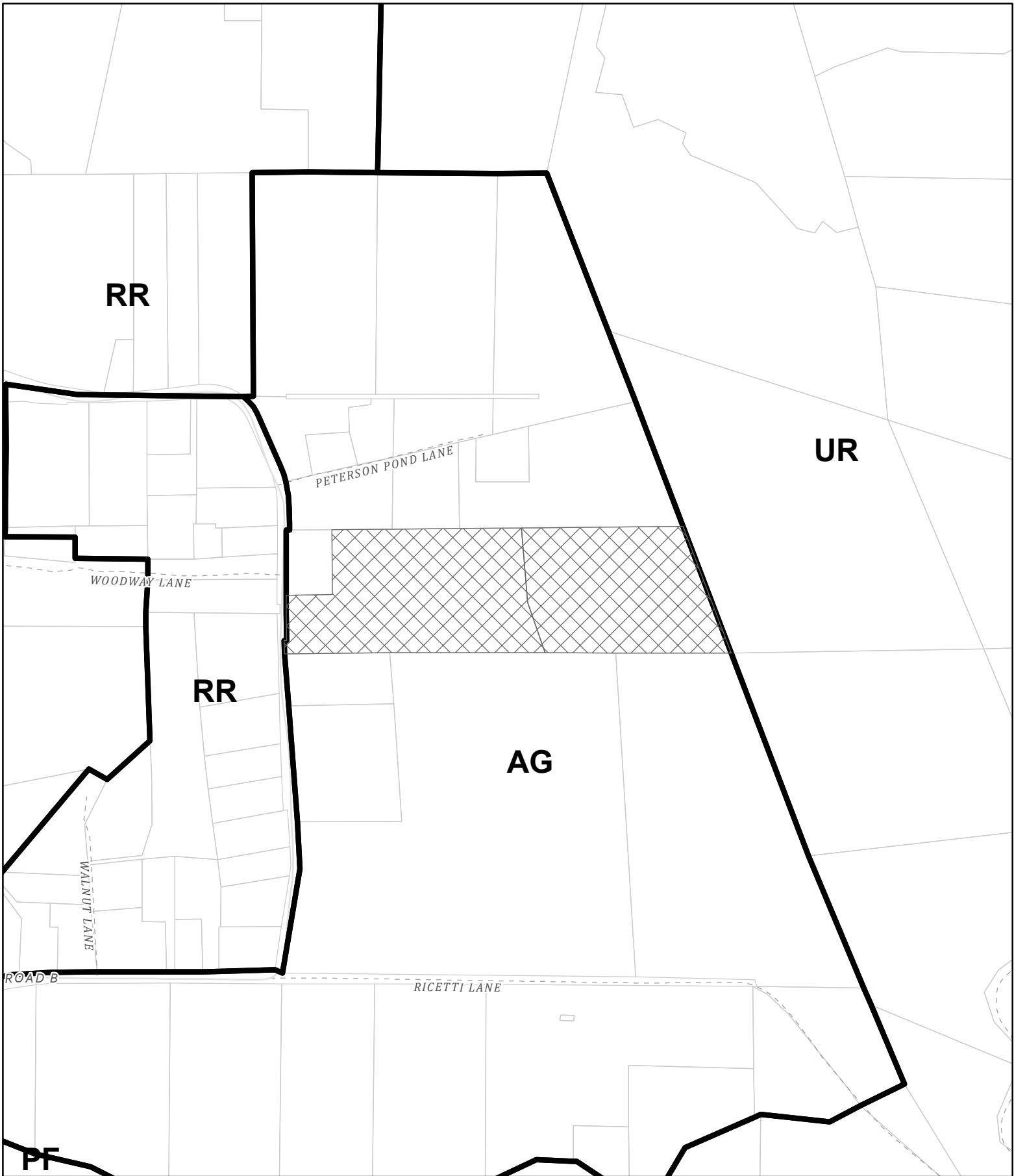
Site Plan (3)
Premises Diagram
APN 166-230-13 - 11.55 acres
2B - CCL-0003418
4N - CCL-0003574 Remi Zajac







APN 166-230-14
Sheep grazing pasture

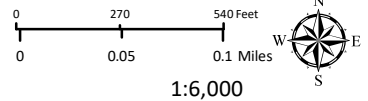
APN 166-230-13
Vineyard

Site Plan (4)
Premises Diagram: 1B, AG_2017-0729
APN 166-230-14, 7.7 acres
Zoubida Zajac
3350 Road B, Redwood Valley CA



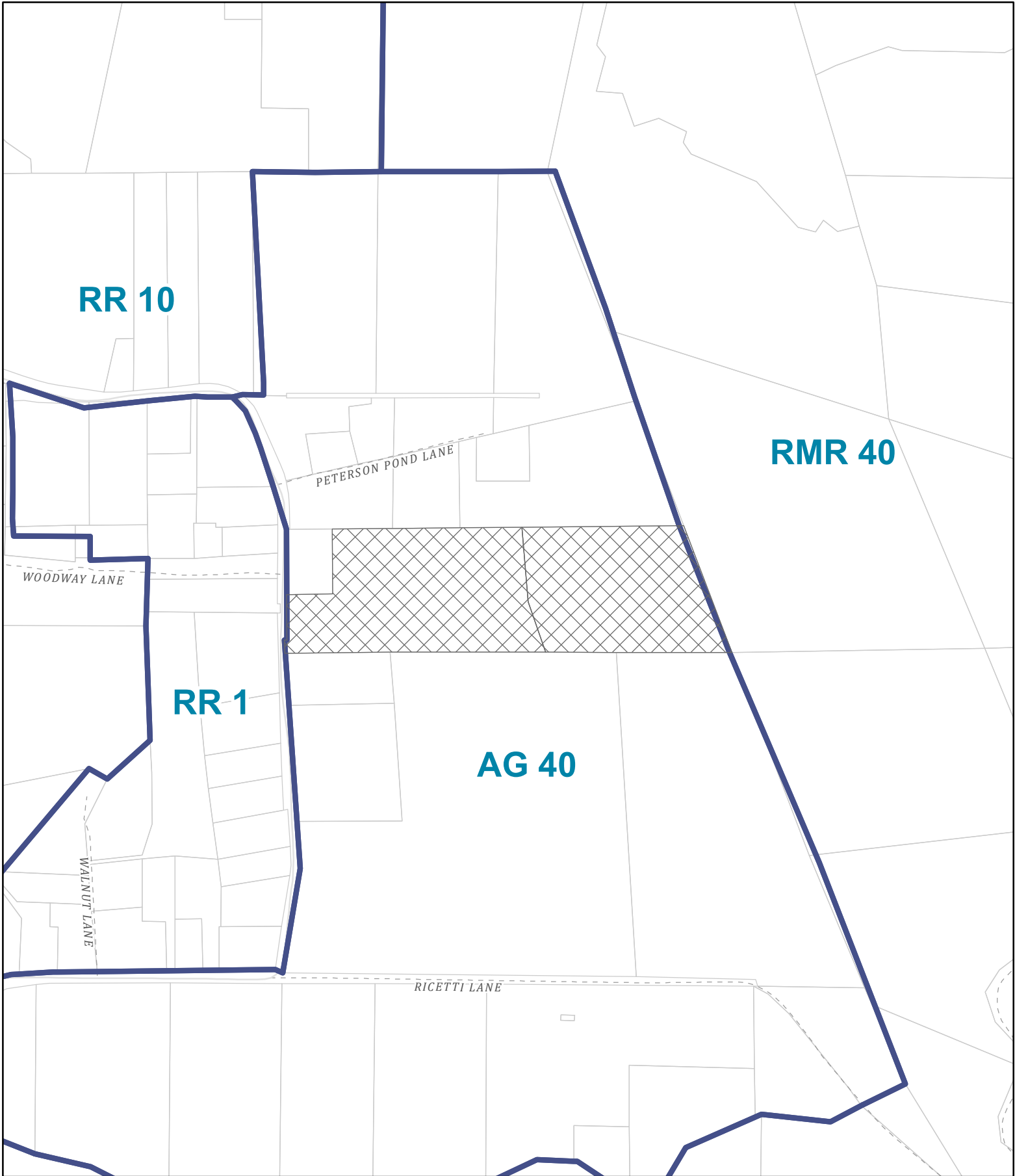
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-  Zoning Districts
-  Assessors Parcels
-  Public Roads
-  Private Roads






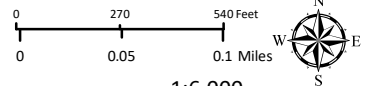
ZONING

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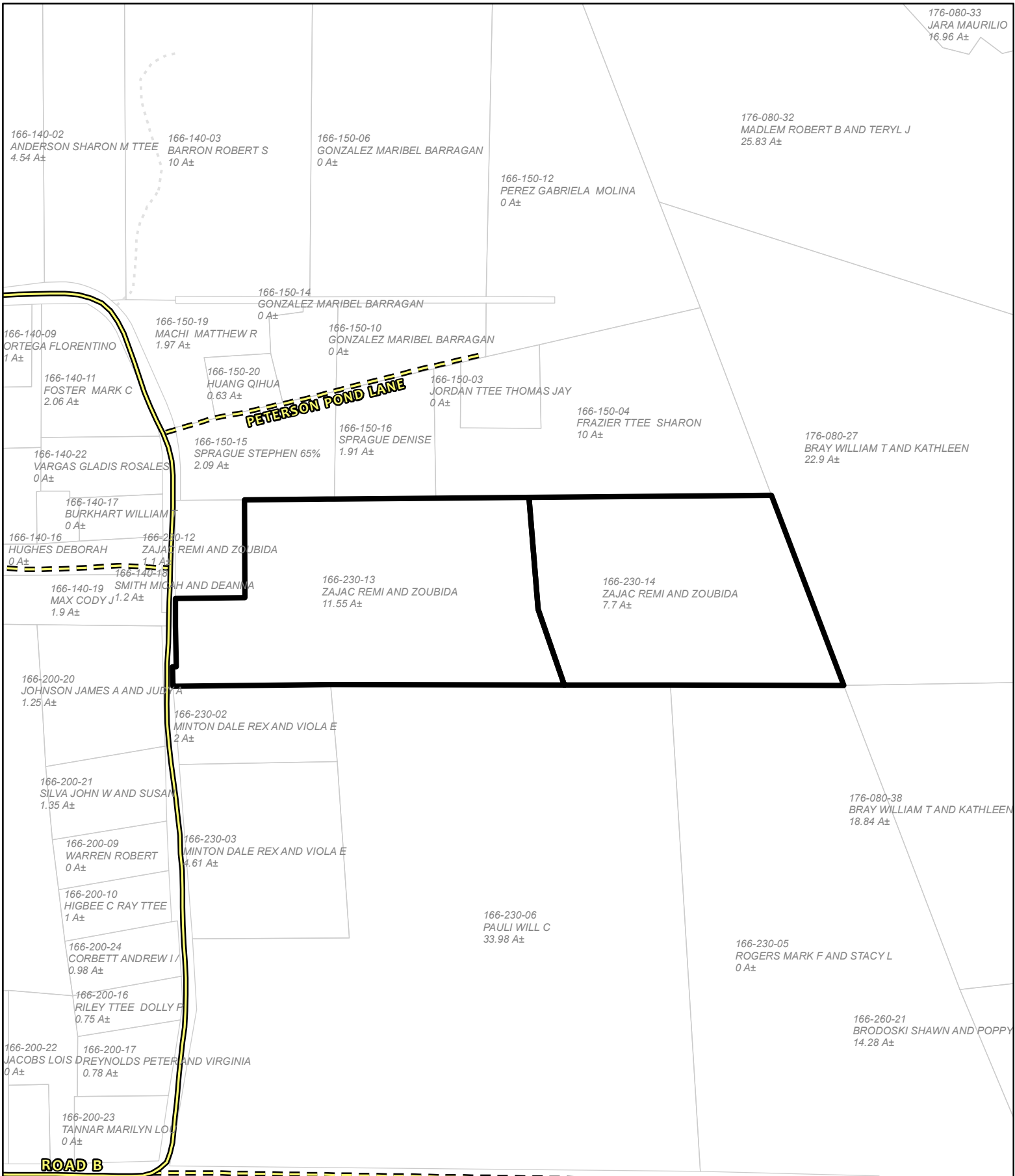
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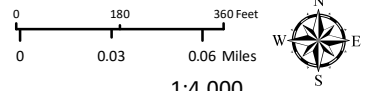
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GENERAL PLAN

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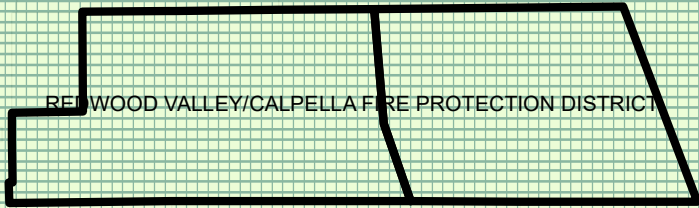
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



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ADJACENT PARCELS

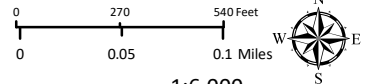
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REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT

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AGENT: Scott Ward
ADDRESS: 3350 Road B, Redwood Valley

-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels




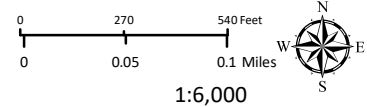
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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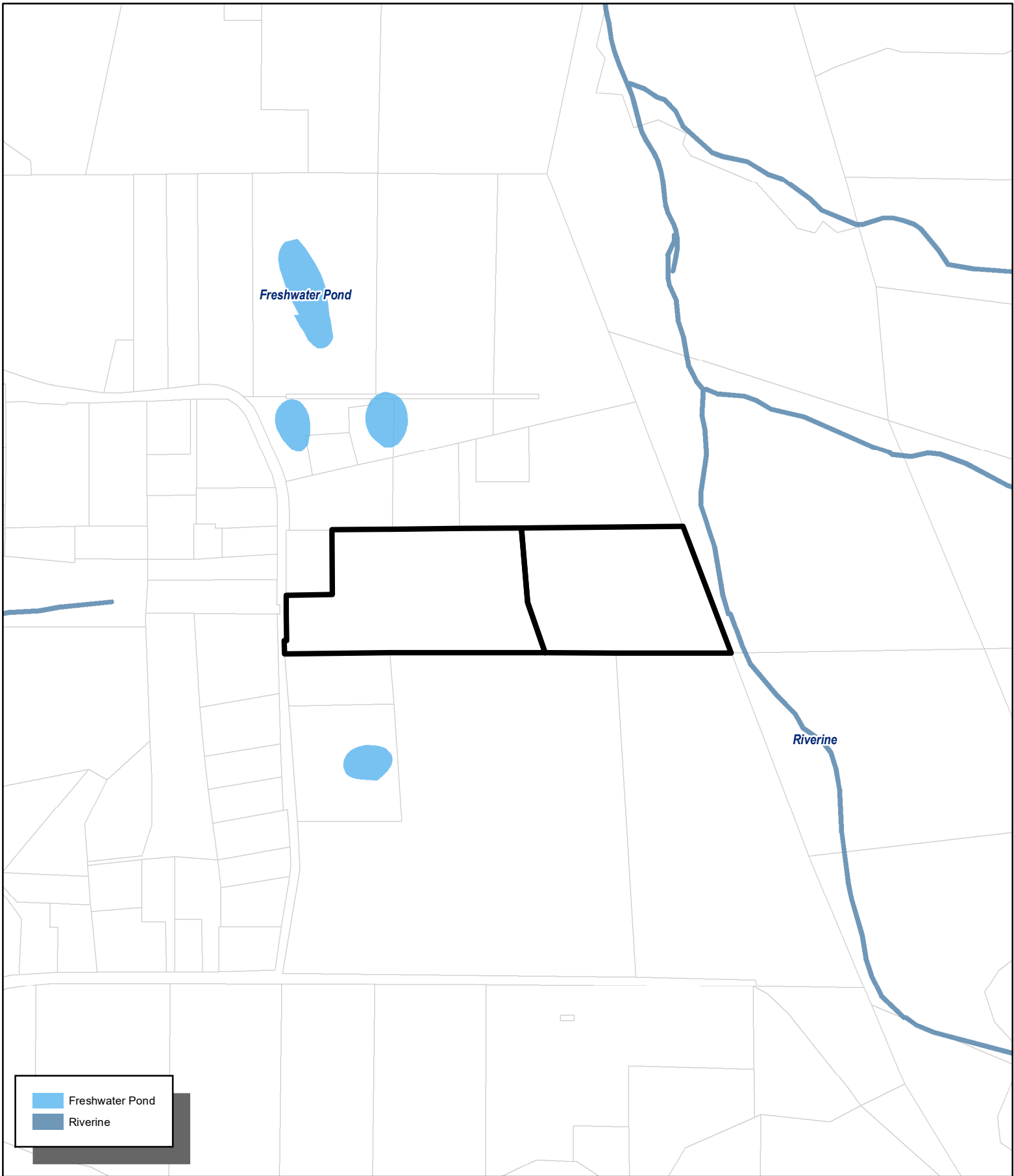
 Assessors Parcels




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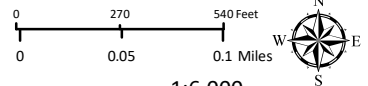
WILDLAND-URBAN INTERFACE

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APLCT: Remi Zajac
AGENT: Scott Ward
ADDRESS: 3350 Road B, Redwood Valley

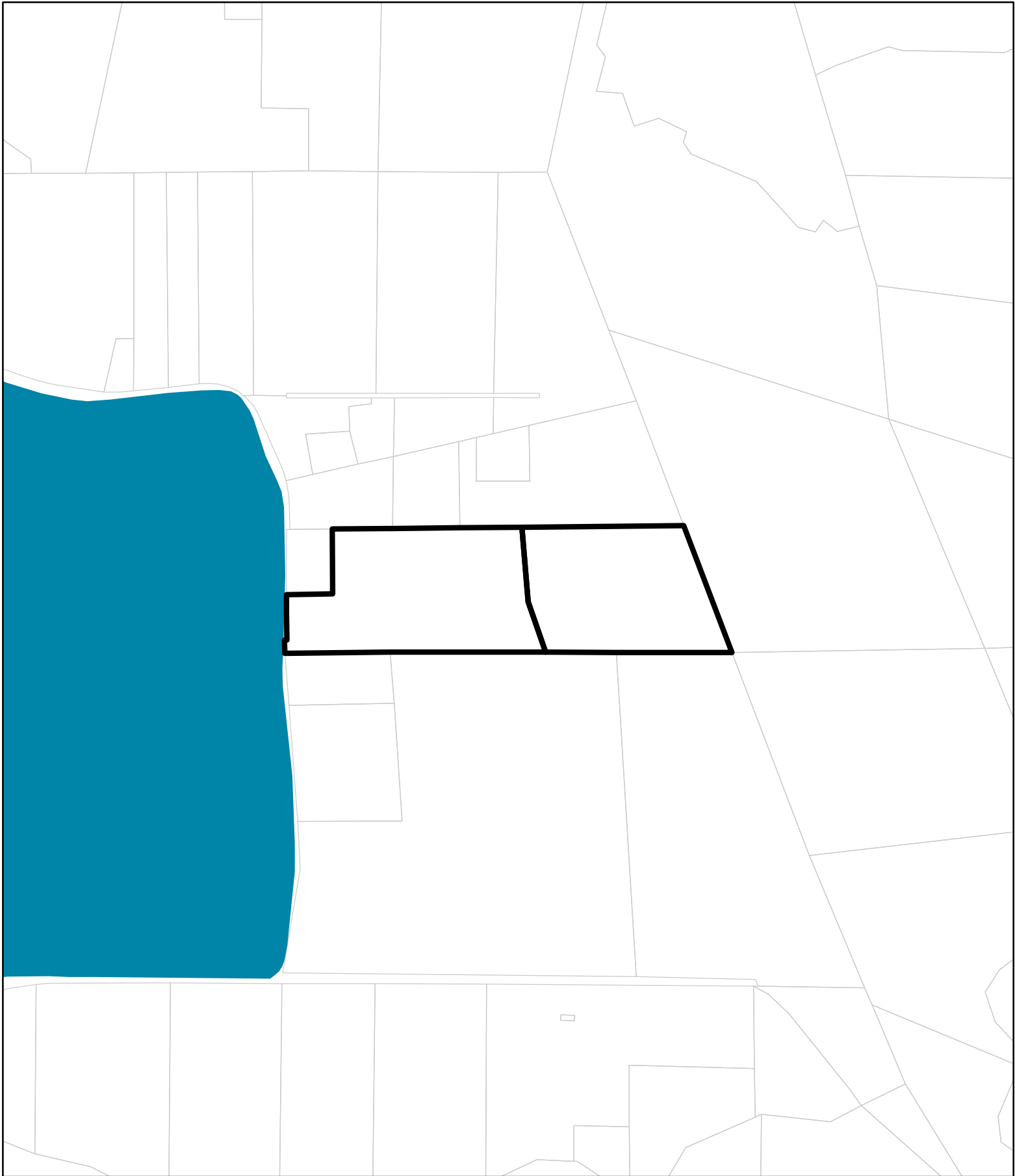
 Assessors Parcels





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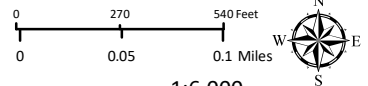
WETLANDS

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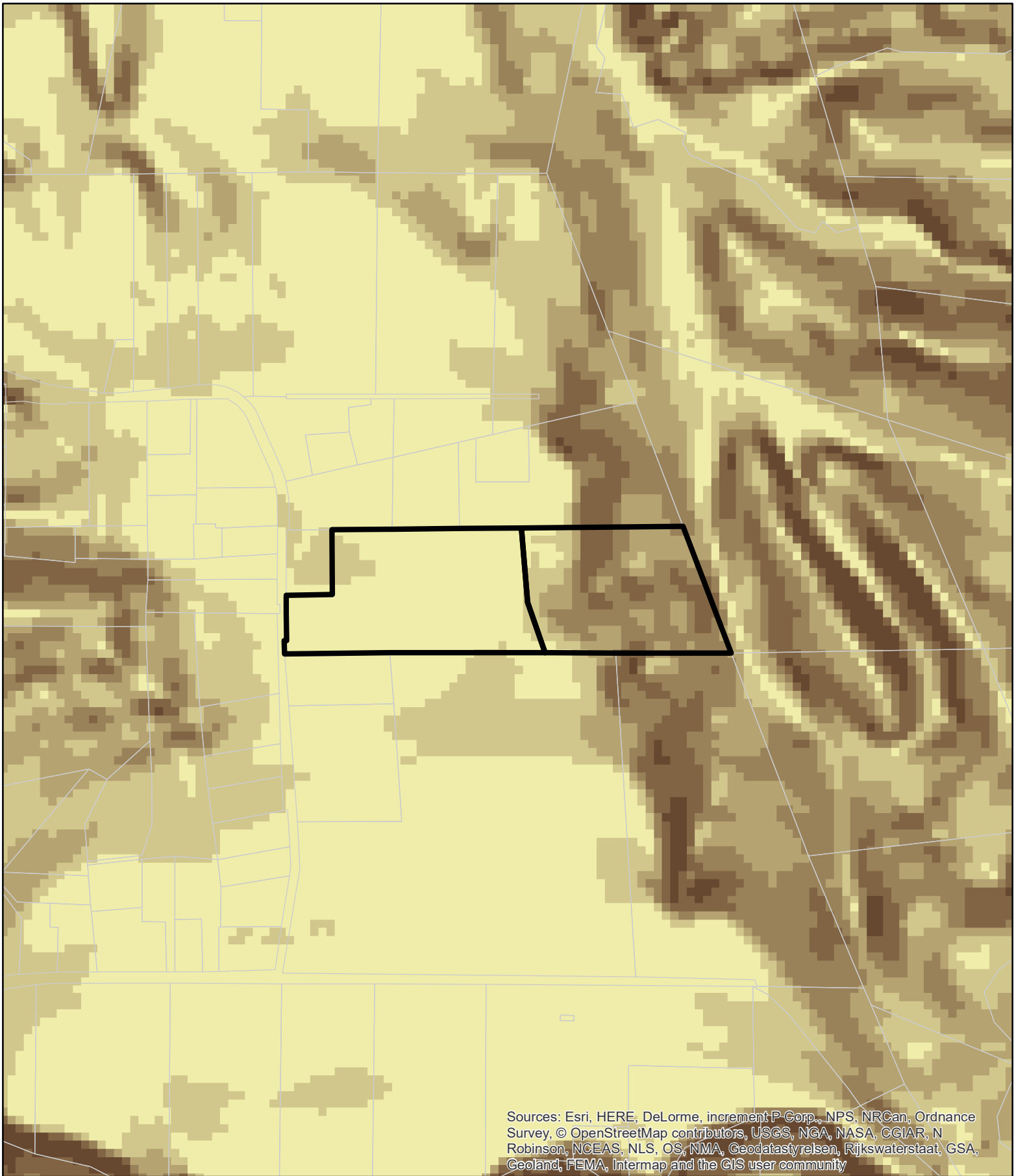
 Ukiyah Stormwater Areas
 Assessor's Parcels



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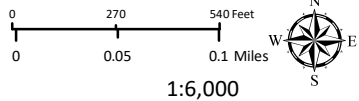
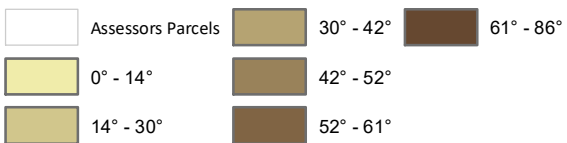
MS4 STORMWATER

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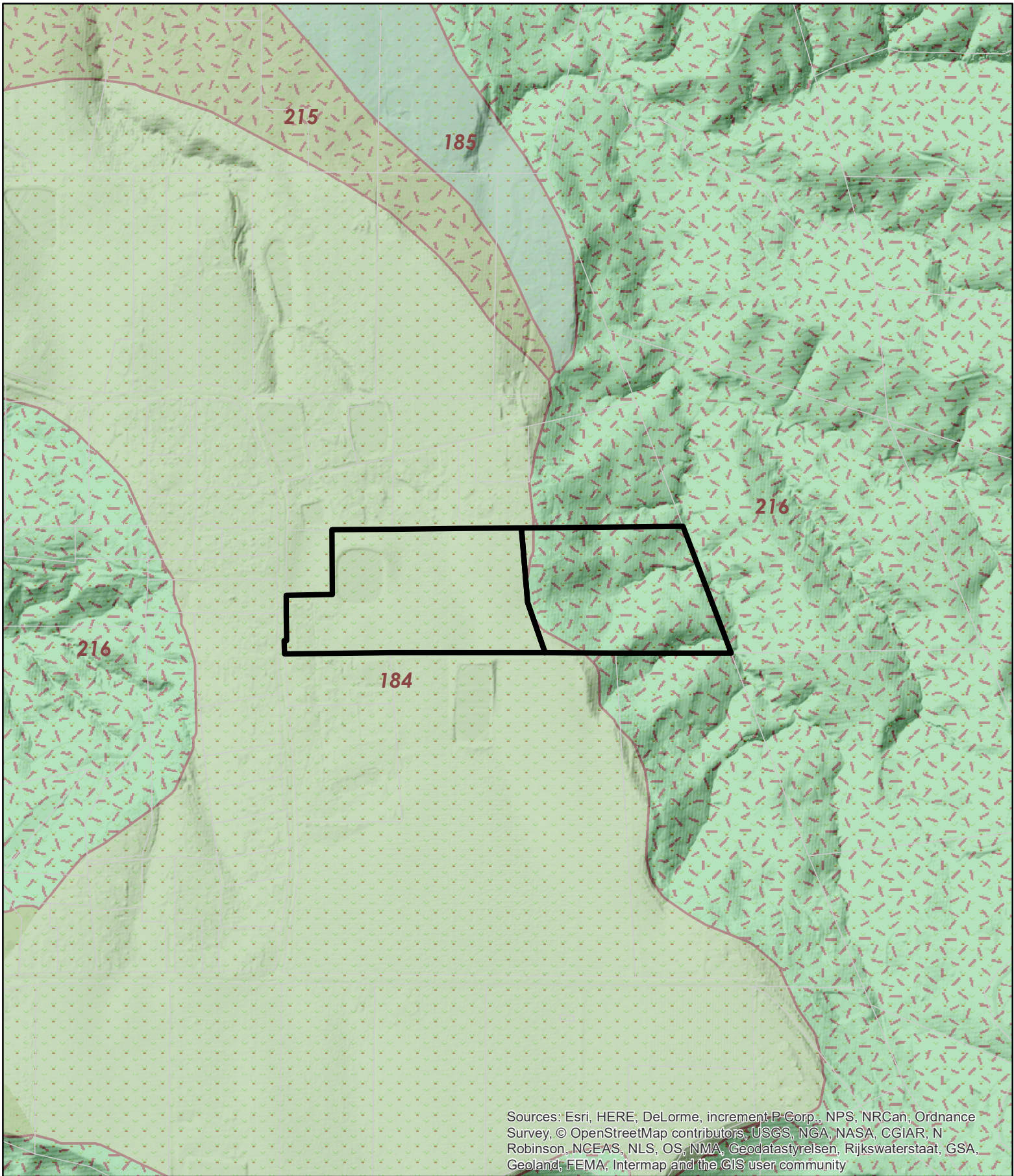
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ESTIMATED SLOPE

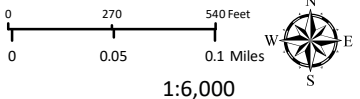
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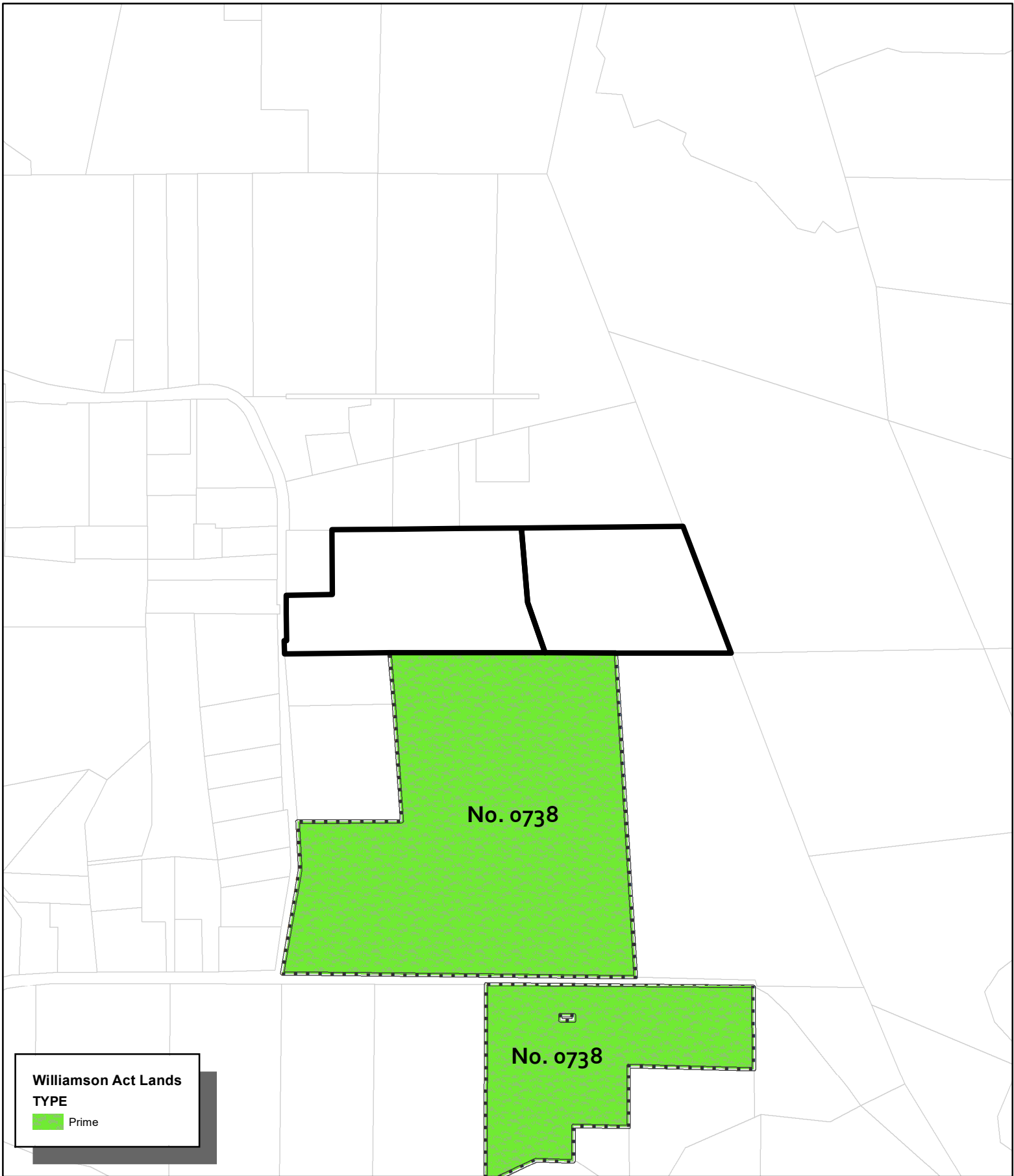
 Assessors Parcels
 Naturally Occurring Asbestos



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EASTERN SOIL CLASSIFICATIONS

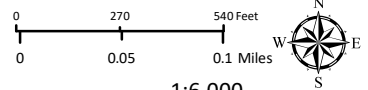
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Williamson Act Lands
TYPE
 Prime

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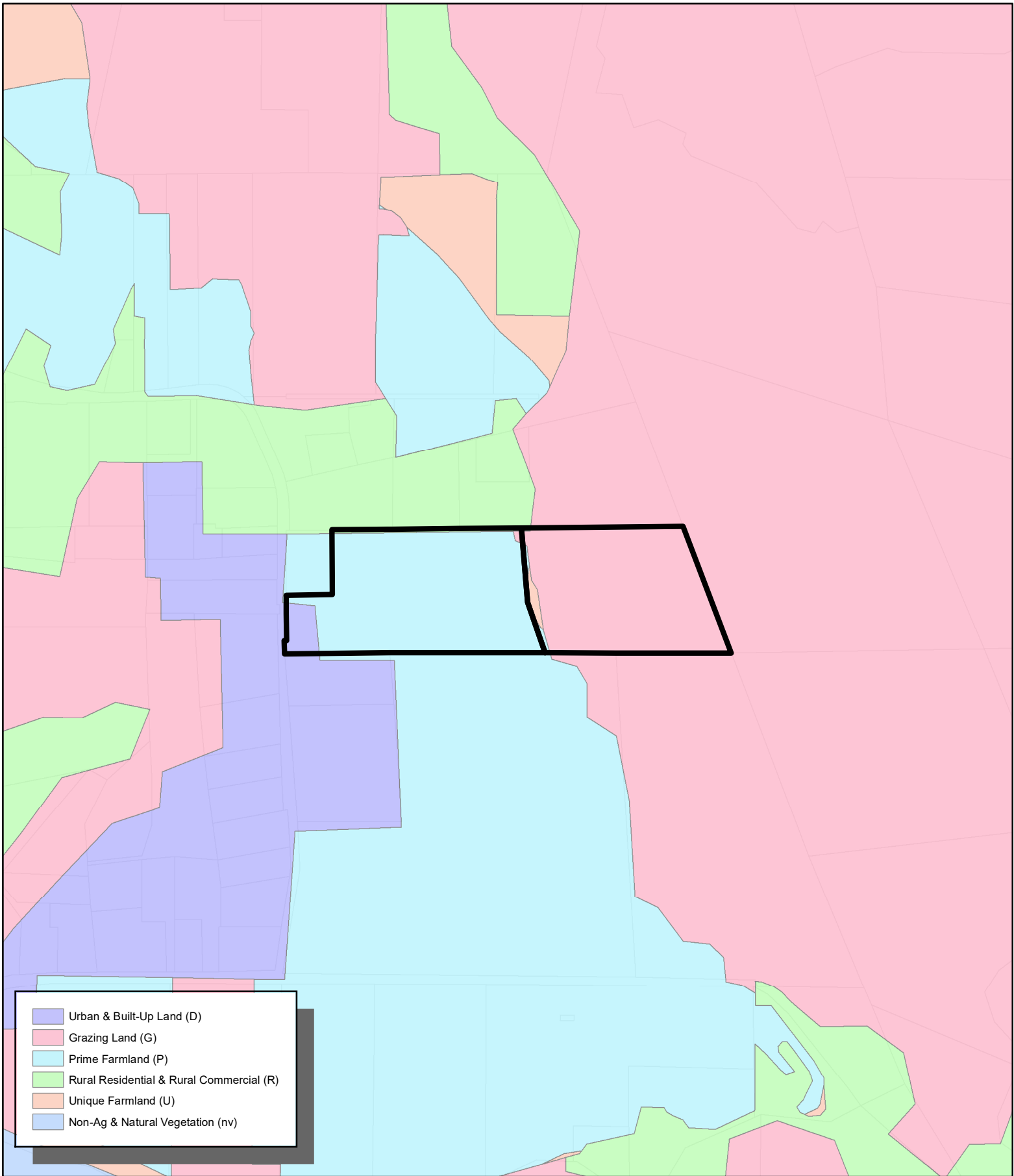
Assessors Parcels



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WILLIAMSON ACT

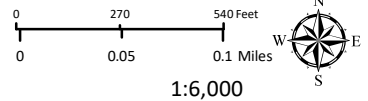
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Unique Farmland (U)
- Non-Ag & Natural Vegetation (nv)

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IMPORTANT FARMLANDS

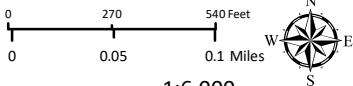
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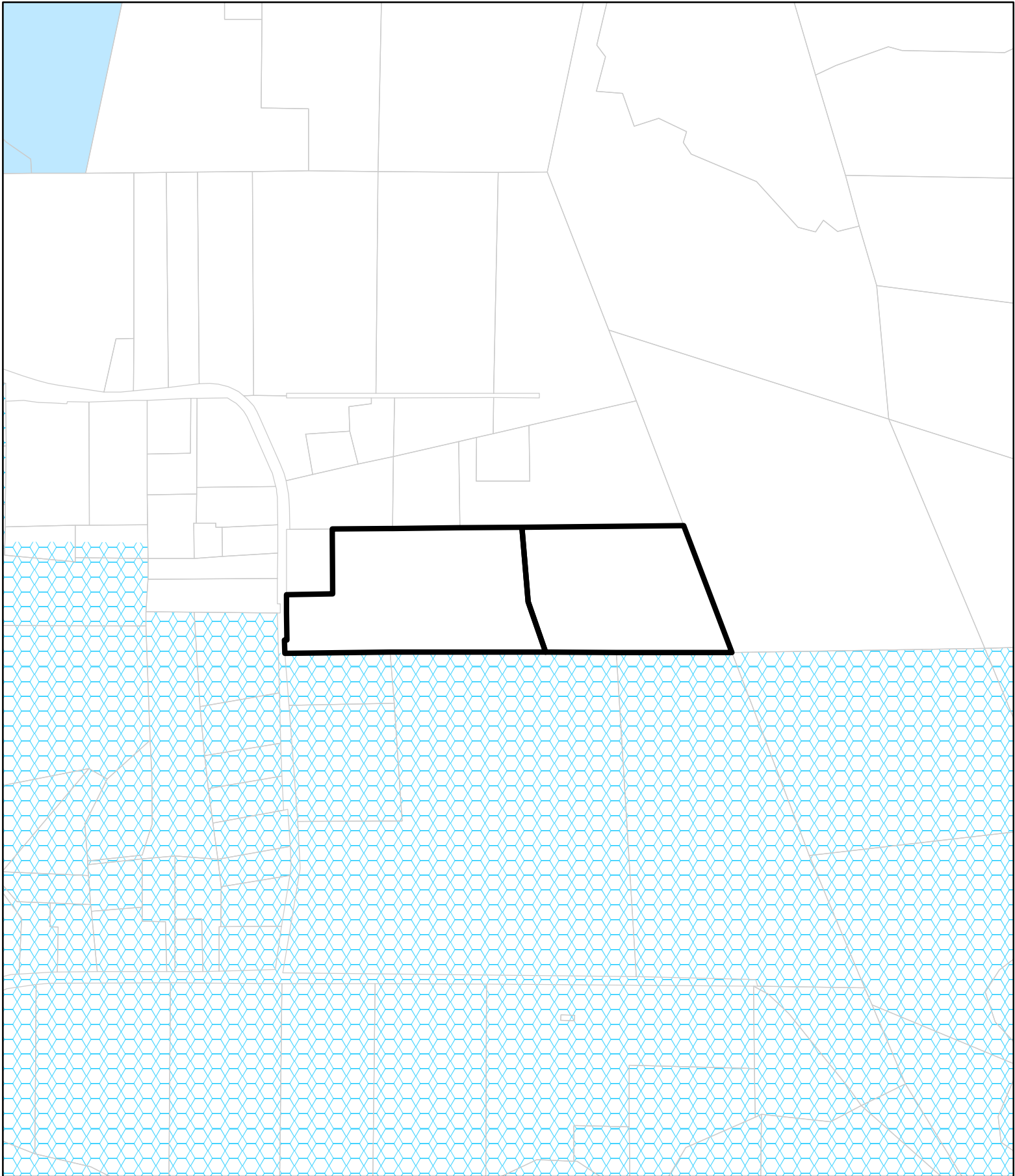
 Assessor's Parcels






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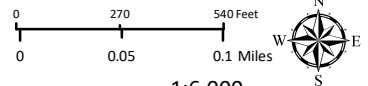
SCHOOL DISTRICT

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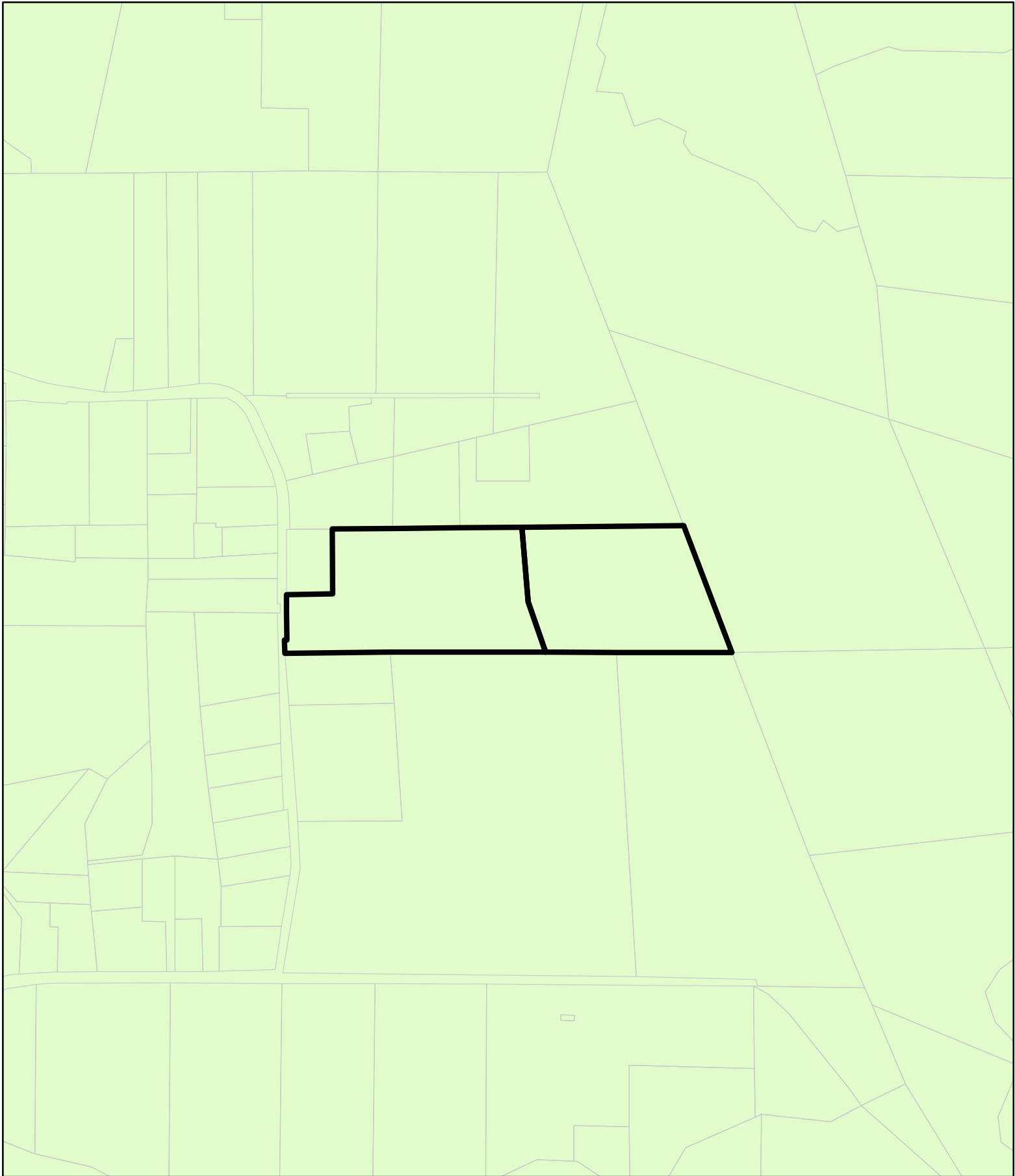
-  Assessors Parcels
-  Russian River Flood District
-  County Water Districts





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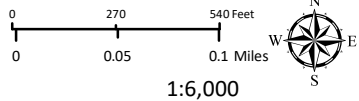
WATER DISTRICT

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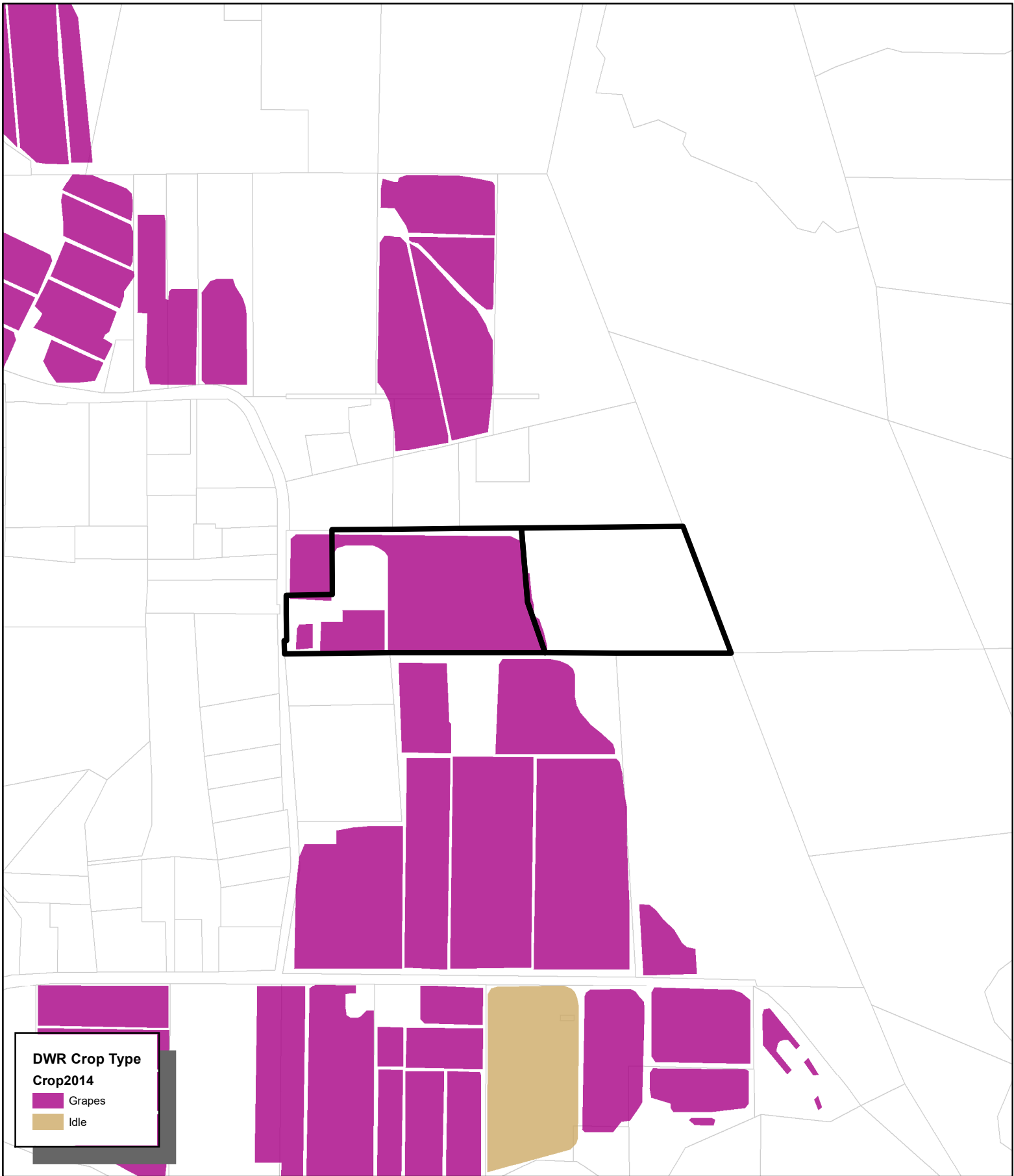
CASE: AP 2024-0002
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 Assessors Parcels
 Redwood Valley MAC



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REDWOOD VALLEY MUNICIPAL ADVISORY COUNCIL

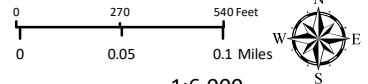
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DWR Crop Type
Crop2014
 Grapes
 Idle

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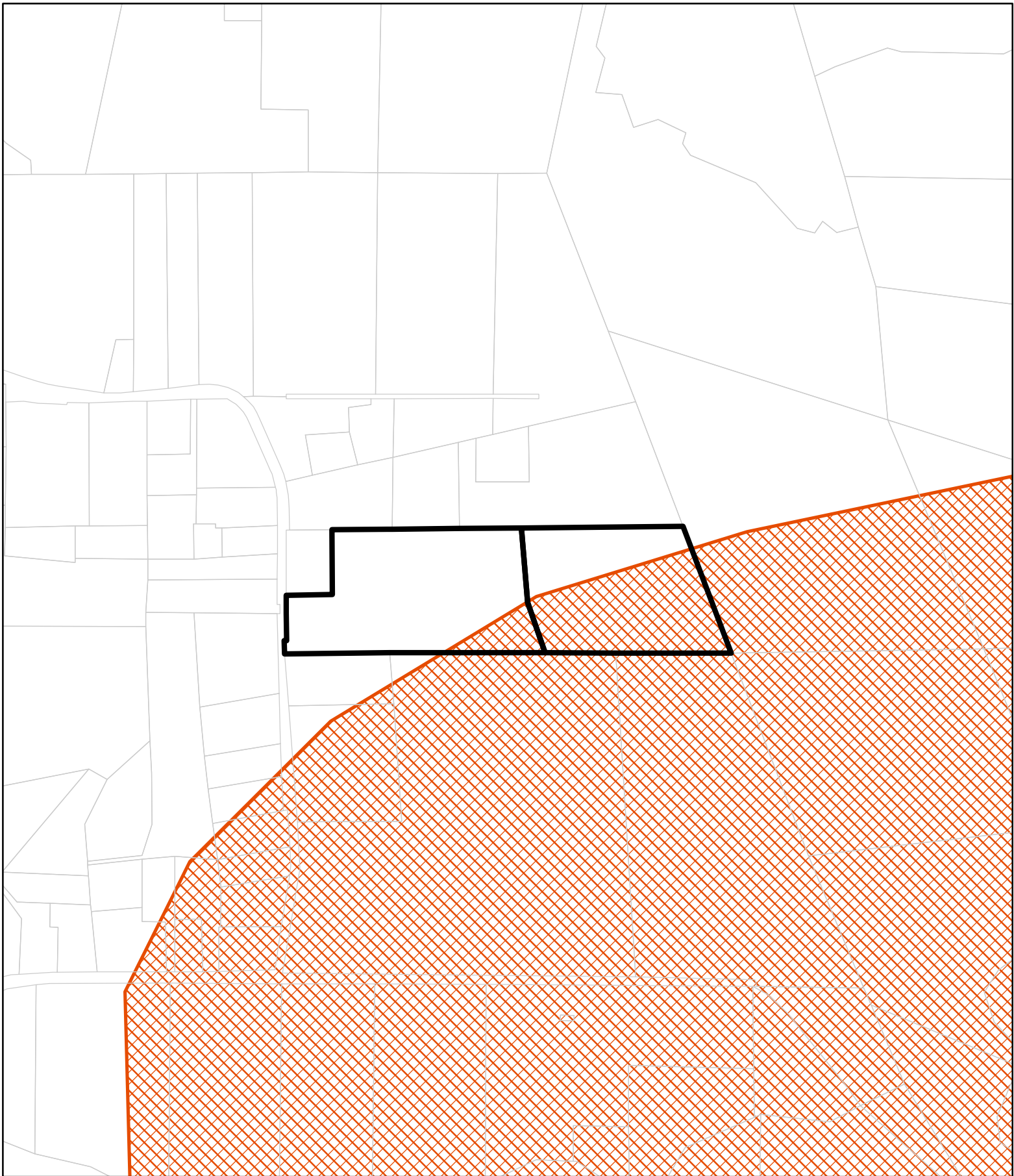
Assessors Parcels





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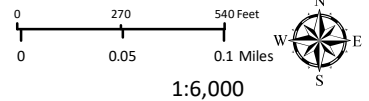
CROP TYPES

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 Assessors Parcels
 PV Tribe Ancestral Areas



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POTTER VALLEY ANCESTRAL AREA

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