



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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

October 01, 2024

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

Air Quality Management
Archaeological Commission
Sonoma State University
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

Regional Water Quality Control Board
Laytonville Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP\_2024-0031
DATE FILED: 9/16/2024

OWNER/APPLICANT: 52000 N Hwy 101 Laytonville, LLC

AGENT: Javier Rau

REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

LOCATION: 8.1± miles northwest of Laytonville town center, on a private drive off the west side of Highway 101 (SR 101), 2.5± miles south of its intersection with Spyrock Road (CR 323), located at 52000 North Highway 101, Laytonville. APN 013-510-48.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: October 15, 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\_2024-0031**

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**OWNER/**

**APPLICANT:** 52000 N Hwy 101 Laytonville, LLC (Gabriel Barragan)

**AGENT:** Javier Rau

**REQUEST:** Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

**LOCATION:** 8.1± miles northwest of Laytonville town center, on a private drive off the west side of Highway 101 (SR 101), 2.5± miles south of its intersection with Spyrock Road (CR 323), located at 52000 North Highway 101, Laytonville APN 013-510-48.

**APN:** 013-510-48

**PARCEL SIZE:** 320± acres

**GENERAL PLAN:** Forest Lands (FL)

**ZONING:** Timberland Production (T-P), Flood Plain (FP)

**EXISTING USES:** Commercial Cannabis Cultivation

**DISTRICT:** 3, Haschak

**RELATED CASES:** AG\_2019-0138

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH</b>	FL	RL/FL	80±, 120±	Woodlands
<b>EAST:</b>	FL	RL	80±	Woodlands
<b>SOUTH:</b>	FL	TP	247±	Woodlands
<b>WEST:</b>	FL	TP	160±	Woodlands

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**REFERRAL AGENCIES**

**LOCAL**

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

- Forestry Advisor
- Laytonville MAC
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board
- CHRIS NWIC

- Archeological Commission

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

A Biological Resources Assessment was prepared for the site, dated April 25, 2021. No biological impacts were identified in connection with the project as proposed at the time.

The property owner has received a Lake or Streambed Alteration Agreement for the site through CDFW: EPIMS-MEN-20329-R1C.

**STAFF PLANNER:** ROB FITZSIMMONS

**DATE:** 10/1/2024

## ENVIRONMENTAL DATA

### **1. MAC:**

GIS

*Laytonville MAC*

### **2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Very High/High*

### **3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*SRA (State Responsibility Area)*

### **4. FARMLAND CLASSIFICATION:**

GIS

*Grazing Land (G)*

### **5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*None*

### **6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

### **7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*202 - Shortyork-Yorkville-Witherell complex, 9-15% slopes*

*197 - Riverwash*

*217 - Updegraff loam, 30-50% slopes*

*163 - Holohan-Hollowtree complex, 50-75% slopes*

*164 - Holohan-Hollowtree-Casabonne complex, 9-30% slopes*

*165 - Holohan-Hollowtree-Casabonne complex, 30-50% slopes*

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

LCP maps, Pygmy Soils Maps; GIS

*NO*

### **9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*NO*

### **10. TIMBER PRODUCTION ZONE:**

GIS

*YES*

### **11. WETLANDS CLASSIFICATION:**

GIS

*Depressional*

### **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

*YES*

### **16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10

*NO*

### **17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

### **18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NO*

### **19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

### **20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*NO*

### **21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NO*

### **22. OAK WOODLAND AREA:**

USDA

*YES*

### **23. HARBOR DISTRICT:**

Sec. 20.512

*NO*



Department of  
Planning and Building  
Services

Case No: <u>AP-2024-0031</u>
CalFire No: _____
Cultivation No: <u>AG-2019-0138</u>
Fee: <u>\$1,693.<sup>00</sup></u>
Receipt No: <u>PRJ-063845</u>
Received By: <u>Mart Goines</u>
Date Filed: <u>9/16/2024</u>
Office use only

## Application for Cannabis Administrative Permit

### ADMINISTRATIVE PERMIT (AP)

- |   |  |
|---|--|
| <input type="checkbox"/> Type C-A Cottage Indoor (500 ft <sup>2</sup> ) | <input type="checkbox"/> Setback Reduction (please clearly identify on your Site Plan) |
| <input type="checkbox"/> Waive RR:10 Housing Requirement                | <input checked="" 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: 52000 NORTH HIGHWAY 101 Phone: 409-457-9894  
 Mailing Address: 650 RAINBOW CT  
 City: SANTA ROSA State/Zip: CA 95404 email: eduardobarragan707@gmail.com

### PROPERTY OWNER

Name: GABRIEL BARRAGAN Phone: 409-457-9894  
 Mailing Address: 650 RAINBOW CT  
 City: SANTA ROSA State/Zip: CA 95404 email: eduardobarragan707@gmail.com

### AGENT

Name: JAVIER RAU Phone: 707-489-0207  
 Mailing Address: 100 NORTH PINE STREET  
 City: UKIAH State/Zip: CA 95482 email: javier@rauandassoc.com

Parcel Size: 319 acres

Address of Property: 52000 NORTH HIGHWAY 101

Assessor Parcel Number(s): 013-510-48-00

### TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft <sup>2</sup> )	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft <sup>2</sup> ) <input type="checkbox"/> C-A (501 – 2500 ft <sup>2</sup> )	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft <sup>2</sup> )	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft <sup>2</sup> )	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	
Nursery: (≤22,000 ft <sup>2</sup> )	<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 if I am not the property owner of the parcel on which the cultivation site is located.

<u>Javier Rau</u>	<u>07/31/2024</u>		<u>07/31/2024</u>
Signature of Applicant/Agent	Date	Signature of Owner	Date

# 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 SITE INCLUDES (14) 20'X50' GREENHOUSES USED FOR MIXED LIGHT CULTIVATION. IRRIGATION COMES FROM A PERMITTED WELL WHERE THE PLANTS ARE HAND WATERED.

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?  
IN A COMPOST PILE

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                      |
| A. Remove oak species or commercial tree species? | <input type="checkbox"/> |
| B. Make substantial changes in terrain?           | <input type="checkbox"/> |
| C. Connect to existing water district?            | <input type="checkbox"/> |
| D. Connect to existing sewer district?            | <input type="checkbox"/> |
| E. Install a septic system?                       | <input type="checkbox"/> |
| F. Connect to existing septic system?             | <input type="checkbox"/> |
| G. Install an individual well?                    | <input type="checkbox"/> |

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. SEE ATTACHED
2. \_\_\_\_\_
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? \_\_\_\_\_ ( ft<sup>2</sup> / acres )

11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?

NO

- YES, the project will involve:
- |   |  |
|---|--|
| <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.  
**THE SURROUNDING AREA IS ALL FOREST LANDS.**

13. Please indicate the surrounding land uses.

NORTH	EAST	SOUTH	WEST
Timberland <input type="checkbox"/>	Timberland <input type="checkbox"/>	Timberland <input type="checkbox"/>	Timberland <input type="checkbox"/>

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

A. Electricity

- Utility Company (existing)  
 Utility Company (planned)  
 On-Site Generation – Specify SOLAR

B. Gas

- Utility Company (existing)  
 Utility Company (planned)  
 On-Site Generation – Specify PROPANE TANKS  
 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.

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

YES

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

THE APPLICANT WILL FOLLOW ALL RULES AND REGULATIONS PER LOCAL AND STATE JURISDICTIONS.

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:

THERE WAS PRIOR CULTIVATION IN 2016 AT THE SITE.

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

THERE HAS BEEN CULTIVATION THERE FOR A NUMBER OF YEARS.

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: \_\_\_\_\_

Water Resources Control Board Date: \_\_\_\_\_

CA Dept Fish & Wildlife Date: \_\_\_\_\_

Dept of Cannabis Control Date: \_\_\_\_\_

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

<u>Javier Rau</u>	<u>07/31/2024</u>	_____	<u>07/31/2024</u>
Signature of Applicant/Agent	Date	Signature of Owner	Date

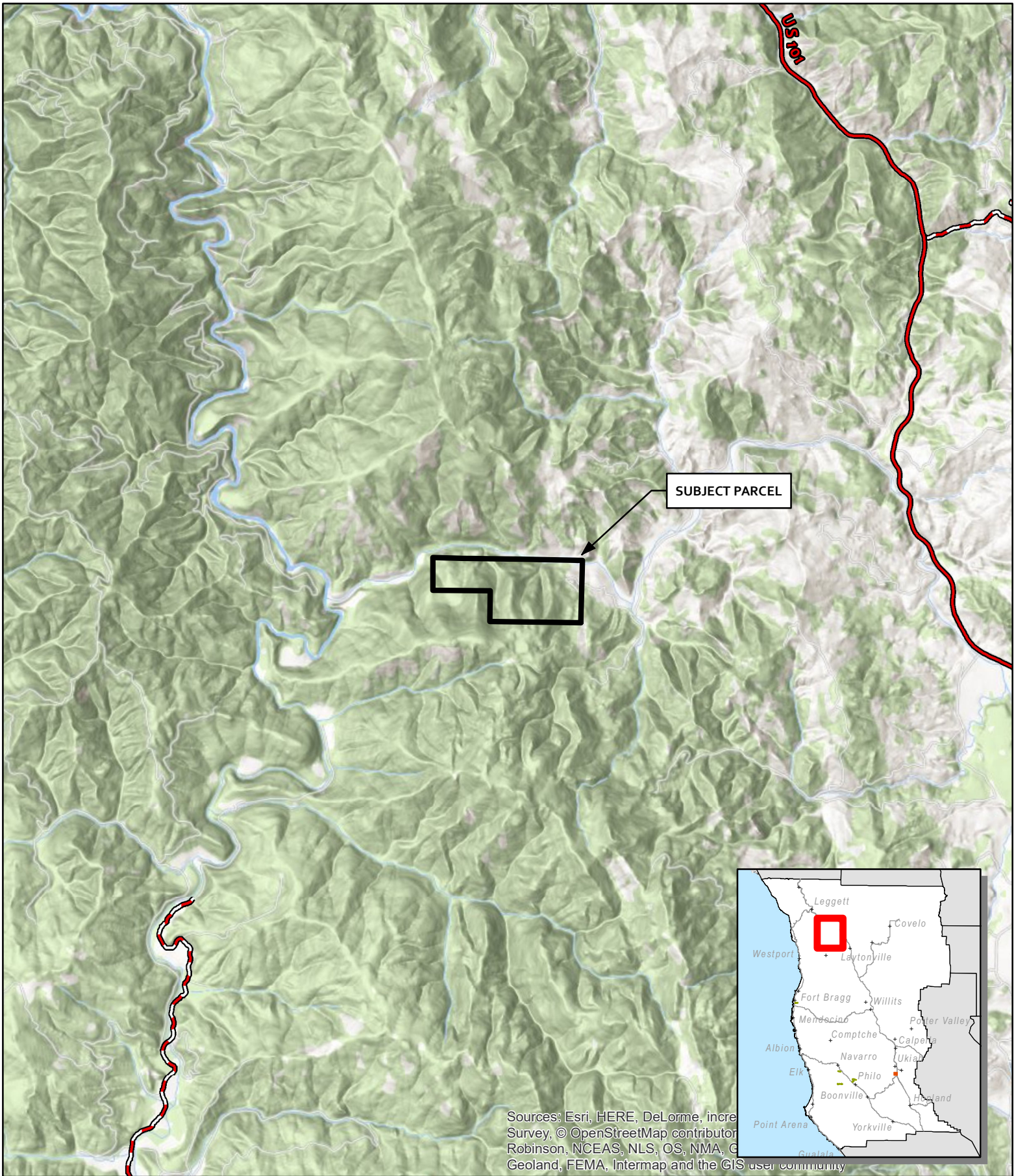
FOR STAFF PURPOSES ONLY

Zoning District: \_\_\_\_\_

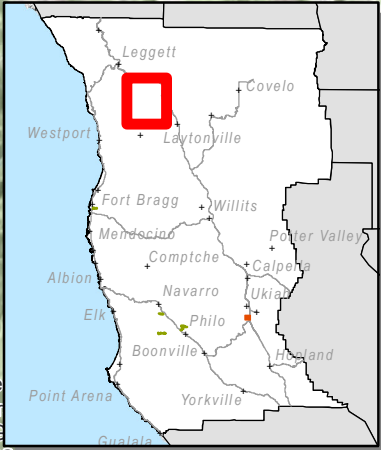
Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]?  YES  NO

Compliant with Mendocino County Code Chapter 20.242:  YES  NO



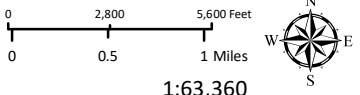


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**CASE:** AP 2024-0031  
**OWNER:** BARRAGAN, Gabriel  
**APN:** 013-510-48  
**APLCT:** 52000 N Hwy 101  
**AGENT:** Javier Rau  
**ADDRESS:** 52000 N Hwy 101

 Highways  
 Major Roads



1:63,360





LOCATION

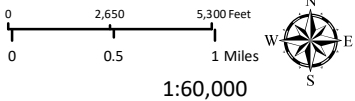
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-  Highways
-  Major Roads
-  Public Roads
-  Private Roads



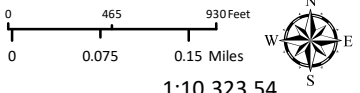
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**AERIAL IMAGERY**

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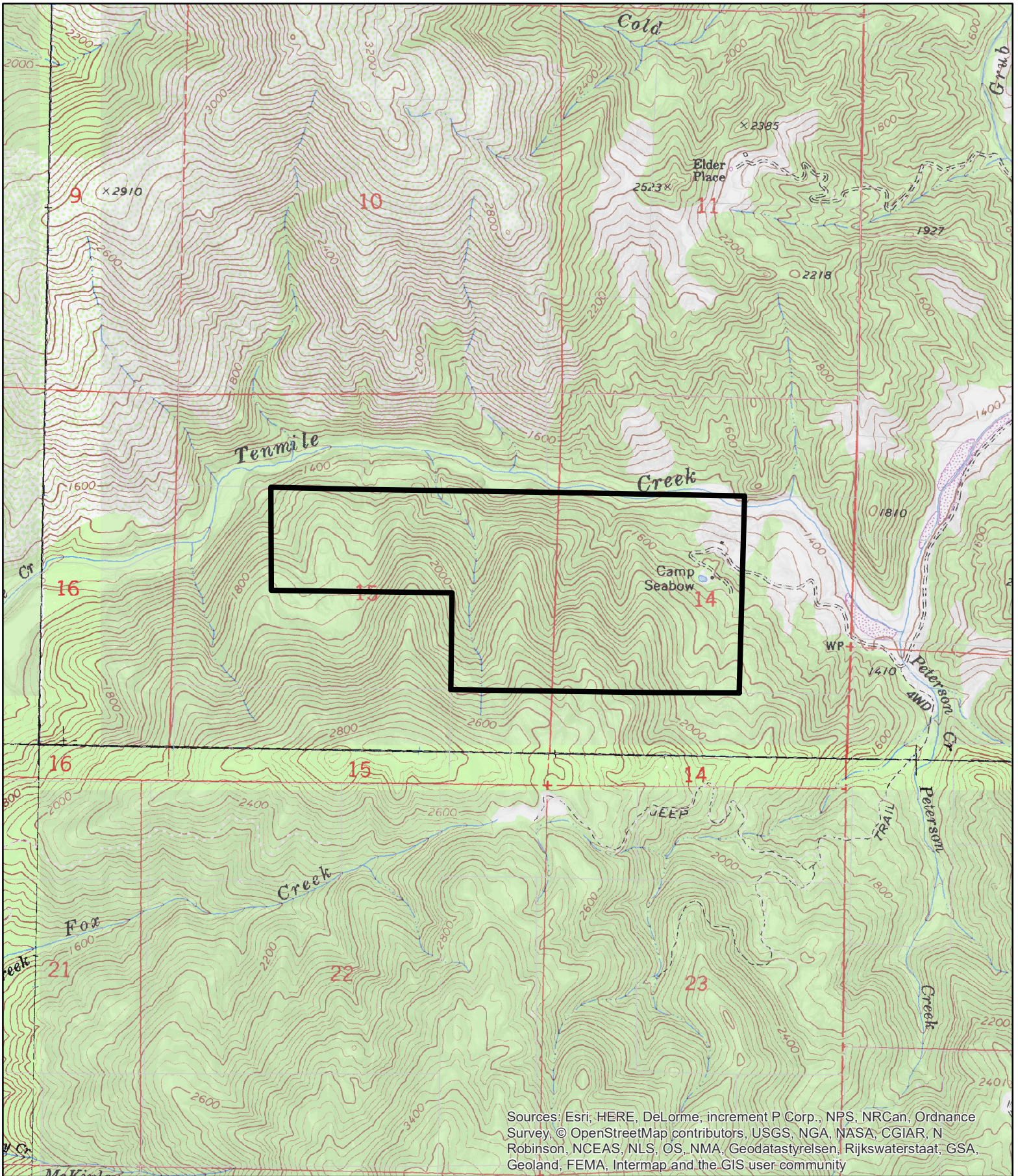
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AERIAL IMAGERY

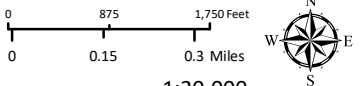
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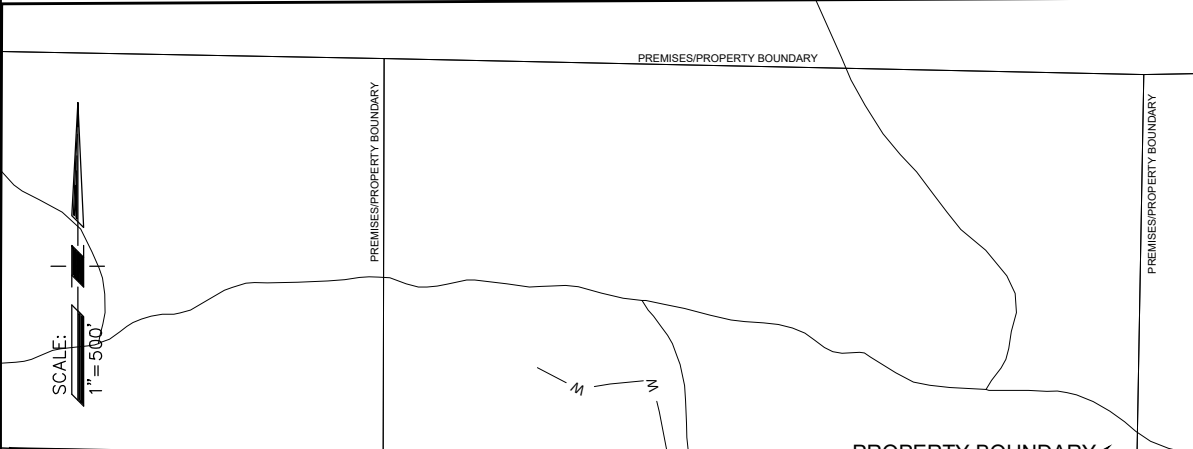
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..... Driveways/Unnamed Roads  
 □ Assessors Parcels



1:20,000  
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

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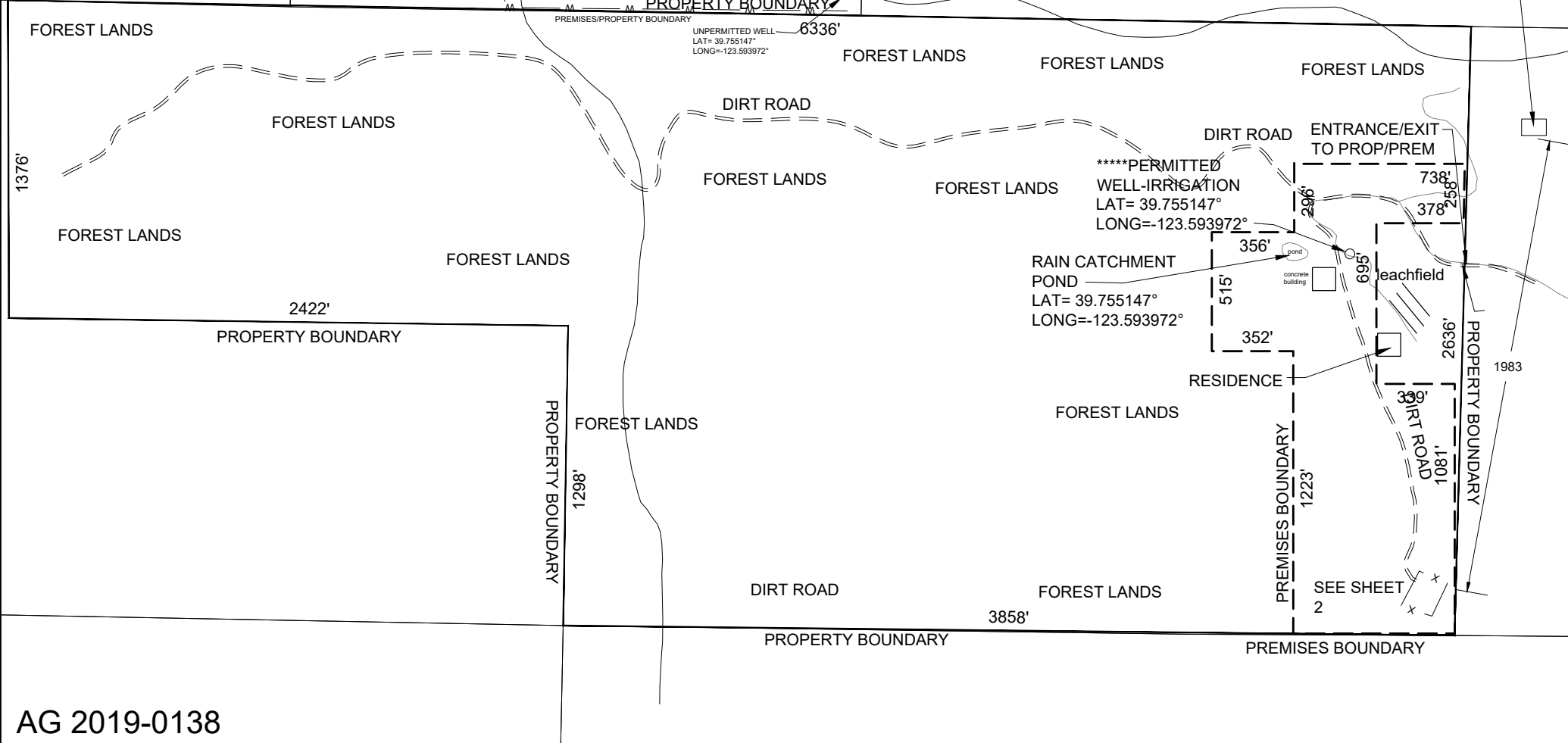


**OFF-SITE ACTIVITIES:**  
 NO TRIMMING  
 NO DRYING

**NOTES:**  
 WATER SOURCE-water well has been drilled  
 NO WATER CROSSINGS.

RAIN CATCHMENT POND USED FOR FIRE PROTECTION.

BENEFICIAL USE FOR WELL WATER IS FOR CANNABIS CULTIVATION ONLY

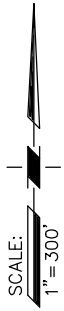


AG 2019-0138  
 APN: 013-510-48  
 FL 160 320 ACRES  
 TYPE 2B 10K

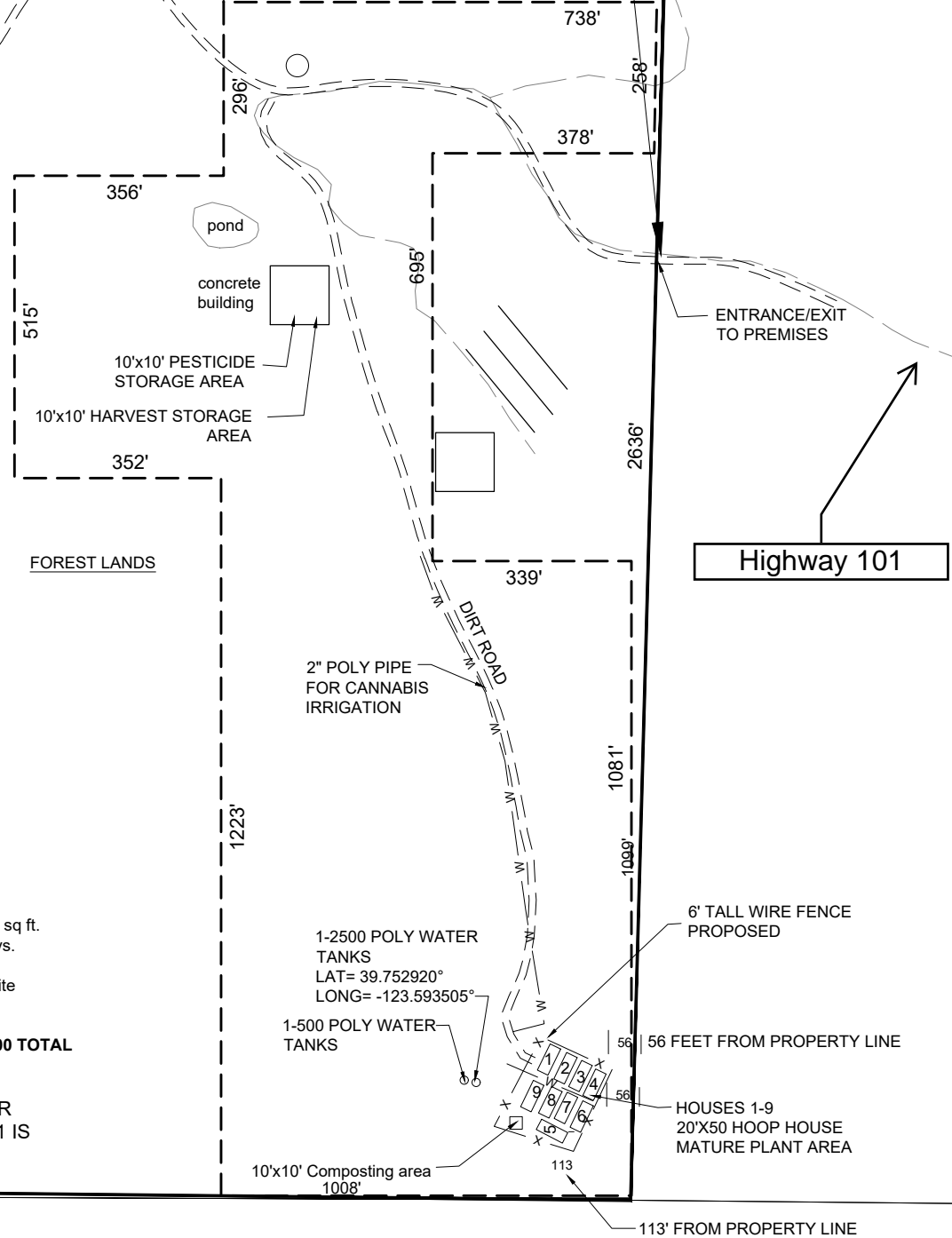
PROPERTY DIAGRAM FOR 52000 NORTH  
 HIGHWAY 101, BRANSCOMB CA

APPLICANT-GABRIEL BARRAGAN  
 OWNER-52000 N HWY 101

APRIL 2022



SCALE:  
1" = 300'



OFFSITE ACTIVITIES:  
PROCESSING AREA  
PACKAGING AREA  
SECURE CANNABIS WASTE STORAGE AREA

NO WATER CROSSINGS

NON CONTIGUOUS CANOPY

9-20'x50' total houses equal 10,000 sq ft.  
plants are in pots with 2- 2' walkways.

No Immature plants are stored on site

20'X50'=1000 SQ FT  
**9 houses at 1000 sq ft= up to 9,000 TOTAL CANOPY**

\*\*\*\*\*HOUSES 1-9 USED FOR MATURE PLANTS. HOUSE 11 IS FOR IMMATURE PLANTS.

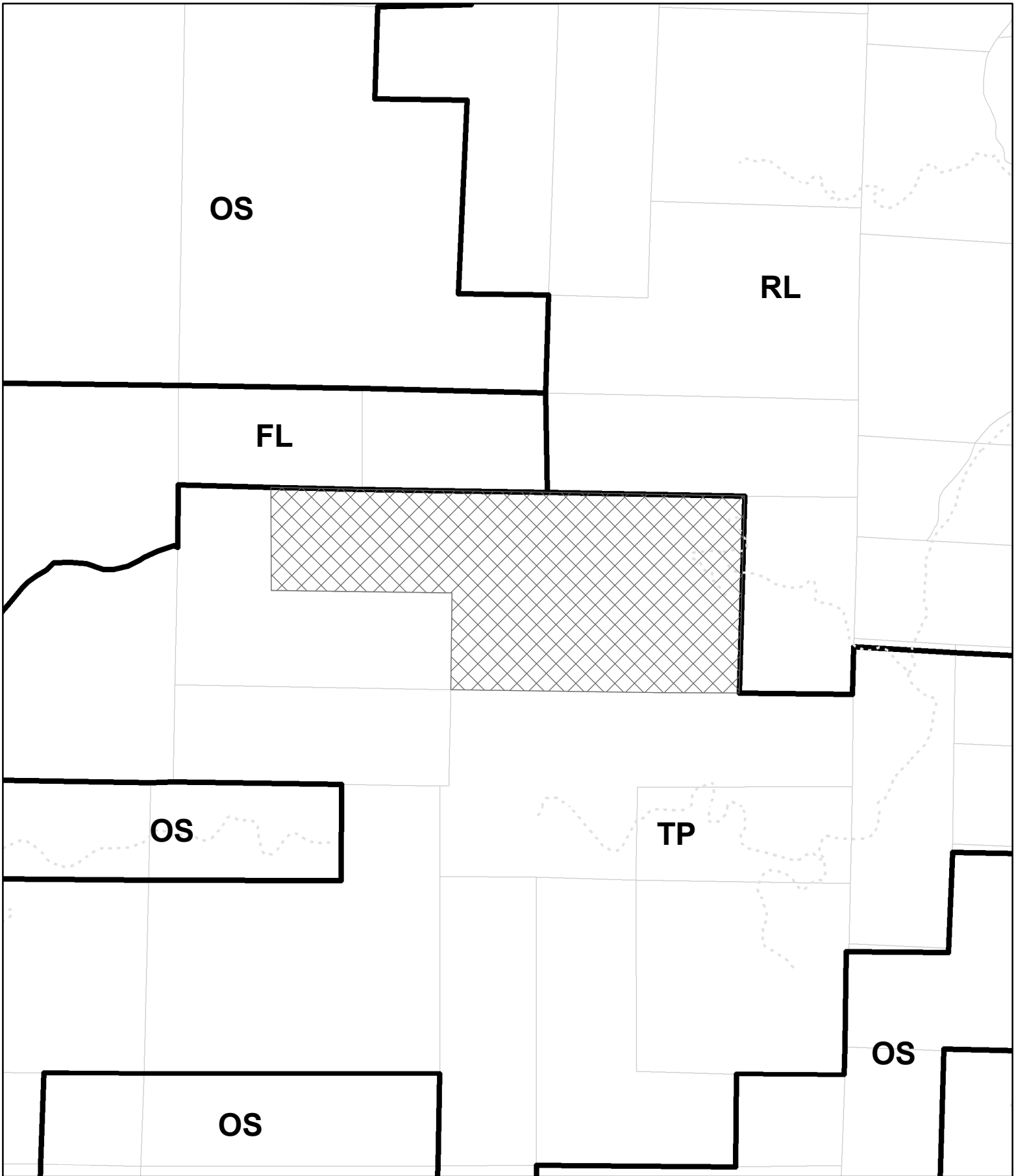
AG 2019-0138

APN: 013-510-48  
FL 160 320 ACRES  
TYPE 2B 10K




PREMISES DIAGRAM FOR 52000 NORTH  
HIGHWAY 101, BRANSCOMB CA

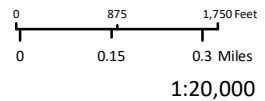
APPLICANT-GABRIEL BARRAGAN  
OWNER: 52000 HIGHWAY 101 LLC

APRIL 2022



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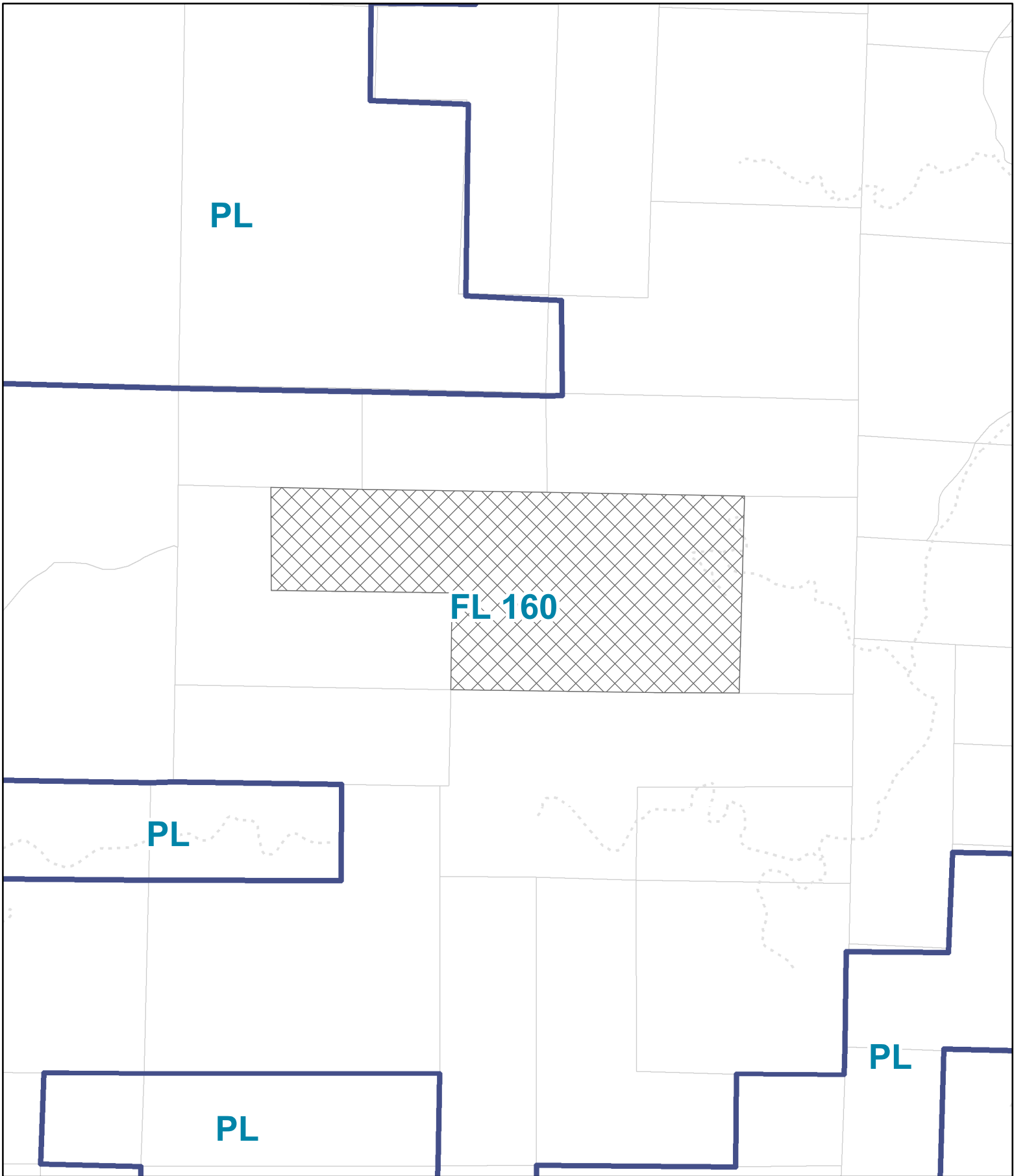
-  Driveways/Unnamed Roads
-  Zoning Districts
-  Assessors Parcels



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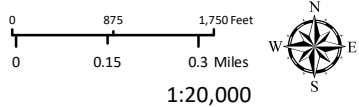
ZONING

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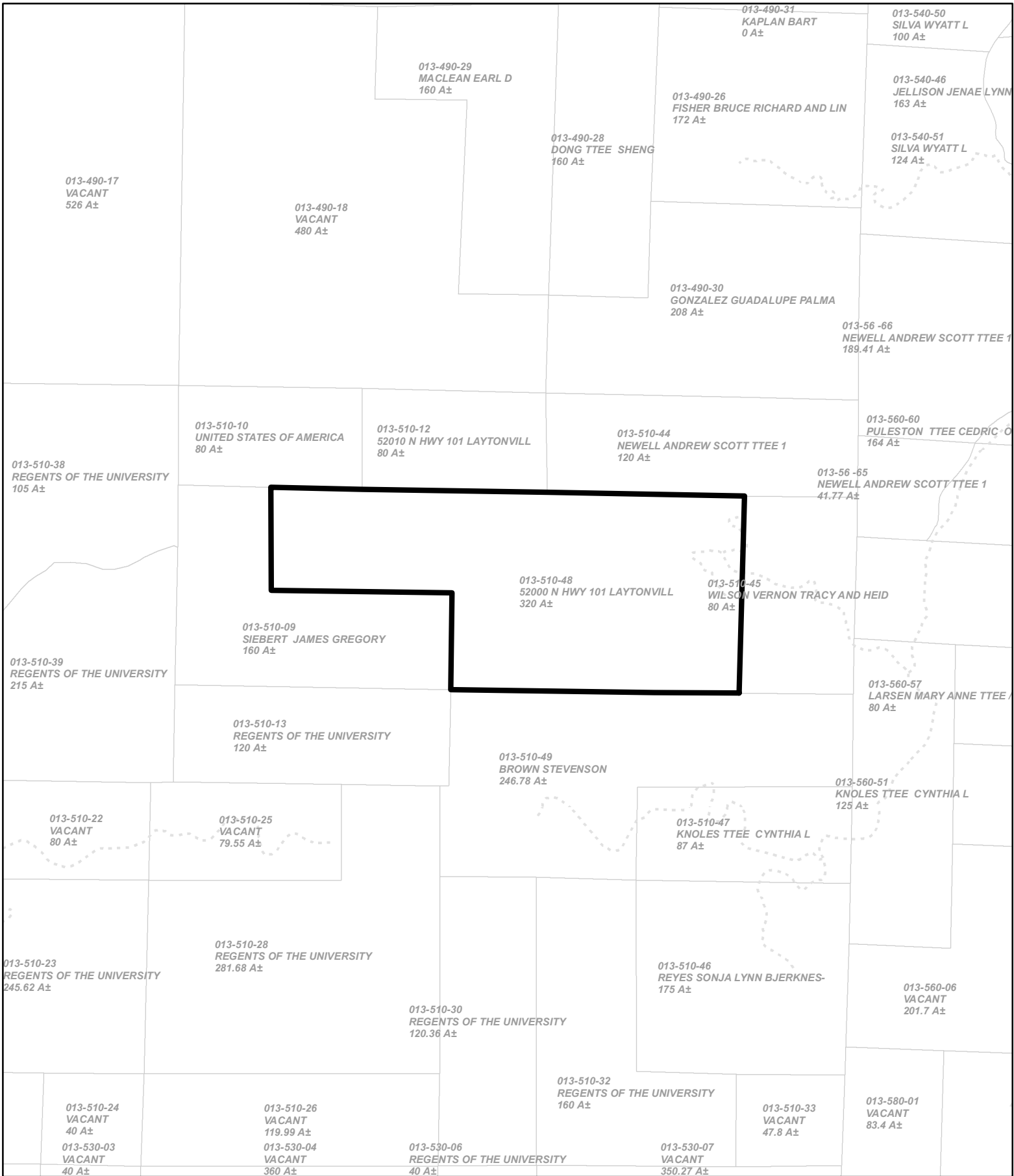
..... Driveways/Unnamed Roads  
□ Assessor's Parcels



1:20,000  
**GENERAL PLAN**

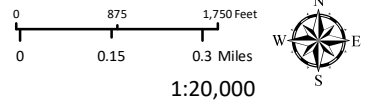
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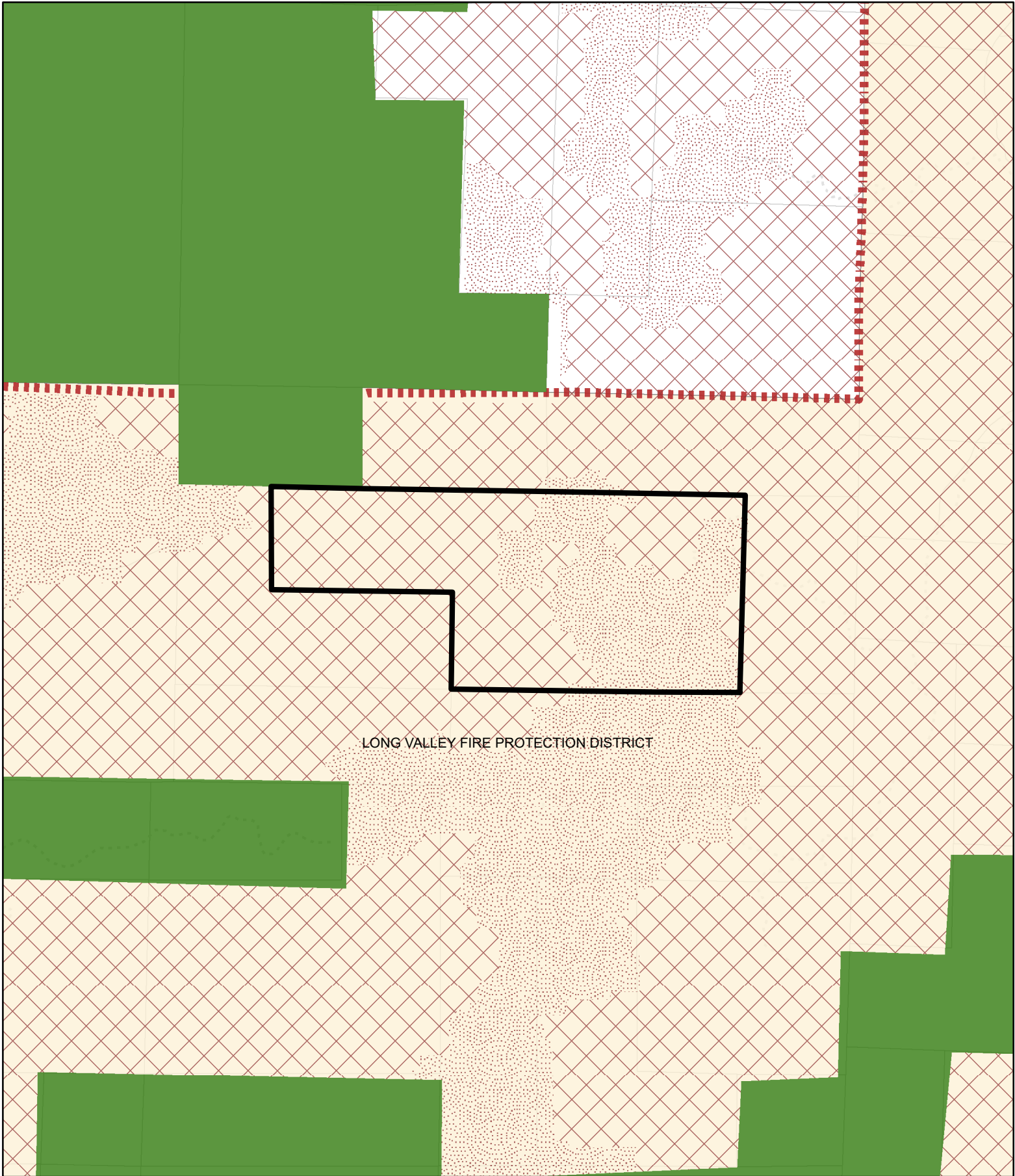
**CASE: AP 2024-0031**  
**OWNER: BARRAGAN, Gabriel**  
**APN: 013-510-48**  
**APLCT: 52000 N Hwy 101**  
**AGENT: Javier Rau**  
**ADDRESS: 52000 N Hwy 101**

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



**ADJACENT PARCELS**

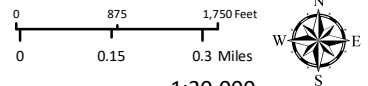
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LONG VALLEY FIRE PROTECTION DISTRICT

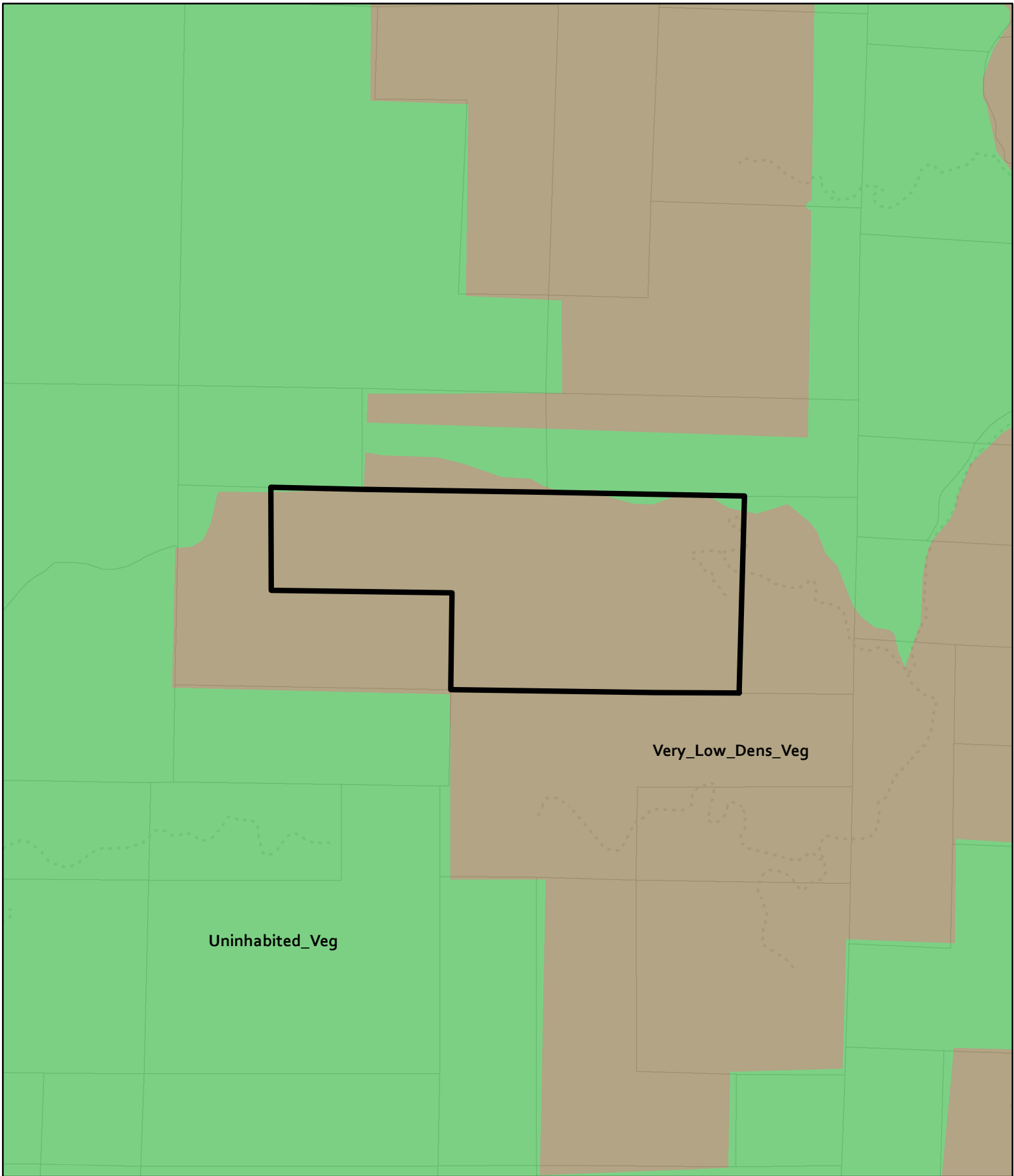
**CASE:** AP 2024-0031  
**OWNER:** BARRAGAN, Gabriel  
**APN:** 013-510-48  
**APLCT:** 52000 N Hwy 101  
**AGENT:** Javier Rau  
**ADDRESS:** 52000 N Hwy 101

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



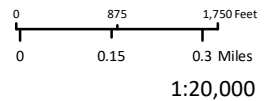
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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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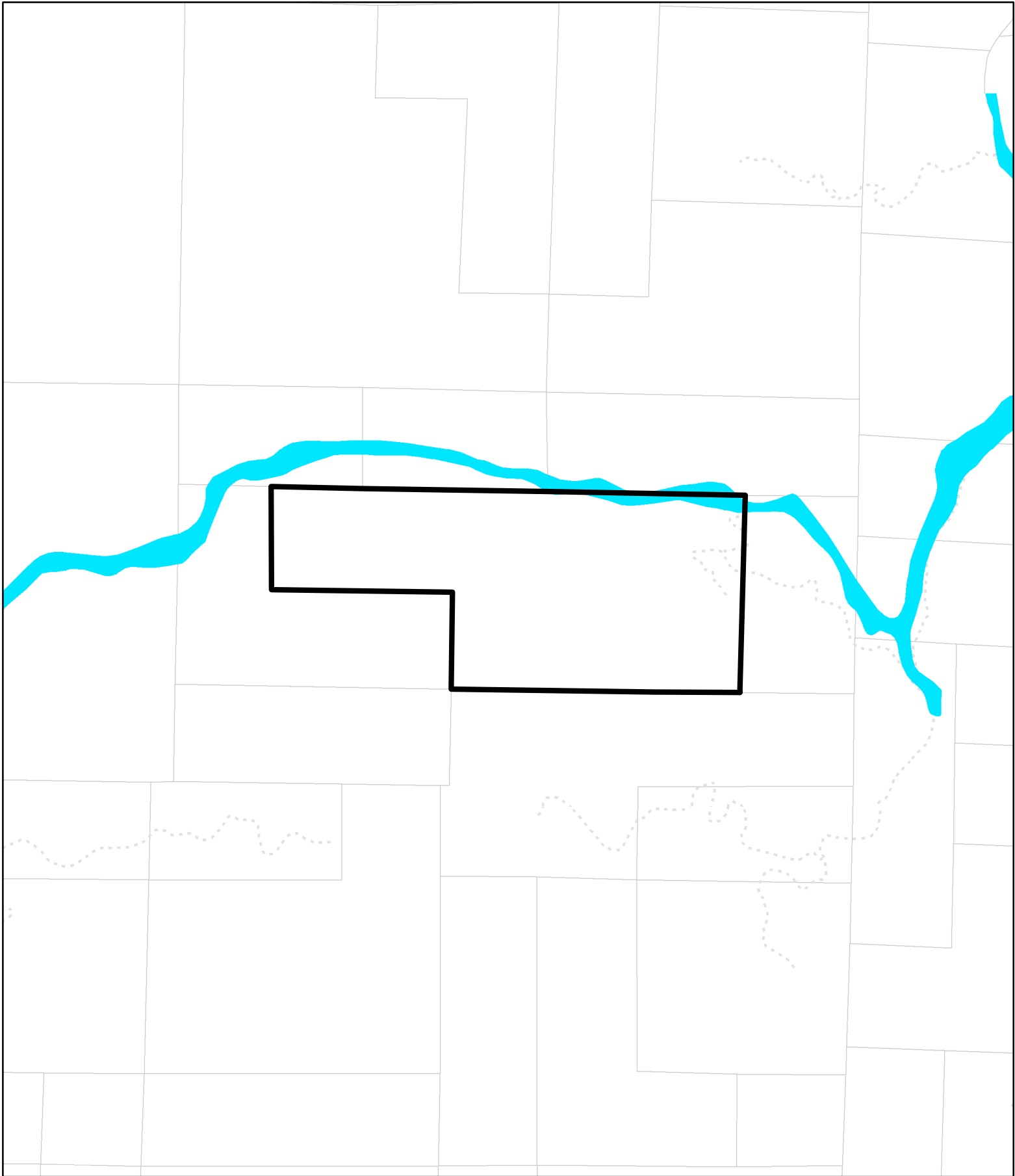
..... Driveways/Unnamed Roads  
 [ ] Assessors Parcels






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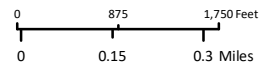
**WILDLAND-URBAN INTERFACE**

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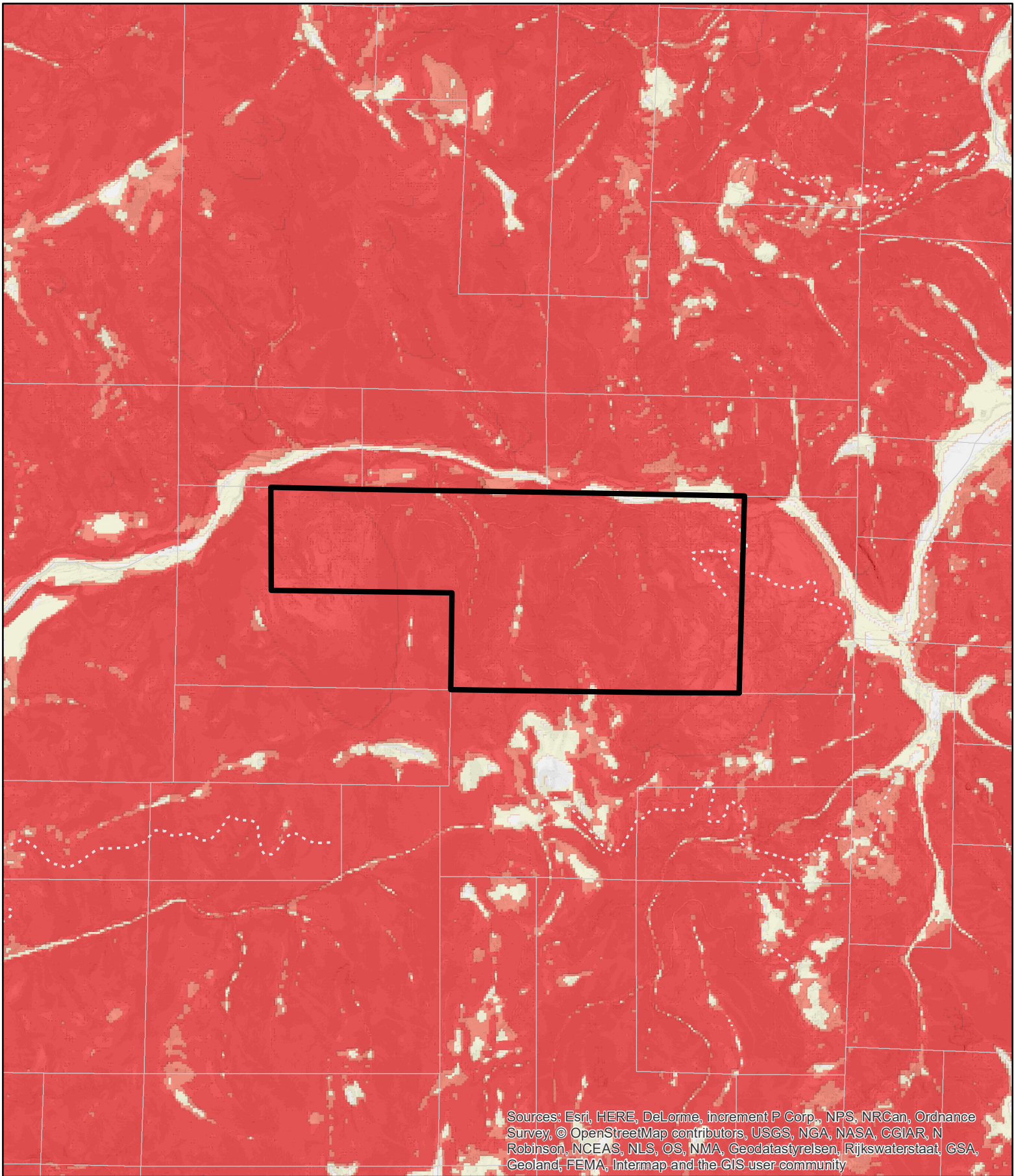
**CASE:** AP 2024-0031  
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**ADDRESS:** 52000 N Hwy 101

-  1% Annual Chance Flood Hazard
-  Driveways/Unnamed Roads
-  Assessors Parcels



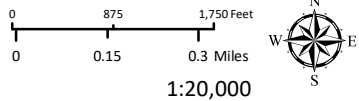
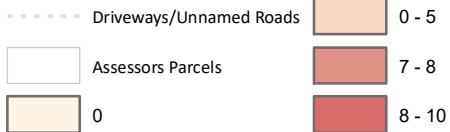
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**FLOOD ZONES**

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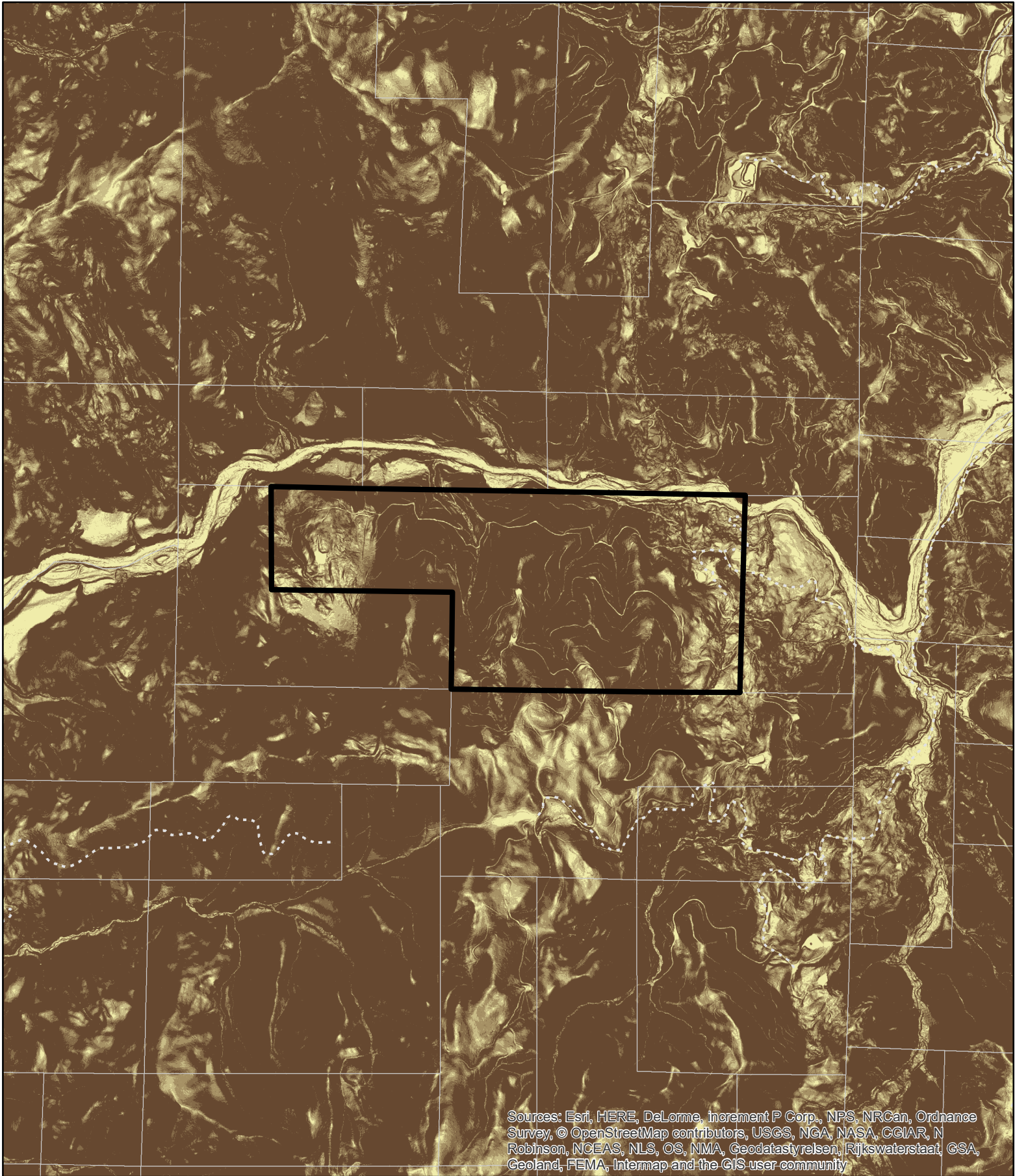
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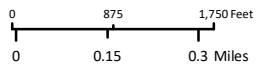
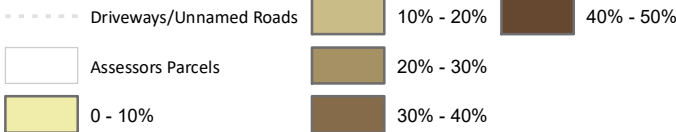
**LANDSLIDE HAZARDS**

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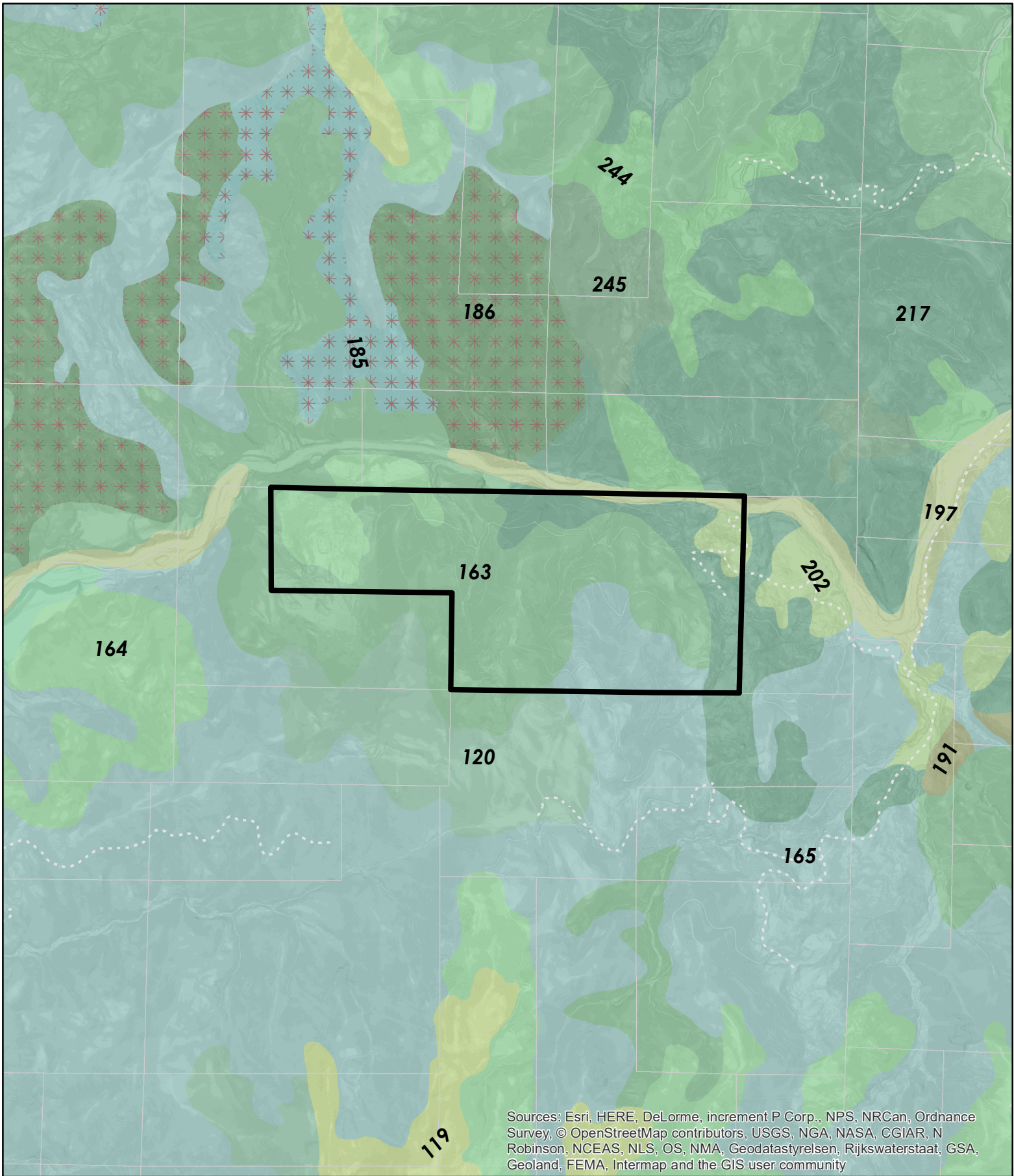
**CASE:** AP 2024-0031  
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**APLCT:** 52000 N Hwy 101  
**AGENT:** Javier Rau  
**ADDRESS:** 52000 N Hwy 101



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**ESTIMATED SLOPE**

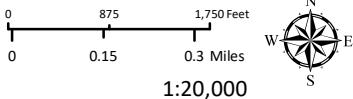
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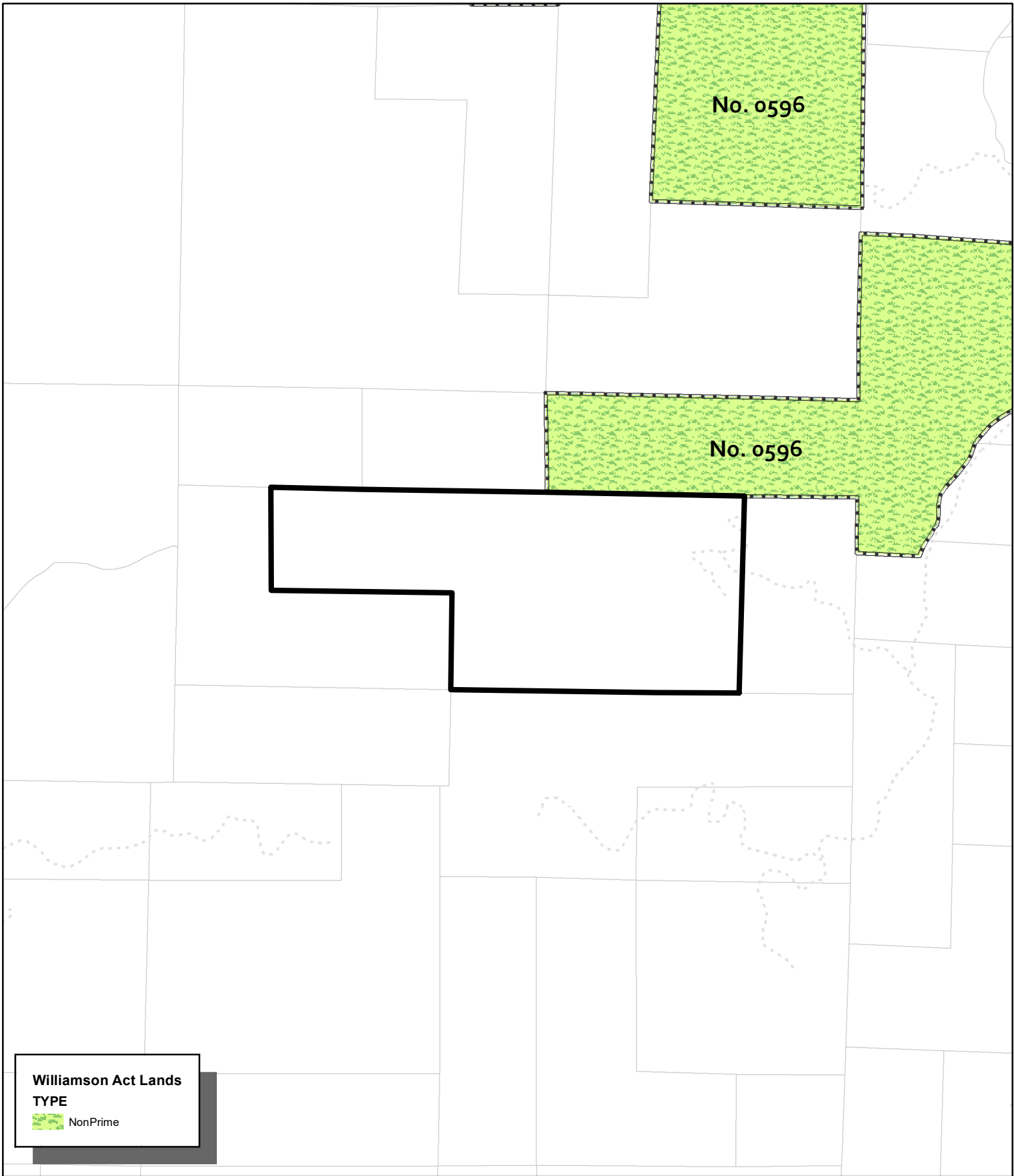
**CASE:** AP 2024-0031  
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..... Driveways/Unnamed Roads  
 □ Assessors Parcels



**WESTERN SOIL CLASSIFICATIONS**

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No. 0596


No. 0596

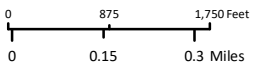
**Williamson Act Lands**

**TYPE**

 NonPrime

 Driveways/Unnamed Roads

 Assessors Parcels



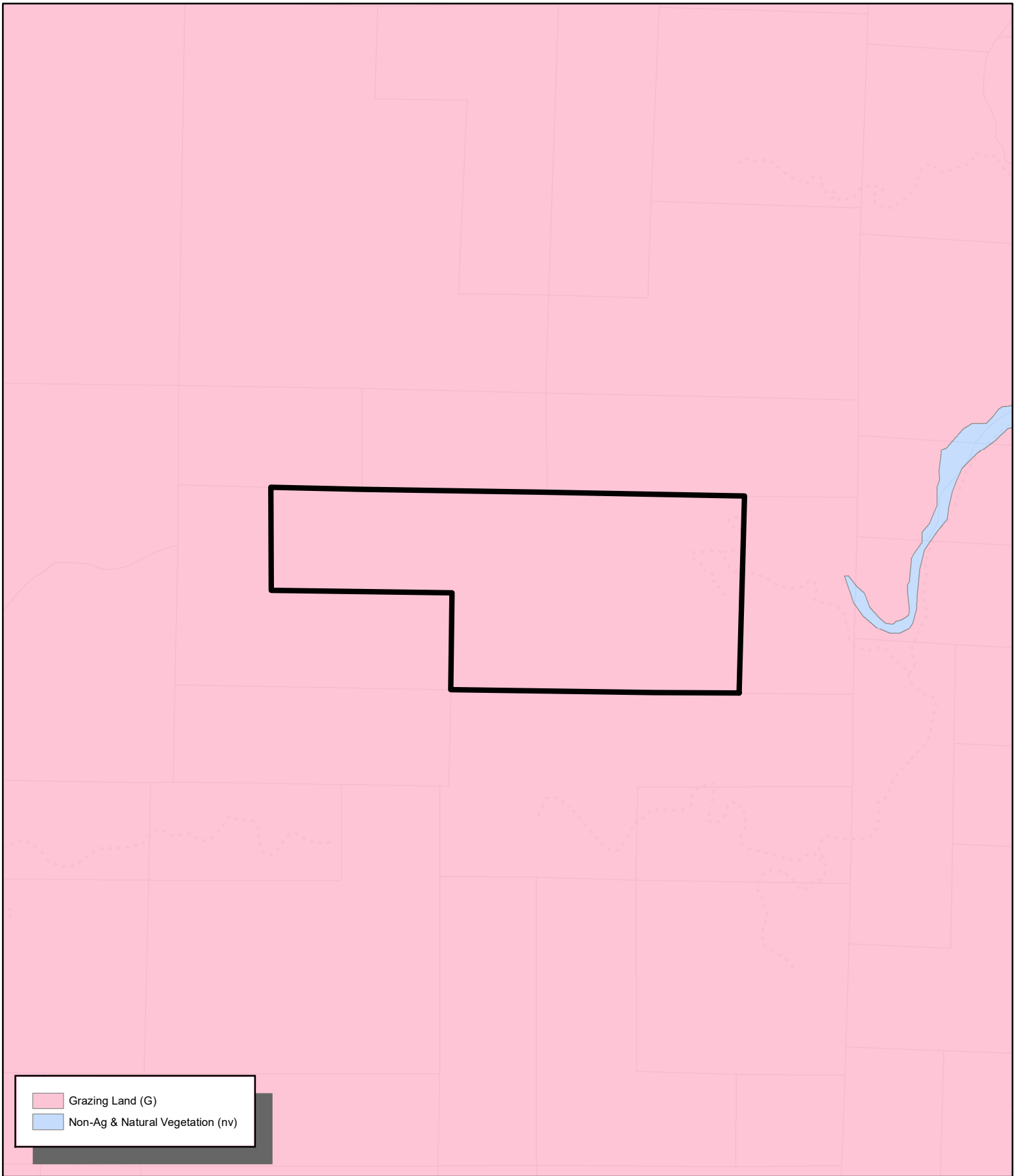
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**WILLIAMSON ACT**

**CASE: AP 2024-0031**  
**OWNER: BARRAGAN, Gabriel**  
**APN: 013-510-48**  
**APLCT: 52000 N Hwy 101**  
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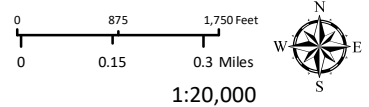




Grazing Land (G)  
 Non-Ag & Natural Vegetation (nv)

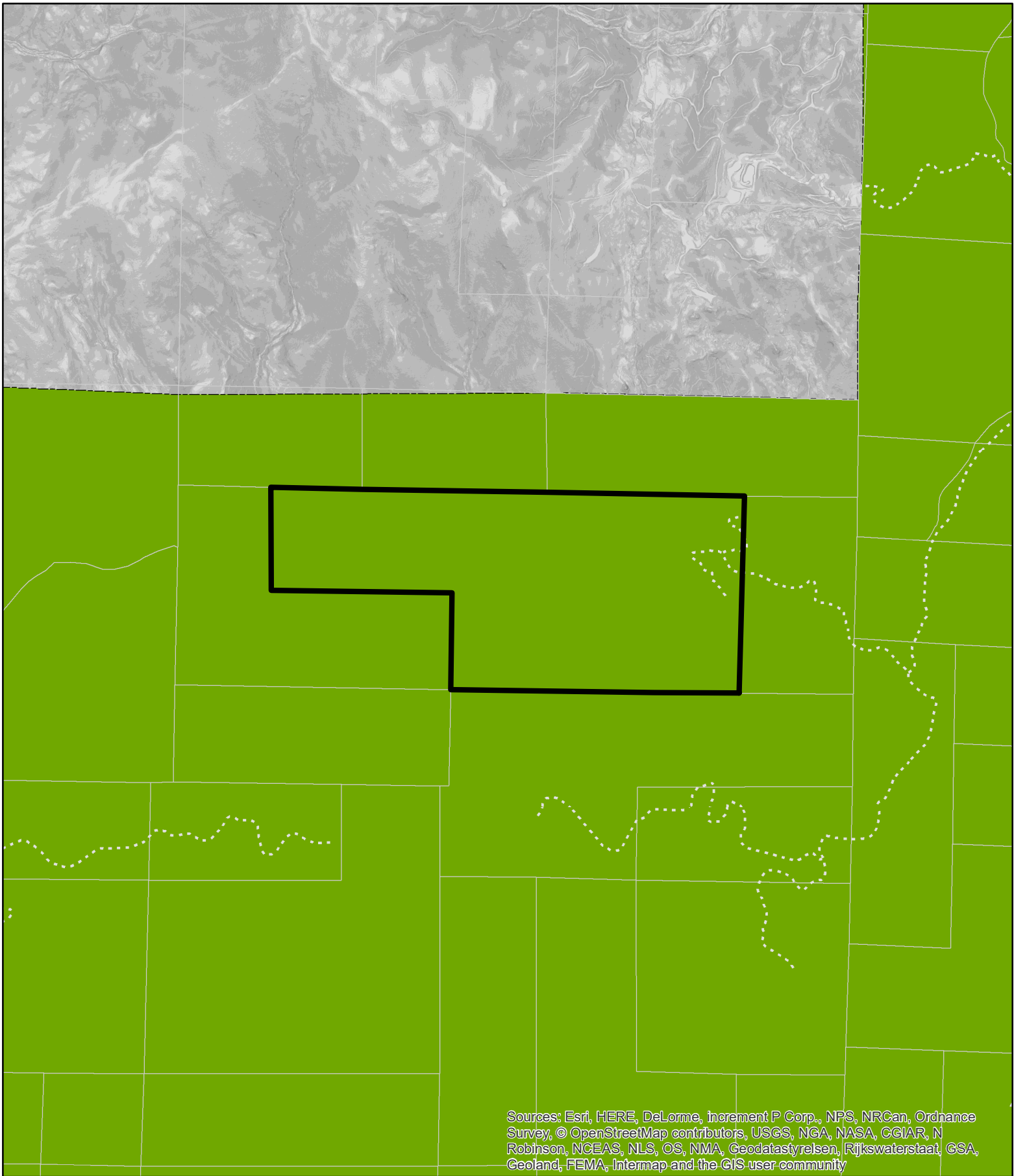
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Driveways/Unnamed Roads  
 Assessors Parcels



**IMPORTANT FARMLANDS**

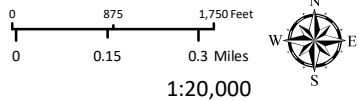
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- Driveways/Unnamed Roads
- Assessors Parcels
- Laytonville MAC



LAYTONVILLE MUNICIPAL ADVISORY COUNCIL

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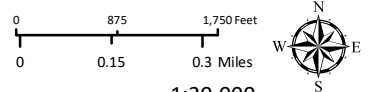
# Leggett Valley Unified

# Laytonville Unified

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1:20,000

SCHOOL DISTRICTS

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