



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 24, 2023

Environmental Health - Ukiah

Building Inspection - Ukiah

Cannabis Department

CASE#: AP_2019-0083
DATE FILED: 9/18/2019
OWNER: LEIF BIERER
APPLICANT: MEAGAN BOWEN
AGENT: SCOTT WARD

REQUEST: Administrative Permit to exempt the applicant from the 'Dwelling Unit Requirement' for cannabis cultivation on a Rural Residential (RR:10) zoned legal parcel.

LOCATION: 3.7± miles north of Potter Valley town center, lying on the north side of Eel River Road (CR 240B), 0.1± miles west of its intersection with Cutoff Road (CR 240A). Located at 15665 John Day Road, Potter Valley (APN: 171-210-14).

SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: September 7, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER: LEIF BIERER

APPLICANT: MEAGAN BOWEN

AGENT: SCOTT WARD

REQUEST: Administrative Permit to exempt the applicant from the 'Dwelling Unit Requirement' for cannabis cultivation on a Rural Residential (RR:10) zoned legal parcel.

LOCATION: 3.7± miles north of Potter Valley town center, lying on the north side of Eel River Road (CR 240B), 0.1± miles west of its intersection with Cutoff Road (CR 240A). Located at 15665 John Day Road, Potter Valley (APN: 171-210-14).

APN/S: 171-210-14-00

PARCEL SIZE: 10.12± ACRES

GENERAL PLAN: RURAL RESIDENTIAL (RR10:)

ZONING: RURAL RESIDENTIAL (RR:10)

EXISTING USES: Cannabis

DISTRICT: Supervisorial District 1

RELATED CASES: AG_2019-0079 (Cannabis Cultivation Type 2B – Large Mixed Light) & AG_2019-0117 (Cannabis Nursery Type 4)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR10	RR10	59.9±	Residential
EAST:	RR10	RR10	10±	Residential
SOUTH:	I	I2	38±	Industrial
WEST:	RR10	RR10	10±	Residential

REFERRAL AGENCIES

LOCAL

Building Division Ukiah

Environmental Health (EH)

Mendocino Cannabis Department

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 8/23/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

VERY HIGH

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE / POTTER VALLEY CSD

4. FARMLAND CLASSIFICATION:

GIS

RURAL RESIDENTIAL & RURAL COMMERCIAL / GRAZING

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

YES

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

EASTERN CLASSES

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

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

EEL RIVER

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:	
Office use only	

Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- | | |
|--|---|
| <input type="checkbox"/> Type C-A Cottage Indoor (500 ft ²) | <input type="checkbox"/> Setback Reduction Request |
| <input checked="" 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: Meagan Bowen Phone: 707-972-8365
 Mailing Address: 2211 Reeves Canyon Rd
 City: Redwood Valley State/Zip: CA 95470 email: Ocean612@gmail.com

PROPERTY OWNER

Name: Leif Buxer Phone: 707-245-2488
 Mailing Address: 889 S main ST #240 Ukiah CA 95490
 City: Ukiah State/Zip: CA 95490 email: Ocean612@hotmail.com

AGENT

Name: Jonelle Puetz Phone: 630-330-2694
 Mailing Address: PO Box 1311
 City: Laytonville State/Zip: CA 95459 email: jmpuetz26@gmail.com

Parcel Size: 10.129 acres

Address of Property: 15665 John Day Rd Potter Valley CA 95469

Assessor Parcel Number(s): APN: 171-210-14

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft ²)	<input type="checkbox"/> C	<input type="checkbox"/> C	<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: (≤12,000 ft ²)	<input type="checkbox"/> 4	<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 because I am not the property owner of the parcel on which the cultivation site is located.

Signature of Applicant/Agent

Date

Signature of Owner

Date

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.

flat site, 14 hoop houses inside fenced AREA
 5 shipping containers, 6 shades
 gravel/dirt & paved roads
 no vegetation removed.
 Reservoir (Pond) Domestic Well & IRRIGATION & Water Storage Tanks (17)
 future Septic/leach field
 ** ADA porta potty ON ADJ. SITE (SAME OWNER)

4. Will the development of the proposed cultivation site be phased?

YES NO

If YES, please describe the phases briefly.

Proposed Green Houses (5) FOR CULTIVATION & NURSERY
 POND ~ RESERVOIR - implementing asap

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

chip cannabis waste into compost.
 other materials taken to local waste 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: 6961.51 cubic yards
- B. Amount of fill: 6959.19 cubic yards
- C. Maximum height of cut slope: 15.43 feet
- D. Maximum height of fill slope: 18.43 feet
- E. Amount being imported/exported: _____ cubic yards

F. Location of borrow/disposal: ON-SITE OFF-SITE

RESERVOIR
 See attached
 plans.

7. In order to develop the proposed cultivation site, will it be necessary to:

- | | | |
|---|--------------------------|-------------------------------------|
| A. Remove oak species or commercial tree species? | YES | NO |
| 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. 14 @ 10'x100' Hoop Houses 1000SF each
2. 5 @ 8'x40' Shipping Containers 320 SF each
3. 2 @ 16'x160' Shaders
4. 4 @ 14'x70' Shaders
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 7000 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.

FLAT PARCELS, NO vegetation or animals, green house, hoop houses + Shipping containers

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential/Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial/Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institutional/Timberland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cannabis cultivation

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

A. Electricity

Utility Company (existing)

Utility Company (planned)

On-Site Generation - Specify Back up

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 HLM DELIVERY / RESERVOIR / WELL

D. Sewage

Community sewage system - Specify supplier _____

Septic Tank

Other - Specify ADA PORTA POTTY

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

16. Will you have employees? YES NO

If YES, how many employees will you have? _____

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

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

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

outsourced to farm labor contractor

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.

PREVENTED with fencing & locked gates & cameras

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:

Relocating-previous cultivation

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

flat land, allows for BMP, easy access & secure

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

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

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

NO

YES, following

Department of Agriculture Date: _____

SWRCB Date: _____

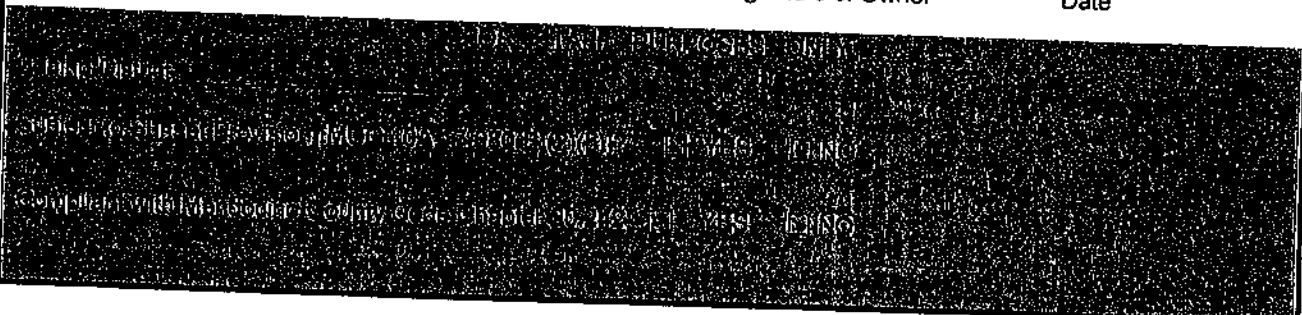
CDFW Date: 2/13/2020

CDFA Date: _____

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

[Signature]
Signature of Applicant/Agent 9/9/19
Date

[Signature]
Signature of Owner 9/9/19
Date





Lake County

Tomki Creek

SUBJECT PARCELS

Eel River

Eel River Road

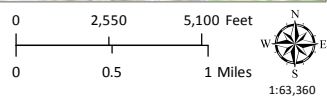
East Fork Eel River

Potter Valley



CASE: AP 2019-0083
 OWNER: BIERER, Leif
 APN: 171-210-14
 APLCT: Meagan Bowen
 AGENT: Jonelle Puetz
 ADDRESS: 15665 John Day Road, Potter Valley

- Major Towns & Places
- ▭ California Counties
- ~ Major Rivers
- == Major Roads






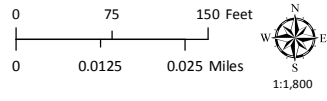
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019



CASE: **AP 2019-0083**
OWNER: **BIERER, Leif**
APN: **171-210-14**
APLCT: **Meagan Bowen**
AGENT: **Jonelle Puetz**
ADDRESS: **15665 John Day Road, Potter Valley**

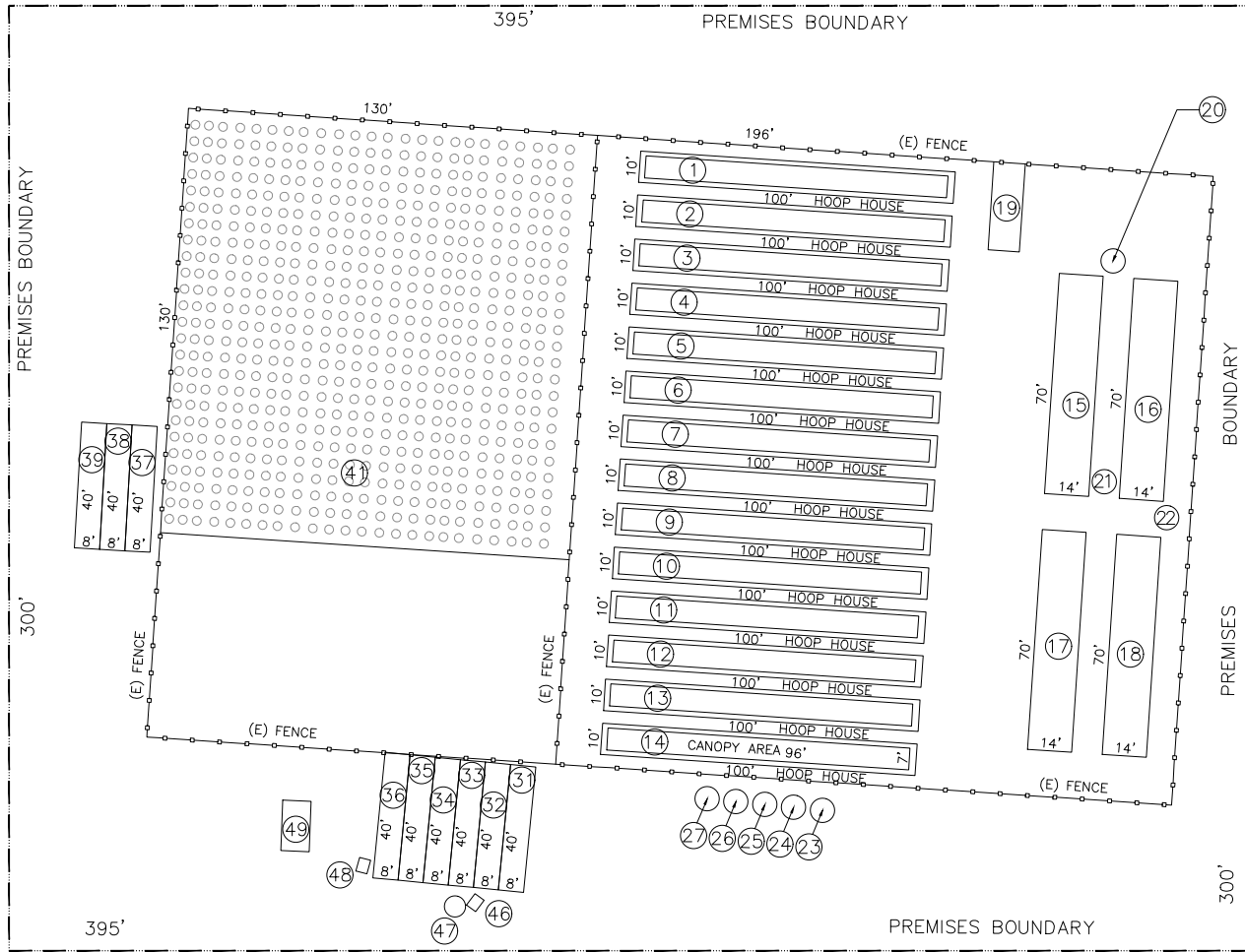
-  Cannabis Cultivation Sites
-  Public Roads
-  Private Roads



AERIAL IMAGERY

LEGEND

- PREMISES BOUNDARY
- PARCEL BOUNDARY



STRUCTURAL LEGEND

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ① (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ② (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ③ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ④ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑤ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑥ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑦ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑧ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑨ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑩ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑪ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑫ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑬ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑭ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED ⑮ (E)-14'X70' Shade Structure (CCL19-0005571) ⑯ (E)-14'X70' Shade Structure (CCL19-0005571) ⑰ (E)-14'X70' Shade Structure (CCL19-0005571) ⑱ (E)-28'X10' SHARED COMPOST ⑲ (E)-2.500 GAL WATER TANK (AGRICULTURAL USE) | <ul style="list-style-type: none"> ⑳ (E)-1.500 GAL WATER TANK (AGRICULTURAL USE) ㉑ (E)-1,100 GAL WATER TANK (AGRICULTURAL USE) ㉒ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) ㉓ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) ㉔ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) ㉕ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) ㉖ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) ㉗ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) ㉘ (E)-5,000 GAL WATER TANK (CALFIRE TANK) ㉙ (E)- Water Tanks Removed ㉚ (E)- Water Tanks Removed ㉛ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) ㉜ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) ㉝ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) ㉞ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) ㉟ (E)-8'X40' CARGO CONTAINER (HARVEST STORAGE/ADMIN. HOLD AREA) ㊱ (E)-8'X40' CARGO CONTAINER (AGRICULTURE CHEMICAL/PESTICIDE STORAGE) ㊲ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) ㊳ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) ㊴ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) ㊵ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) | <ul style="list-style-type: none"> ㊶ (E)-IMMATURE PLANT AREA: 25 ROWS @25 POTS PER ROW. 625 POTS OF IMMATURE PLANTS Nursery ㊷ (P)-RESIDENCE SITE ㊸ (E)-MULE SHADER ㊹ (P)-SEPTIC WITH LEACHFIELD ㊺ (E)-8'X8' WELL HOUSE (AGRICULTURE AND DOMESTIC USE) ㊻ (E)-PORTABLE RESTROOM ㊼ (E)-PORTABLE RESTROOM ㊽ (E)- Water Tanks Removed ㊾ (E)-ADA PARKING ㊿ (E)-10'X25' OFFICE AREA ① (E)-RESERVOIR/LINED RAIN CATCHMENT (39.377690,-123.105674) |
|--|---|--|

NOTE
 NO PUBLIC OR PRIVATE SCHOOLS, DEVELOPED PARKS, DRUG OR ALCOHOL REHABILITATION FACILITIES, LICENSED CHILD CARE FACILITIES, NURSERY SCHOOLS, CHURCHES OR YOUTH ORIENTED FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.



SHEET:	DRAWN: <i>DCF</i>	Applicant/Permitee: Meagan Bowen 5665 JOHN DAY RD. POTTER VALLEY, CA 95469 Land Owner: Leif Bierer Mendocino County Cannabis: AG_2019-0079 + AG_2019-0117 DCC: CCL19-000571 + CCL19-000505	
	DATE:		
	SCALE: <i>1"=60</i>		
PREMISES PLAN			

AREA
10.12 ACRES
APN
171-210-14-00

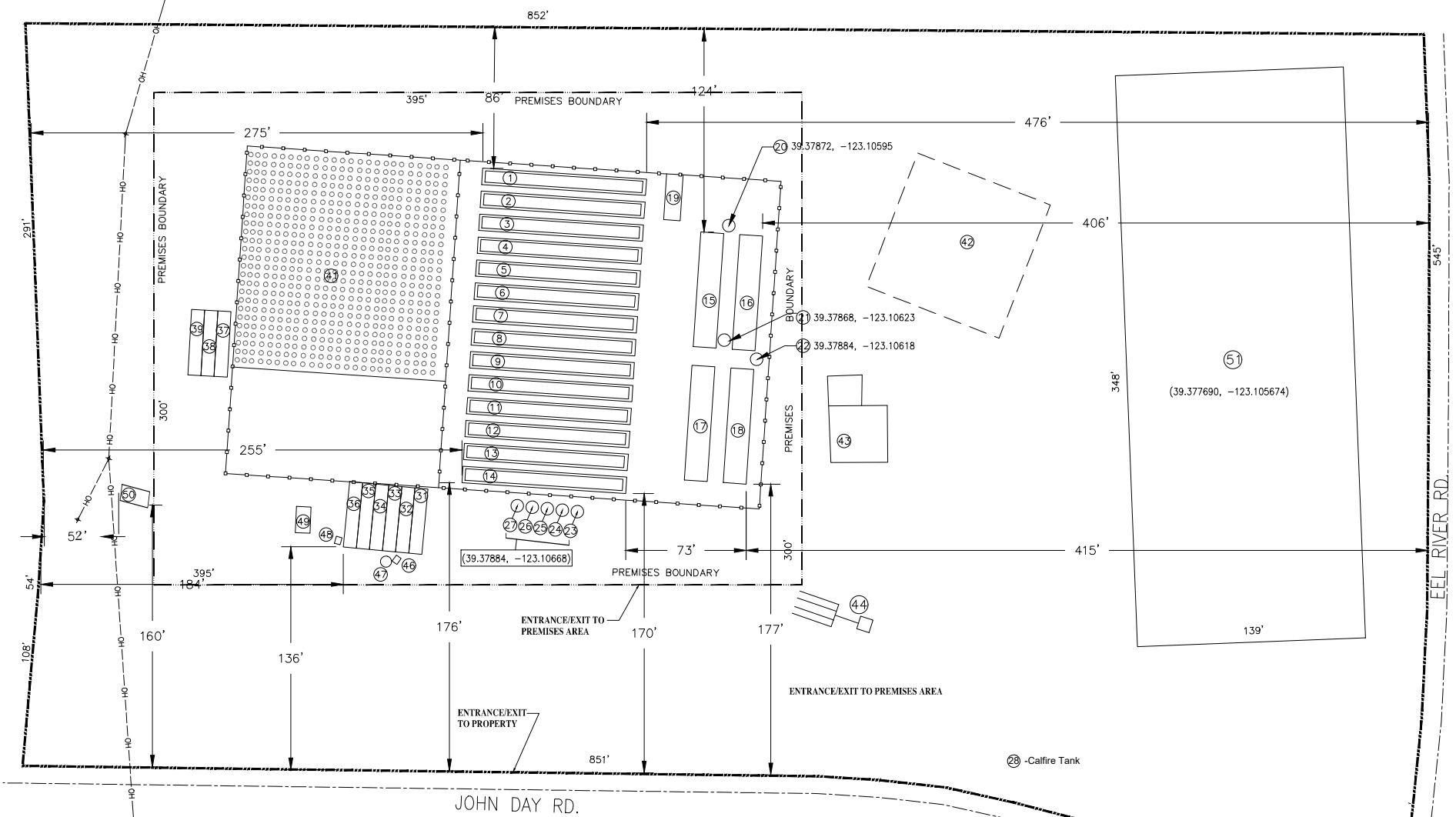
HOOP HOUSE STRUCTURE: 14,000 S.F. (CANOPY : 9,408 SQ.FT.)
 HOOP HOUSE STRUCTURE: IMMATURE : 3,920 S.F.
 STORAGE AREAS : 3,200 S.F.
 TOTAL NURSERY CANOPY SQ FT: 20,820 sq ft
 TOTAL MIXED LIGHT CANOPY: 9,408 sq ft

Mixed Light Cultivation

Nursery

LEGEND
 --- PREMISES BOUNDARY
 - - - - - PARCEL BOUNDARY

ABBREV. LEGEND
 (E) - EXISTING
 (D) - TO BE DEMO



STRUCTURAL LEGEND

- | | | | |
|---|------------------------------|---|---|
| ① (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ⑲ (E)-28'X10' SHARED COMPOST | ⑳ (E)-2.500 GAL WATER TANK (AGRICULTURAL USE) | ④① (E)-IMMATURE PLANT AREA: 25 ROWS @25 POTS PER ROW. 625 POTS OF IMMATURE PLANTS |
| ② (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ⑳ (E)- Tank Removed | ㉑ (E)-1,500 GAL WATER TANK (AGRICULTURAL USE) | ④② (P)-RESIDENCE SITE |
| ③ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉒ (E)- Tank Removed | ㉒ (E)-1,100 GAL WATER TANK (AGRICULTURAL USE) | ④③ (E)-MULE SHADER |
| ④ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉓ (E)- Tank Removed | ㉓ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | ④④ (P)-SEPTIC WITH LEACHFIELD |
| ⑤ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉔ (E)- Tank Removed | ㉔ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | ④⑤ (E)-8'X8' WELL HOUSE (AGRICULTURE AND DOMESTIC USE) |
| ⑥ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉕ (E)- Tank Removed | ㉕ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | ④⑥ (E)-PORTABLE RESTROOM |
| ⑦ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉖ (E)- Tank Removed | ㉖ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | ④⑦ (E)-PORTABLE RESTROOM |
| ⑧ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉗ (E)- Tank Removed | ㉗ (E)-5,000 GAL WATER TANK (CALFIRE TANK) | ④⑧ (E)-GENERATOR AREA |
| ⑨ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉘ (E)- Tank Removed | ㉘ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | ④⑨ (E)-ADA PARKING |
| ⑩ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉙ (E)- Tank Removed | ㉙ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | ⑤① (E)-10'X25' OFFICE AREA |
| ⑪ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉚ (E)- Tank Removed | ㉚ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | ⑤② (E)-RESERVOIR/LINED RAIN CATCHMENT (39.377690,-123.105674) |
| ⑫ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉛ (E)- Tank Removed | ㉛ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| ⑬ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉜ (E)- Tank Removed | ㉜ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| ⑭ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ㉝ (E)- Tank Removed | ㉝ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| ⑮ (E)-14'X70' Shade Structure (IMMATURE PLANTS) | ㉞ (E)- Tank Removed | ㉞ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| ⑯ (E)-14'X70' Shade Structure (IMMATURE PLANTS) | ㉟ (E)- Tank Removed | ㉟ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| ⑰ (E)-14'X70' Shade Structure (IMMATURE PLANTS) | ㊱ (E)- Tank Removed | ㊱ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| ⑱ (E)-14'X70' Shade Structure (IMMATURE PLANTS) | ㊲ (E)- Tank Removed | ㊲ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| ㉑ (E)-28'X10' SHARED COMPOST | ㊳ (E)- Tank Removed | ㊳ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| ㉒ (E)-2.500 GAL WATER TANK (AGRICULTURAL USE) | ㊴ (E)- Tank Removed | ㊴ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊵ (E)- Tank Removed | ㊵ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊶ (E)- Tank Removed | ㊶ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊷ (E)- Tank Removed | ㊷ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊸ (E)- Tank Removed | ㊸ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊹ (E)- Tank Removed | ㊹ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊺ (E)- Tank Removed | ㊺ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊻ (E)- Tank Removed | ㊻ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊼ (E)- Tank Removed | ㊼ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊽ (E)- Tank Removed | ㊽ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊾ (E)- Tank Removed | ㊾ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |
| | ㊿ (E)- Tank Removed | ㊿ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | |

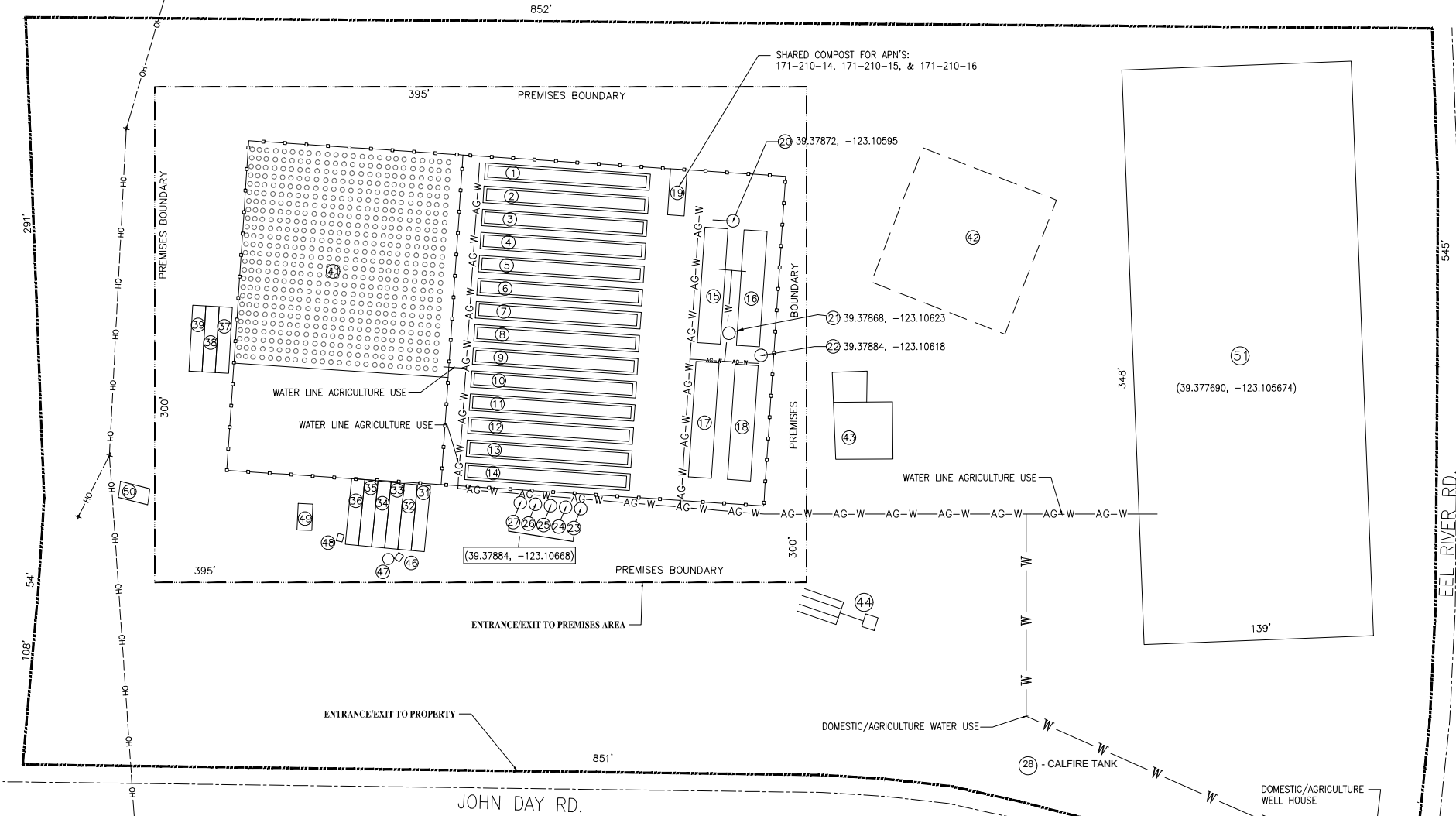
NOTE
 NO PUBLIC OR PRIVATE SCHOOLS, DEVELOPED PARKS, DRUG OR ALCOHOL REHABILITATION FACILITIES, LICENSED CHILD CARE FACILITIES, NURSERY SCHOOLS, CHURCHES OR YOUTH ORIENTED FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.



SHEET:	DRAWN:	Meagan Bowen		AREA 10.12 ACRES	APN 171-210-14-00	HOOP HOUSE STRUCTURE: 14,000 S.F. (CANOPY : 9,408 SQ.FT.) HOOP HOUSE STRUCTURE: IMMATURE : 3,920 S.F. STORAGE AREAS : 3,200 S.F.
		15665 JOHN DAY RD. POTTER VALLEY, CA 95469				
		Mendocino County Cannabis:AG_2019-0079 + AG_2019-0117 DCC: CCL19-000571 + CCL19-005005				TOTAL CANNABIS RELATED STRUCTURES 21,120 S.F. 9,408 S.F. ACTUAL CANOPY
		PROPERTY SETBACK PLAN				

LEGEND

- PREMISES BOUNDARY
- PARCEL BOUNDARY
- DOMESTIC WATER USE
- AG-W AGRICULTURE WATER USE
- OH PG&E OVERHEAD POWER LINE



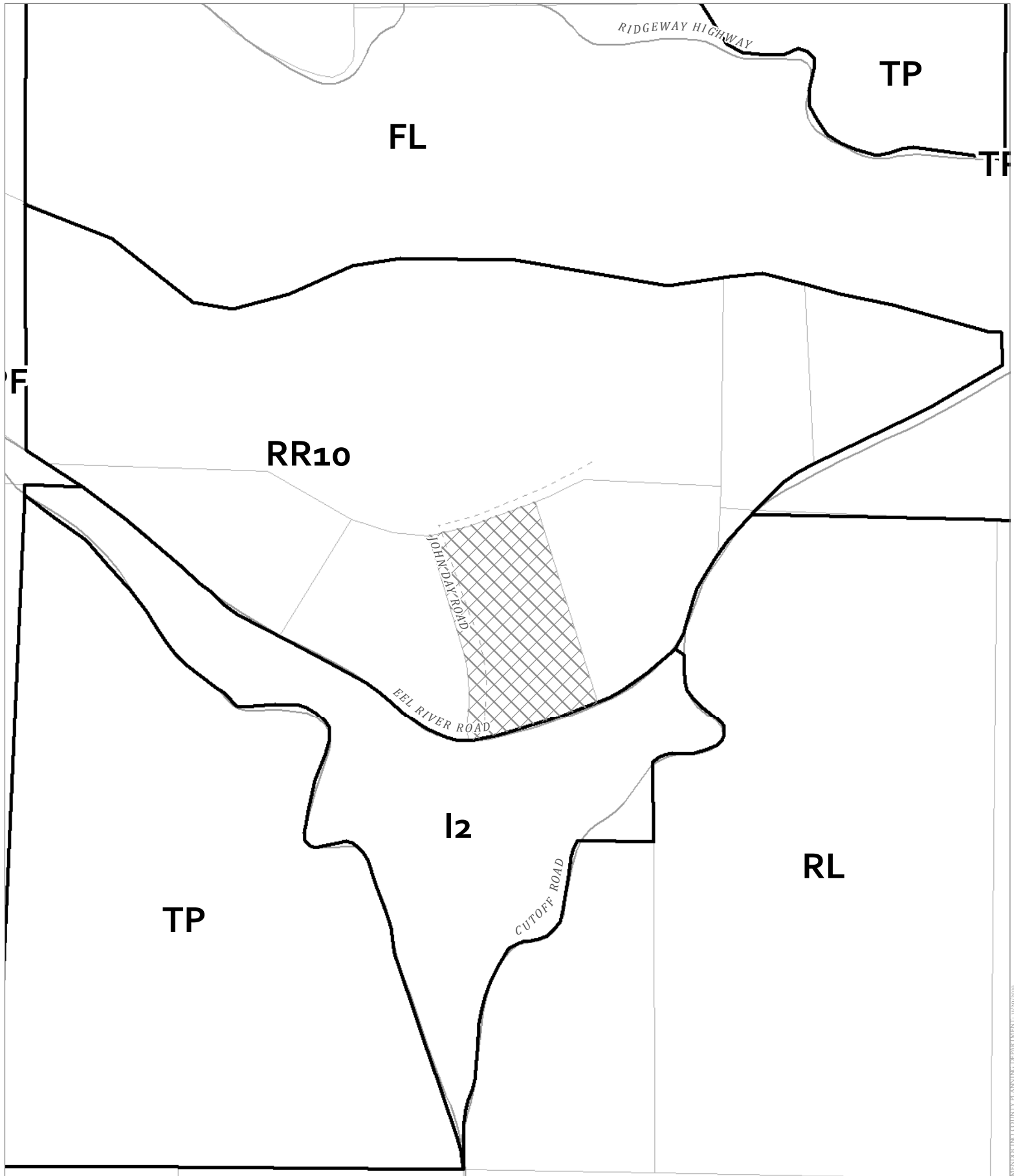
STRUCTURAL LEGEND

- | | | |
|---|--|---|
| ① (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②① (E)-1,500 GAL WATER TANK (AGRICULTURAL USE) | ④① (E)-IMMATURE PLANT AREA: 25 ROWS @25 POTS PER ROW. 625 POTS OF IMMATURE PLANTS |
| ② (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②② (E)-1,100 GAL WATER TANK (AGRICULTURAL USE) | |
| ③ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②③ (E)-5,000 GAL WATER TANK (AGRICULTURAL USE) | ④② (P)-RESIDENCE SITE |
| ④ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②④ (E)-5000 GAL WATER TANK (AGRICULTURAL USE) | ④③ (E)-MULE SHADER |
| ⑤ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②⑤ (E)-5000 GAL WATER TANK (AGRICULTURAL USE) | ④④ (P)-SEPTIC WITH LEACHFIELD |
| ⑥ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②⑥ (E)-5000 GAL WATER TANK (AGRICULTURAL USE) | ④⑤ (E)-8'X8' WELL HOUSE (AGRICULTURE AND DOMESTIC USE) |
| ⑦ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②⑦ (E)-5000 GAL WATER TANK (AGRICULTURAL USE) | ④⑥ (E)-PORTABLE RESTROOM |
| ⑧ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②⑧ (E)-5,000 GAL WATER TANK (CALFIRE TANK) | ④⑦ (E)-PORTABLE RESTROOM |
| ⑨ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ②⑨ (E)- Tank Removed | ④⑧ (E)-GENERATOR AREA |
| ⑩ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ③① (E)- Tank Removed | ④⑨ (E)-ADA PARKING |
| ⑪ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ③② (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) | ⑤① (E)-10'X25' OFFICE AREA |
| ⑫ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ③③ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) | ⑤② (E)-RESERVOIR/LINED RAIN CATCHMENT (39.377690,-123.105674) |
| ⑬ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ③④ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) | |
| ⑭ (E)-10'X100' HOOP HOUSE WITH 7'X96' BED | ③⑤ (E)-8'X40' CARGO CONTAINER (HARVEST STORAGE/ADMIN. HOLD AREA) | |
| ⑮ (E)-14'X70' Shade Structure (IMMATURE PLANTS) | ③⑥ (E)-8'X40' CARGO CONTAINER (AGRICULTURE CHEMICAL/PESTICIDE STORAGE) | |
| ⑯ (E)-14'X70' Shade Structure (IMMATURE PLANTS) | ③⑦ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) | |
| ⑰ (E)-14'X70' Shade Structure (IMMATURE PLANTS) | ③⑧ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) | |
| ⑱ (E)-28'X10' SHARED COMPOST | ③⑨ (E)-8'X40' CARGO CONTAINER (DRYING/HARVEST STORAGE) | |
| ⑳ (E)-2,500 GAL WATER TANK (AGRICULTURAL USE) | | |


NOTE
 NO PUBLIC OR PRIVATE SCHOOLS, DEVELOPED PARKS, DRUG OR ALCOHOL REHABILITATION FACILITIES, LICENSED CHILD CARE FACILITIES, NURSERY SCHOOLS, CHURCHES OR YOUTH ORIENTED FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.

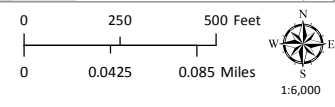
SCALE: 1:90

<p>SCALE: 1"=90'</p>	<p>Applicant/Permitee: Meagan Bowen 15665 JOHN DAY RD. POTTER VALLEY, CA 95469 Property Owner: Leif Bierer Mendocino County Cannabis: AG_2019-0079 + AG_2019-0117 DCC: CCL19-000571 + CCL19-005005</p>	<p>AREA 10.12 ACRES APN 171-210-14-00</p>	<p>HOOP HOUSE STRUCTURE: 14,000 S.F. (CANOPY : 9,408 SQ.FT.) HOOP HOUSE STRUCTURE: IMMATURE : 3,920 S.F. STORAGE AREAS : 3,200 S.F. TOTAL NURSERY CANOPY SQ FT: 20,820 sq ft TOTAL MIXED LIGHT CANOPY: 9,408 sq ft</p>
PROPERTY SITE PLAN			



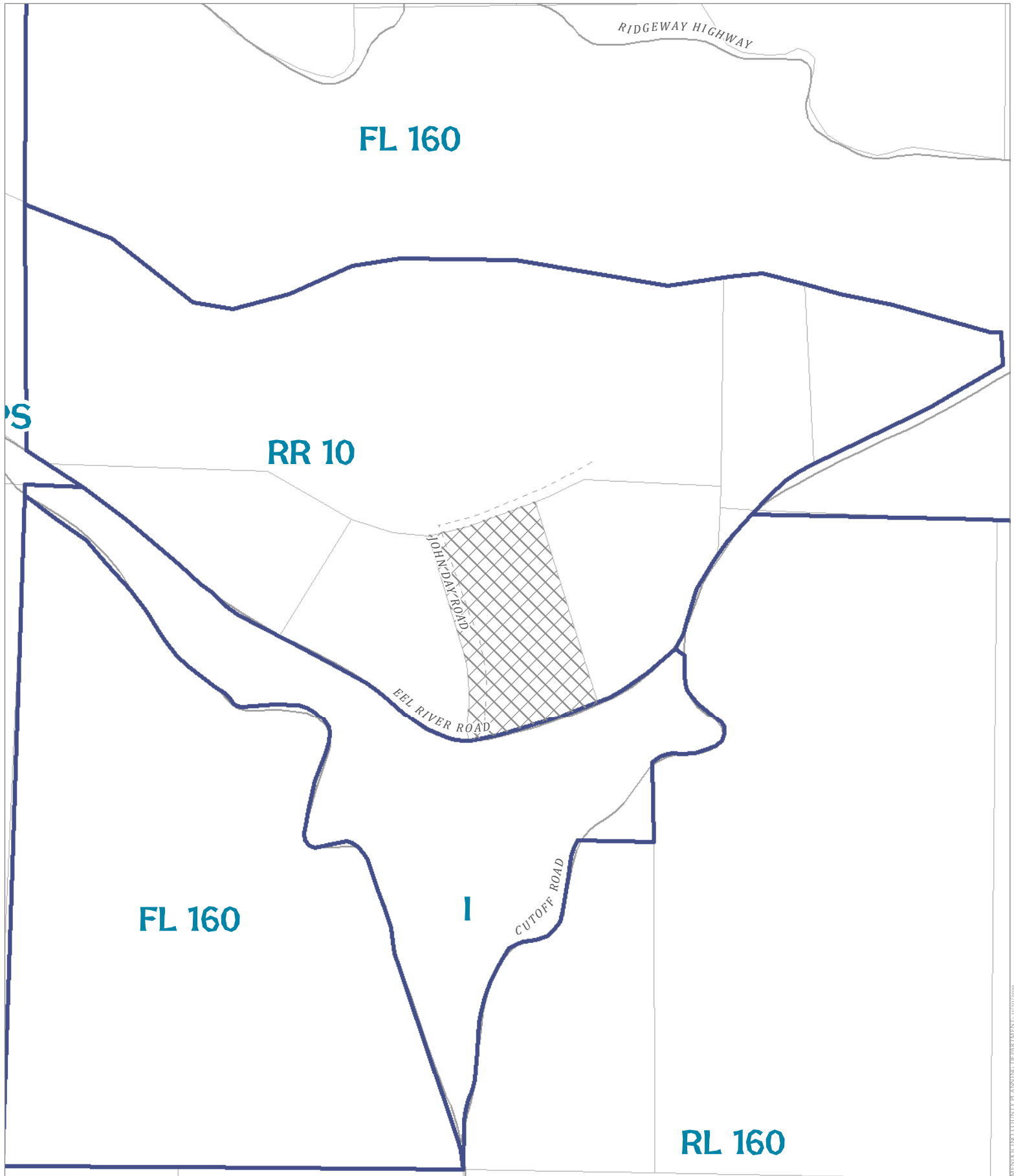
CASE: AP 2019-0083
 OWNER: BIERER, Leif
 APN: 171-210-14
 APLCT: Meagan Bowen
 AGENT: Jonelle Puetz
 ADDRESS: 15665 John Day Road, Potter Valley

 Zoning Districts
 Public Roads





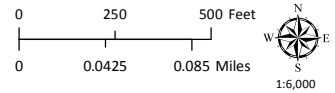
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019

ZONING DISPLAY MAP



CASE: AP 2019-0083
 OWNER: BIERER, Leif
 APN: 171-210-14
 APLCT: Meagan Bowen
 AGENT: Jonelle Puetz
 ADDRESS: 15665 John Day Road, Potter Valley

 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

171-200-16
MOUNTAIN SNOW
15720 JOHN DAY RD
RR 10 58.93 A±

171-210-16
MOUNTAIN SNOW
15750 JOHN DAY RD
RR 10 10.09 A±

171-210-13
NEIL BROWN
15855 JOHN DAY RD
RR 10 10.08 A±

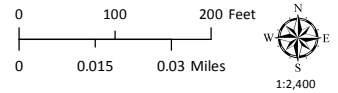
171-210-15
LEIF BIERER
15660 JOHN DAY RD
RR 10 10.11 A±

171-210-14
LEIF BIERER
15665 JOHN DAY RD
RR 10 10.12 A±

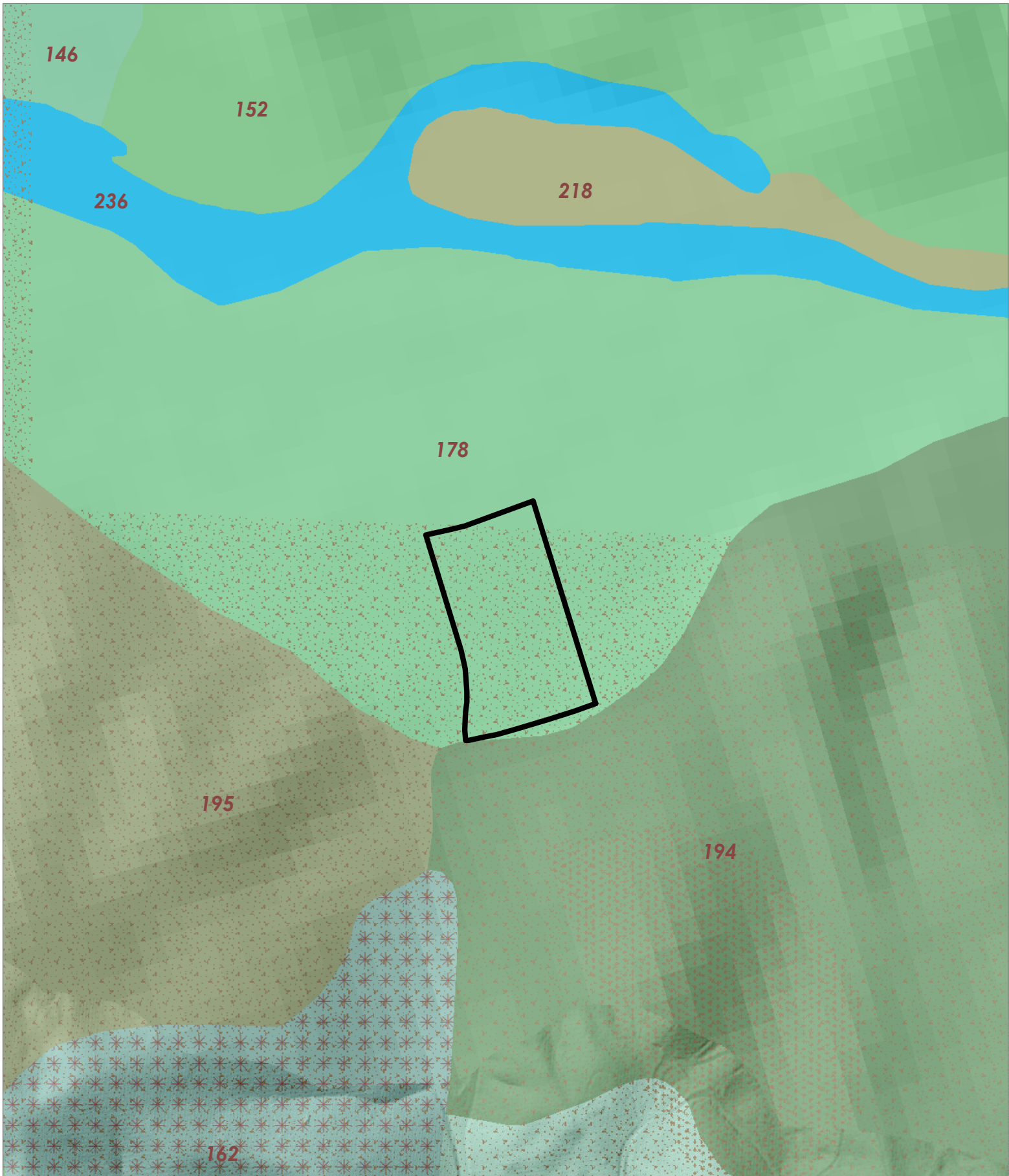
171-210-10
GAS PACIFIC
12 40K 38 A±

171-210-07
EUGENE TURRI
17501 EEL RIVER RD
RL 160 78.5 A±




CASE: AP 2019-0083
OWNER: BIERER, Leif
APN: 171-210-14
APLCT: Meagan Bowen
AGENT: Jonelle Puetz
ADDRESS: 15665 John Day Road, Potter Valley

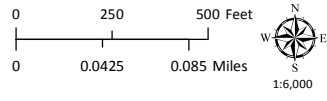


ADJACENT PARCELS



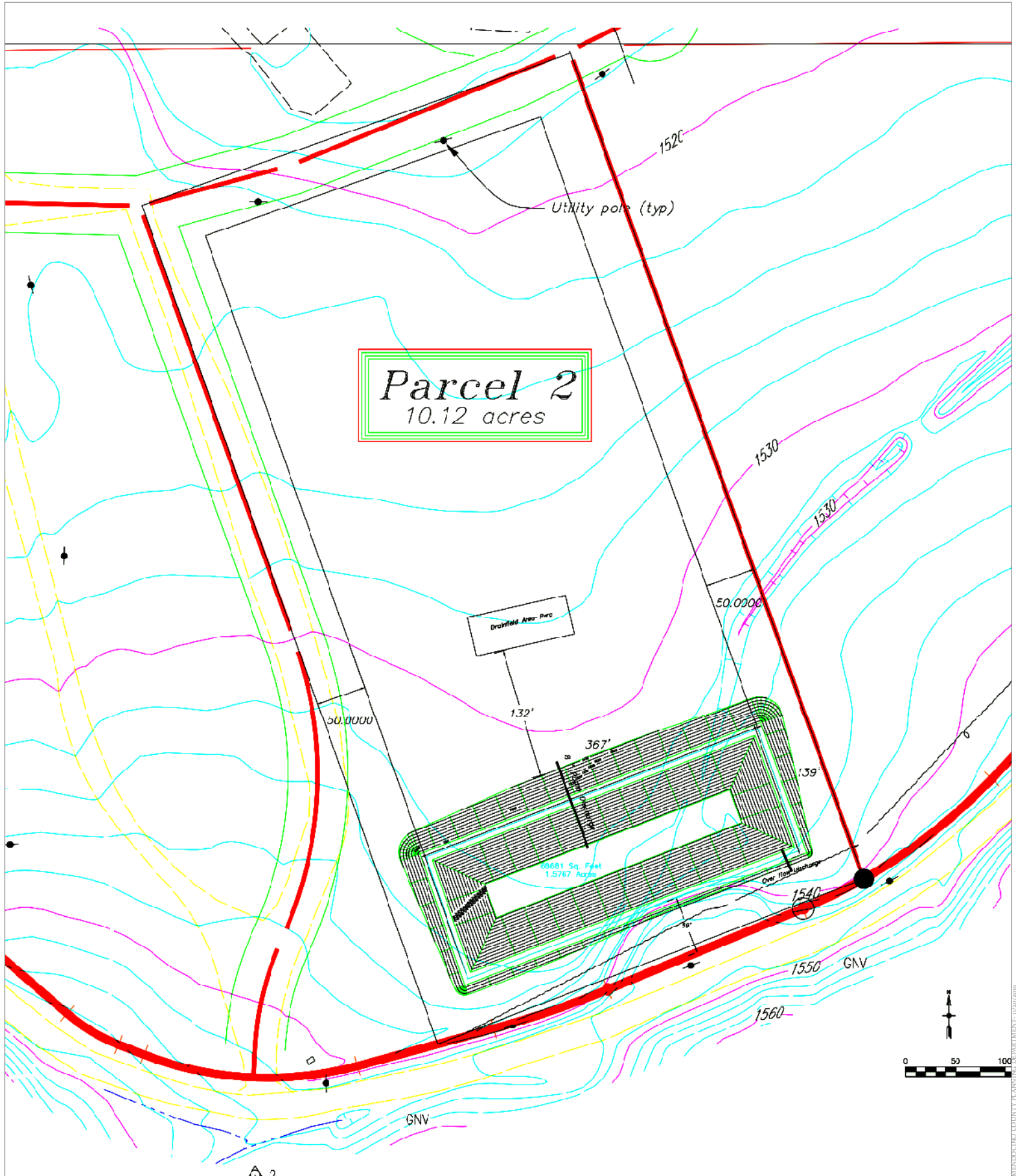
CASE: AP 2019-0083
 OWNER: BIERER, Leif
 APN: 171-210-14
 APLCT: Meagan Bowen
 AGENT: Jonelle Puetz
 ADDRESS: 15665 John Day Road, Potter Valley

-  Naturally Occurring Asbestos
-  Ultramafic Rock
-  Eastern Rock Inclusions



EASTERN SOIL CLASSIFICATIONS

YUBA COUNTY PLANNING DEPARTMENT - 11/20/2019



CASE: AP 2019-0083
 OWNER: BIERER, Leif
 APN: 171-210-14
 APLCT: Meagan Bowen
 AGENT: Jonelle Puetz
 ADDRESS: 15665 John Day Road, Potter Valley

NO SCALE

POND DIAGRAM