



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.gov
www.mendocinocounty.org/pbs

June 20, 2024

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

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

Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Hopland Rural Fire Protection District

CASE#: AP_2019-0033
DATE FILED: 4/9/2019
OWNER: BUCKMAN LLC
APPLICANT: CLIFF RUSSELL
AGENT: JAVIER RAU
REQUEST: Administrative Permit for a reduced 50 foot setback from cannabis cultivation activities to the nearest property line.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.7± miles east of Hopland town center, on the north side of Buckman Drive (CR 105B), 0.3± miles northeast of its intersection with Highway 175 (SR 175), located at 13000 Buckman Dr., Hopland (APN: 050-060-01).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: ROB FITZSIMMONS
RESPONSE DUE DATE: July 05, 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 _____

CASE: AP_2023-0031

OWNER: Buckman LLC

APPLICANT: Cliff Russell

AGENT: Javier Rau

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

LOCATION: 3.7± miles east of Hopland town center, on the north side of Buckman Drive (CR 105B), 0.3± miles northeast of its intersection with Highway 175 (SR 175), located at 13000 Buckman Dr., Hopland (APN: 050-060-01).

APN/S: 050-060-01

PARCEL SIZE: 17± acres

GENERAL PLAN: Agricultural Lands (AG:40)

ZONING: Agricultural (AG)

EXISTING USES: Agricultural

DISTRICT: 5, Williams

RELATED CASES: AG_2019-0195 and -0196 (both denied), CFBL_2023-0008

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	PL	PF	8.4± acres	Vacant
EAST:	RL	RL	615± acres	Vacant
SOUTH:	AG	AG	34±; 26.46±; 6.5± acres	Agricultural
WEST:	AG	AG	1.2± acres	Agricultural

REFERRAL AGENCIES

LOCAL

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

- Hopland Rural FPD
- Hopland MAC
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board

TRIBAL

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

ADDITIONAL INFORMATION:

This is the third time this project has been referred out. The site previously hosted a (10A.17 Phase I) cannabis cultivation site, and this AP application and original referral was for a setback reduction for that original operation. The site configuration later changes, necessitating a second referral, and then the original cultivation permits AG_2019-0195 and AG_2019-0196 were denied on 3/30/2021.

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 CFBL_2023-0008 has not yet been issued, the current use of these structures is presumed to be agricultural in nature.

Located in an area of naturally occurring asbestos and eastern rock inclusions.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 6/20/2024

ENVIRONMENTAL DATA

1. MAC:

GIS

Hopland 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), Semi-Agricultural and Rural Commercial Land (sAC)

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

203 – Talmage gravelly sandy loam, 0-2% slopes

204 – Talmage very gravelly sandy loam, 0-2% slopes

153 – Hopland-Woodin complex, 50-75% slopes

211 – Witherell-Hopland-Squawrock complex, 50-75% 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

Fluvial Natural

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

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

NO



**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 Request |
| <input type="checkbox"/> Waive RR:10 Housing Requirement | <input type="checkbox"/> TPZ or FL (Type 1 or Type 2) |
| <input type="checkbox"/> Acreage (3.5 Acres-4.9 Acres: Type 1 Allowance) | <input type="checkbox"/> RR5 (3.5-4.9 Acres) Waive Sunset |
| <input type="checkbox"/> Acreage (7.0 Acres-9.9 Acres: Type 2 Allowance) | |

APPLICANT(S)

Name: Clifford Russell Phone: 707-322-4668
 Mailing Address: 3580 GREEN HILL DR
 City: SANTA ROSA State/Zip: CA 95404 email: cliffordrussell1955@gmail.com

PROPERTY OWNER

Name: Buckman LLC Phone: 707-322-4668
 Mailing Address: 3580 GREEN HILL DR
 City: SANTA ROSA State/Zip: CA 95404 email: cliffordrussell1955@gmail.com

AGENT

Name: Javier Rau Phone: 707-489-0207
 Mailing Address: 100 North Pine St
 City: Ukiah State/Zip: CA 95482 email: javier@rauandassoc.com

Parcel Size: 17 acres

Address of Property: 13000 Buckman Dr

Assessor Parcel Number(s): 050-060-01

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.

<u>Javier Rau</u>	<u>07/05/2023</u>	<u>Clifford Russell</u>	<u>07/05/2023</u>
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. __ (2)- 24'x80'= 1,980 sq ft greenhouses for cultivation _____
2. __ 3 temporary tractor trailers with wheels _____
3. _____
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? _____ (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.

South, East, and West are vineyard land and the north is oak woodlands with a residence. _____

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
- Vacant				
Residential/Agricultural	Residential	Agricultural	Agricultural	Agricultural
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 _____

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 Proposed septic system _____

15. Will there be any security lighting? YES 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.

Activities will be trimming and drying of cannabis on site.

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

Yes the applicant has had various conversations with the adjacent neighbors.

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

We are proposing to have a very efficient crew with minimal traffic and activities taking place on normal Operating days. We will also be operating on the flat portion of the land to not generate any runoff.

All soil piles shall be covered with a straw waddle around the base of it.

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:

The applicant purchased the land in 2018 and entered into the phase 1 program as a relocation application. In 2021 the project became denied as there was a misunderstanding with an incident on site. Nothing has taken place On site for the past 2.5 years. In December of 2022 we applied to enter into the phase 3 portion of the cannabis program. We had an inspection in June of 2023 with the cannabis program in hopes of getting cleared for a permit but had an issue with the security fencing and property line fencing meeting setback under phase 3 program.

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

Yes the site has both a cultural study and a biological report. Both are attached for your review.

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

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

NO

YES, following

Department of Agriculture Date: 06/29/23

SWRCB Date: _____

CDFW Date: __

CDFA Date: _____

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

<u>Javier Rau</u>	<u>07/05/2023</u>	<u>Clifford Russell</u>	<u>07/05/2023</u>
Signature of Applicant/Agent	Date	Signature of Owner	Date

FOR STAFF PURPOSES ONLY

Zoning District: _____

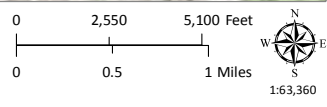
Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]? YES NO

Compliant with Mendocino County Code Chapter 20.242: YES NO



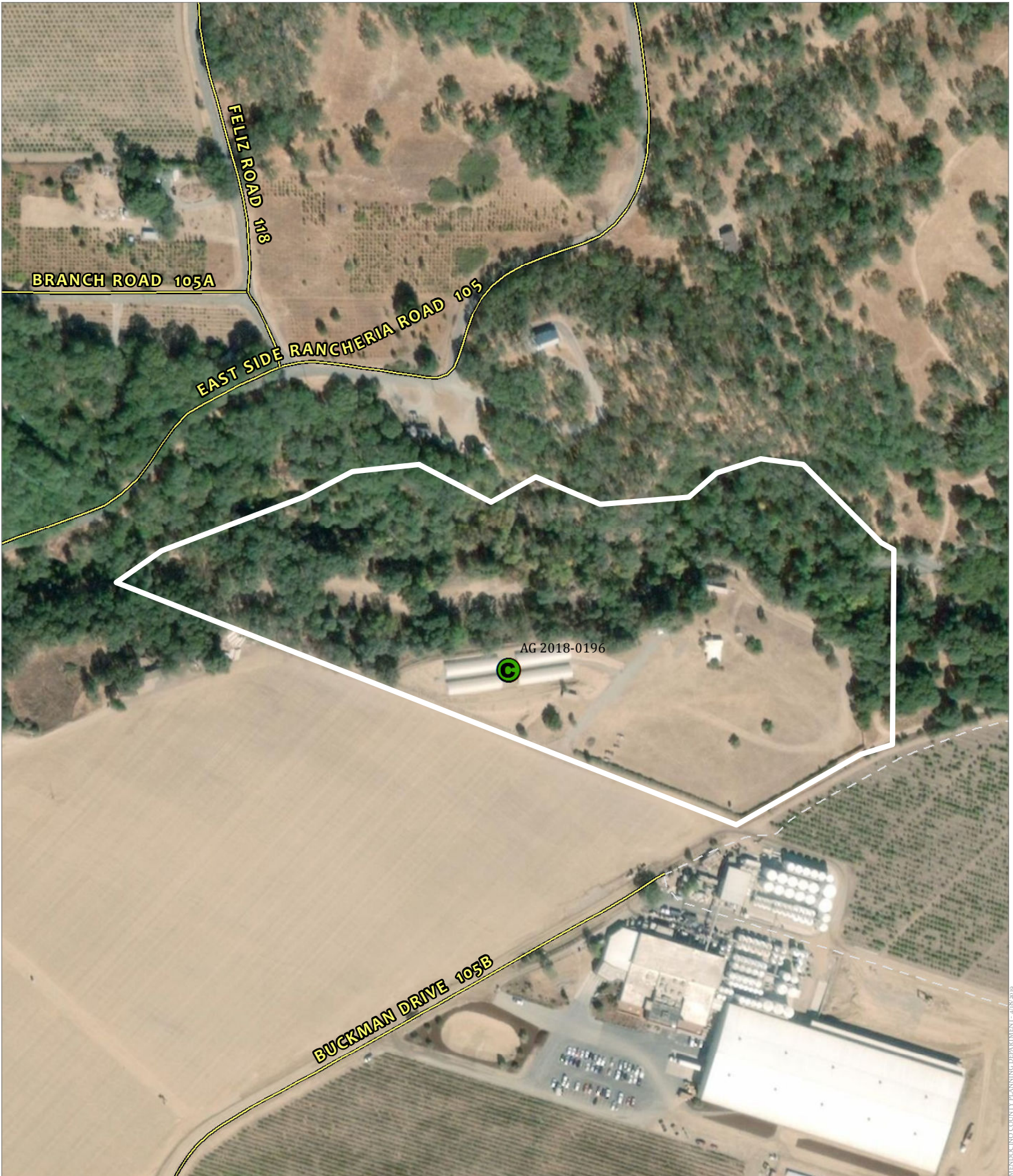
CASE: AP 2019-0033
 OWNER: Buckman, LLC
 APN: 050-060-01
 APLCT: Cliff Russell
 AGENT: Javier Rau
 ADDRESS: 13000 Buckman Drive, Hopland

-  Major Towns & Places
-  Highways
-  California Counties
-  Major Rivers






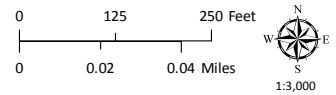
LOCATION MAP

LAKELAND COUNTY PLANNING DEPARTMENT - 4/18/2019



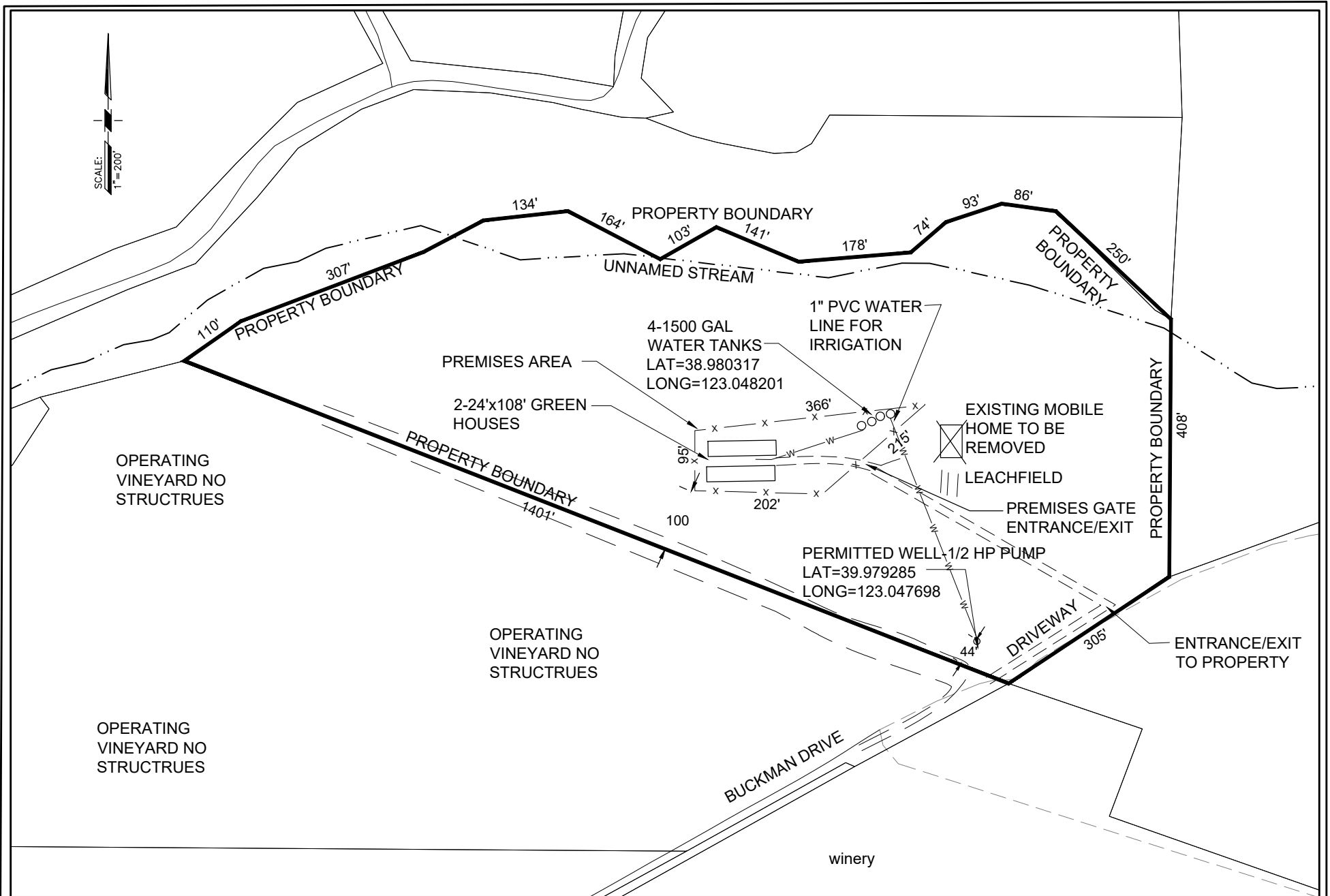
CASE: AP 2019-0033
OWNER: Buckman, LLC
APN: 050-060-01
APLCT: Cliff Russell
AGENT: javier Rau
ADDRESS: 13000 Buckman Drive, Hopland

-  Cannabis Cultivation Sites
-  Public Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019



AG 2023-0008

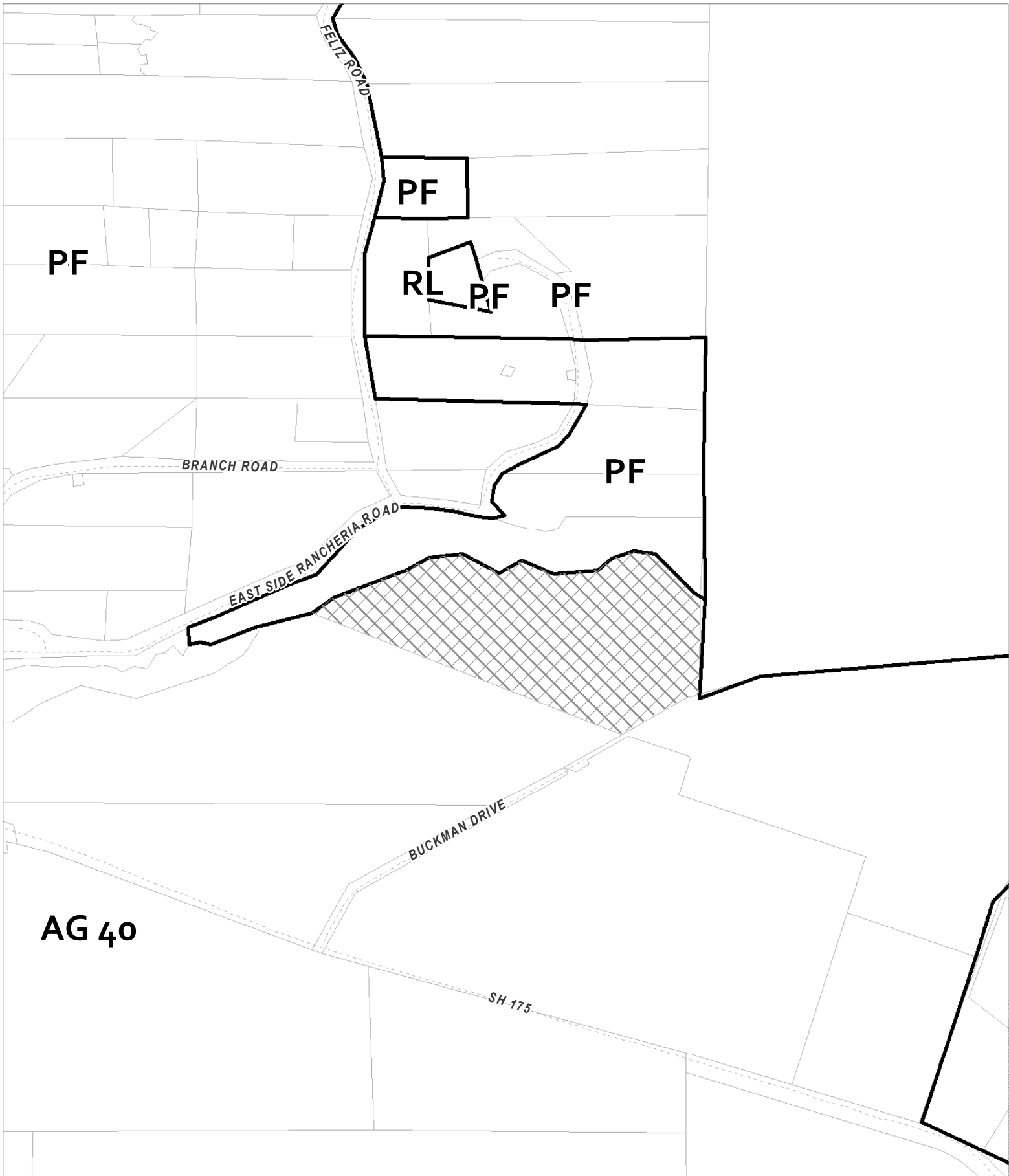
AG 40...17 ACRES

APN 050-060-01 (Cultivation Site)

PROPERTY DIAGRAM FOR 13000 BUCKMAN DRIVE

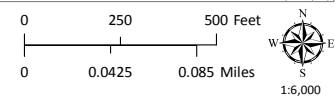
C. RUSSELL

REV DATE JUNE 2023



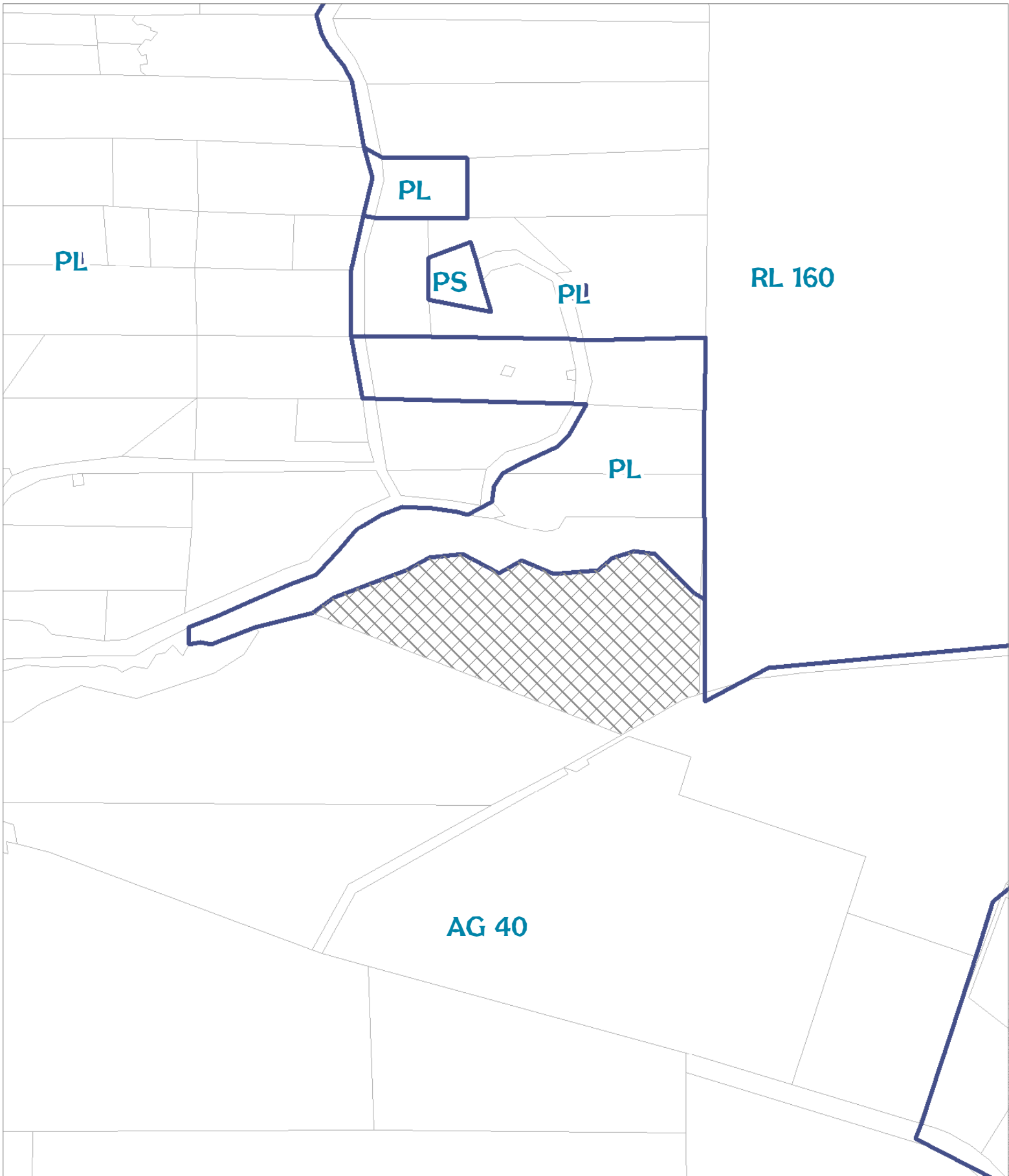
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 Zoning Districts
 Public Roads




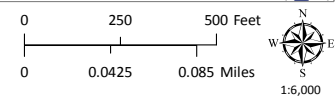
ZONING DISPLAY MAP

MERCED COUNTY PLANNING DEPARTMENT - 4/18/2019



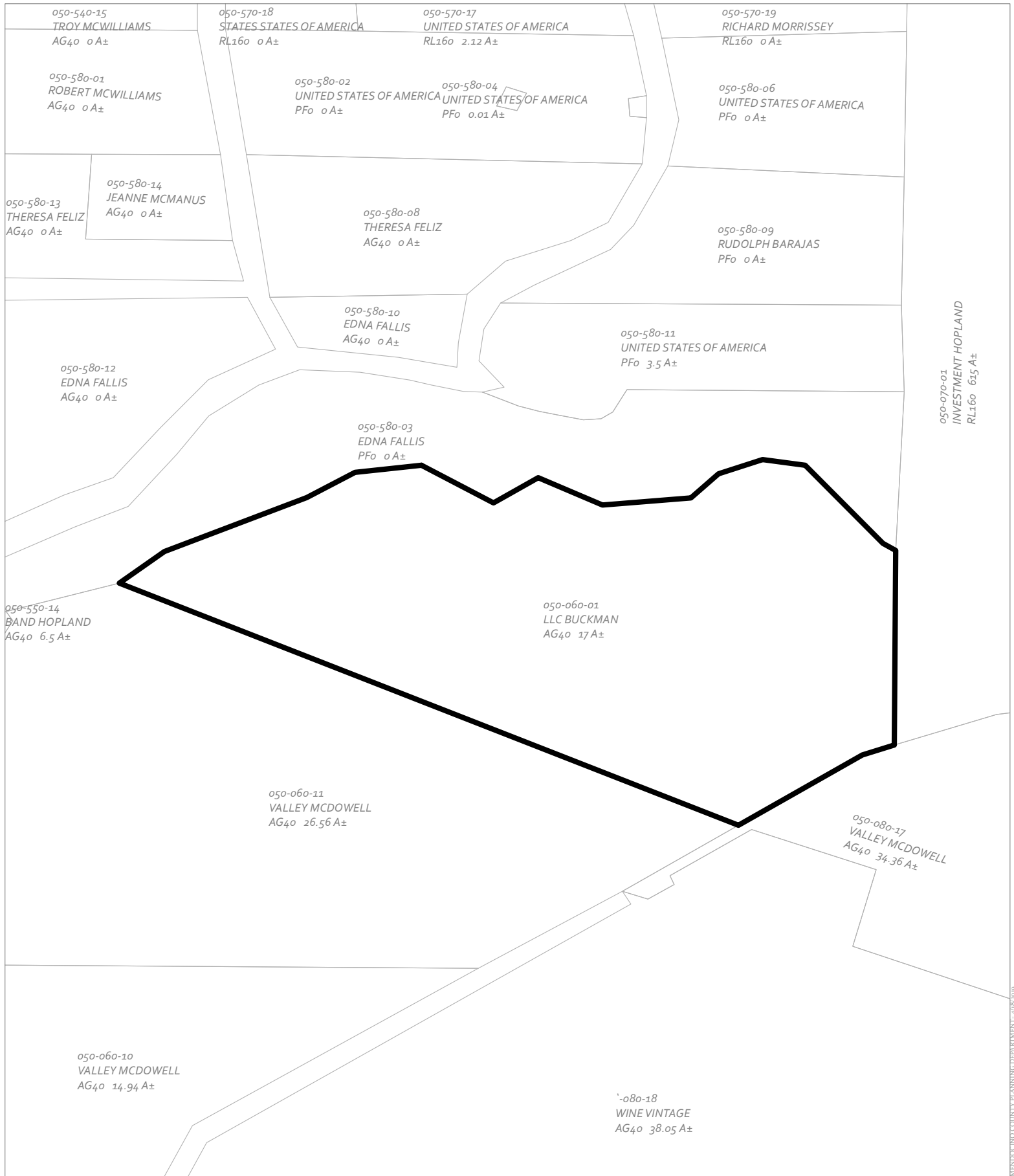
CASE: AP 2019-0033
 OWNER: Buckman, LLC
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 AGENT: javier Rau
 ADDRESS: 13000 Buckman Drive, Hopland

 General Plan Classes



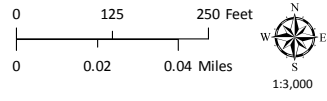
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019

CASE: **AP 2019-0033**
 OWNER: **Buckman, LLC**
 APN: **050-060-01**
 APLCT: **Cliff Russell**
 AGENT: **Javier Rau**
 ADDRESS: **13000 Buckman Drive, Hopland**






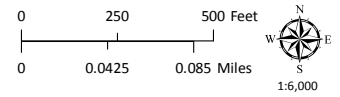
ADJACENT PARCELS

US FOREST SERVICE

HOPLAND (SANEL VALLEY) RURAL FIRE PROTECTION DIST

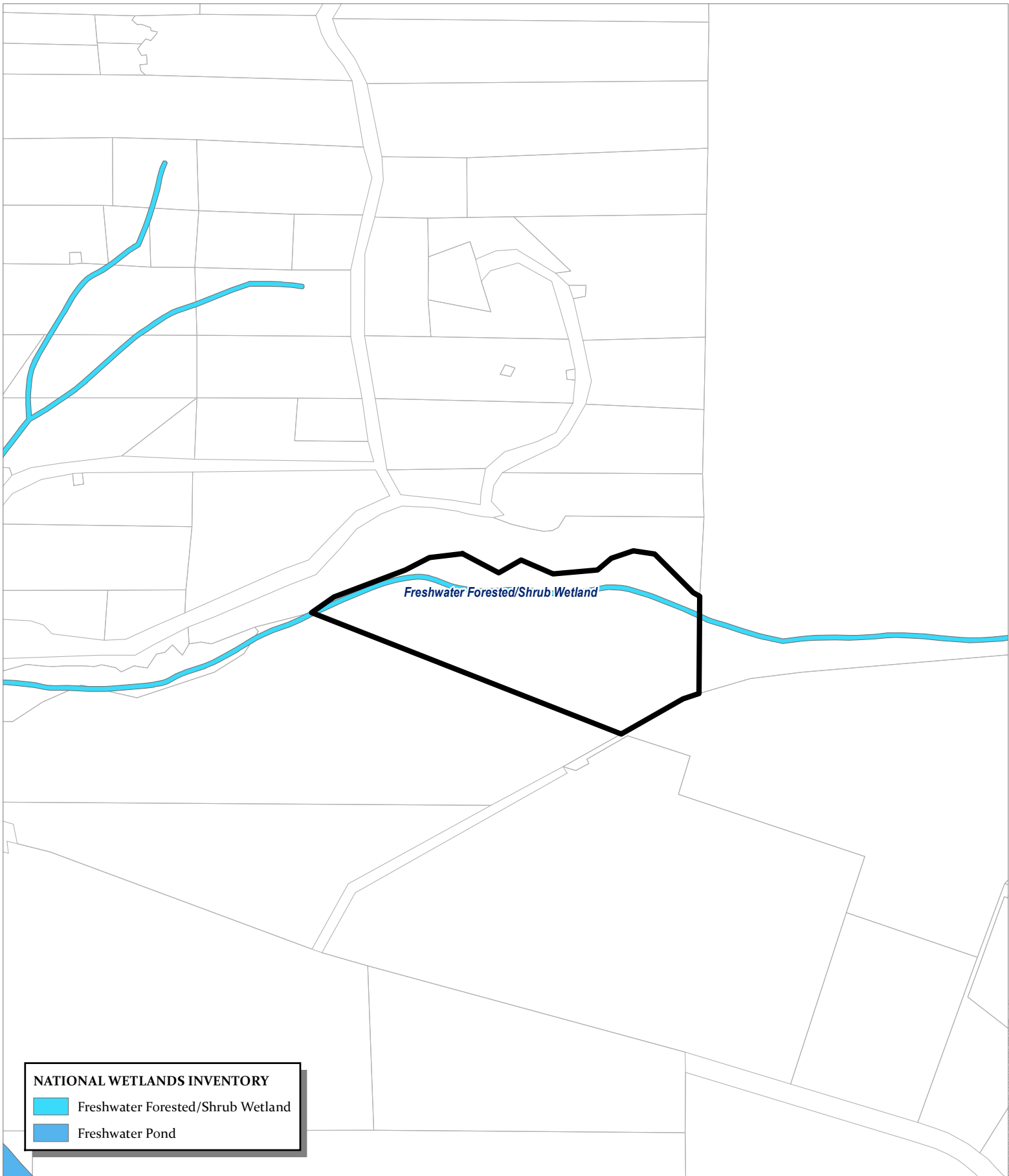
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



FIRE RESPONSIBILITY AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019

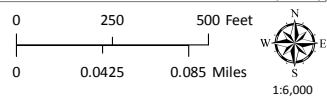


Freshwater Forested/Shrub Wetland

NATIONAL WETLANDS INVENTORY

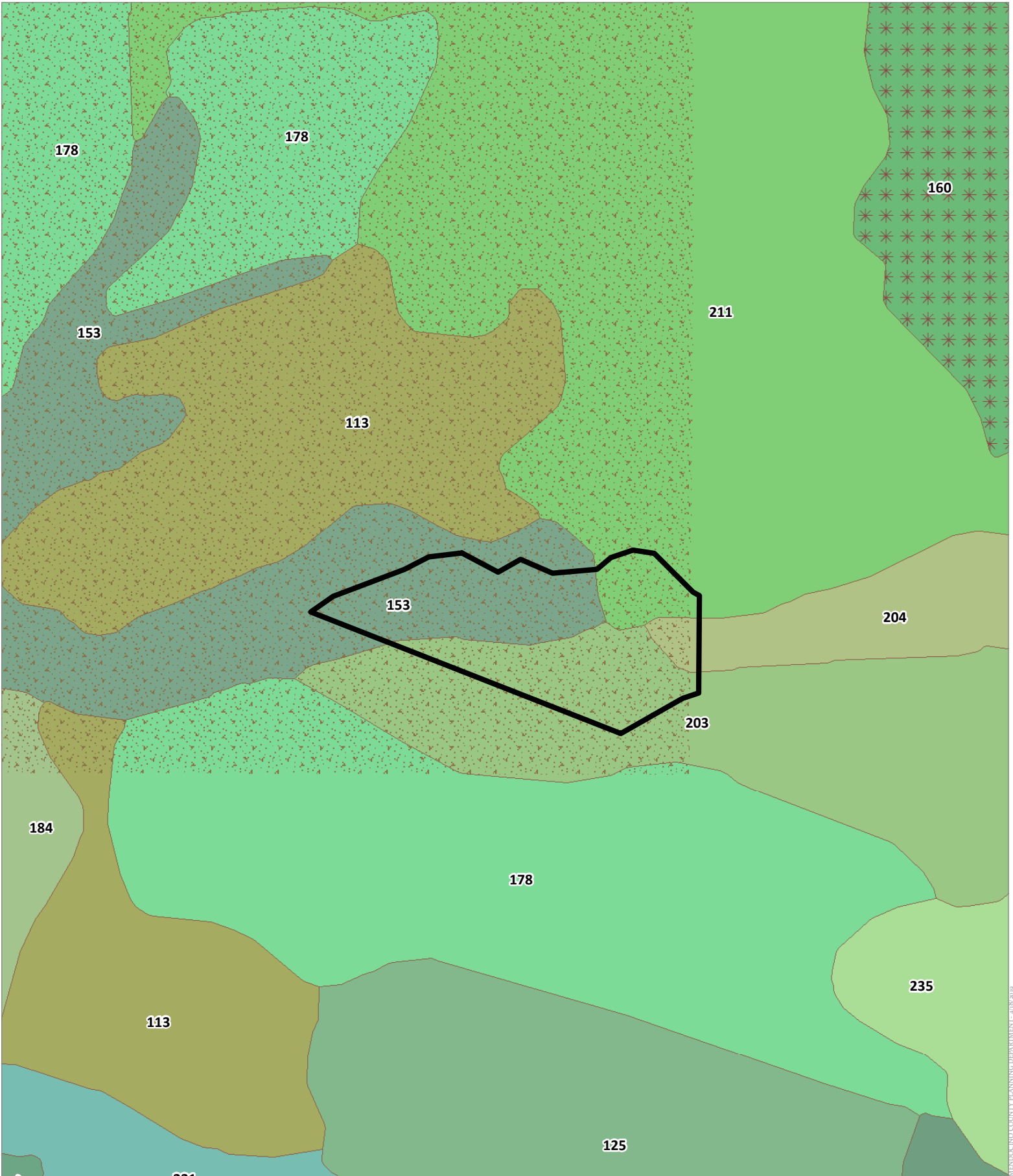
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

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 APN: 050-060-01
 APLCT: Cliff Russell
 AGENT: javier Rau
 ADDRESS: 13000 Buckman Drive, Hopland






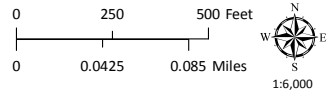
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019

WETLANDS



CASE: AP 2019-0033
 OWNER: Buckman, LLC
 APN: 050-060-01
 APLCT: Cliff Russell
 AGENT: Javier Rau
 ADDRESS: 13000 Buckman Drive, Hopland

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






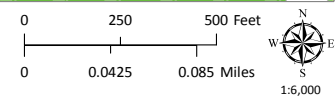
LOCAL SOILS

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019



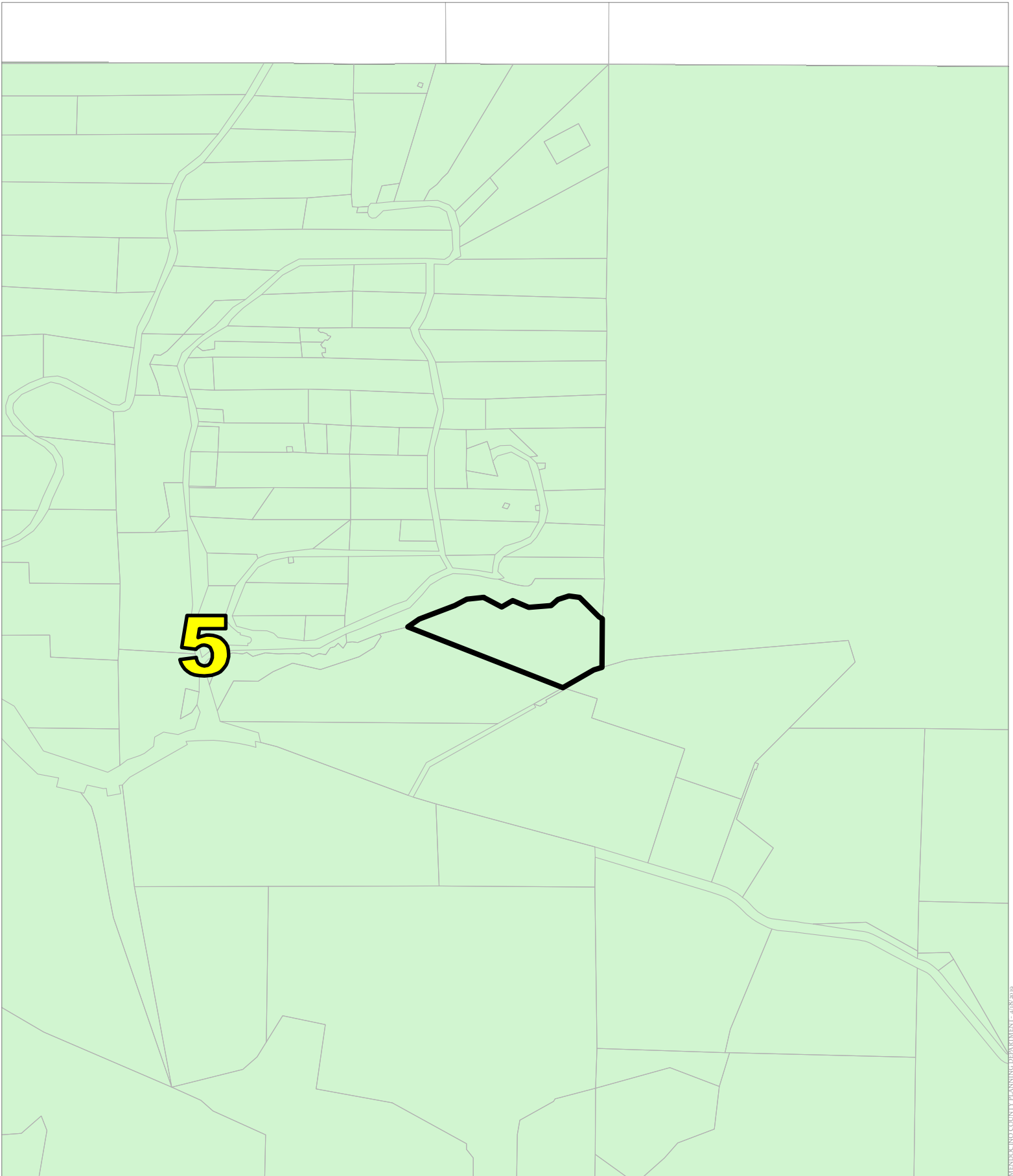
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-  Williamson Act 2018
-  Prime Ag 2018
-  Non-Prime Ag 2018





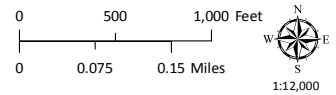
LANDS IN WILLIAMSON ACT CONTRACTS

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019



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OWNER: Buckman, LLC
APN: 050-060-01
APLCT: Cliff Russell
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 Supervisorial Districts 2010
 Hopland MAC



MISC DISTRICTS

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019