



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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September 15, 2023

Environmental Health - Ukiah

Building Inspection – Ukiah

Cannabis Department

CASE#: AP_2023-0037

DATE FILED: 9/1/2023

OWNER: BIERER LEIF

APPLICAN/AGENT: Scott Ward

REQUEST: Administrative Permit to exempt housing requirement for RR:10 zoning designation pursuant to Mendocino County Code Section 20.242.070 (C)(6).

LOCATION: Approximately 6± miles north of Potter Valley town center, lying on the north side of Eel River Road (CR 240B), .025± miles east of its intersection with Van Arsdale Road (CR 242), located at 15750 John Day Road, Potter Valley (APN: 171-210-16)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: September 29, 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 _____

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APN/S: 171-210-16-00

PARCEL SIZE: 10± Acres

GENERAL PLAN: Rural Residential RR10:

ZONING: Rural Residential RR:10

EXISTING USES: Cannabis Cultivation

DISTRICT: Supervisorial District 1

RELATED CASES: AG_2019-0126 Cannabis Cultivation Type 2B, Large Mixed Light; EX_2021-0015 Pond Exemption, BU 2020-2070 thru 83 and 2021-0422 thru 28, and 2023-0729 thru 734 (AG Exempt Structures)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR10)	Rural Residential (RR10)	56.7± acres	Cultivation
EAST:	Rural Residential (RR10)	Rural Residential (RR10)	10.1± acres	Cultivation
SOUTH:	Industrial (I2)	Industrial (I2)	38± acres	Industrial
WEST:	Public Facilities (PF)	Public Facilities (PF)	143± acres	Open Space

REFERRAL AGENCIES

LOCAL

Building Division Ukiah Environmental Health (EH) Mendocino Cannabis Department

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 9/15/2023

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

Cal Fire / Potter Valley Community Services District

4. FARMLAND CLASSIFICATION:

GIS

Vacant

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 Soil Classifications

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

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

No

23. HARBOR DISTRICT:

Sec. 20.512

NA



Department of
Planning and Building
Mendocino County Services

SEP 01 2023

Case No:	AP-2023-0037
CalFire No:	
Cultivation No:	
Fee:	\$1,623.00
Receipt No:	PRJ-058485
Received By:	M. R. [Signature]
Date Filed:	9-1-2023
Office use only	

Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- Type C-A Cottage Indoor (500 ft²)
- Waive RR:10 Housing Requirement
- Acreage (3.5 Acres-4.9 Acres: Type 1, 1B, 4)
- Acreage (7.0 Acres-9.9 Acres: Type 2, 2B)
- Setback Reduction (please clearly identify on your Site Plan)
- TPZ or FL (Types 1, 1B, 2, 2B, 4)
- RR5 (3.5-4.9 Acres) Waive Sunset

APPLICANT(S) PETRA BUCHANAN

Name: _____ Phone: 707-972-5880
 Mailing Address: PO BOX 1311
 City: LAYTONVILLE State/Zip: CA email: petrabuchanan73@gmail.com

PROPERTY OWNER

LEIF BIERER

Name: _____ Phone: 707-245-2488
 Mailing Address: 705 NORTH STATE ST.
 City: UKIAH State/Zip: 95482 email: ocean612@hotmail.com

AGENT

SCOTT WARD

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

Parcel Size: 10.09 acres

Address of Property: 15750 JOHN DAY ROAD POTTER VALLEY CA 95469

Assessor Parcel Number(s): 171-210-16

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: (≤22,000 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 if I am not the property owner of the parcel on which the cultivation site is located.

[Signature] 08.30.2023
 Signature of Applicant/Agent Date

[Signature] 08.30.2023
 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.

This parcel was part of the old Louisiana Pacific mill site. The roads are paved. The site is relatively flat, gravel and weeds. There are 14 hoop houses, 7 containers and a pond which received a Pond Exemption approval from Planning and Building.

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?

Hazardous and plastic materials are taken to the county transfer station in Ukiah. Natural trimmings are either composted or taken to the Ukiah transfer station.

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? YES NO

If YES, please complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of cut slope: _____ feet
D. Maximum height of fill slope: _____ feet
E. Amount being imported/exported: _____ cubic yards
F. Location of borrow/disposal: ON-SITE OFF-SITE

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

- | | |
|---|--------------------------|
| | 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"/> |

NONE OF THE ABOVE

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 hoop houses. Permit nos. BU_2020-2070-2083. Finaled 12/11/21
2. 7 Ag Exempt shipping containers Permit nos. BU_2021-0422-0428 Finaled 8-
3. Pond Exemption permit no. EX 2021-0015 Finaled 5-21-21
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 <u>500</u> 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.

This and adjacent parcels are also part of the old Louisiana Pacific lumber mill site. The parcel is relatively flat with existing paved road access. The vegetation is mostly grasses and weeds. The owner has some goats and a mule grazing or weed control.

13. Please indicate the surrounding land uses.

NORTH

EAST

SOUTH

WEST

VACANT

CANNABIS

VACANT

VACANT

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

A. Electricity

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify Using generator for veg lights until PGE established

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 Portable chemical toilet

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? 1

If employees are residing onsite, please indicate the structure in which they will be residing. N/A

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.

Drying and curing will be in the permitted shipping containers.

Trimming and packaging will be done off site

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 subject parcel is in an isolated area well over a thousand (1000) feet from the nearest residence. The parcel directly to the east is used for cannabis cultivation. The access to the parcel is off of a paved county road, the interior roads are also paved, so there is no dust. Exterior lights are shielded. There is power pending from PG&E.

21. Provide an overview of your past cultivation, as well as ancillary activities on this subject property. If 'Relocating' please describe past activities within Mendocino County, as well as past cultivation on this subject parcel, if applicable:

This is a relocation from a site located at 225 Ramsey Rd. Laytonville CA

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

This location was the previously developed with lumber mill. The current cultivation activities are far less intensive and more environmentally sound than the previous industrial use.

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: _____

Water Resources Control Board

Date: _____


CA Dept Fish & Wildlife

Date: _____

Dept of Cannabis Control

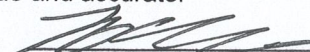
Date: _____

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


Signature of Applicant/Agent

08.30.2023

Date


Signature of Owner

08.30.2023

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



**COUNTY OF MENDOCINO
CANNABIS DEPARTMENT**

125 EAST COMMERCIAL ST • WILLITS • CALIFORNIA • 95490

KRISTIN NEVEDAL, DIRECTOR

PHONE: 707-234-6680

FAX: 707-234-6337

mcdpod@mendocinocounty.org

www.mendocinocounty.org/cannabisprogram

CANNABIS CULTIVATION PERMIT STRUCTURES LIST

Please complete this form showing the buildings and structures used in the County of Mendocino Cannabis Department. Failure to disclose all structures being used in your cannabis operations may cause delays and misrouting of your information.

AG #: 2019-0126

Date: 1/29/2023

BUILDING Example: Building #1 (Identify the building on the site plan.)	USE OF BUILDING Example: Hoop house, Greenhouse, Processing, Cargo Container, Drying, Trimming, etc.	SIZE & SQUARE FOOTAGE Example: 20'x40' 800 sq. ft.	BUILDING PERMIT NUMBER Exp: BU_2017-XXXX (NP for no permit)
Building #1	Hoop House	10 x 100 1000 sq ft	BU_2020-2070
Building #2	Hoop House	10 x 100 1000 sq ft	BU_2020-2071
Building #3	Hoop House	10 x 100 1000 sq ft	BU_2020-2072
Building #4	Hoop House	10 x 100 1000 sq ft	BU_2020-2073
Building #5	Hoop House	10 x 100 1000 sq ft	BU_2020-2074
Building #6	Hoop House	10 x 100 1000 sq ft	BU_2020-2075
Building #7	Hoop House	10 x 100 1000 sq ft	BU_2020-2076
Building #8	Hoop House	10 x 100 1000 sq ft	BU_2020-2077
Building #9	Hoop House	10 x 100 1000 sq ft	BU_2020-2078
Building #10	Hoop House	10 x 100 1000 sq ft	BU_2020-2079

POND(S) (Identify location on site plan)	POWER SOURCE (Identify location on site plan – indicate type: grid tie, solar, generator, wind power, etc.)	WATER TANKS (Identify location on site plan)	GRADING (If over 1 acre or 1 mile of road, Air Quality permit required)
AG Pond EX_2021-0015	Generator	5 (5000 gal)	NO
		1(5000 gal) CALFIRE	



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Building #11	Hoop House	10 x 100 1000 sq ft	BU_2020-2080
Building #12	Hoop House	10 x 100 1000 sq ft	BU_2020-2081
Building #13	Hoop House	10 x 100 1000 sq ft	BU_2020-2082
Building #14	Hoop House	10 x 100 1000 sq ft	BU_2020-2083
Building #19	Chemical Storage Shed	8 x 4 32 sq ft	NP
Building #20	Cargo Container	8 x 40 320sq ft	BU_2021-0428
Building #21	Cargo Container	8 x 40 320sq ft	BU_2021-0427
Building #22	Cargo Container	8 x 40 320sq ft	BU_2021-0426
Building #23	Cargo Container	8 x 40 320sq ft	BU_2021-0425
Building #24	Cargo Container	8 x 40 320sq ft	BU_2021-0424

POND(S) (Identify location on site plan)	POWER SOURCE (Identify location on site plan – indicate type: grid tie, solar, generator, wind power, etc.)	WATER TANKS (Identify location on site plan)	GRADING (If over 1 acre or 1 mile of road, Air Quality permit required)



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KRISTIN NEVEDAL, DIRECTOR

PHONE: 707-234-6680

FAX: 707-234-6337

mcdpod@mendocinocounty.org

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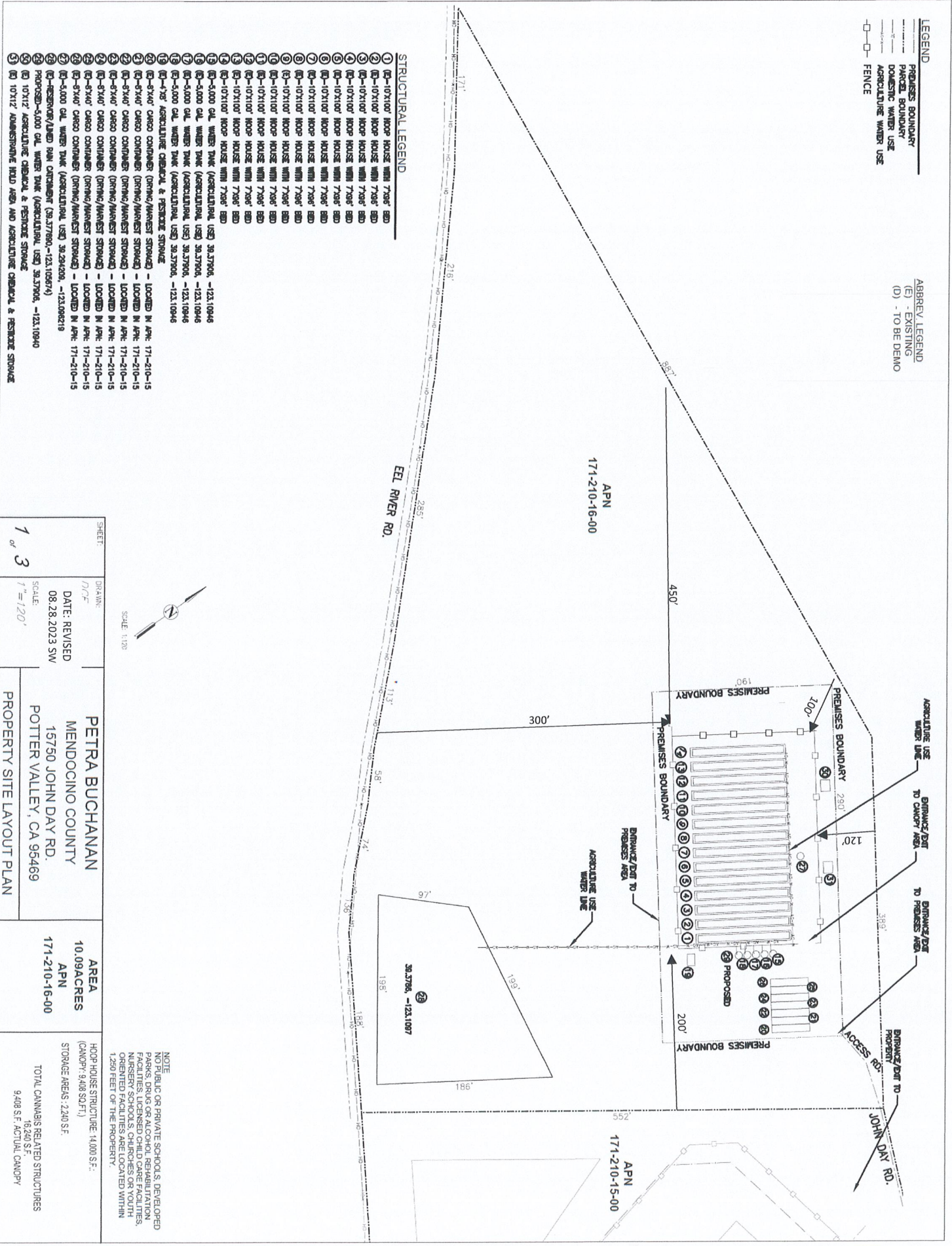
Date: 1/29/2023

BUILDING Example: Building #1 (Identify the building on the site plan.)	USE OF BUILDING Example: Hoop house, Greenhouse, Processing, Cargo Container, Drying, Trimming, etc.	SIZE & SQUARE FOOTAGE Example: 20'x40' 800 sq. ft.	BUILDING PERMIT NUMBER Exp: BU_2017-XXXX (NP for no permit)
Building #25	Cargo Container	8 x 40 320sq ft	BU_2021-0423
Building #26	Cargo Container	8 x 40 320sq ft	BU_2021-0422
Building #30	Admin Hold Area	10x12 120sqft	NP
Building #31	Pesticide Storage	10x12 120sqft	NP

POND(S) (Identify location on site plan)	POWER SOURCE (Identify location on site plan – indicate type: grid tie, solar, generator, wind power, etc.)	WATER TANKS (Identify location on site plan)	GRADING (If over 1 acre or 1 mile of road, Air Quality permit required)

- LEGEND**
- PREMISES BOUNDARY
 - - - PARCEL BOUNDARY
 - - - DOMESTIC WATER USE
 - - - AGRICULTURE WATER USE
 - FENCE

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



STRUCTURAL LEGEND

- 1 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 2 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 3 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 4 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 5 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 6 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 7 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 8 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 9 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 10 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 11 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 12 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 13 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 14 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 15 (D)-10'x10' HOOP HOUSE WITH 7'x8' BED
- 16 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 17 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 18 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 19 (D)-4'x8' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
- 20 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR. 171-210-15
- 21 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR. 171-210-15
- 22 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR. 171-210-15
- 23 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR. 171-210-15
- 24 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR. 171-210-15
- 25 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR. 171-210-15
- 26 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 27 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 28 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 29 (D) 10'x12' AGRICULTURE CHEMICAL & PESTICIDE STORAGE



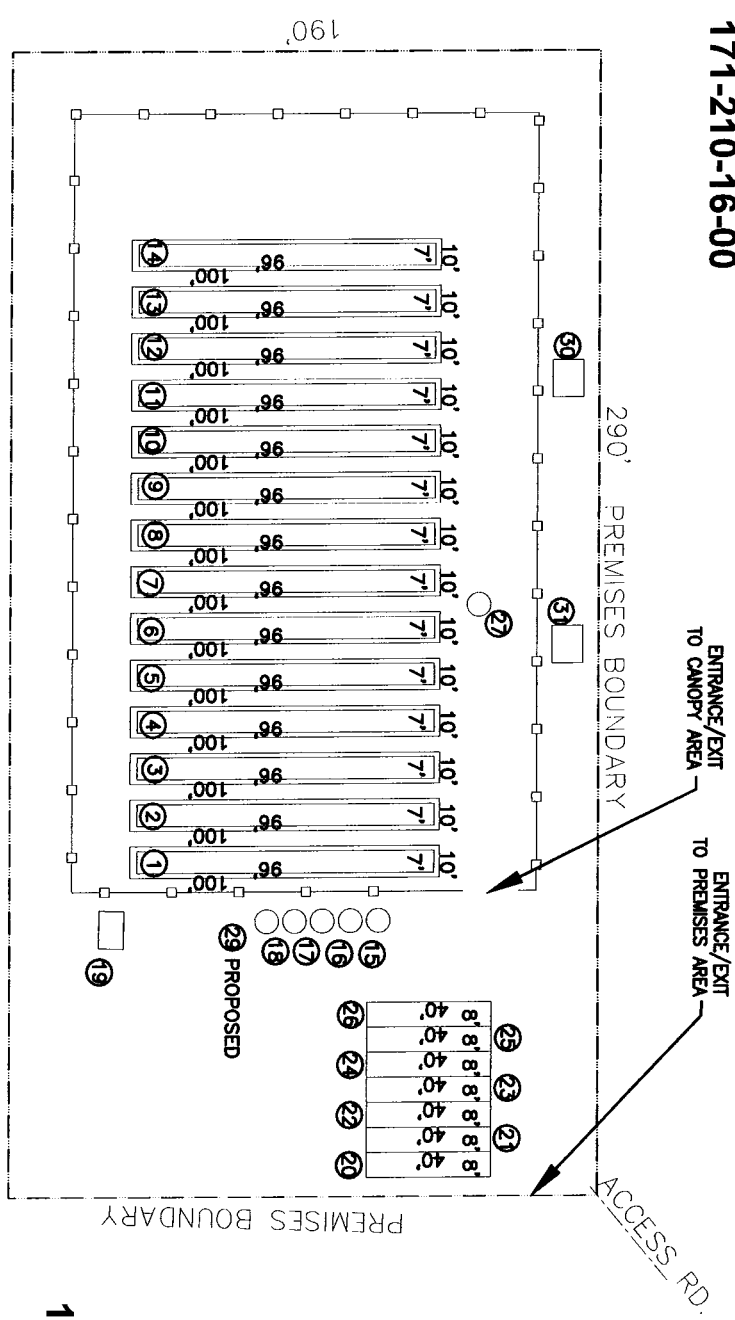
SCALE: 1/8" = 1'-0"

SHEET 1 of 3	DRAWN D/C/F	DATE: REVISED 08.28.2023 SW	PETRA BUCHANAN MENDOCINO COUNTY 15750 JOHN DAY RD. POTTER VALLEY, CA 95469	AREA 10.09ACRES APN 171-210-16-00	HOOP HOUSE STRUCTURE: 14,000 S.F. (CANOPY: 9,408 SQ.FT.) STORAGE AREAS: 2,240 S.F.	NOTE NO PUBLIC OR PRIVATE SCHOOLS, DEVELOPED PARKS, DRUGS OR ALCOHOL REHABILITATION FACILITIES, LICENSED CHILD CARE FACILITIES, OR ORIENTED FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.
SCALE: 1" = 120'			PROPERTY SITE LAYOUT PLAN	TOTAL CANNABIS RELATED STRUCTURES 16,240 S.F. 9,408 S.F. ACTUAL CANOPY		

LEGEND
 PREMISES BOUNDARY
 PARCEL BOUNDARY
 DOMESTIC WATER USE
 AGRICULTURE WATER USE

ABBREVI LEGEND
 (E) - EXISTING
 (D) - TO BE DEMO

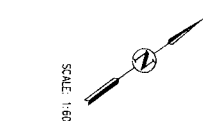
APN
 171-210-16-00



PREMISES BOUNDARY

APN
 171-210-15-00

- STRUCTURAL LEGEND**
- 1 (E)-10'x10' HOOP HOUSE WITH 7'x9' BED
 - 2 (E)-10'x10' HOOP HOUSE WITH 7'x9' BED
 - 3 (E)-10'x10' HOOP HOUSE WITH 7'x9' BED
 - 4 (E)-10'x10' HOOP HOUSE WITH 7'x9' BED
 - 5 (E)-10'x10' HOOP HOUSE WITH 7'x9' BED
 - 6 (E)-10'x10' HOOP HOUSE WITH 7'x9' BED
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 - 14 (E)-10'x10' HOOP HOUSE WITH 7'x9' BED
 - 15 (E)-5,000 GALL. WATER TANK (AGRICULTURAL USE) 30.377004, -123.10046
 - 16 (E)-5,000 GALL. WATER TANK (AGRICULTURAL USE) 30.377004, -123.10046
 - 17 (E)-5,000 GALL. WATER TANK (AGRICULTURAL USE) 30.377004, -123.10046
 - 18 (E)-5,000 GALL. WATER TANK (AGRICULTURAL USE) 30.377004, -123.10046
 - 19 (E)-7'x9' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 20 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 21 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 22 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 23 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 24 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 25 (E)-5,000 GALL. WATER TANK (AGRICULTURAL USE) 30.394209, -123.082619
 - 26 (E)-RESERVOIR/LINED RUNN CATCHMENT (30.377004, -123.100674)
 - 27 PROPOSED-5,000 GALL. WATER TANK (AGRICULTURAL USE) 30.377004, -123.10046
 - 28 (E)-10'x12' ADMINISTRATIVE HOLD AREA AND AGRICULTURE CHEMICAL & PESTICIDE STORAGE



SHEET:	DRAWN:
2 of 3	DOF
	DATE:
	08/21/2022
	SCALE:
	1"=60'

PETRA BUCHANAN
 MENDOCINO COUNTY
 15750 JOHN DAY RD.
 POTTER VALLEY, CA 95469

AREA
 10.09ACRES
APN
 171-210-16-00

HOOP HOUSE STRUCTURE: 14,000 S.F.
 (CANOPY: 9,408 SQ.FT.)
 STORAGE AREAS: 2,240 S.F.
TOTAL CANAWBIS RELATED STRUCTURES
 16,240 S.F.
 9,408 S.F. ACTUAL CANOPY

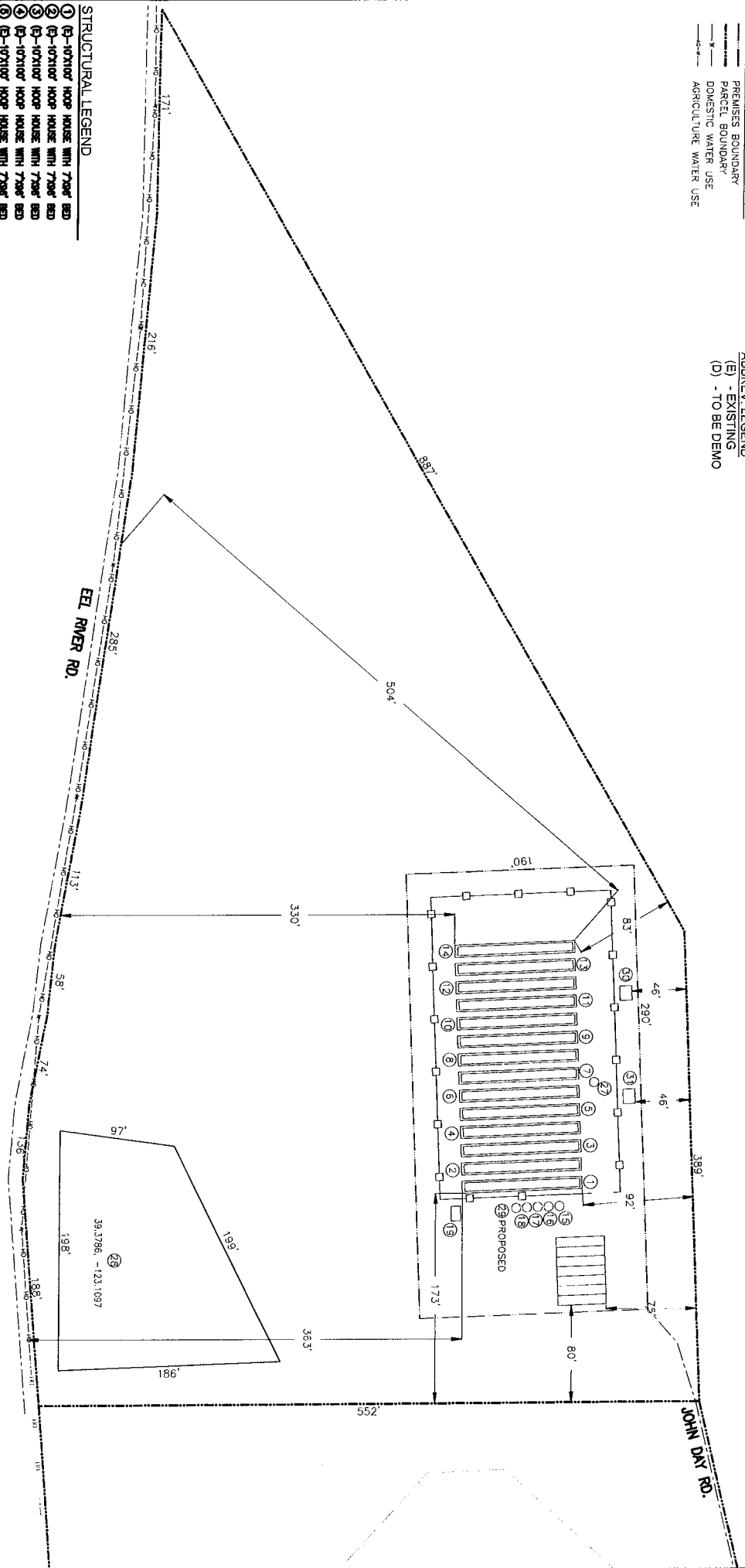
NOTE
 NO PUBLIC OR PRIVATE SCHOOLS, DEVELOPED PARKS, DRUG OR ALCOHOL REHABILITATION FACILITIES, LICENSED CHILD CARE FACILITIES, NURSERY SCHOOLS, CHURCHES OR YOUTH ORIENTED FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.

(E)-RESERVOIR/LINED RUNN CATCHMENT (30.377004, -123.100674) SEE SHEET 1

LEGEND

- PREMIERS BOUNDARY
- PARCEL BOUNDARY
- DOMESTIC WATER USE
- AGRICULTURE WATER USE

ABBREVI LEGEND
 (E) - EXISTING
 (D) - TO BE DEMO



- STRUCTURAL LEGEND**
- 1 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 2 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 3 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 4 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 5 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 6 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 7 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 8 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 9 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
 - 10 (E)-10'X10' HOOP HOUSE WITH 7'96" BED
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 - 15 (E)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 38.37904, -123.10946
 - 16 (E)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 38.37904, -123.10946
 - 17 (E)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 38.37904, -123.10946
 - 18 (E)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 38.37904, -123.10946
 - 19 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 20 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 21 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 22 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 23 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 24 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 25 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 26 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 27 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 28 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 29 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE

SCALE: 1/2" = 120'

SHEET: 3 of 3

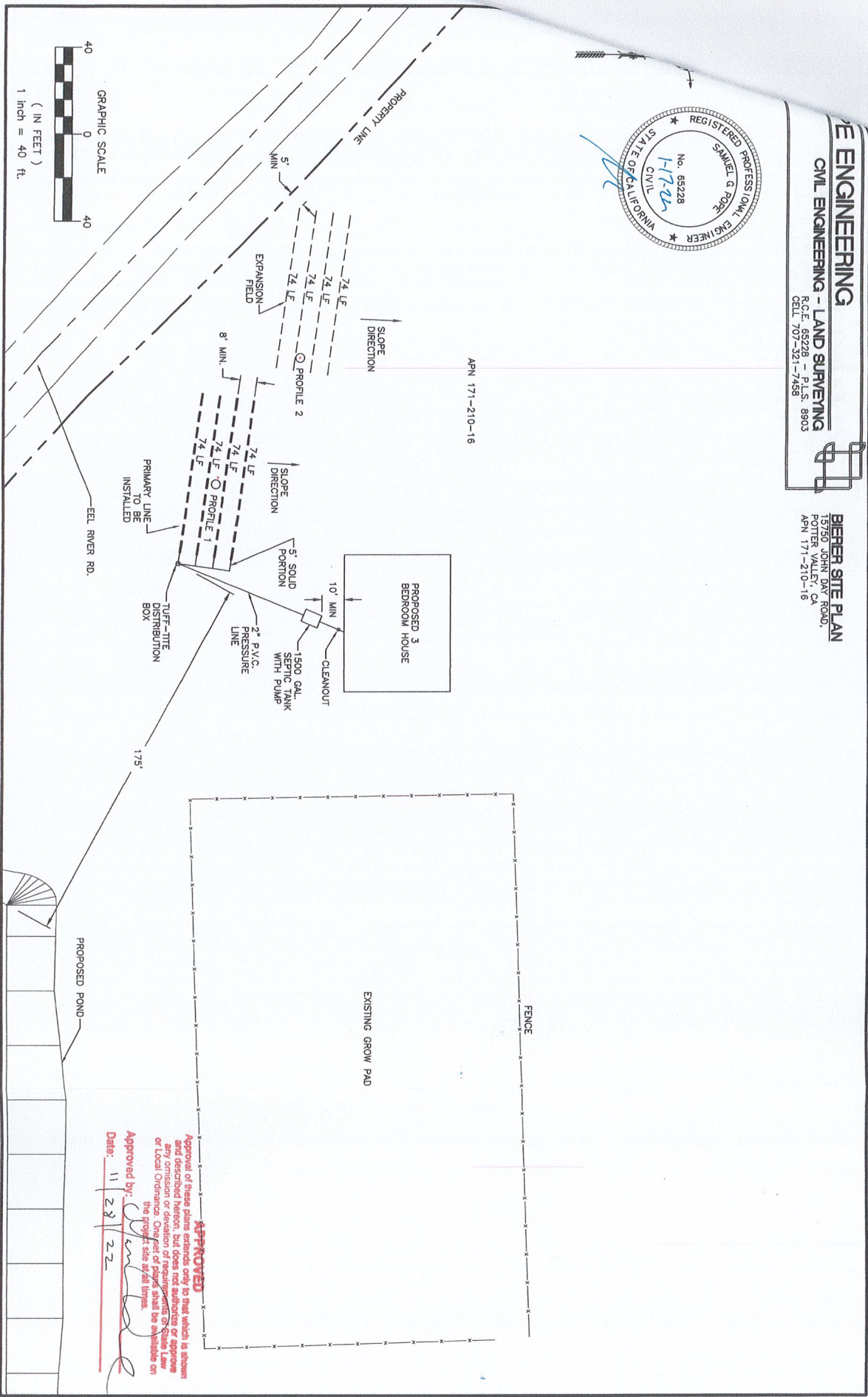
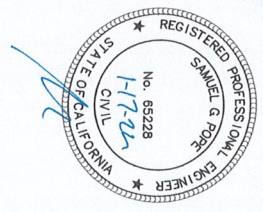
DRAWN: DCF	DATE: 08/21/2022	PETRA BUCHANAN
		MENDOCINO COUNTY
		15750 JOHN DAY RD.
		POTTER VALLEY, CA 95469
		PROPERTY SETBACK PLAN
AREA	APN	HOOP HOUSE STRUCTURE: 14,000 S.F.
10.09ACRES	171-210-16-00	(CANOPY: 9,408 SQ.FT.)
		STORAGE AREAS: 2,240 S.F.
		TOTAL CANNABIS RELATED STRUCTURES
		16,240 S.F.
		9,408 S.F. ACTUAL CANOPY

NOTE
 NO PUBLIC OR PRIVATE SCHOOLS, DEVELOPED PARKS, DRUG OR ALCOHOL REHABILITATION FACILITIES, SENIORS CENTER, CHILD CARE FACILITIES, NURSERY SCHOOLS, CHILDREN'S PLAYGROUNDS OR OTHER ORIENTED FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.

ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING

REGISTERED PROFESSIONAL ENGINEER
 No. 65228
 STATE OF CALIFORNIA
 CIVIL
 H. H. HARRIS

BIERER SITE PLAN
 15750 JOHN DAY ROAD,
 POTTER VALLEY, CA
 APN 171-210-16

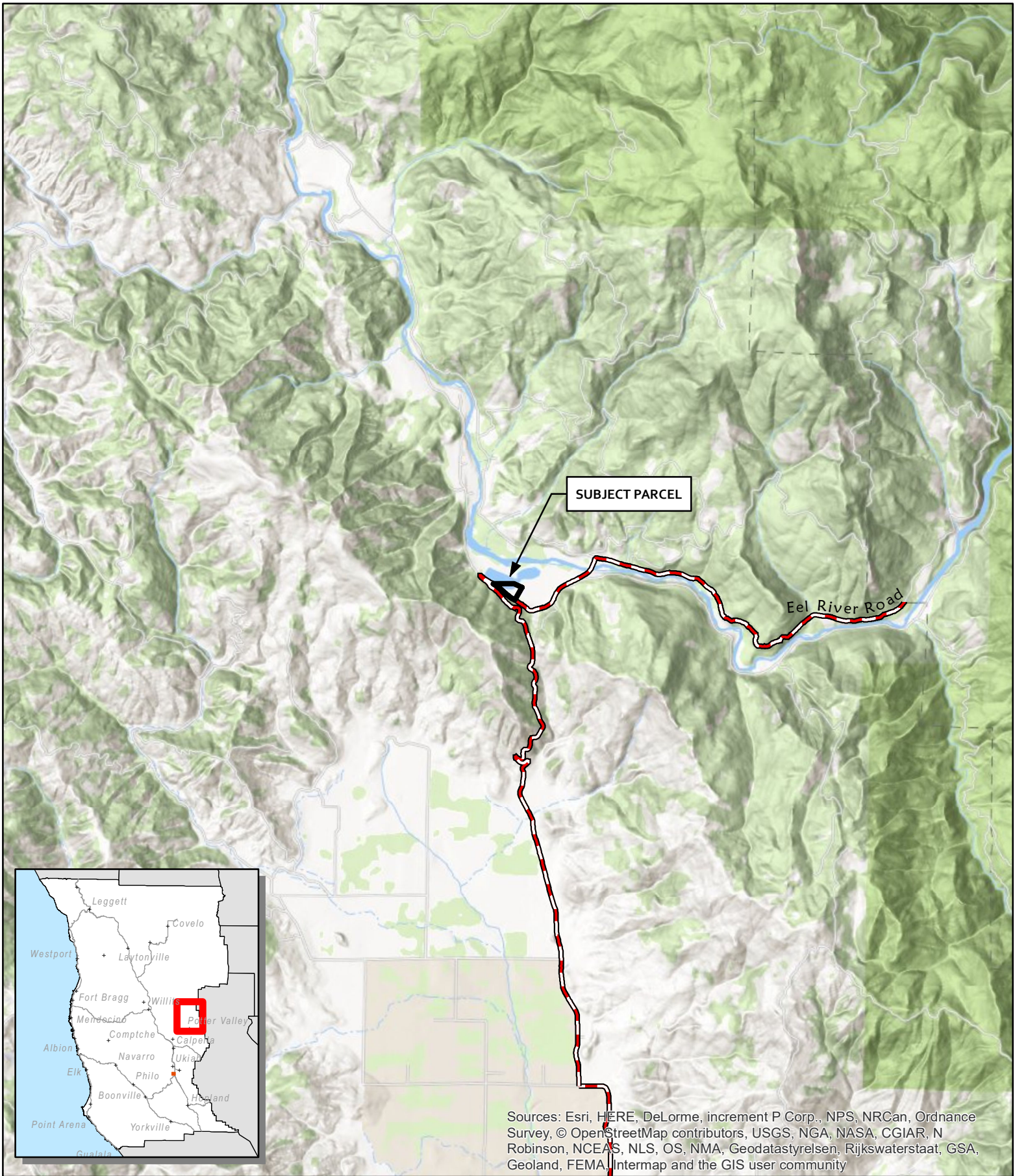


APPROVED

Approval of these plans extends only to that which is shown and described hereon, but does not authorize or approve any omission or deviation or requirements of State Law or local Ordinance. The engineer's professional seal shall be available on the project site at all times.

Approved by: *[Signature]*

Date: 11 28 22



SUBJECT PARCEL

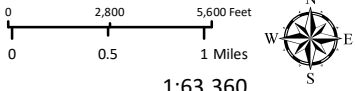
Eel River Road



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2023-0037
OWNER: BIERER, Leif
APN: 171-210-16
APLCT: Petra Buchanan
AGENT: Scott Ward
ADDRESS: 15750 John Day Rd.

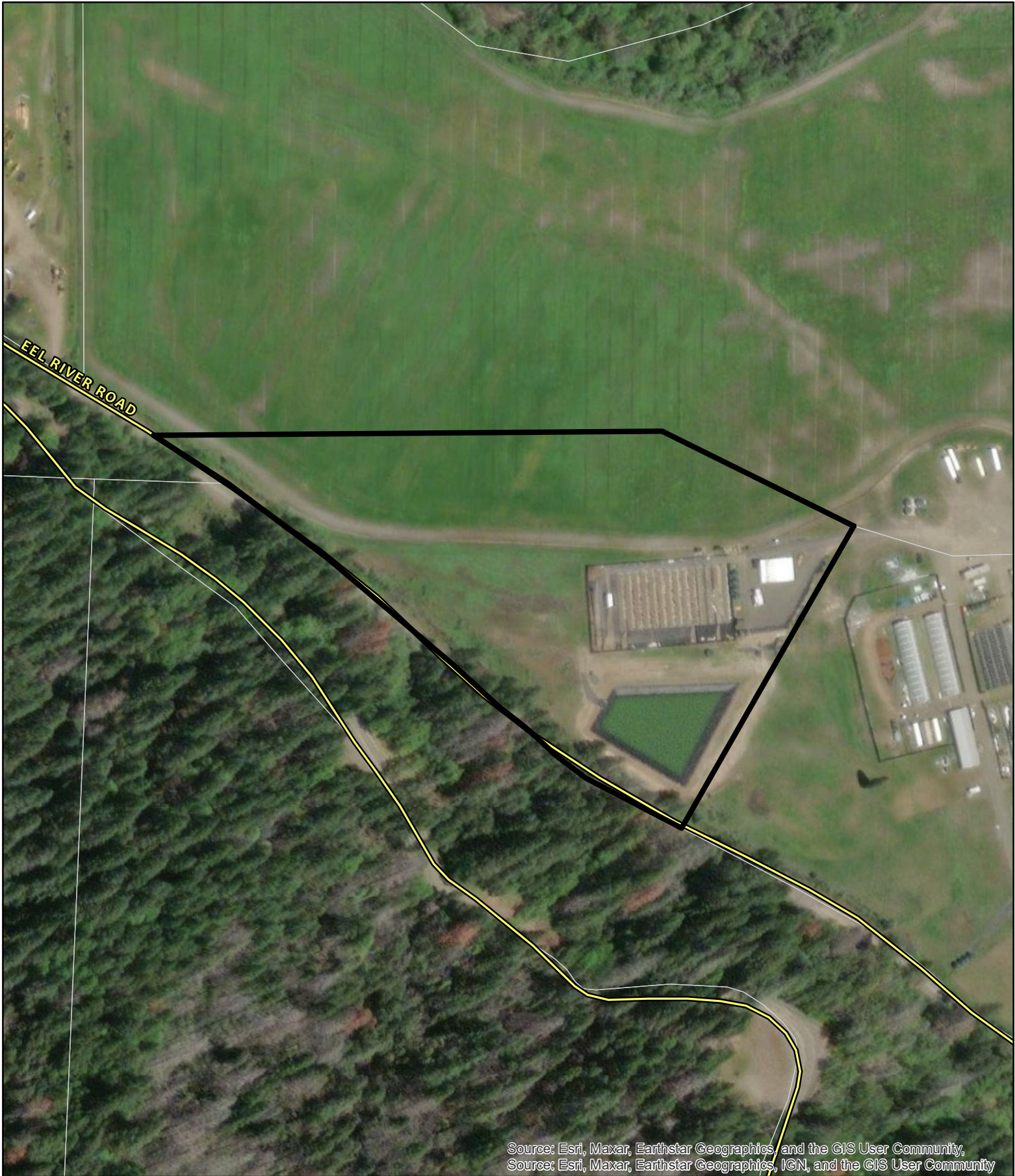
 Major Roads



1:63,360



LOCATION

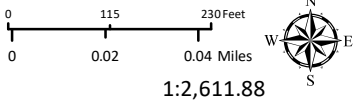
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: AP 2023-0037
OWNER: BIERER, Leif
APN: 171-210-16
APLCT: Petra Buchanan
AGENT: Scott Ward
ADDRESS: 15750 John Day Rd.

 Public Roads
 Assessors Parcels





1:2,611.88


AERIAL IMAGERY

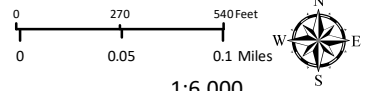
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CASE: AP 2023-0037
OWNER: BIERER, Leif
APN: 171-210-16
APLCT: Petra Buchanan
AGENT: Scott Ward
ADDRESS: 15750 John Day Rd.

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

 Assessors Parcels



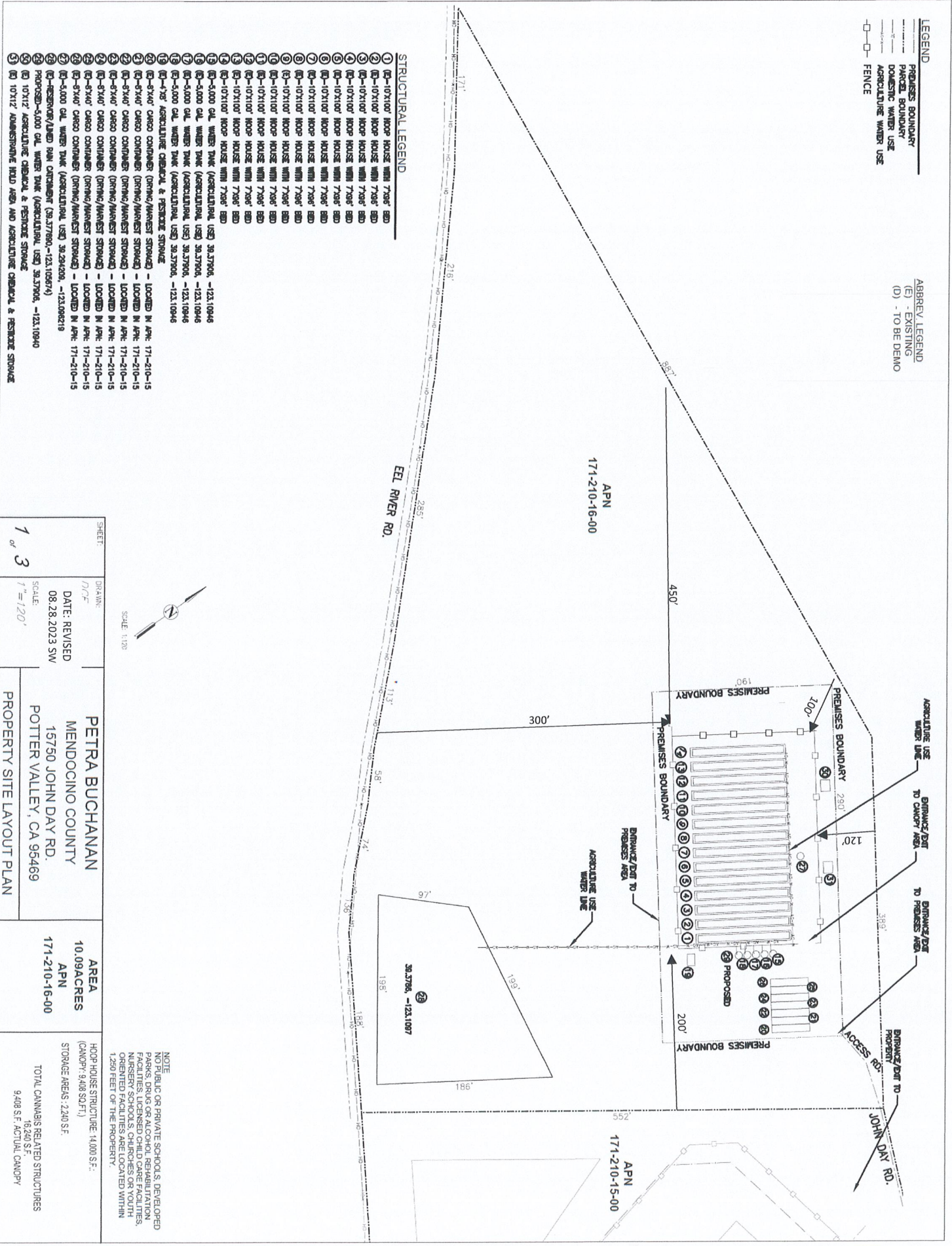
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AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

- LEGEND**
- PREMISES BOUNDARY
 - PARCEL BOUNDARY
 - DOMESTIC WATER USE
 - AGRICULTURE WATER USE
 - FENCE

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



STRUCTURAL LEGEND

- 1 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 2 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 3 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 4 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 5 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 6 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 7 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 8 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 9 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 10 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 11 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 12 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 13 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 14 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 15 (D)-10'x10' HOOP HOUSE WITH 7'x6' BED
- 16 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 17 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 18 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 19 (D)-4'x8' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
- 20 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR: 171-210-15
- 21 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR: 171-210-15
- 22 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR: 171-210-15
- 23 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR: 171-210-15
- 24 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR: 171-210-15
- 25 (D)-8'x40' CARDO CONTAINER (DRINKING/WINE/BEV STORAGE) - LOCATED IN APR: 171-210-15
- 26 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 27 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 28 (D)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30,37904, -123,10946
- 29 (D)-10'x12' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
- 30 (D)-10'x12' AGRICULTURE CHEMICAL & PESTICIDE STORAGE



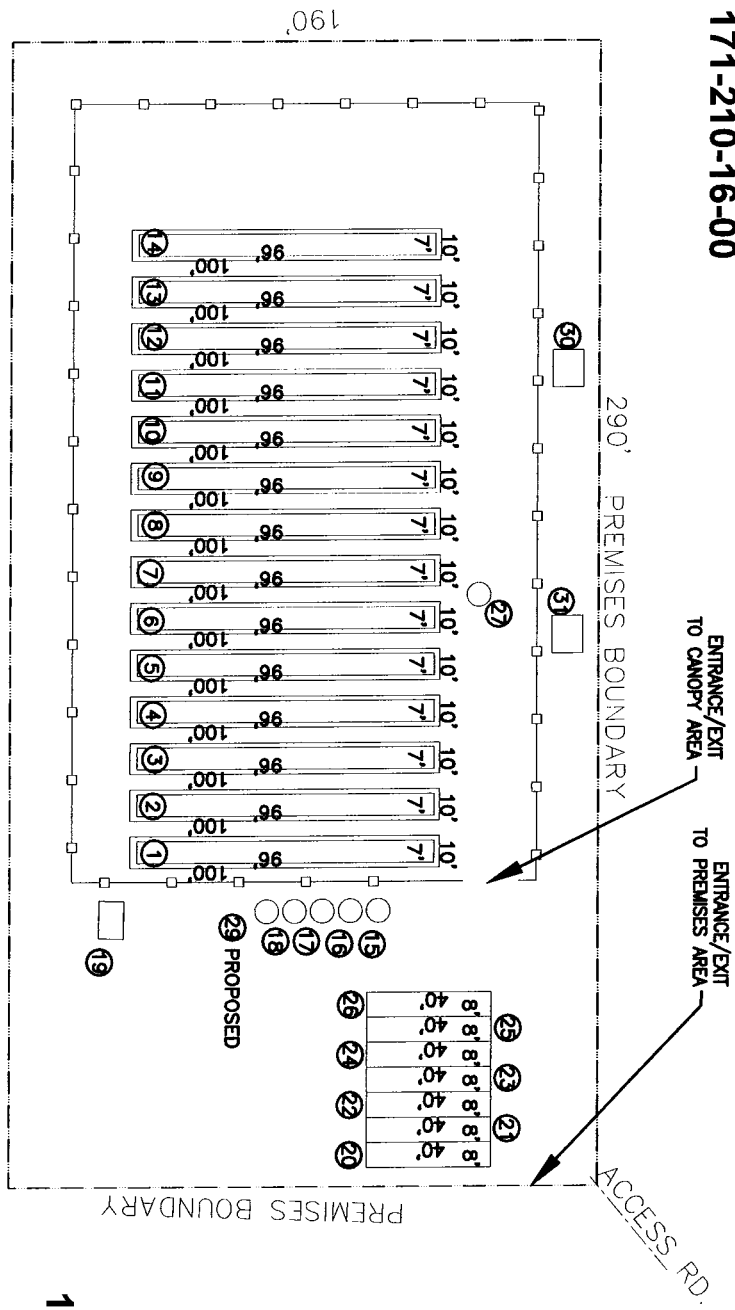
SCALE: 1/32"

SHEET 1 of 3	DRAWN D/C/F	DATE: REVISED 08.28.2023 SW	PETRA BUCHANAN MENDOCINO COUNTY 15750 JOHN DAY RD. POTTER VALLEY, CA 95469	AREA 10.09ACRES APN 171-210-16-00	NOTE NO PUBLIC OR PRIVATE SCHOOLS, DEVELOPED PARKS, DRUGS OR ALCOHOL REHABILITATION FACILITIES, LICENSED CHILD CARE FACILITIES, OR ORIENTED FACILITIES ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY.
SCALE: 1"=120'		PROPERTY SITE LAYOUT PLAN		TOTAL CANNABIS RELATED STRUCTURES 16,240 SF 9,408 SF ACTUAL CANOPY	

LEGEND
 PREMISES BOUNDARY
 PARCEL BOUNDARY
 DOMESTIC WATER USE
 AGRICULTURE WATER USE

ABBREVI LEGEND
 (E) - EXISTING
 (D) - TO BE DEMO

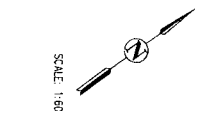
APN
 171-210-16-00



PREMISES BOUNDARY

APN
 171-210-15-00

- STRUCTURAL LEGEND**
- 1 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 2 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 3 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 4 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 5 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 6 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 7 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 8 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 9 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 10 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
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 - 13 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 14 (E)-10'x100' HOOP HOUSE WITH 7'x9' BED
 - 15 (E)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30.257904, -123.10046
 - 16 (E)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30.257904, -123.10046
 - 17 (E)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30.257904, -123.10046
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 - 19 (E)-7'x9' AGRICULTURE CHEMICAL & PESTICIDE STORAGE
 - 20 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 21 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 22 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 23 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 24 (E)-7'x9' CANO CONTAINER (DORMING/HARVEST STORAGE) - LOCATED IN APR. 171-210-15
 - 25 (E)-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30.254209, -123.08219
 - 26 (E)-RESERVOIR/LINED RAIN CATCHMENT (30.257904, -123.100674)
 - 27 PROPOSED-5,000 GAL. WATER TANK (AGRICULTURAL USE) 30.257904, -123.10046
 - 28 (E) 10'x12' ADMINISTRATIVE HOLD AREA AND AGRICULTURE CHEMICAL & PESTICIDE STORAGE



SHEET:	DRAWN:
2 of 3	DOF
	DATE:
	08/21/2022
	SCALE:
	1"=60'

PETRA BUCHANAN
 MENDOCINO COUNTY
 15750 JOHN DAY RD.
 POTTER VALLEY, CA 95469

AREA
 10.09ACRES
APN
 171-210-16-00

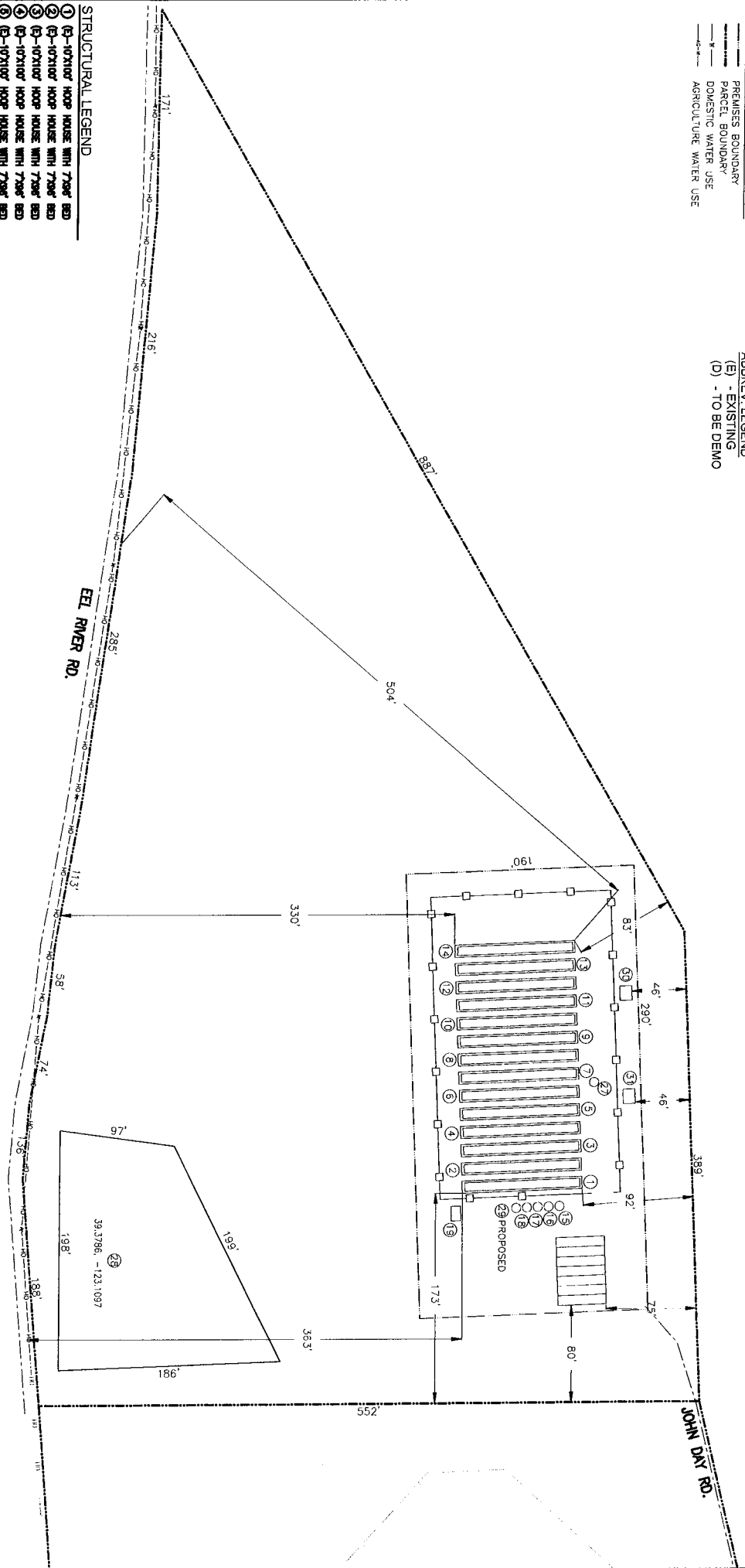
HOOP HOUSE STRUCTURE: 14,000 S.F.
 (CANOPY: 9,408 SQ.FT.)
STORAGE AREAS: 2,240 S.F.
TOTAL CANAWBIS RELATED STRUCTURES
 16,240 S.F.
 9,408 S.F. ACTUAL CANOPY

NOTE:
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LEGEND

- PREMIERS BOUNDARY
- PARCEL BOUNDARY
- DOMESTIC WATER USE
- AGRICULTURE WATER USE

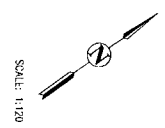
ABBREV LEGEND
 (E) - EXISTING
 (D) - TO BE DEMO



STRUCTURAL LEGEND

- 1 (E)-10'X10' HOOP HOUSE WITH 7'96" BED -123.10946
- 2 (E)-10'X10' HOOP HOUSE WITH 7'96" BED -123.10946
- 3 (E)-10'X10' HOOP HOUSE WITH 7'96" BED -123.10946
- 4 (E)-10'X10' HOOP HOUSE WITH 7'96" BED -123.10946
- 5 (E)-10'X10' HOOP HOUSE WITH 7'96" BED -123.10946
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- 9 (E)-10'X10' HOOP HOUSE WITH 7'96" BED -123.10946
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- 27 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE -123.10946
- 28 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE -123.10946
- 29 (E)-17'X7' AGRICULTURE CHEMICAL & PESTICIDE STORAGE -123.10946

SHEET: 3 of 3		DRAWN: DCF	DATE: 08/21/2022	PETRA BUCHANAN MENDOCINO COUNTY 15750 JOHN DAY RD. POTTER VALLEY, CA 95469 PROPERTY SETBACK PLAN	AREA 10.09ACRES APN 171-210-16-00	HOOP HOUSE STRUCTURE: 14,000 S.F. (CANOPY: 9,408 SQ.FT.) STORAGE AREAS: 2,240 S.F. TOTAL CANNABIS RELATED STRUCTURES 16,240 S.F. 9,408 S.F. ACTUAL CANOPY
SCALE: 1"=120'						

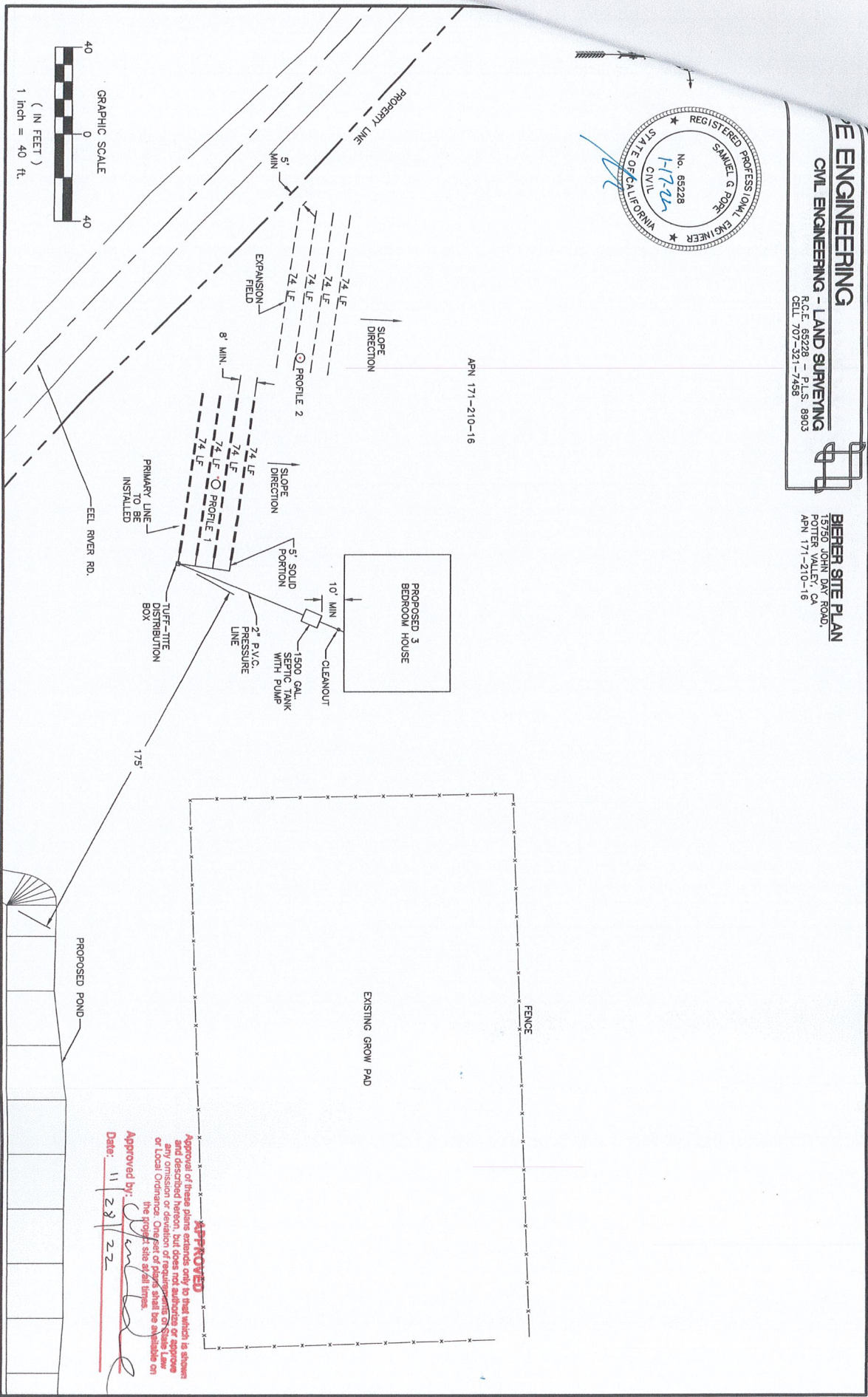
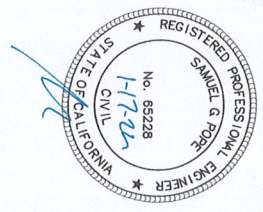


NOTE
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ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING

R.C.E. 65228 - P.L.S. 8903
 CELL 707-321-7459

BIERER SITE PLAN
 15750 JOHN DAY ROAD,
 POTTER VALLEY, CA
 APN 171-210-16

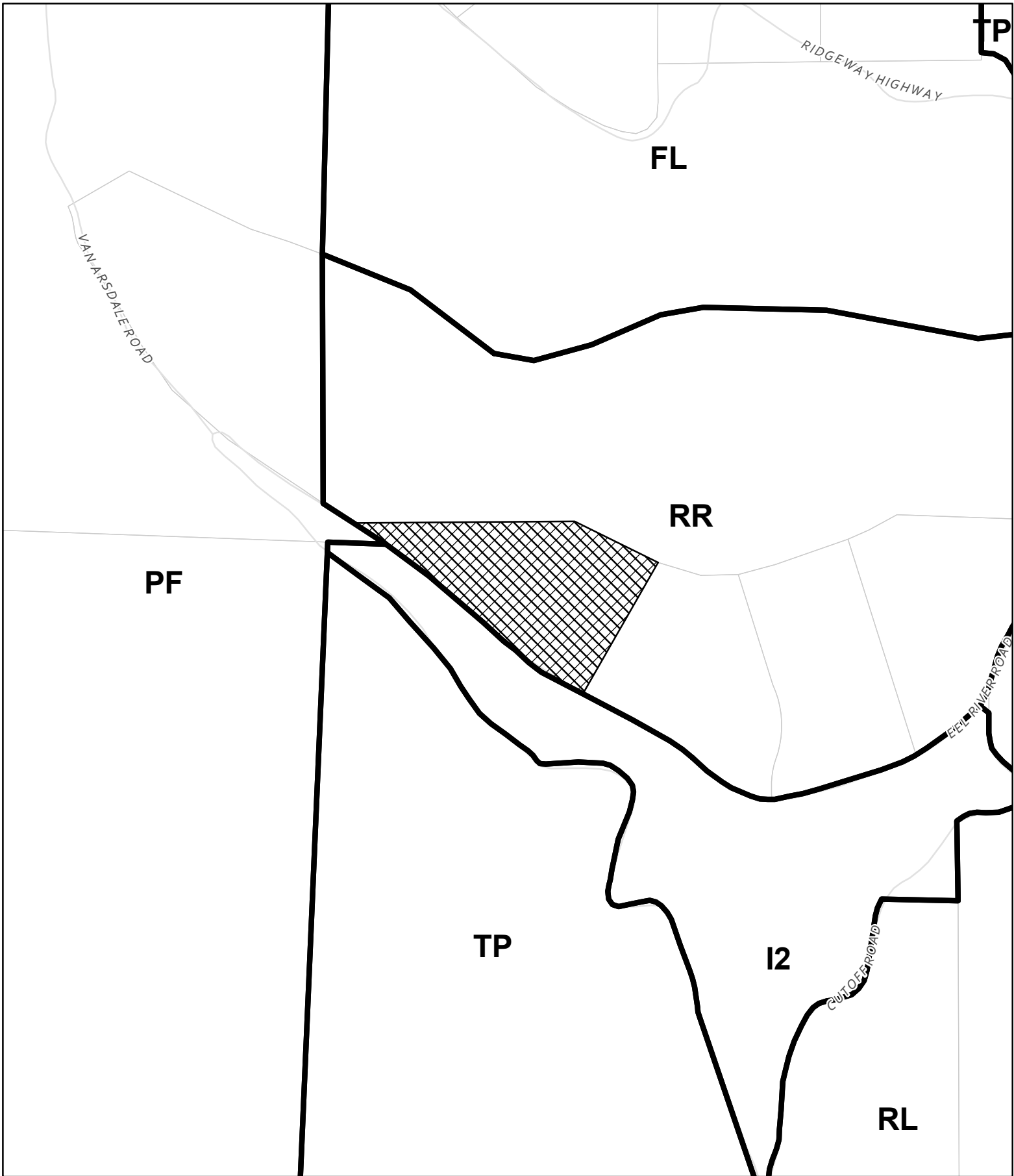


APPROVED




Approval of these plans extends only to that which is shown and described hereon, but does not authorize or approve any omission or deviation of requirements of State Law or local Ordinance. The engineer's seal shall be available on the project site at all times.

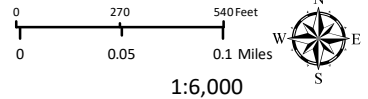
Approved by: *[Signature]*

Date: 11 28 22



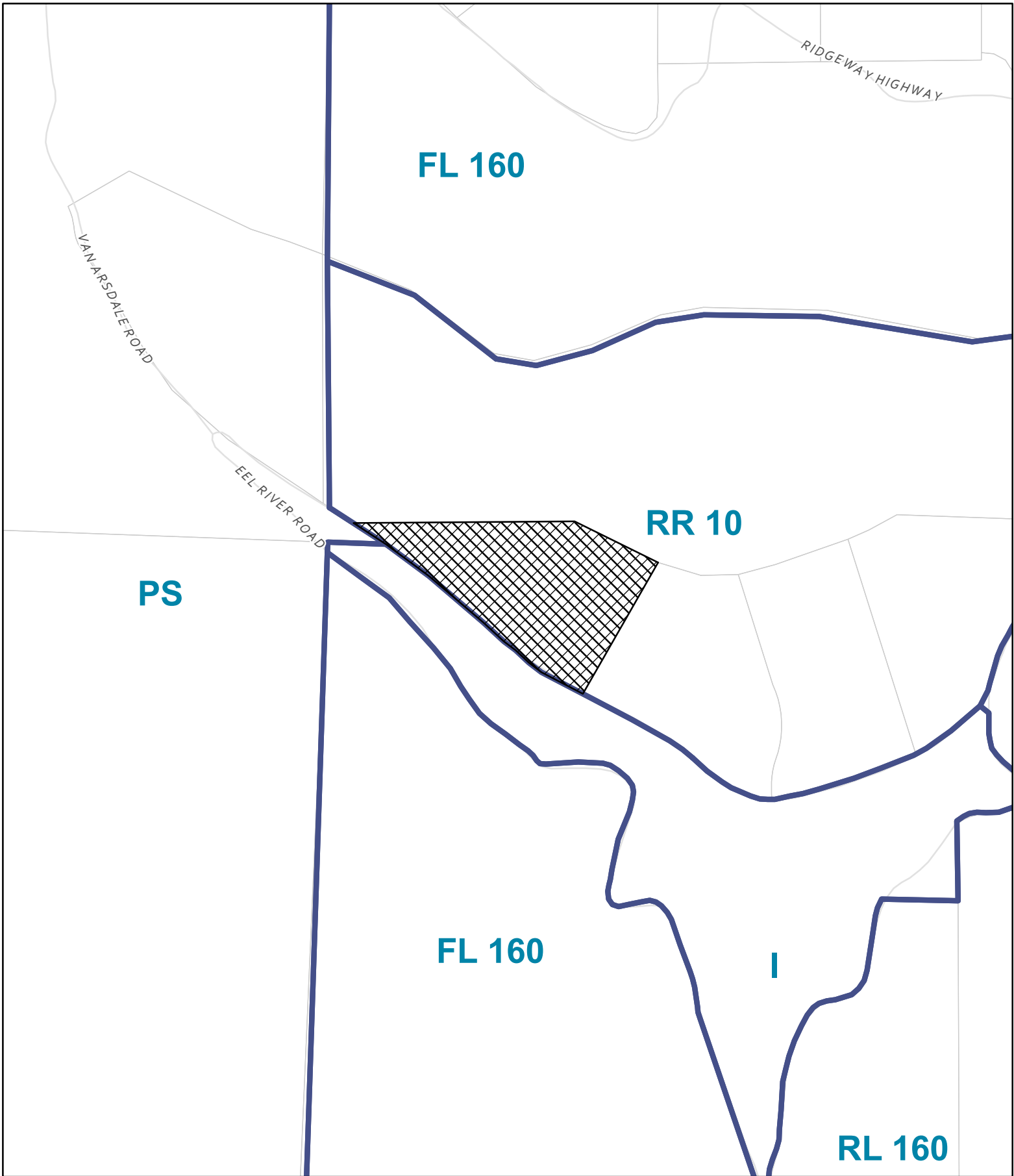
CASE: AP 2023-0037
OWNER: BIERER, Leif
APN: 171-210-16
APLCT: Petra Buchanan
AGENT: Scott Ward
ADDRESS: 15750 John Day Rd.

-  Zoning Districts
-  Public Roads
-  Assessors Parcels



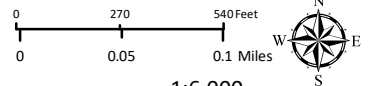
ZONING

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CASE: AP 2023-0037
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APLCT: Petra Buchanan
AGENT: Scott Ward
ADDRESS: 15750 John Day Rd.

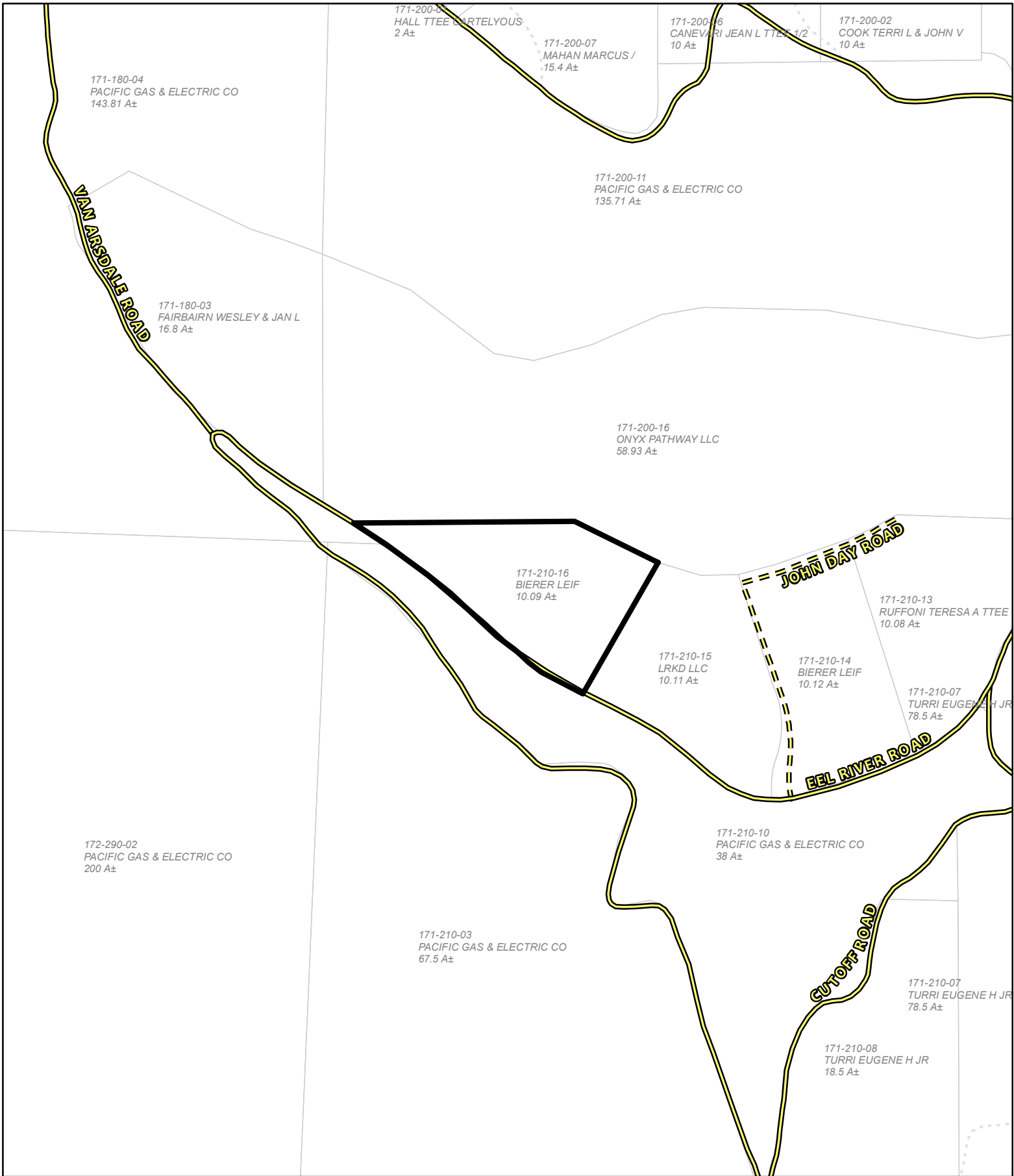
Public Roads
 Assessors Parcels







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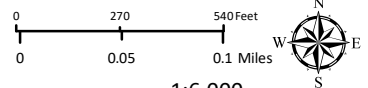
GENERAL PLAN

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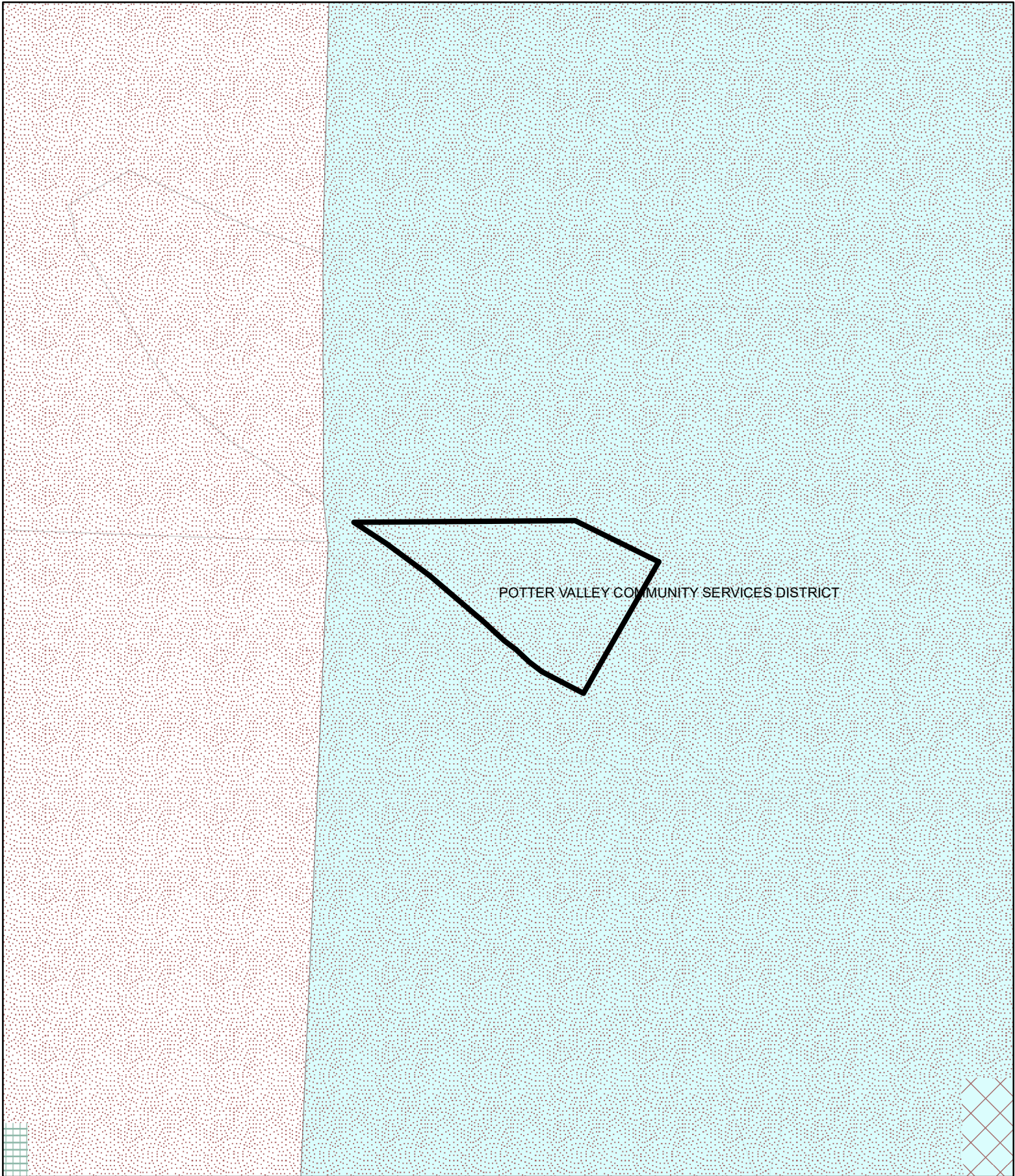
-  Public Roads
-  Assessors Parcels
-  Private Roads
-  Driveways/Unnamed Roads



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ADJACENT PARCELS

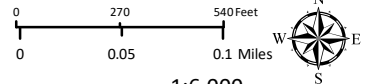
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POTTER VALLEY COMMUNITY SERVICES DISTRICT

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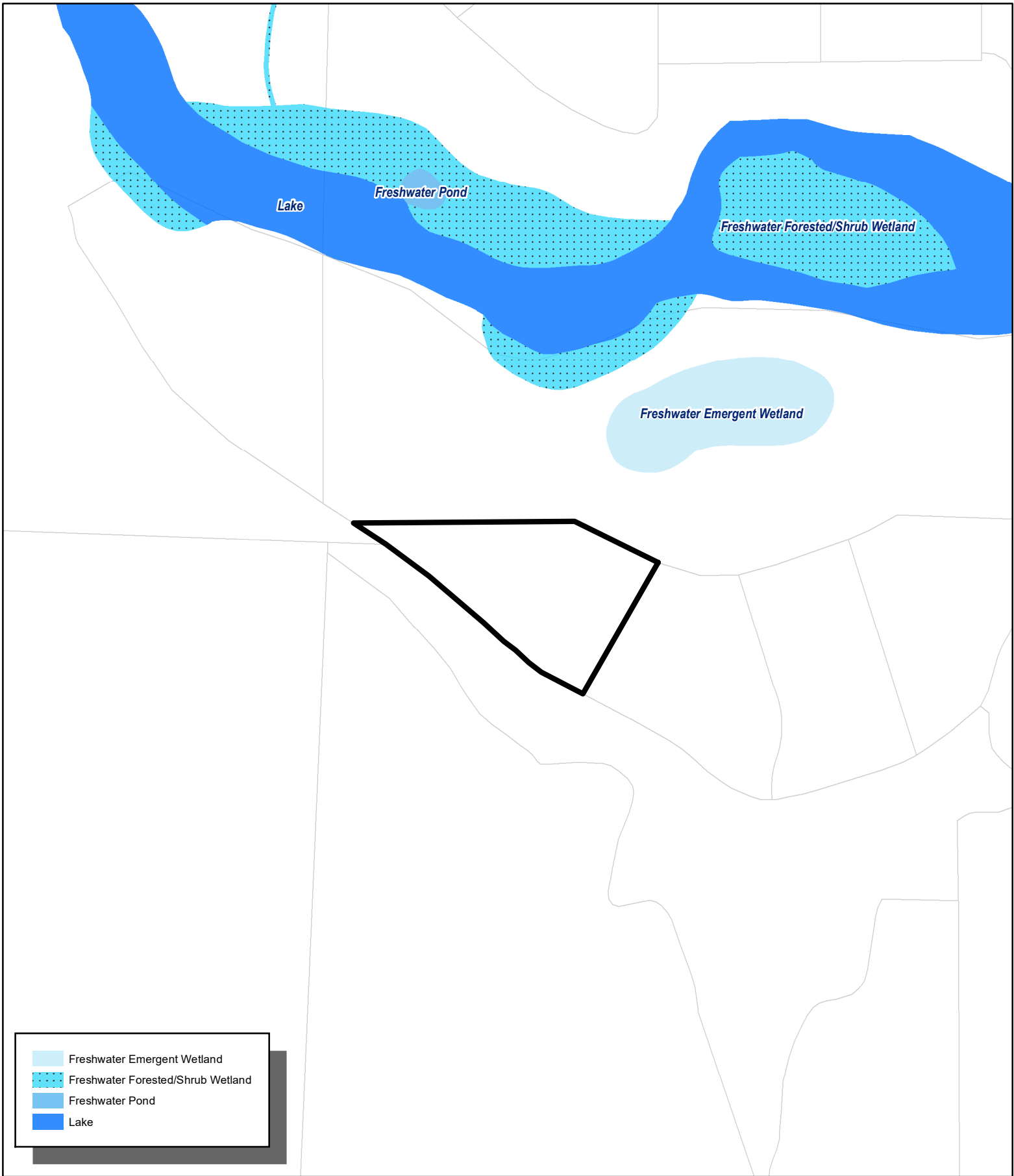
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels







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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

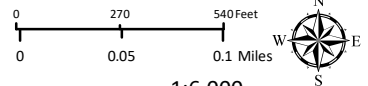
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	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake

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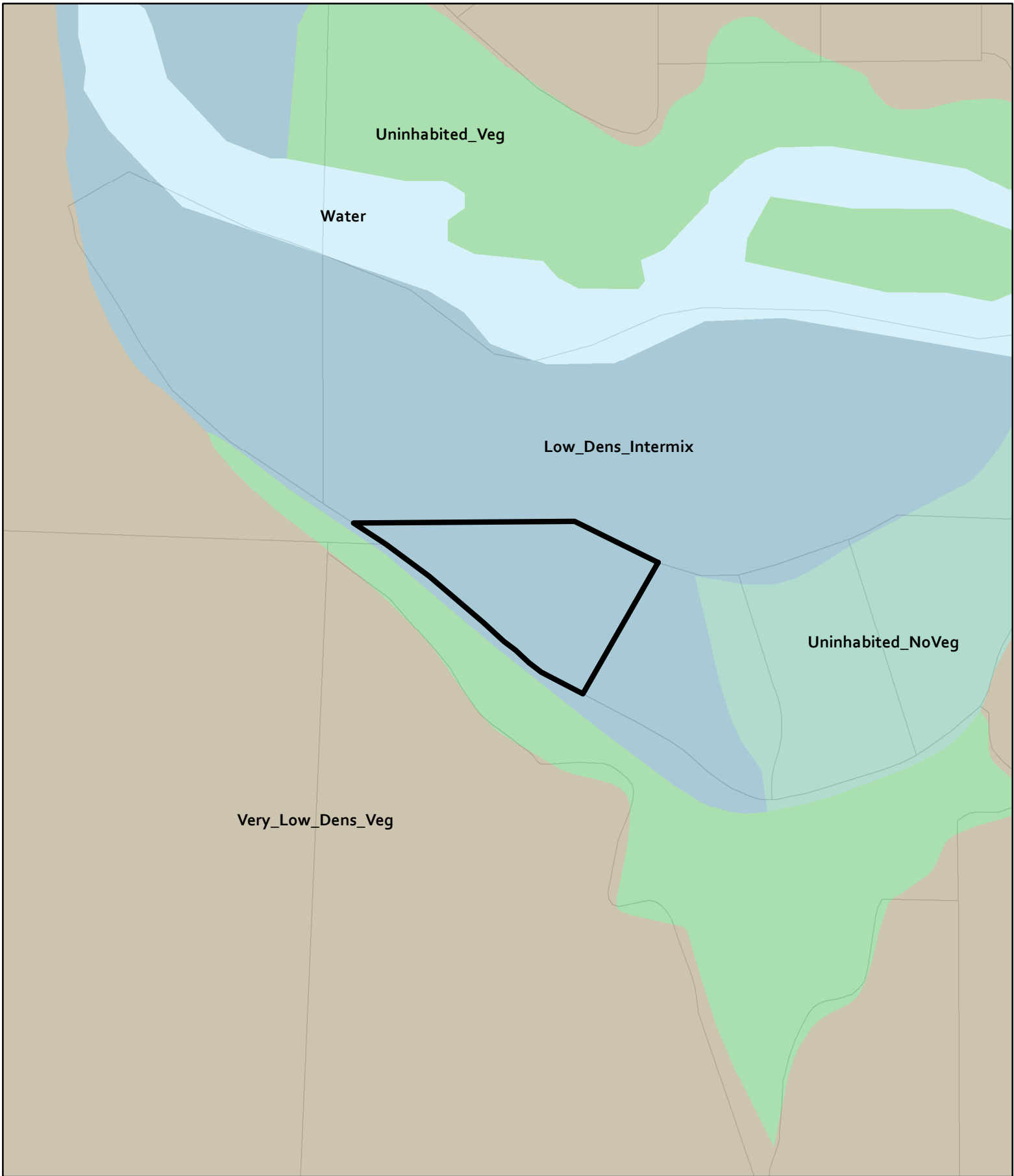
 Assessors Parcels




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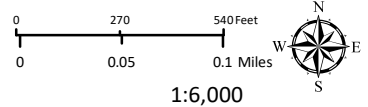
WETLANDS

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 Assessor's Parcels



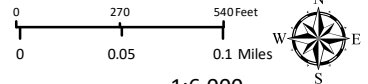
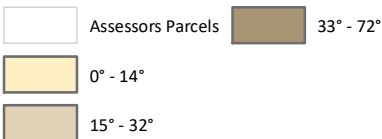
WILDLAND-URBAN INTERFACE

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ESTIMATED SLOPE

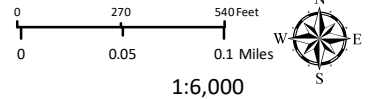
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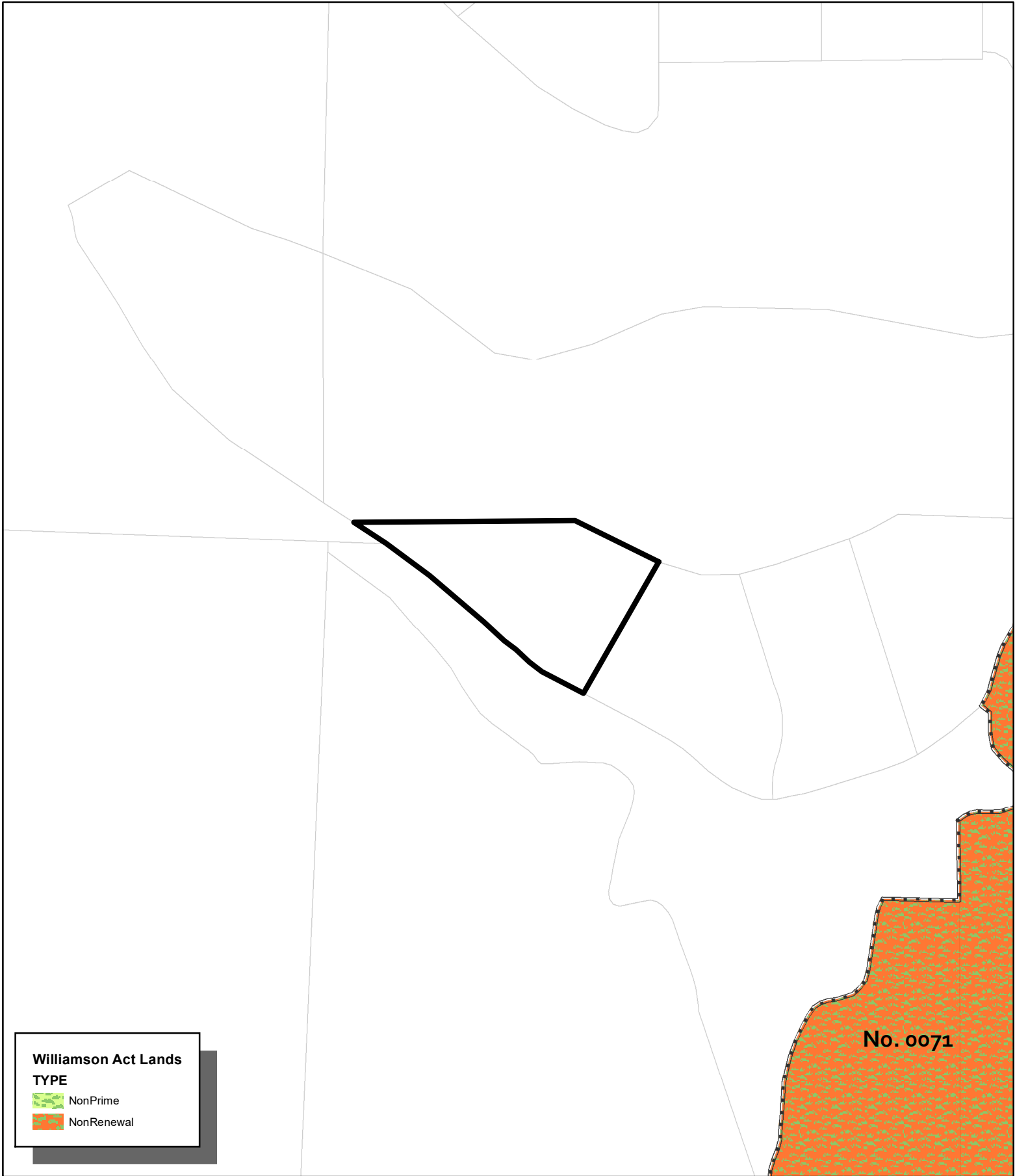
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-  Assessors Parcels
-  Ultramafic Rock
-  Naturally Occurring Asbestos




EASTERN SOIL CLASSIFICATIONS

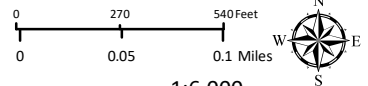
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Williamson Act Lands
TYPE
 NonPrime
 NonRenewal

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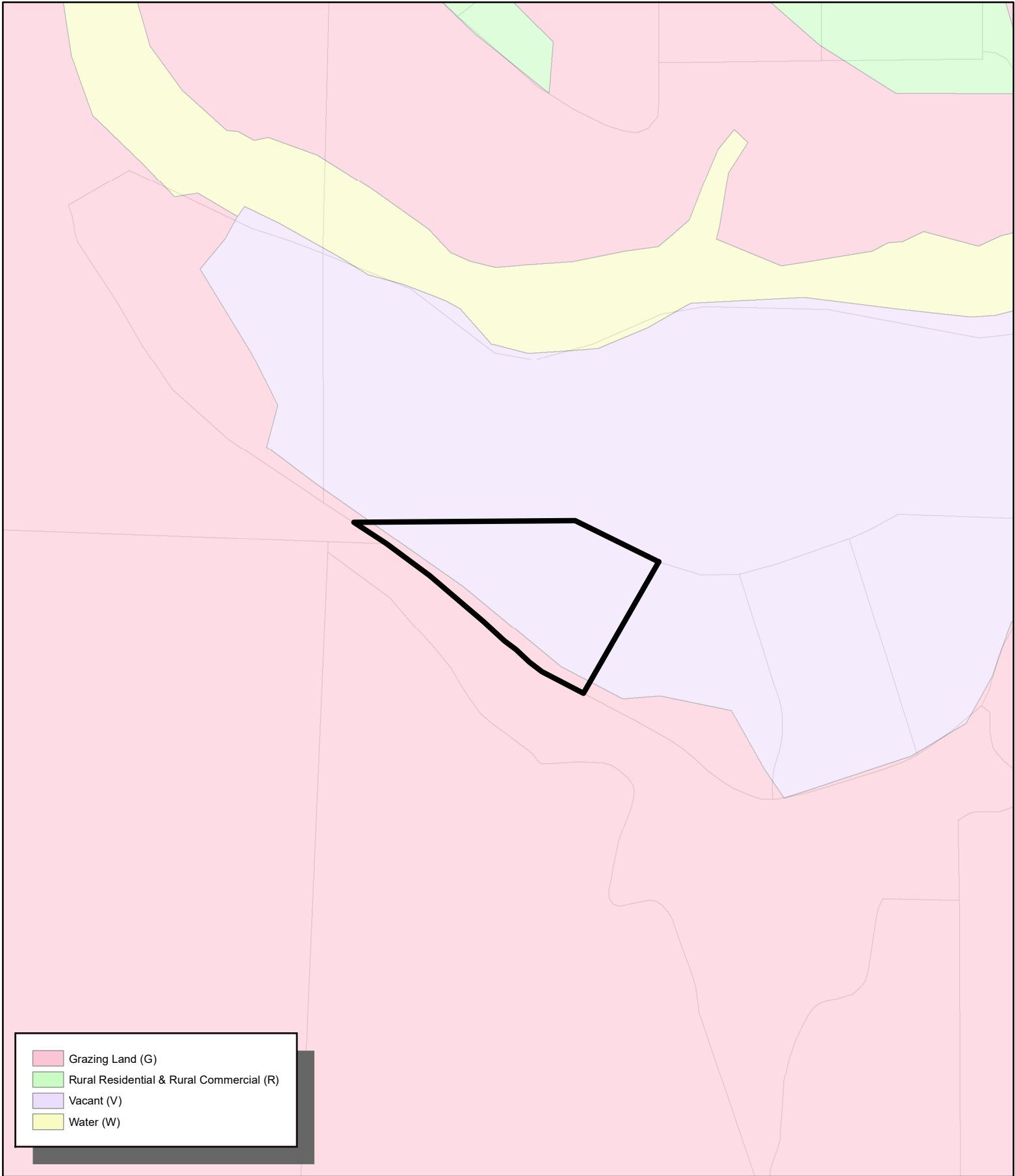
 Assessors Parcels



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WILLIAMSON ACT

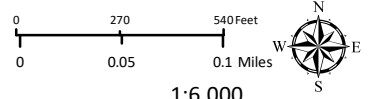
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	Grazing Land (G)
	Rural Residential & Rural Commercial (R)
	Vacant (V)
	Water (W)

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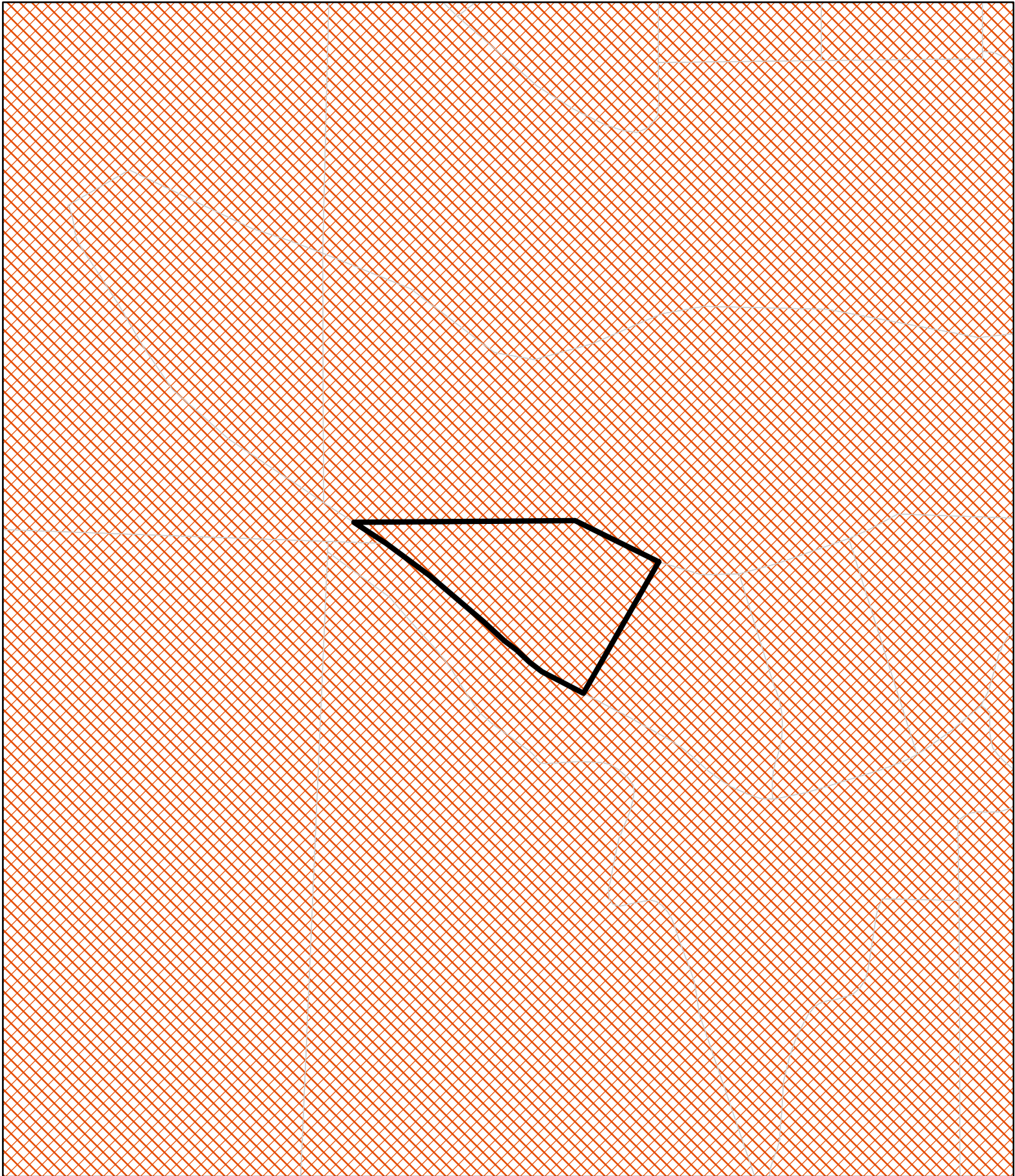
 Assessors Parcels





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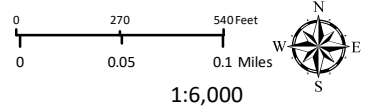
IMPORTANT FARMLANDS

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 Assessors Parcels
 PV Tribe Ancestral Areas



POTTER VALLEY ANCESTRAL AREAS

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