



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 08, 2024

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

Cannabis Department
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

Regional Water Quality Control Board
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2024-0032

DATE FILED: 9/16/2024

OWNER: GABRIEL BARRAGAN

REQUEST: Administrative Permit to waive the dwelling unit requirement for a commercial cannabis cultivation in the Rural Residential zoning district.

LOCATION: 0.6± miles southeast of Calpella town center, on the east side of East Side Calpella Road (CR 227), 0.4± miles south of its intersection with Marina Drive (CR 226), located at 5701 East Side Calpella Rd, Calpella.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: JAMIE HENRY

RESPONSE DUE DATE: October 22, 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_2024-0032

OWNER: Gabriel Barragan
APPLICANT: Clifford Russell
AGENT: Javier Rau
REQUEST: Administrative Permit to waive the dwelling unit requirement for a commercial cannabis cultivation in the Rural Residential zoning district.
LOCATION: 0.6± miles southeast of Calpella town center, on the east side of East Side Calpella Road (CR 227), 0.4± miles south of its intersection with Marina Drive (CR 226), located at 5701 East Side Calpella Rd, Calpella.
APN: 168-040-01, 167-310-14, 167-320-07, 167-320-08, 168-040-02, 168-030-07
PARCEL SIZE: 138± acres
GENERAL PLAN: Rural Residential (RR)
ZONING: Rural Residential (RR:10)
EXISTING USES: Commercial Cannabis Cultivation
DISTRICT: 1 (McGourty)
RELATED CASES: AG_2019-0140

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH	RR5	RR5	21.2±, 29.1±	Residential
EAST:	RR10	RR10	1±, 10±, 12.1±	Residential
SOUTH:	RR10	RR10	4.8±, 11.9±, 23.6±ac	Agricultural
WEST:	AG	AG	1.2-9.0±ac	Residential

REFERRAL AGENCIES

LOCAL

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

- Environmental Health (EH)
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board

TRIBAL

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

ADDITIONAL INFORMATION:

Located in an area with Naturally Occurring Asbestos/Serpentine Soils.

STAFF PLANNER: JAMIE LYNN HENRY

DATE: 10/8/2024

ENVIRONMENTAL DATA

1. MAC:

GIS

None

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), Unique Farmland (U), Prime Farmland (P)

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

216 - Xerochrepts-Haploxeralfs-Argixerolls complex, 30-50% slopes

184 - Redvine sandy clay loam, 2-8% slopes

224 - Yokayo-Pinole-Pinnobie complex, 0-15% 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

Depressional, 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

NO

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

YES

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 type="checkbox"/> Setback Reduction (please clearly identify on your Site Plan) |
| <input checked="" 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: Clifford Russell Phone: 707-322-4668
 Mailing Address: 3580 GREEN HILL DR CA
 City: SANTA ROSA State/Zip: CA 95404 email: cliffordrussell55@gmail.com

PROPERTY OWNER

Name: Gabriel Barragan Phone: 409-457-9894
 Mailing Address: 650 Rainbow Court
 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: 137 acres

Address of Property: 5707 East Side Calpella Road

Assessor Parcel Number(s): 168-040-01, 167-310-14, 167-320-07, 167-320-08, 168-040-02, 168-030-07

TYPE OF CULTIVATION PERMIT:

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

Javier Rau
Signature of Applicant/Agent

01/15/2024
Date

Gabriel Barragan
Signature of Owner

01/15/2024
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 project site consists of (14) 20'x50' hoop houses, (1) 30x80' greenhouse, and a small storage shed used for cannabis cultivation. The site has a permitted well as shown on the site plan

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 grown material is taken to a permitted processing facility

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 structure list 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? _____ (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. The 137 acre parcel is basically on a Plateau and has been a grape vineyard in the past. to the West, North, and East is primarily 1 to 3 acre parcels with residences. To the South is rolling range land and mainly brush.

13. Please indicate the surrounding land uses.

NORTH	EAST	SOUTH	WEST
Residential <input type="checkbox"/>	Residential <input type="checkbox"/>	Vacant <input type="checkbox"/>	Residential <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 _____

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.

N/A

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 be following all BMP's for potential erosion issues and the parcel is large enough to create large distances from any residences.

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 not any cultivation by the applicant in the past.

Cultivation site was approved through a relocation worksheet and remediation plan (see attached).

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

The proposed cultivation site is located in an old vineyard where the environmental impacts and ground disturbance had already taken place in the past as a result from the vineyard operations.

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

Mendocino Cannabis Dept

Date: 2023

Water Resources Control Board

Date: 2021

CA Dept Fish & Wildlife

Date: 2020

Dept of Cannabis Control

Date: _____

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


Signature of Applicant/Agent

01/15/2024
Date


Signature of Owner

01/15/2024
Date

FOR STAFF PURPOSES ONLY

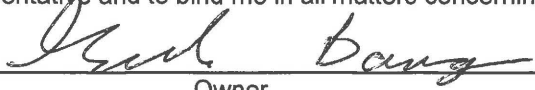
Zoning District: _____

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

Compliant with Mendocino County Code Chapter 20.242: YES NO

AUTHORIZATION OF AGENT

1. I hereby authorize Gaberial Barragan to act as my representative and to bind me in all matters concerning this application.


Owner

01/15/2024
Date

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the county.
2. I hereby grant permission for County, Planning and Building Services staff, and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.


Owner/Authorized Agent

01/15/2024
Date

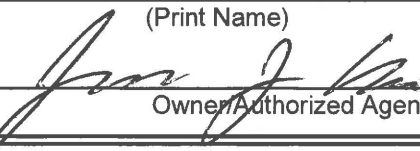
INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to Sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

1. I, Clifford Russell, hereby agree to the above Indemnification Agreement.

(Print Name)

Owner/Authorized Agent

01/15/2024
Date

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence mailed to if different from those identified on the **Application for Cannabis Cultivation page**.

Name	Name	Name
Javier Rau		
Mailing Address 100 North Pine Street Ukiah CA 95482	Mailing Address	Mailing Address



**PLEASE COMPLETE THIS FORM SHOWING THE BUILDING(S) AND STRUCTURES USED IN
 THE MENDOCINO COUNTY CANNABIS CULTIVATION ORDINANCE PROGRAM**

PLEASE NOTE: Failure to disclose all structures being used in your cannabis operations may cause delays and miss-routing of your information.

BUILDING (IDENTIFY THE BUILDING ON THE SITE PLAN: 1, 2 3 ETC.)	TYPE OF USE OF THE BUILDING (HOOP HOUSE, GREENHOUSE, PROCESSING, CARGO CONTAINER STORAGE, DRYING, TRIMMING, EXTRACTION, AG EXEMPT, ETC.)	SIZE AND SQUARE FOOTAGE OF THE BUILDING	BUILDING PERMIT NUMBER
Example: Building #1	Example: Hoop House	Example: 20'x40' 800 sq. feet	Example: BU_2017-xxxx NP for no permit
hoop house 1	hoop house	20'x50'=1000 sq ft	BU_2020-0829
hoop house 2	hoop house	20'x50'=1000 sq ft	BU_2020-0830
hoop house 3	hoop house	20'x50'=1000 sq ft	BU_2020-0831
hoop house 4	hoop house	20'x50'=1000 sq ft	BU_2020-0832
hoop house 5	hoop house	20'x50'=1000 sq ft	BU_2020-0833
hoop house 6	hoop house	20'x50'=1000 sq ft	BU_2020-0834
hoop house 7	hoop house	20'x50'=1000 sq ft	BU_2020-0835
hoop house 8	hoop house	20'x50'=1000 sq ft	BU_2020-0836
hoop house 9	hoop house	20'x50'=1000 sq ft	BU_2020-0837
hoop house 10	hoop house	20'x50'=1000 sq ft	BU_2020-0838
hoop house 11	hoop house	20'x50'=1000 sq ft	BU_2020-0839
hoop house 12	hoop house	20'x50'=1000 sq ft	BU_2020-0840
hoop house 13	hoop house	20'x50'=1000 sq ft	BU_2020-0841
hoop house 14	hoop house	20'x50'=1000 sq ft	BU_2020-0842

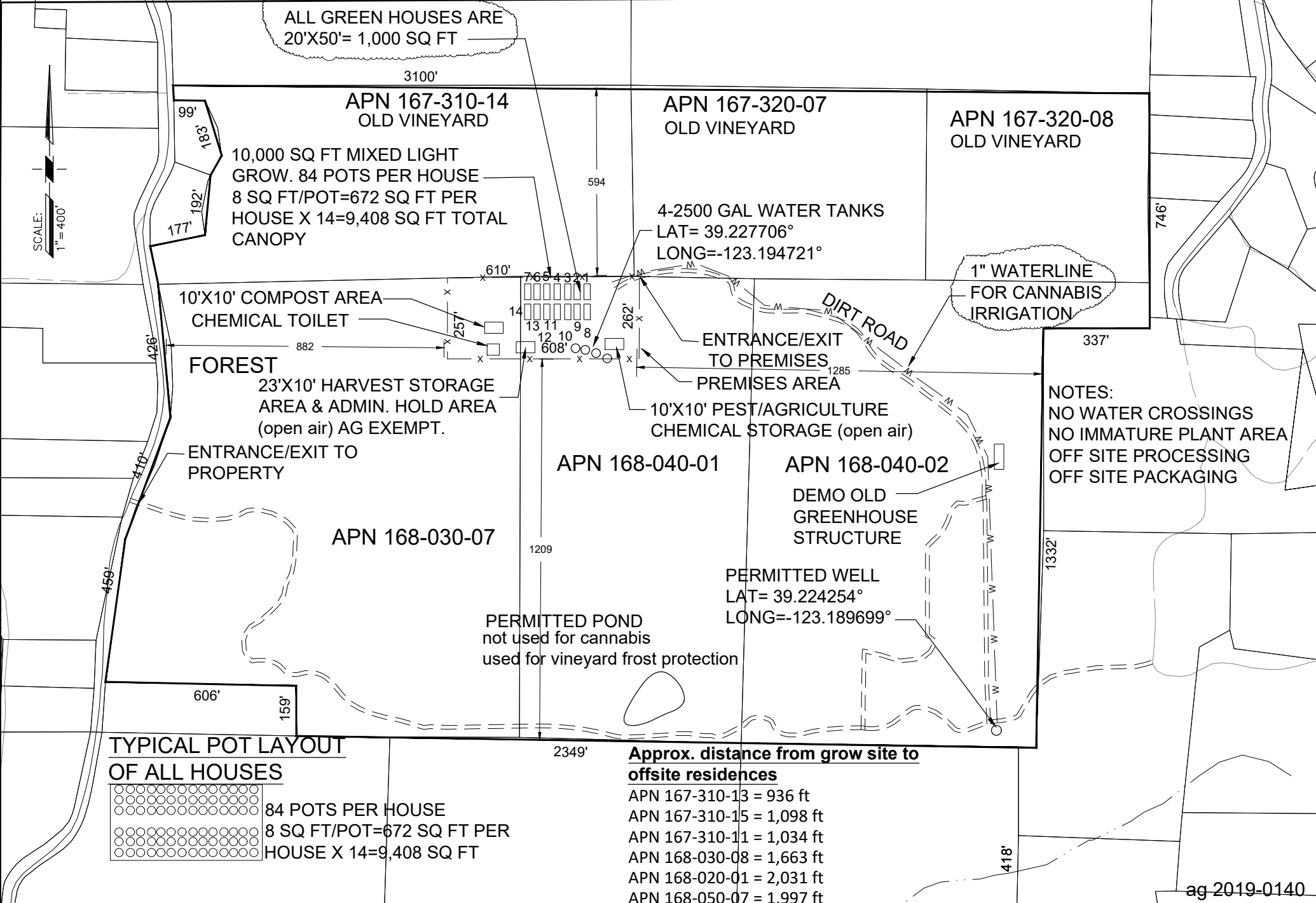
storage

harvest storage

10'x10'=100 sq ft

no permit

POND(S) (IDENTIFY LOCATION ON SITE PLAN)	POWER SOURCE (IDENTIFY LOCATION ON SITE PLAN) (GRID TIE, SOLAR, GENERATOR, WIND POWER ETC.)	WATER TANKS (IDENTIFY LOCATION ON SITE PLAN)	GRADING
	grid	2500 gal tank	N/A
—			



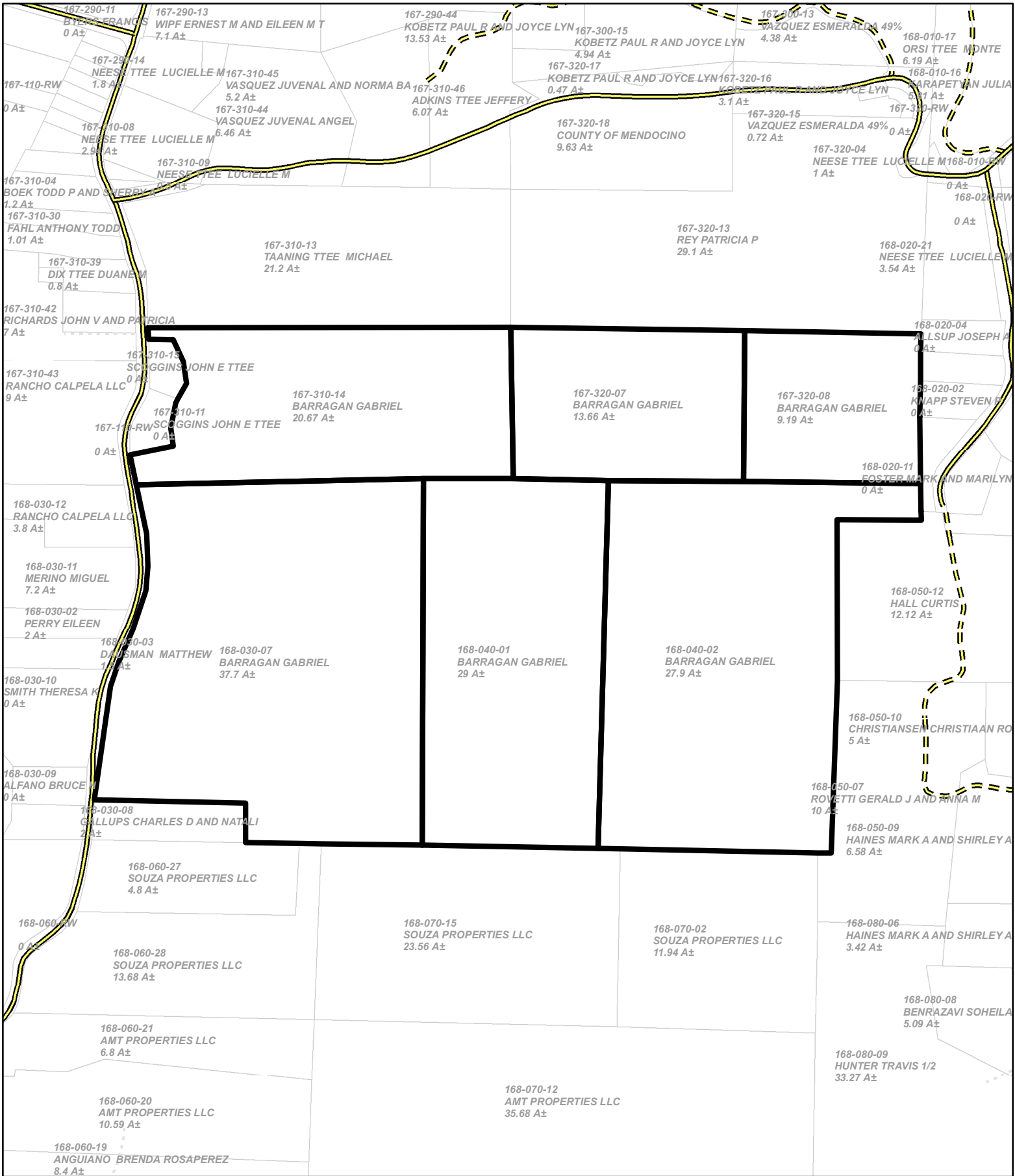
APN: AS SHOWN
RR 10 138.12 ACRES
TYPE 2B 10K

PROPERTY DIAGRAM FOR 5701 EAST
SIDE CALPELLA ROAD, UKIAH


APPLICANT- CLIFFORD RUSSELL
OWNER- GABRIEL BARRAGAN


AUG 2019

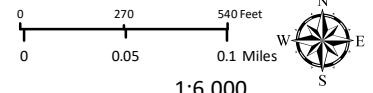
ag 2019-0140



CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

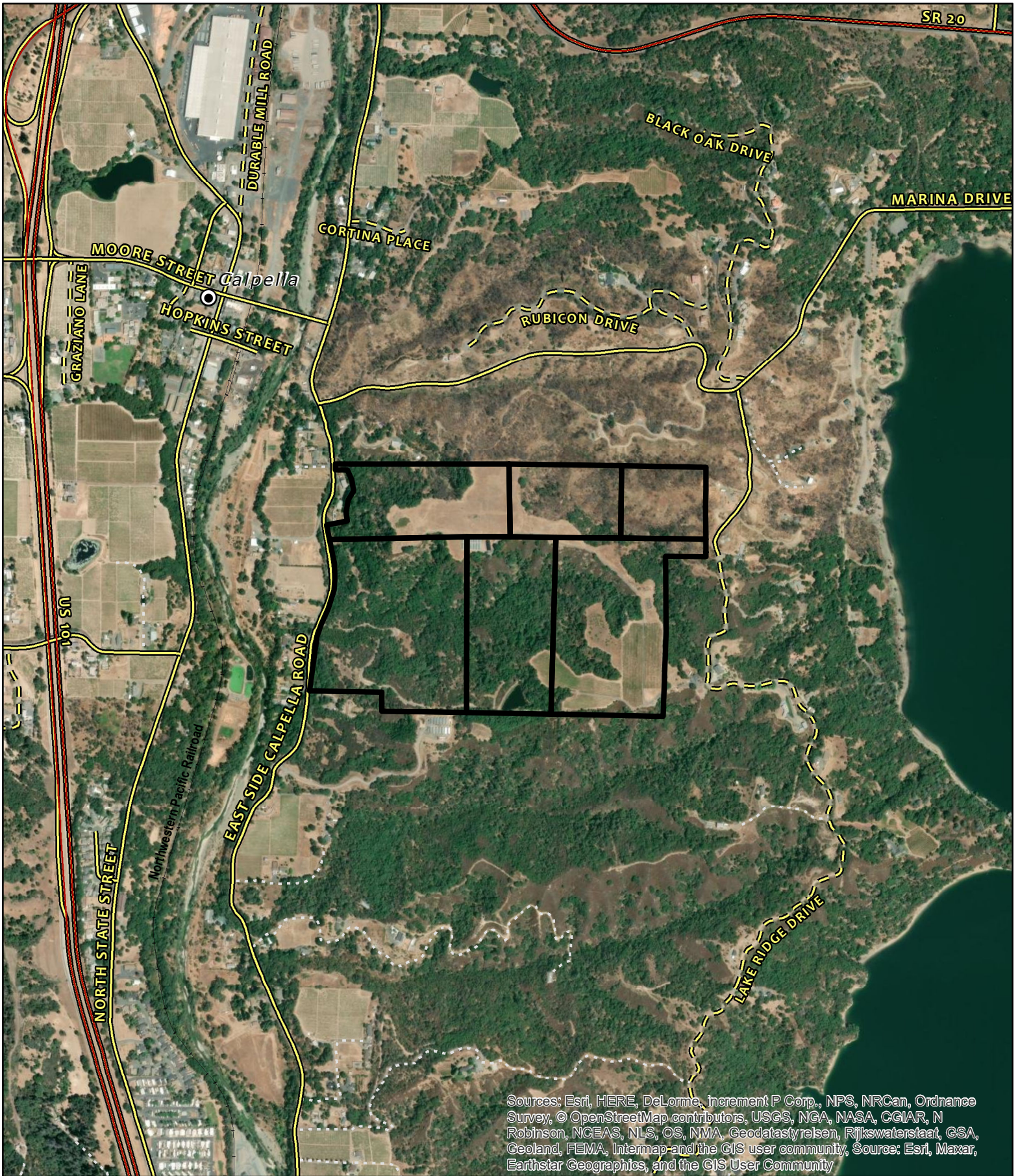
 Assessors Parcels



1:6,000

ADJACENT PARCELS

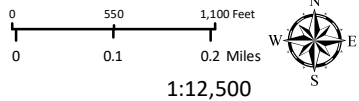
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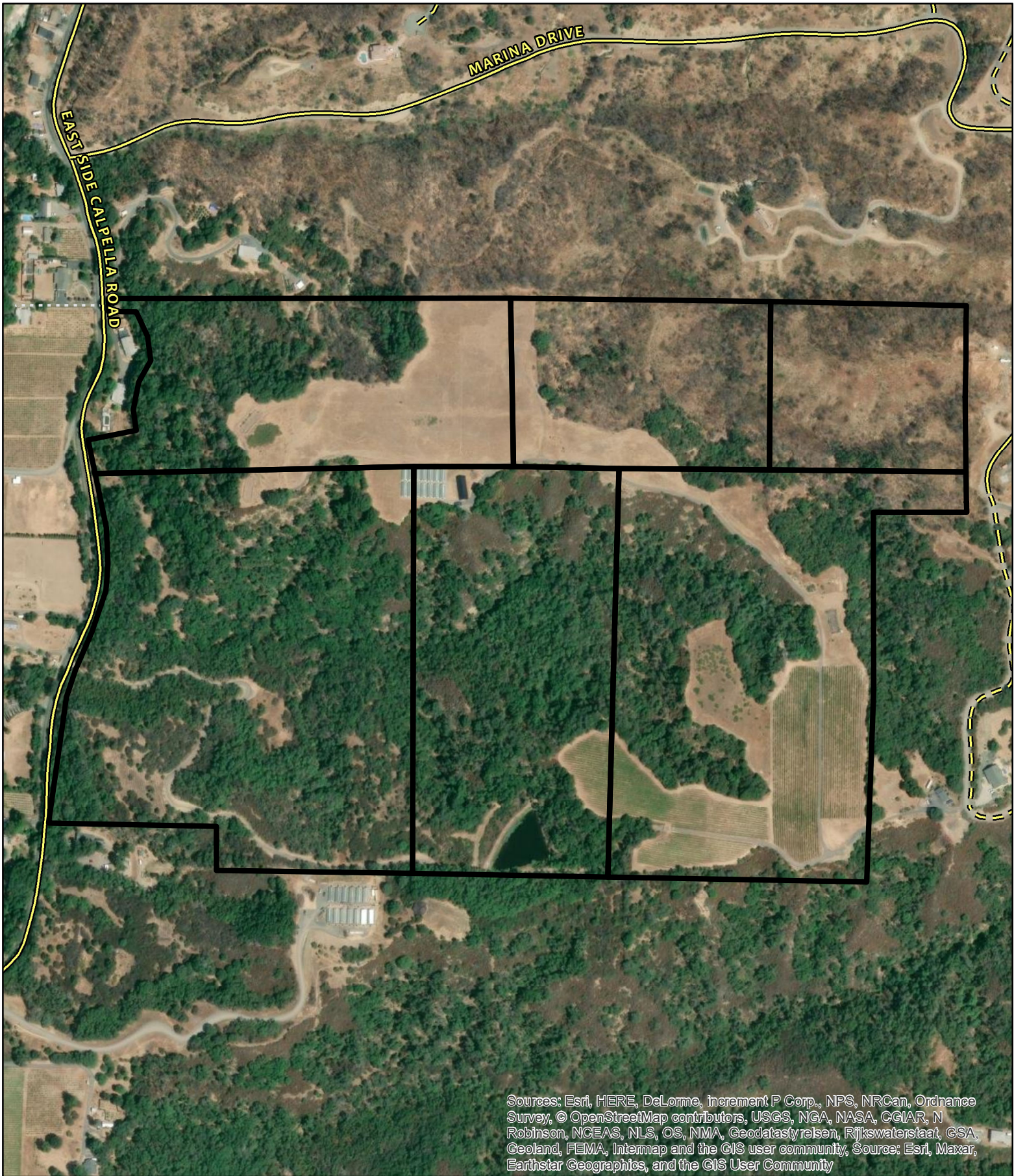
CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

- Major Towns & Places
- Private Roads
- Highways (2017)
- Driveways/Unnamed Roads
- Public Roads
- Railroads





1:12,500
AERIAL IMAGERY

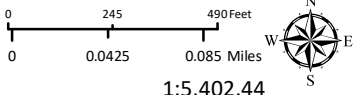
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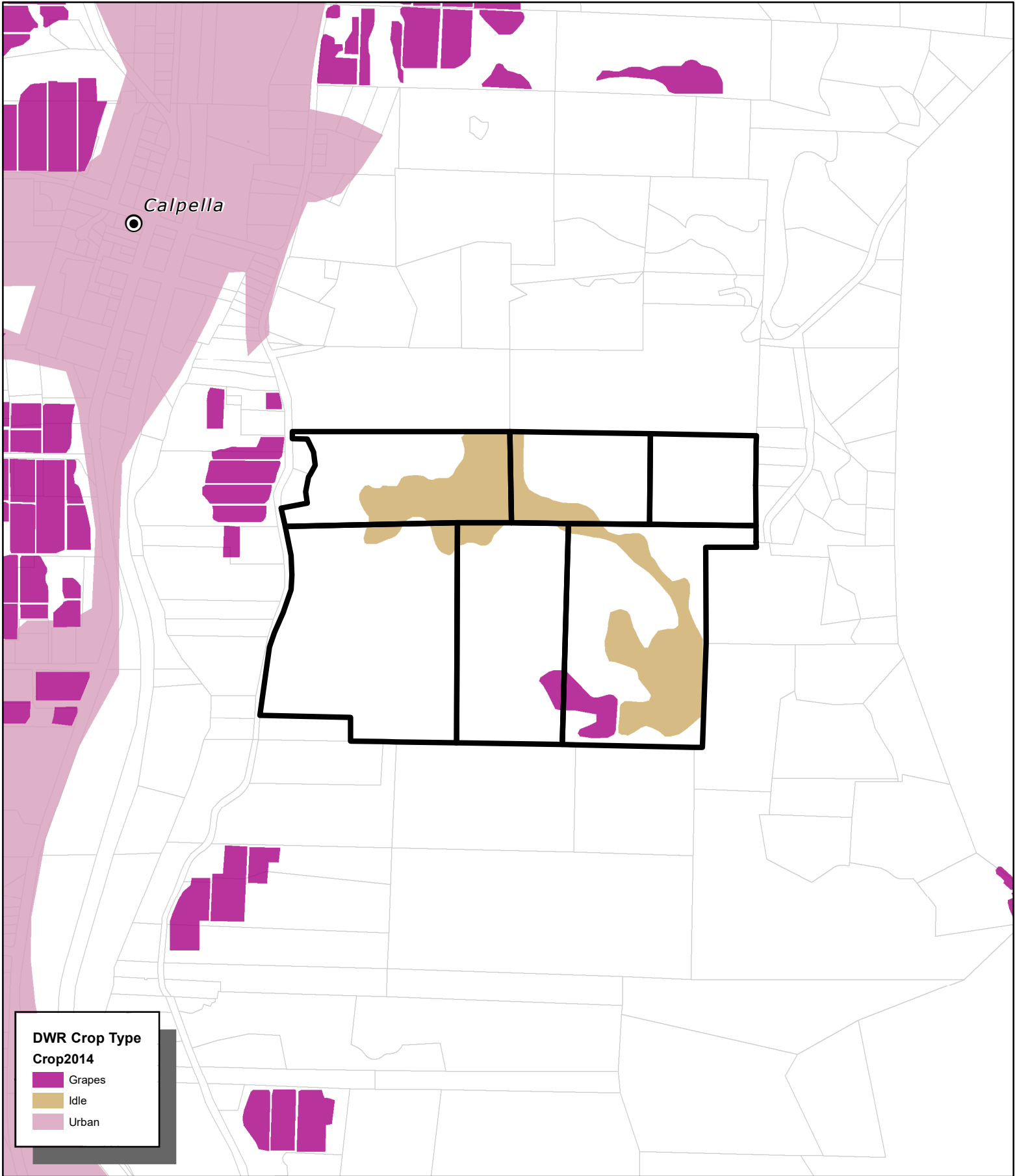
CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
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ADDRESS: 5701 East Side Calpella Rd

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



1:5,402.44
AERIAL IMAGERY

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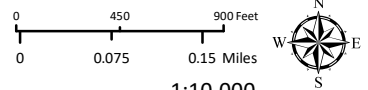


DWR Crop Type
Crop2014

- Grapes
- Idle
- Urban

CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

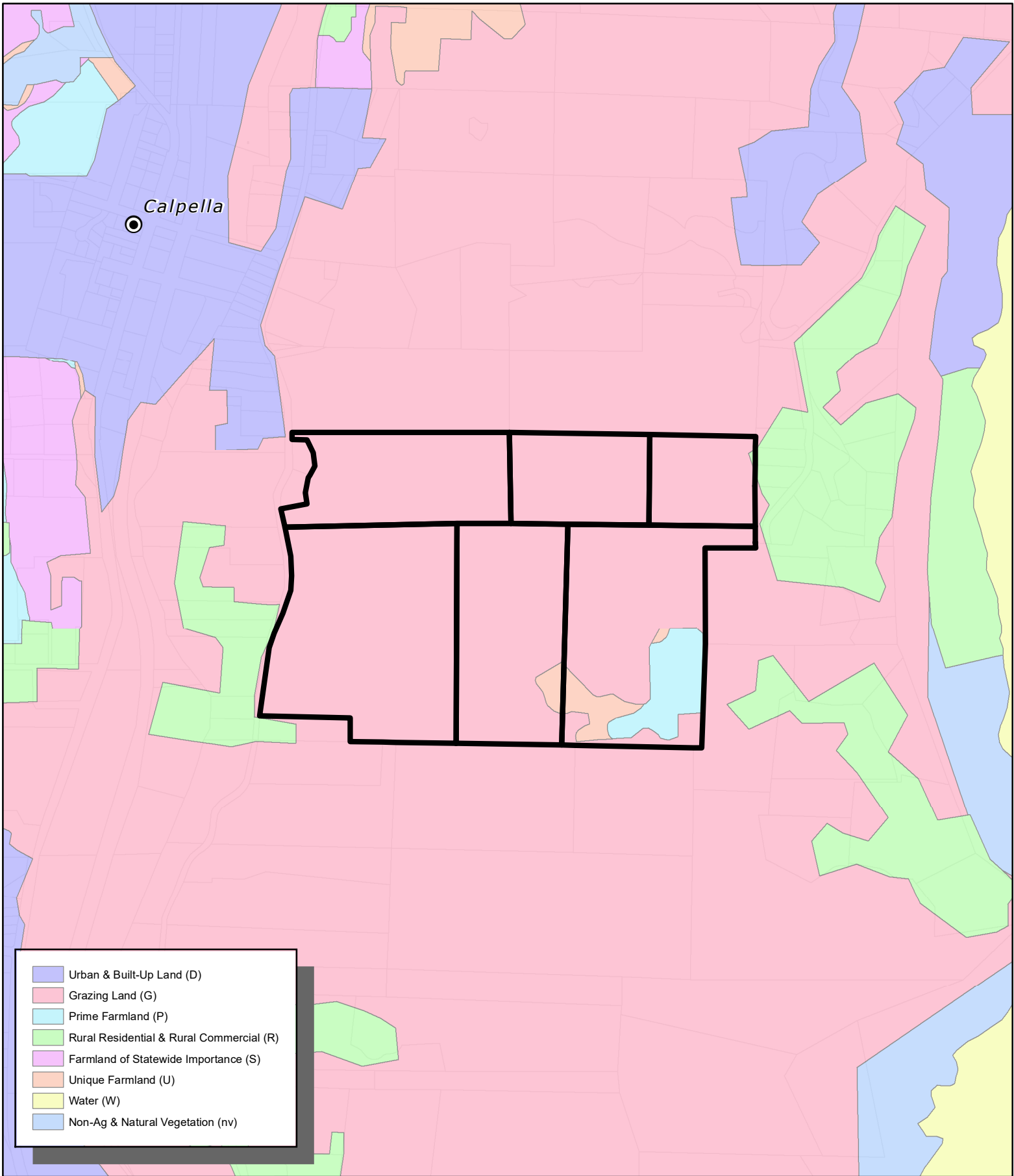
Major Towns & Places
 Assessors Parcels











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CROP TYPES

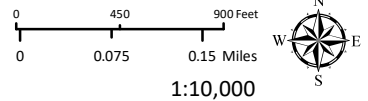
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	Urban & Built-Up Land (D)
	Grazing Land (G)
	Prime Farmland (P)
	Rural Residential & Rural Commercial (R)
	Farmland of Statewide Importance (S)
	Unique Farmland (U)
	Water (W)
	Non-Ag & Natural Vegetation (nv)

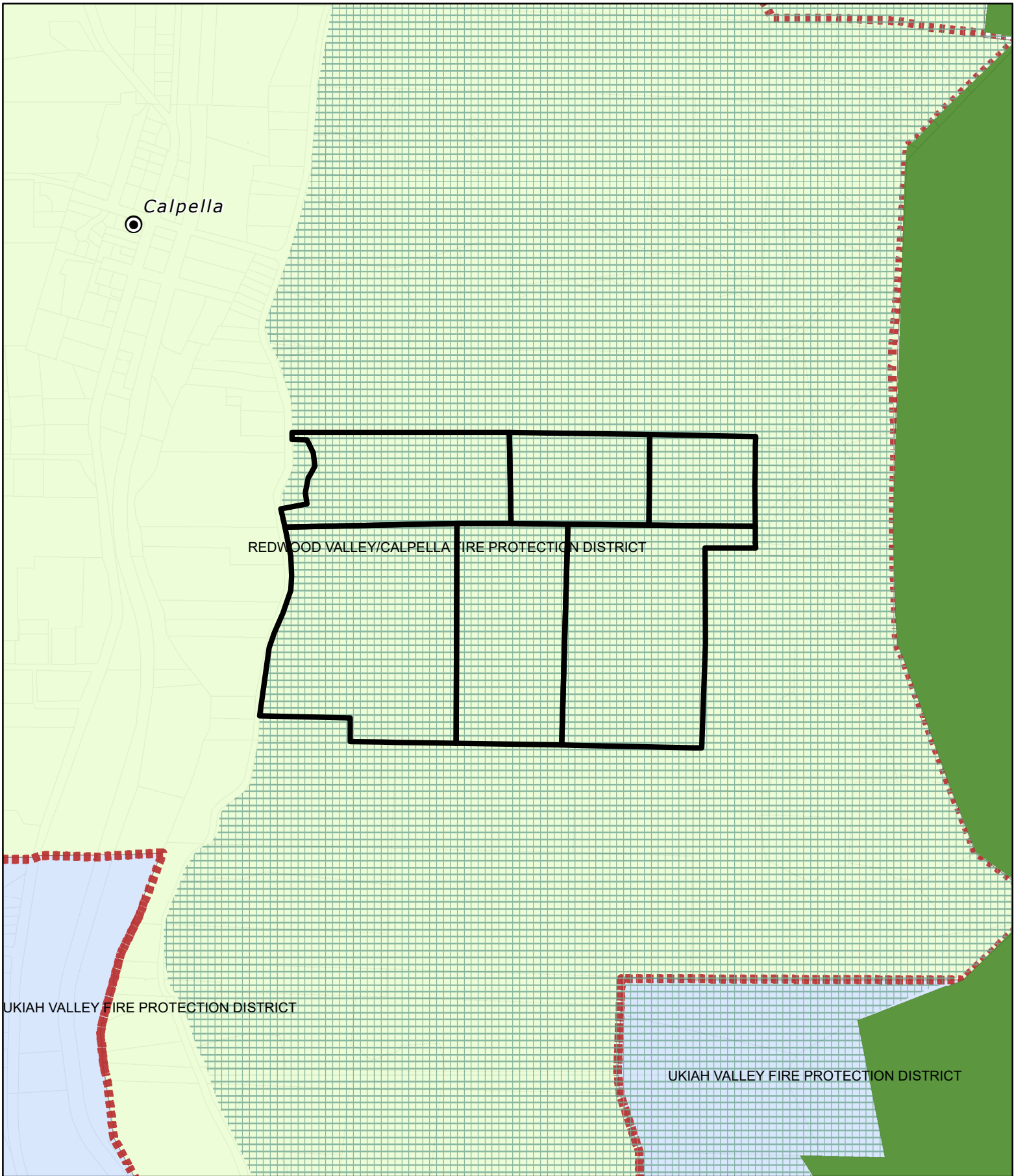
CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

 Major Towns & Places
 Assessors Parcels



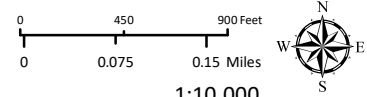
IMPORTANT FARMLANDS

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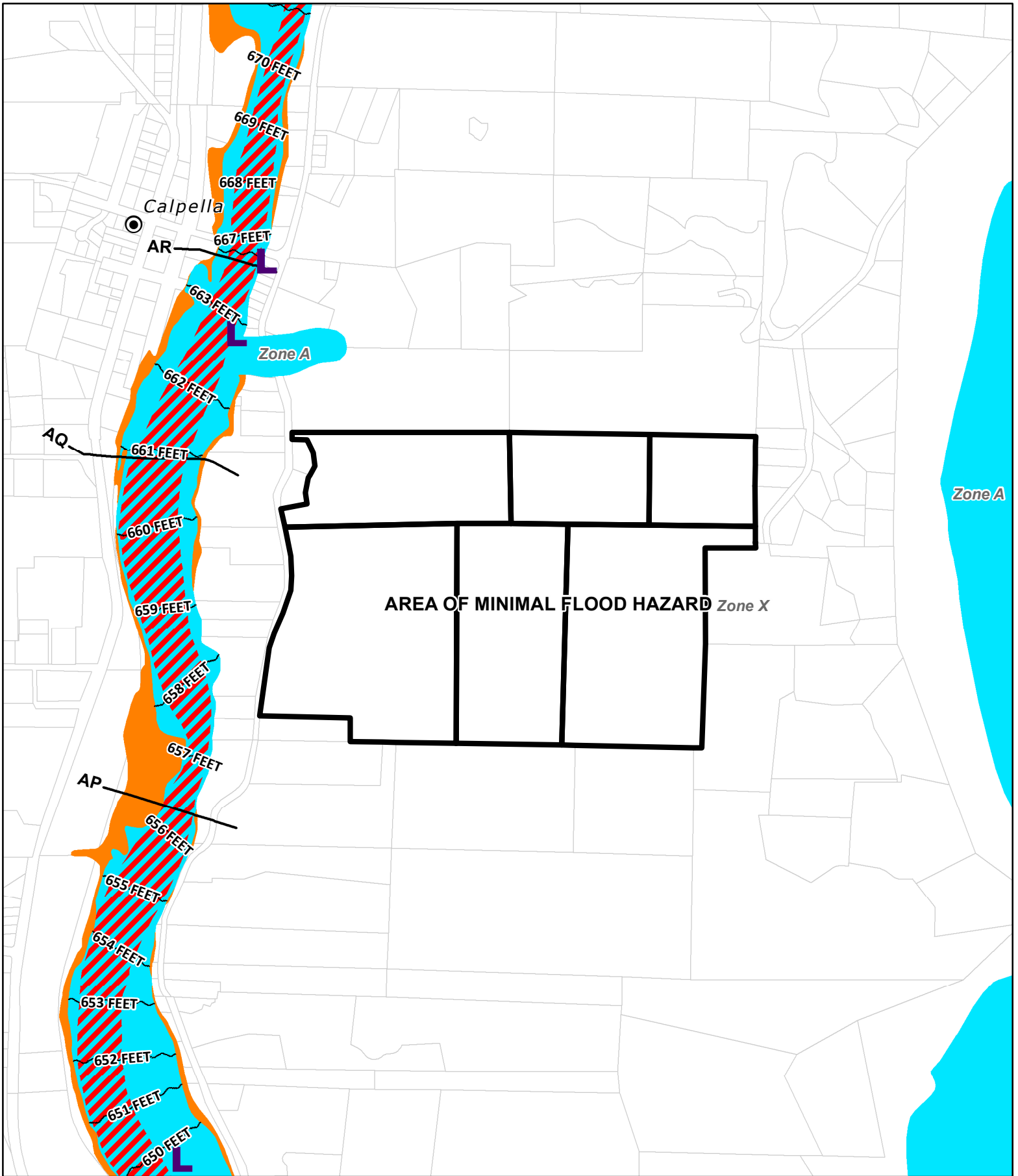
CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

-  Major Towns & Places
-  County Fire Districts
-  FRA
-  Assessors Parcels
-  Moderate Fire Hazard



1:10,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

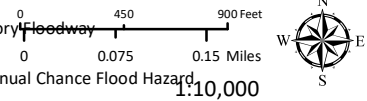
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CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
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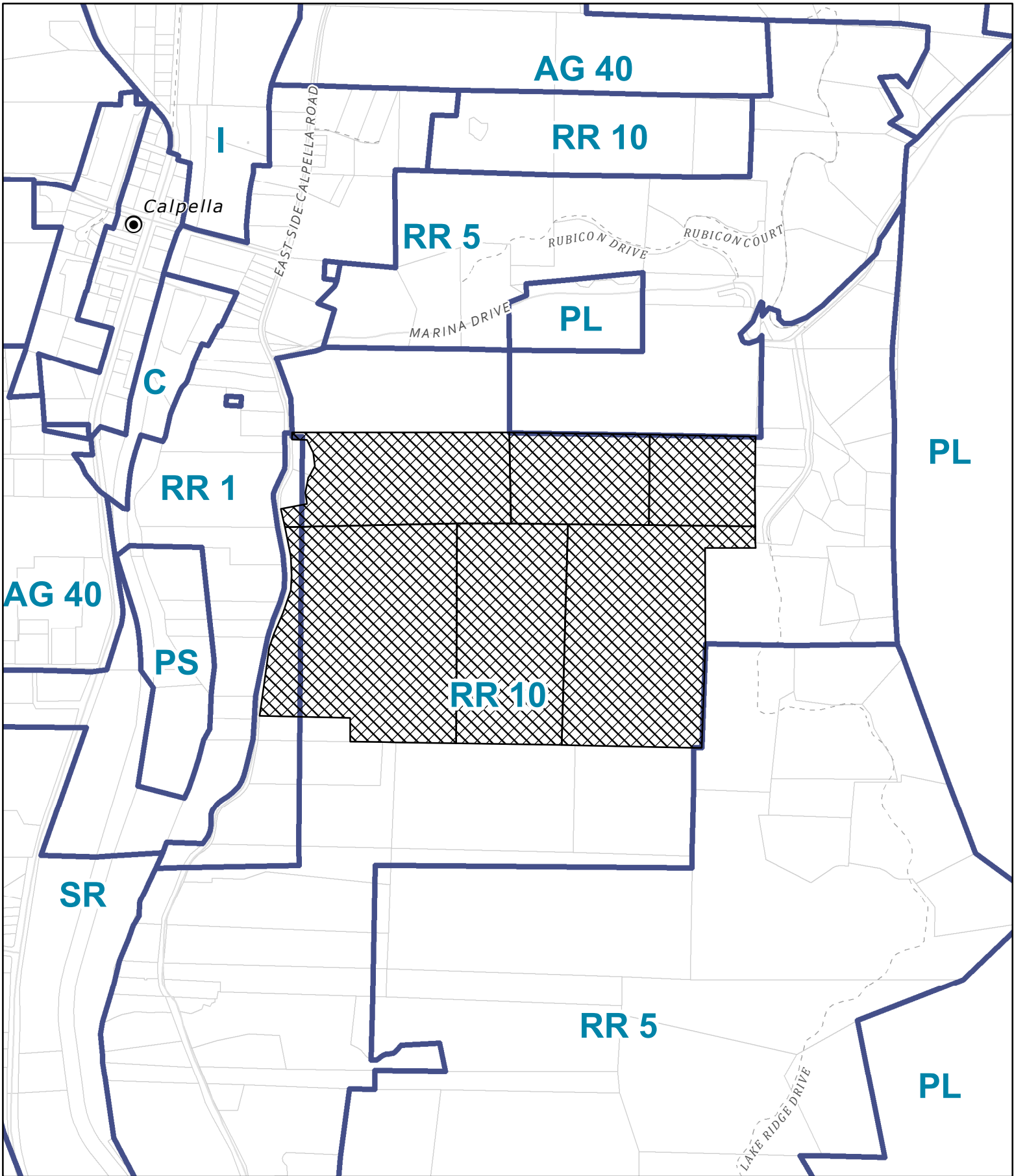
- Major Towns & Places
- LOMA Letters
- Cross-Sections
- Base Flood Elevations
- 1% Annual Chance Flood Hazard

- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Assessors Parcels






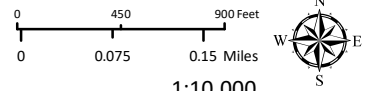
FLOOD ZONES

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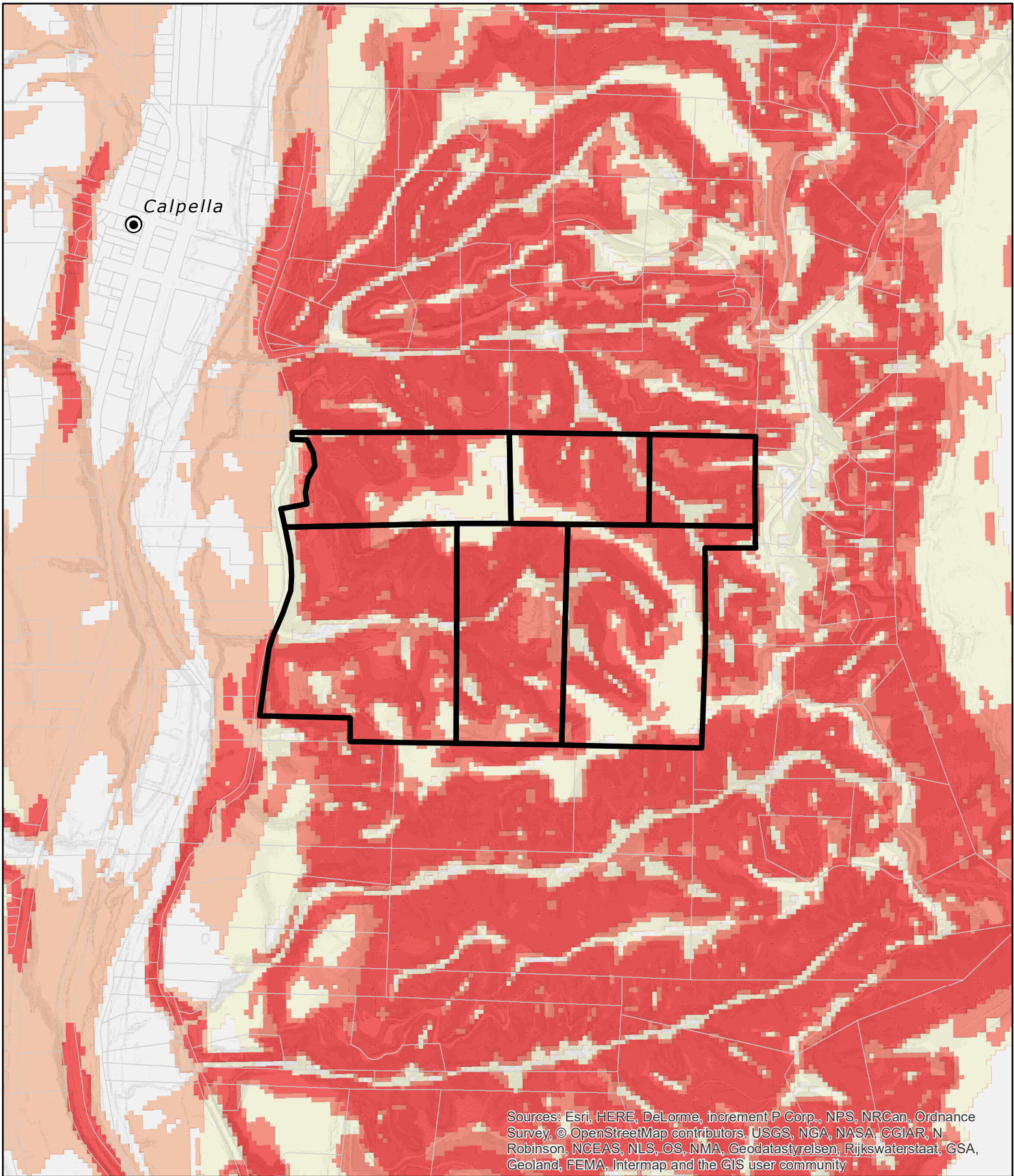
CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

-  Major Towns & Places
-  Public Roads
-  Private Roads
-  Assessors Parcels



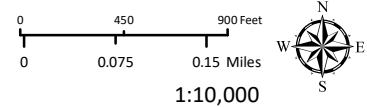
GENERAL PLAN

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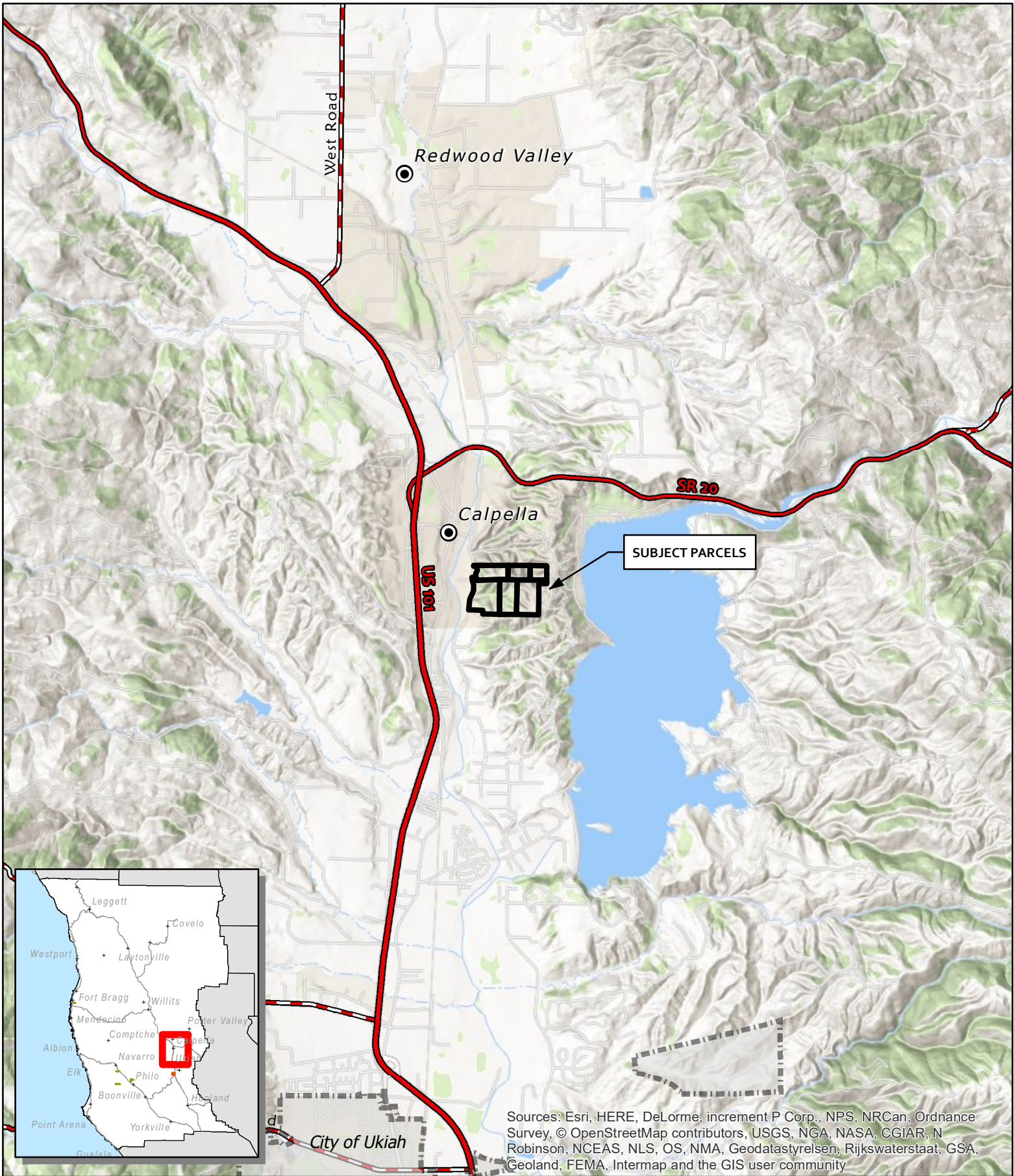
CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

● Major Towns & Places	0 - 5	8 - 10
▭ Assessors Parcels	5 - 7	
▭ 0	7 - 8	



LANDSLIDE HAZARD

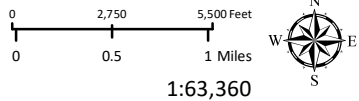
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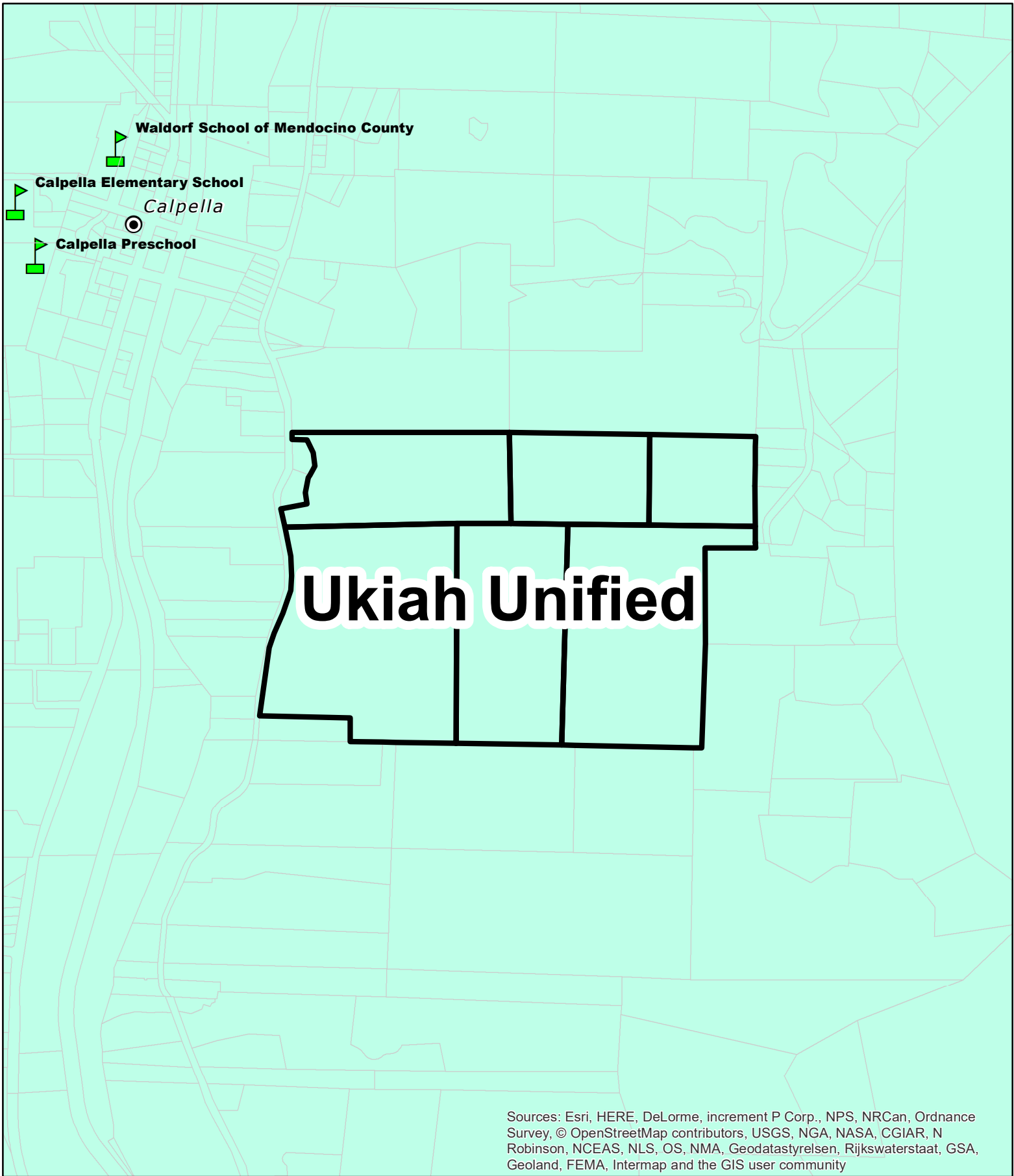
- Major Towns & Places
- Major Roads
- City Limits
- Highways



1:63,360

LOCATION

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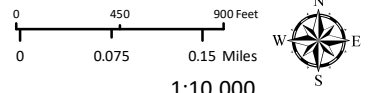


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CASE: AP 2024-0032
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● Major Towns & Places
 □ Assessors Parcels

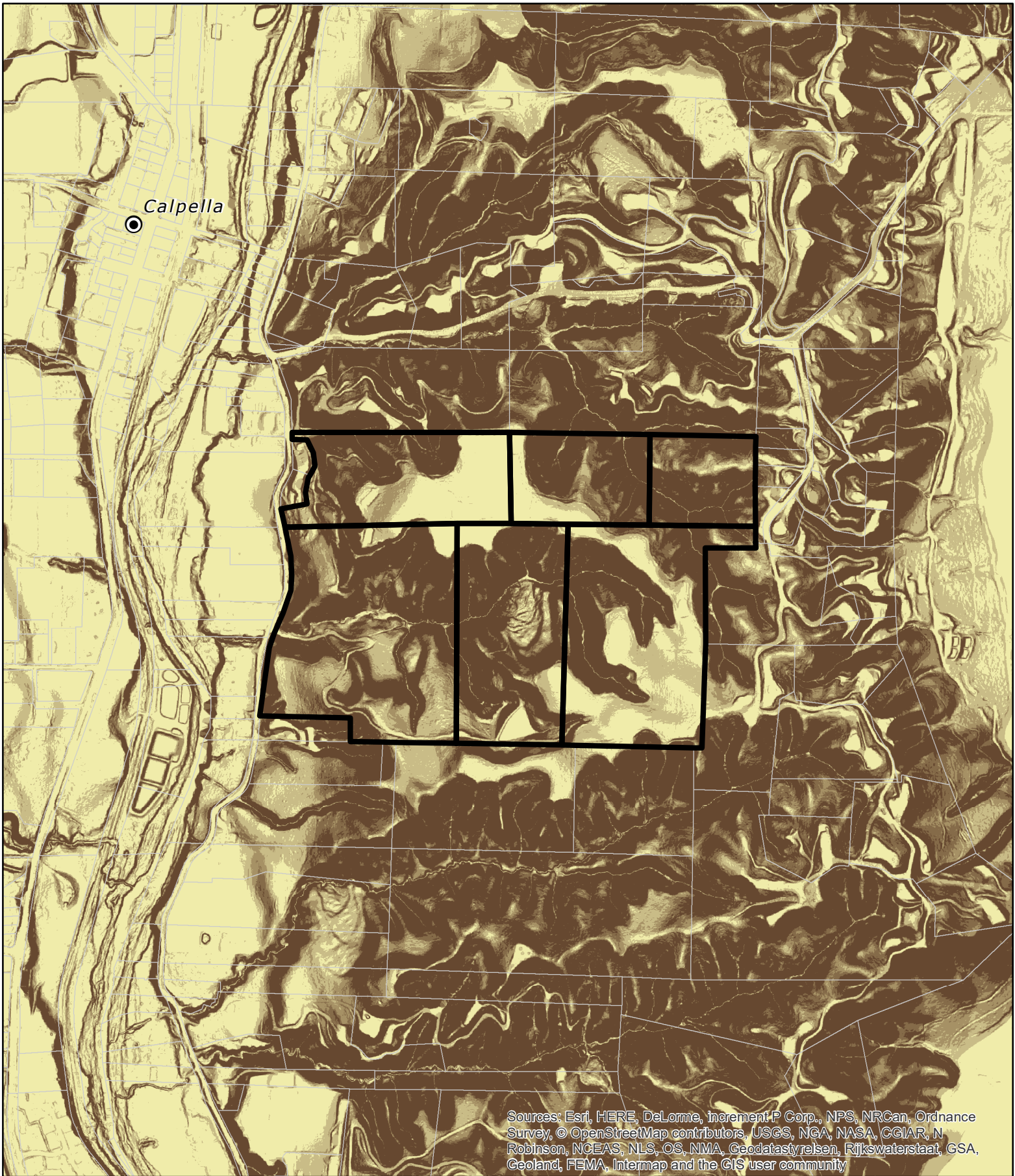
🚩 School Buildings



1:10,000

SCHOOL DISTRICT

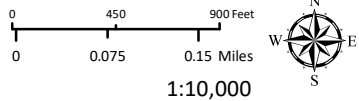
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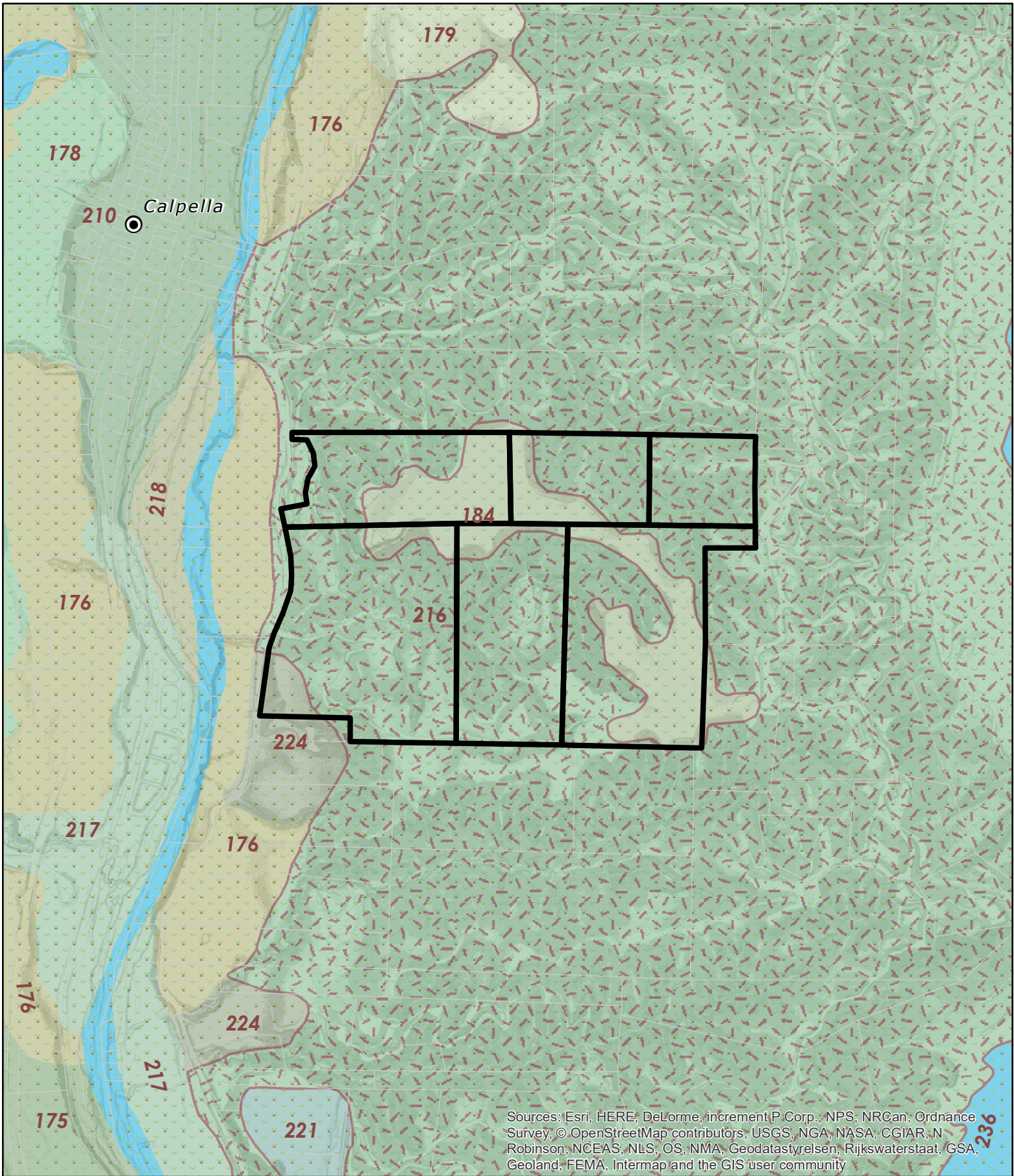
CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
APN: Various
APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

	Major Towns & Places		10% - 20%		40% - 50%
	Assessors Parcels		20% - 30%		30% - 40%
	0 - 10%				






1:10,000
ESTIMATED SLOPE

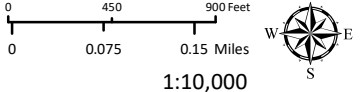
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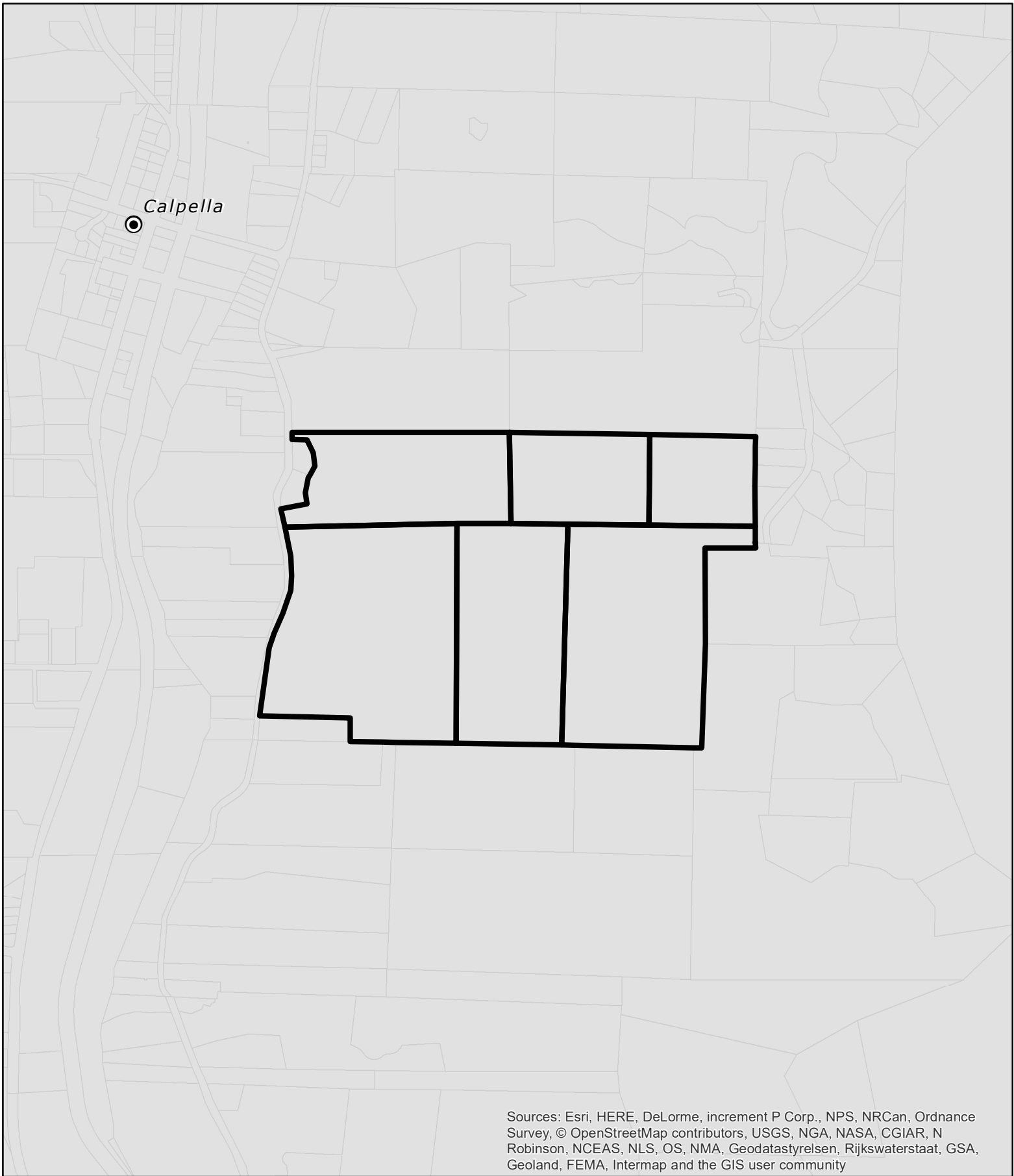
CASE: AP 2024-0032
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APLCT: Clifford Russell
AGENT: Javier Rau
ADDRESS: 5701 East Side Calpella Rd

-  Major Towns & Places
-  Assessor's Parcels
-  Naturally Occurring Asbestos






EASTERN SOIL CLASSIFICATIONS

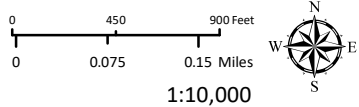
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CASE: AP 2024-0032
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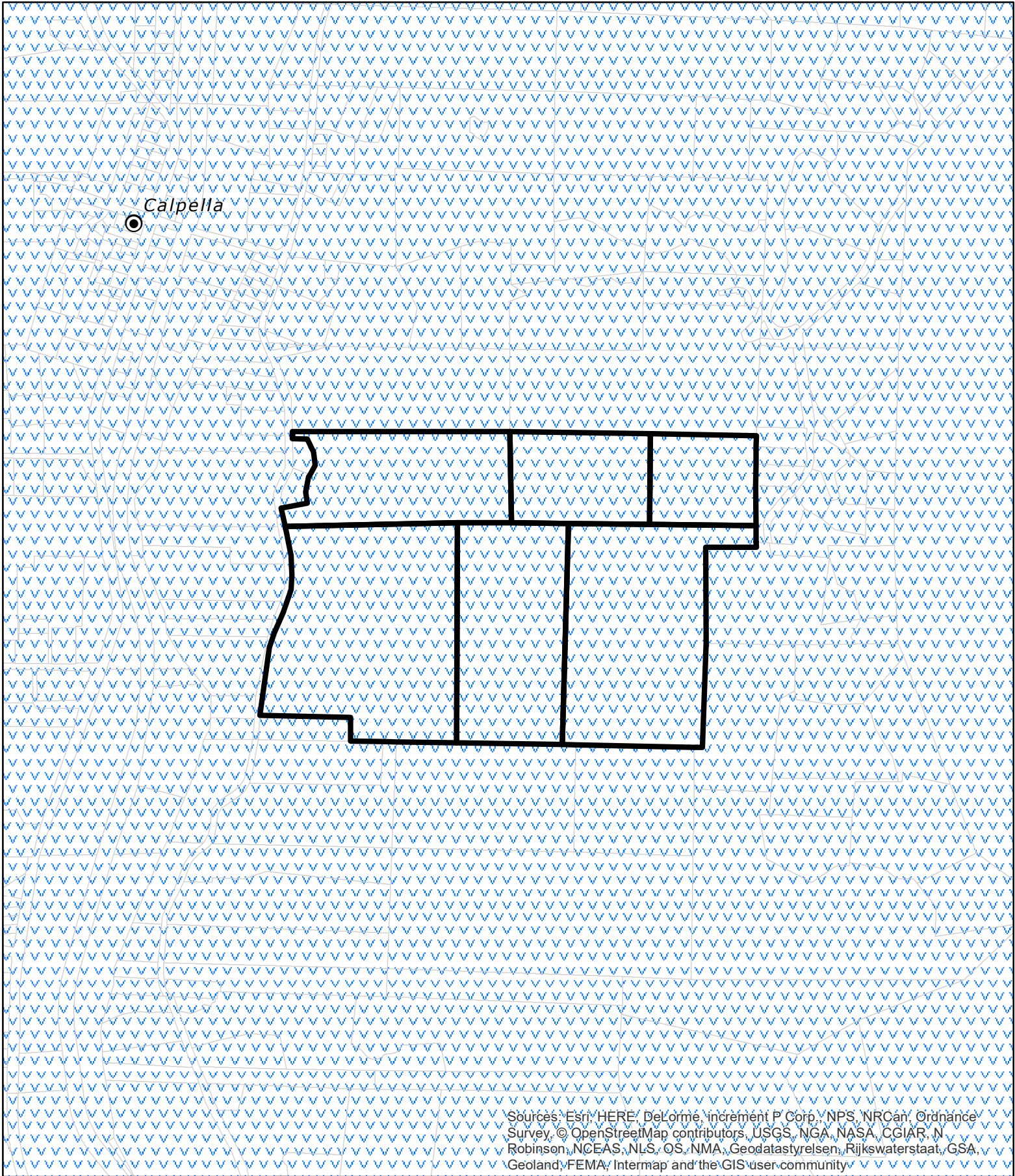
-  Major Towns & Places
-  Assessors Parcels
-  UVAP Boundary



1:10,000

UKIAH VALLEY AREA PLAN

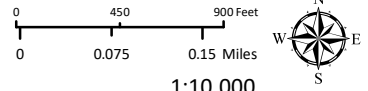
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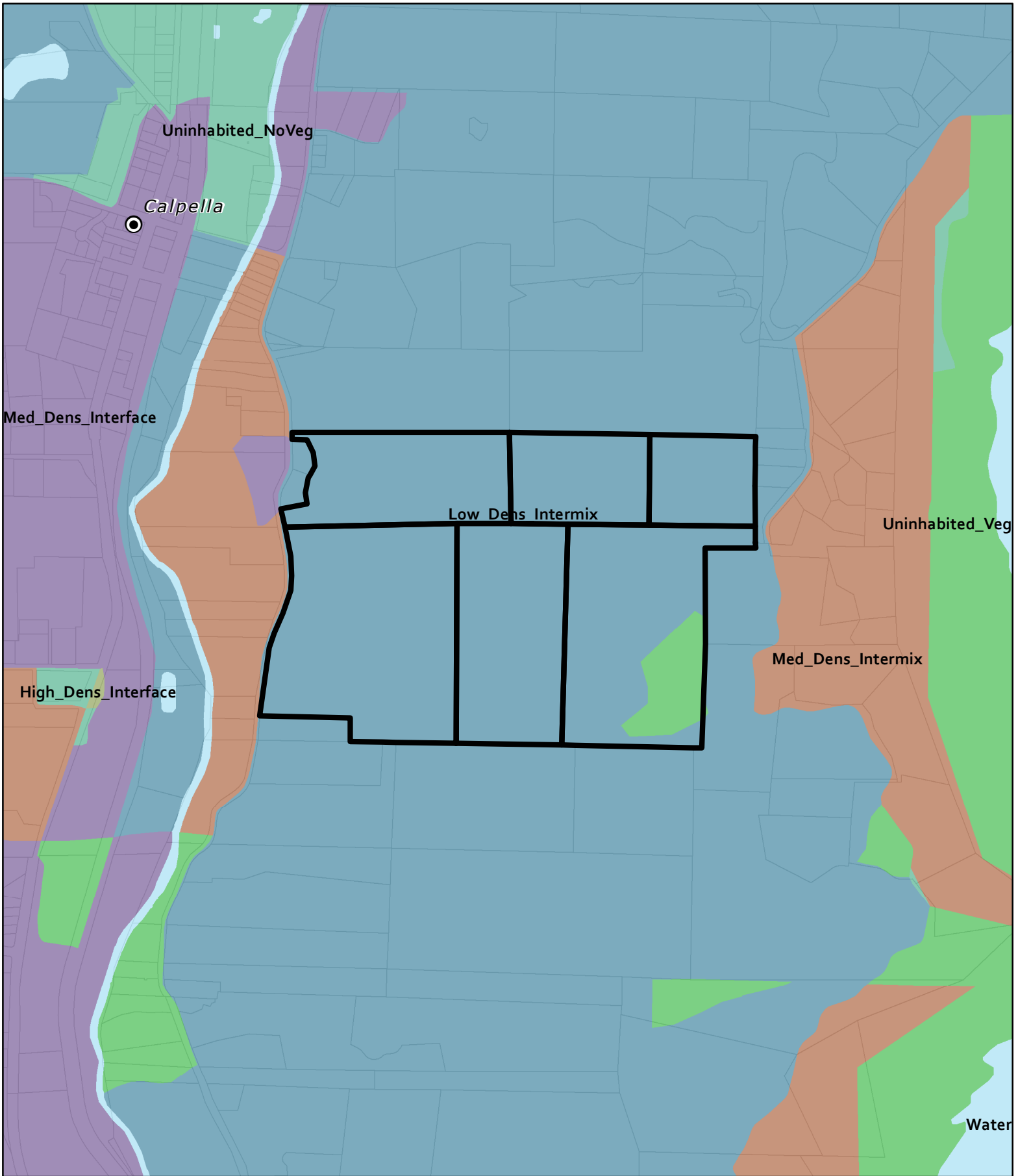
-  Major Towns & Places
-  County Water Districts
-  Assessors Parcels
-  Russian River Flood District





1:10,000

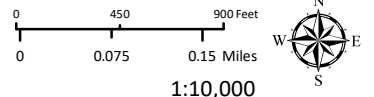
WATER DISTRICT

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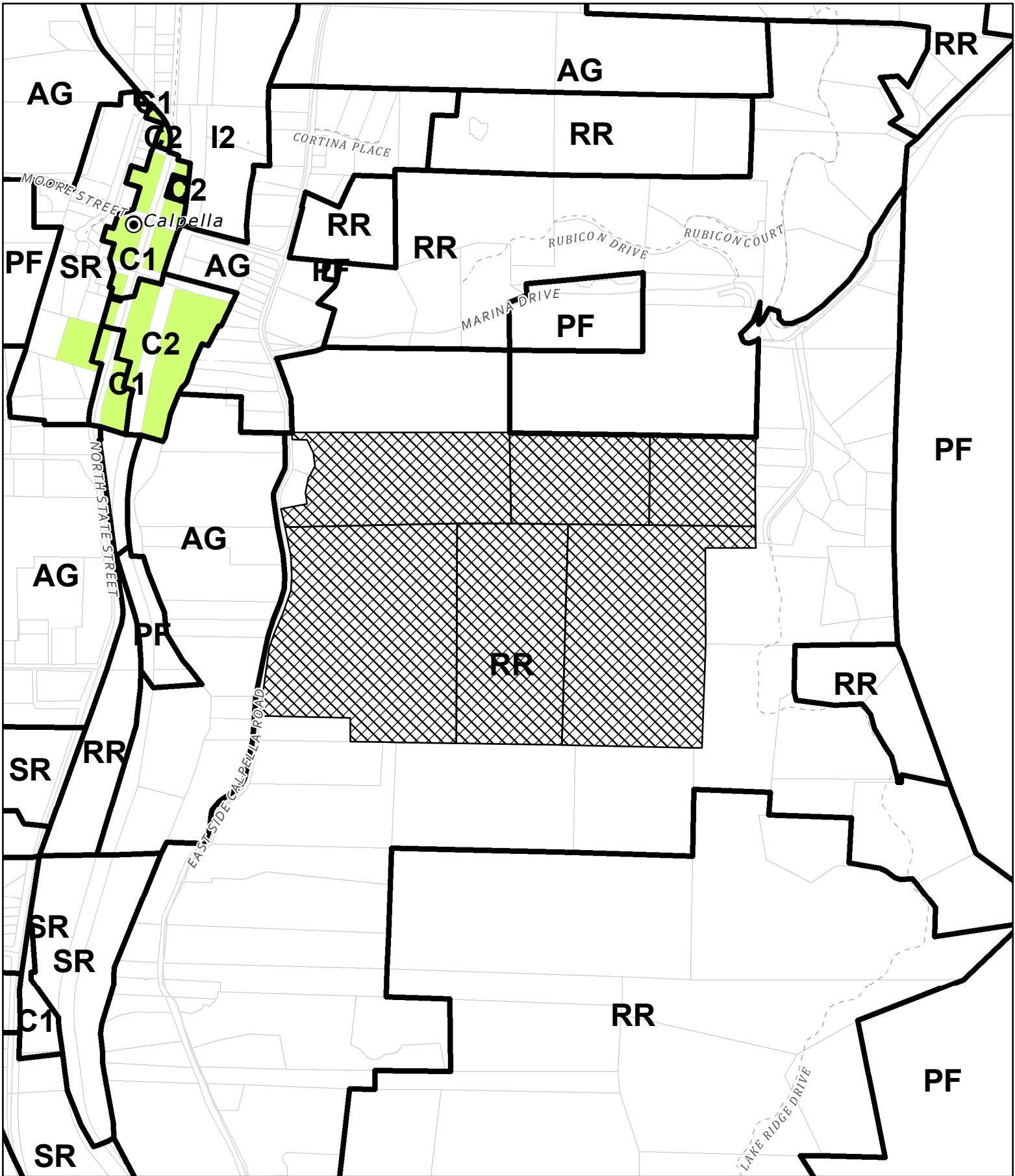
CASE: AP 2024-0032
OWNER: BARRAGAN, Gabriel
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 Major Towns & Places
 Assessors Parcels









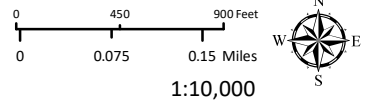
WILDLAND-URBAN INTERFACE

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AGENT: Javier Rau
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-  Major Towns & Places
-  Public Roads
-  Zoning Districts
-  Private Roads
-  Community Character (CC) Districts
-  Assessors Parcels



ZONING

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