



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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

March 07, 2024

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

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
Cloverdale Rancheria
Potter Valley Tribe

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Potter Valley Fire District

CASE#: AP_2023-0046
DATE FILED: 11/27/2023
OWNER/APPLICANT: KIMBERLY GERAGHTY
AGENT: LILY GROSS

REQUEST: Administrative Permit for a medium mixed light (Type 1B-5,000 sq. ft.) permit for cannabis cultivation of no more than 5,000 sq. ft. on a Rural Residential (10 acre minimum) zoned parcel.

LOCATION: 4.7± miles north of Potter Valley town center, on the east side of Van Arsdale Rd. (CR 242), 0.2± miles north of its intersection with Todd Ln. (private), located at 17651 Van Arsdale Rd., Potter Valley (APN: 171-160-04)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: March 20, 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 _____

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APN/S: 171-160-04-00

PARCEL SIZE: 4.6± acres

GENERAL PLAN: Rural Residential (RR10:)

ZONING: Rural Residential (RR:10)

EXISTING USES: Residential; Cultivation

DISTRICT: Supervisorial District 1 (McGourty)

RELATED CASES: AG_2017-0034 (Type C - Small Outdoor Cultivation of no more than 2,500 sq. ft.)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR10:)	Rural Residential (RR:10)	4.5± acres	Residential
EAST:	Rural Residential (RR10:)	Rural Residential (RR:10)	1.9±; 2.6± acres	Residential
SOUTH:	Rural Residential (RR10:)	Rural Residential (RR:10)	3.1±; 2.5± acres	Residential
WEST:	Rural Residential (RR10:)	Rural Residential (RR:10)	12.8±; 4.5±; 1.5± acres	Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor’s Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Potter Valley Fire District
- MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

TRIBAL

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

ADDITIONAL INFORMATION: Located in an area of naturally occurring asbestos. Adjacent to Eel River.

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

HIGH

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

POTTER VALLEY COMMUNITY SERVICES DISTRICT

4. FARMLAND CLASSIFICATION:

GIS

RURAL RESIDENTIAL & RURAL COMMUNITY / GRAZING LAND

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

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

YES

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
Mendocino County

NOV 27 2023

Case No:	AP-2023-0046
CalFire No:	
Cultivation No:	
Fee:	\$1,623 \$1,623.00
Receipt No:	PRJ-059766
Received By:	<i>[Signature]</i>
Date Filed:	11-27-2023
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 (please clearly identify on your Site Plan) |
| <input type="checkbox"/> Waive RR:10 Housing Requirement | <input type="checkbox"/> TPZ or FL (Types 1, 1B, 2, 2B, 4) |
| <input checked="" 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: Kimberly Geraghty Phone: 917-288-3568
 Mailing Address: 3365 Union Pacific Ave.
 City: Los Angeles State/Zip: CA 90003 email: Kim@madamemunchie.com

PROPERTY OWNER

Name: Kimberly Geraghty Phone: 917-288-3568
 Mailing Address: 3365 Union Pacific Ave.
 City: Los Angeles State/Zip: CA 90023 email: Kim@madamemunchie.com

AGENT

Name: Lily Gross Phone: 435-669-9671
 Mailing Address: 95 S. main street
 City: Willits State/Zip: CA 95490 email: 707 Lilygross@gmail.com

Parcel Size: 4.6 acres

Address of Property: 17651 Van Arsdale Rd.

Assessor Parcel Number(s): 1711600400

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 checked="" type="checkbox"/> 1-B
Large: (5001 – 10,000 ft ²)		<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input 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 of Applicant/Agent: *[Signature]* Date: 11.27.23
 Signature of Owner: *[Signature]* Date: 11.20.23

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.

existing 4 Hoop Houses, 1 ^{existing} cargo container, well on site, septic on site. no upgrades or additions being added.

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?

*Self haul to waste station (Receipts saved)
Compost for natural material*

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: **No Changes**

- A. Remove oak species or commercial tree species?
- B. Make substantial changes in terrain?
- C. Connect to existing water district?
- D. Connect to existing sewer district?
- E. Install a septic system?
- F. Connect to existing septic system?
- G. Install an individual well?

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. **#20 on map: 8x40 Cargo Container**
- 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: Construction of a pond - a total of _____ cubic yards will be moved
 Diking - a total of _____ cubic yards will be moved
 Filling - a total of _____ cubic yards will be moved
 Dredging - a total of _____ cubic yards will be moved

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.
Surrounding Properties are Cannabis Cultivation and Residential. River to East.

13. Please indicate the surrounding land uses.

NORTH	EAST	SOUTH	WEST
Cannabis Cultivation	the River/ Residential	Residential	Cannabis Cultivation

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

A. Electricity

- Utility Company (existing) **PGE**
- Utility Company (planned)
- On-Site Generation – Specify _____

B. Gas

- Utility Company (existing) **PGE**
- 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 ~~two~~

If YES, how many employees will you have? 1

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

Residential Structure

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.

None

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.

- All lights will be downcast + shielded.
- fencing around cultivation site to keep secure + out of view

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:

Current license Mixed Light with county requesting an increase in cultivation size hence AP permit requirement.

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

[Handwritten scribble]

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? yes

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

NO

YES, following

Mendocino Cannabis Dept

Date: _____

Water Resources Control Board

Date: _____

CA Dept Fish & Wildlife

Date: _____

Dept of Cannabis Control

Date: _____

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

[Signature]
Signature of Applicant/Agent

11.27.23
Date

Signature of Owner

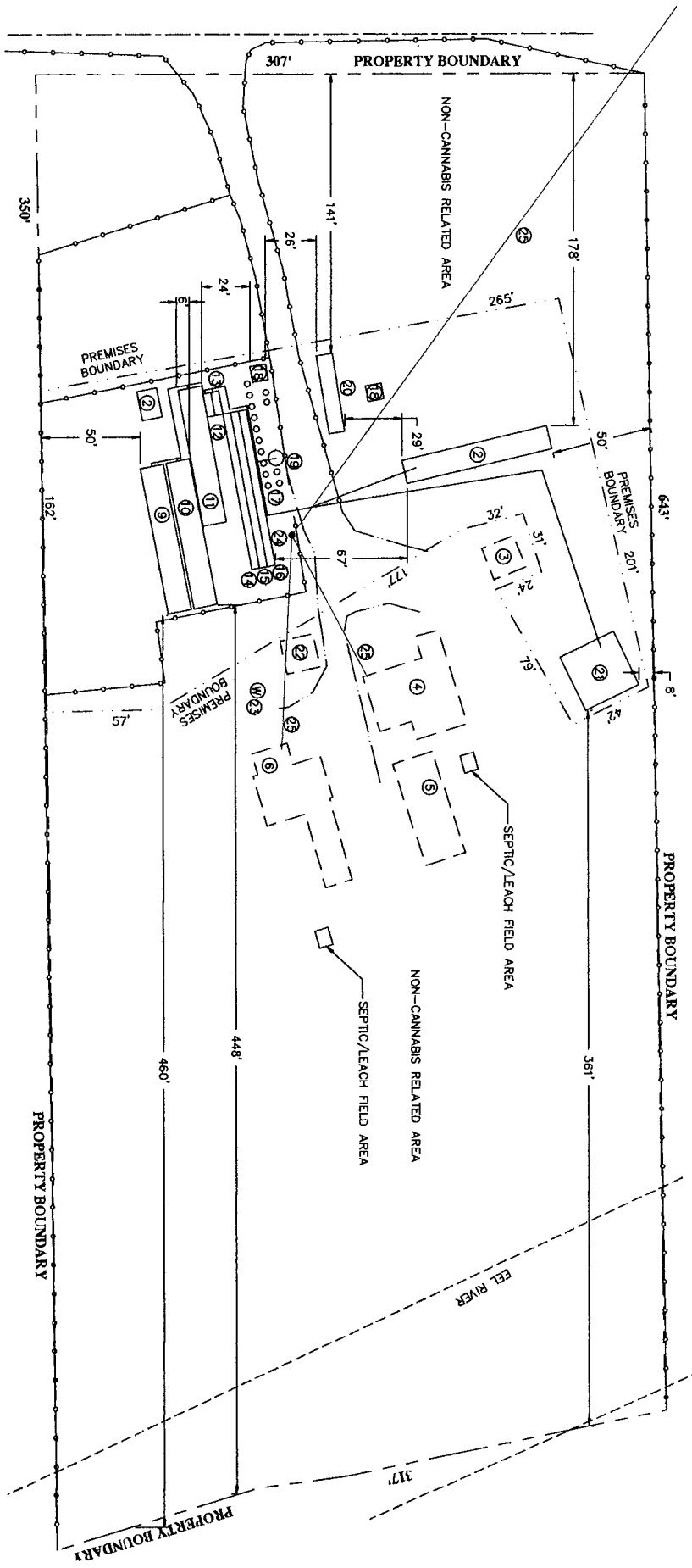
Date

FOR STAFF PURPOSES ONLY

Zoning District: _____

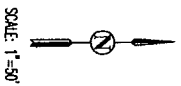
Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]? YES NO

Compliant with Mendocino County Code Chapter 20.242: YES NO



LEGEND

- ① 12'X75' HOOP HOUSE CULTIVATION
- ② NON-CANNABIS RELATED STRUCTURE
- ③ NON-CANNABIS RELATED STRUCTURE
- ④ NON-CANNABIS RELATED STRUCTURE
- ⑤ NON-CANNABIS RELATED STRUCTURE
- ⑥ NON-CANNABIS RELATED STRUCTURE
- ⑦ N/A
- ⑧ N/A
- ⑨ 12'X75' HOOP HOUSE CULTIVATION 900 SQ.FT.
- ⑩ 12'X75' HOOP HOUSE CULTIVATION 900 SQ.FT.
- ⑪ 12'X75' HOOP HOUSE CULTIVATION 900 SQ.FT.
- ⑫ 4'X12' MATURE PLANT FINISH AREA ROW 48 SQ.FT.
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- ⑰ (14) 36" POD POT PLANTS (CULTIVATION)
- ⑱ 8'X8' SECURE COMPOST AREA
- ⑲ 3000 GAL. WATER TANK FOR AGRICULTURE USE (39,39310, -123,117250)
- ⑳ 8'X40' CARGO CONTAINERS
- ㉑ 30'X30' SEED/MATURE PLANT FINISH AREA 900 SQ.FT.
- ㉒ NON-CANNABIS RELATED STRUCTURE
- ㉓ WELL FOR DOMESTIC AND AGRICULTURE USE (39,393850, -123,116835)
- ㉔ PG&E ELECTRICAL POWER POLE
- ㉕ PG&E ELECTRICAL POWER OVERHEAD LINE



NOTE
 NO PUBLIC OR PRIVATE SCHOOLS, DEVELOPED PARKS,
 DRUG OR ALCOHOL REHABILITATION FACILITIES, LICENSED
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 FEET OF THE PROPERTY.

KIMBERLY GERAGHTY
MENDOCINO COUNTY CANNABIS
 17651 VAN ARSDALE
 POTTER VALLEY, CA

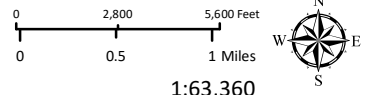
PROPERTY SITE PLAN
 APN: 17116004
 ACREAGE: 4.6 ACRES



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

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APLCT: Kimberly Geraghty
AGENT: Lily Gross
ADDRESS: 17651 Van Arsdale Rd

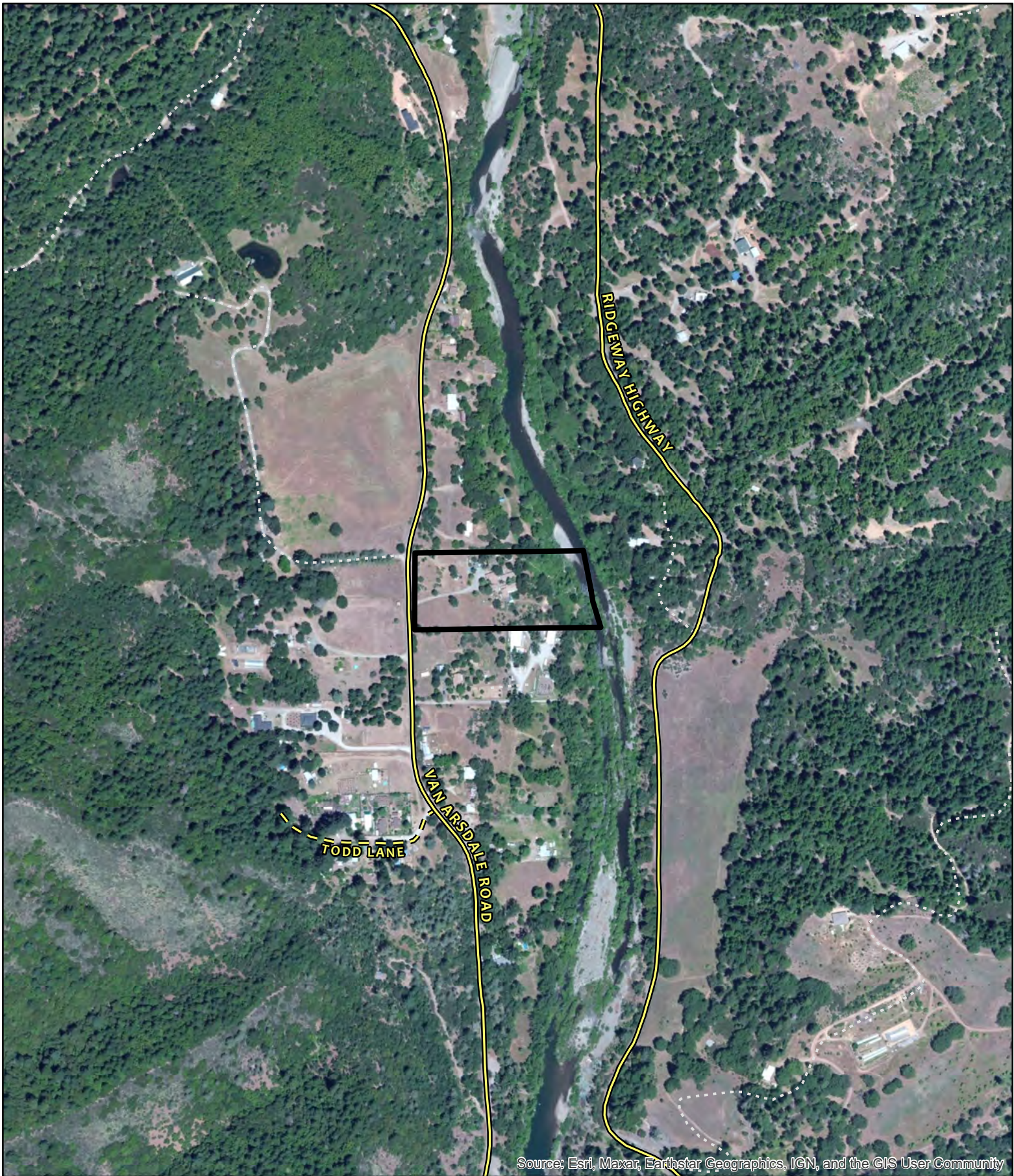
● Major Towns & Places
 — Major Roads



1:63,360




LOCATION

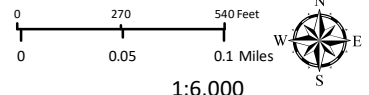
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

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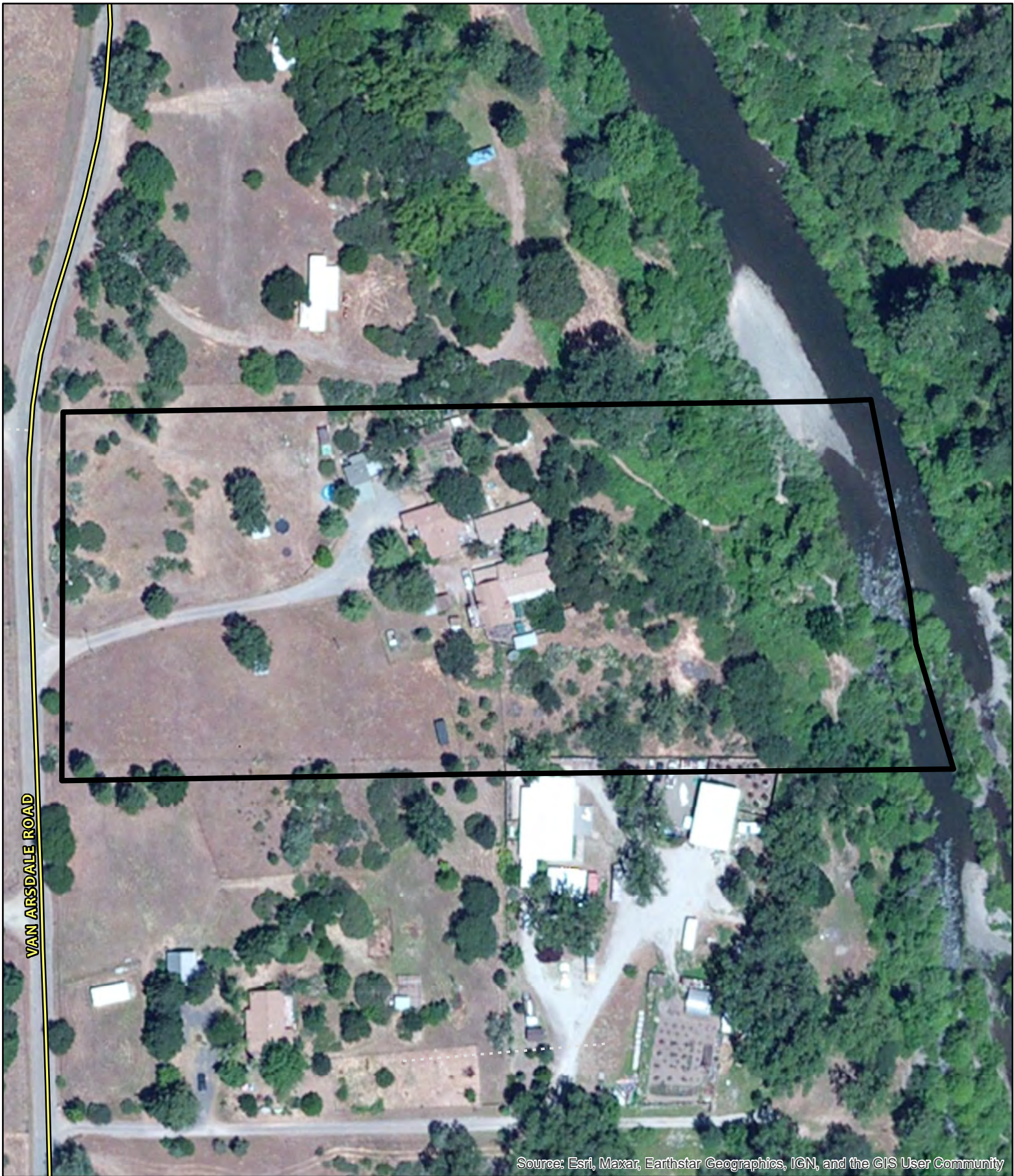
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



1:6,000



AERIAL IMAGERY

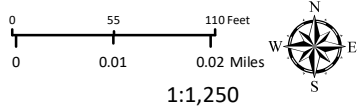
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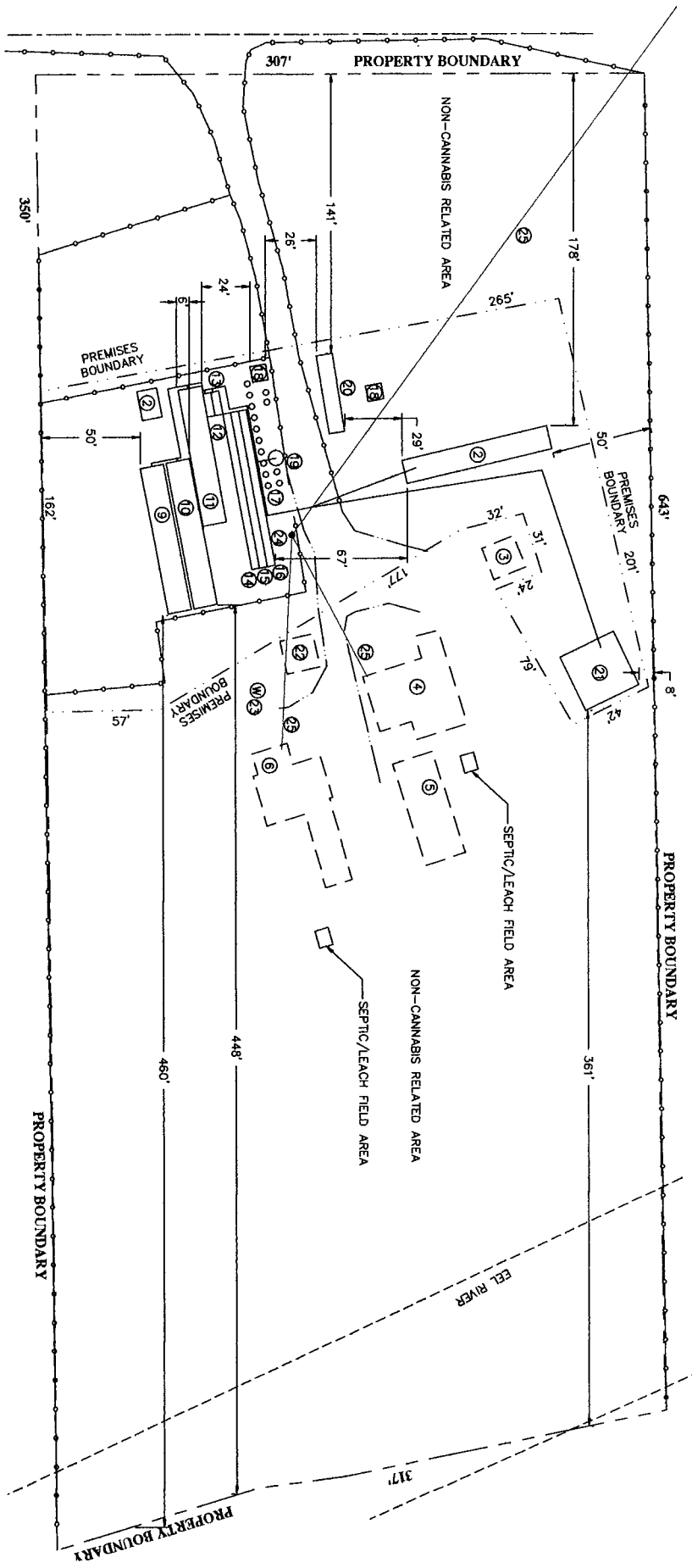
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1:1,250

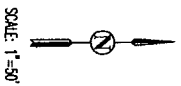
AERIAL IMAGERY

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LEGEND

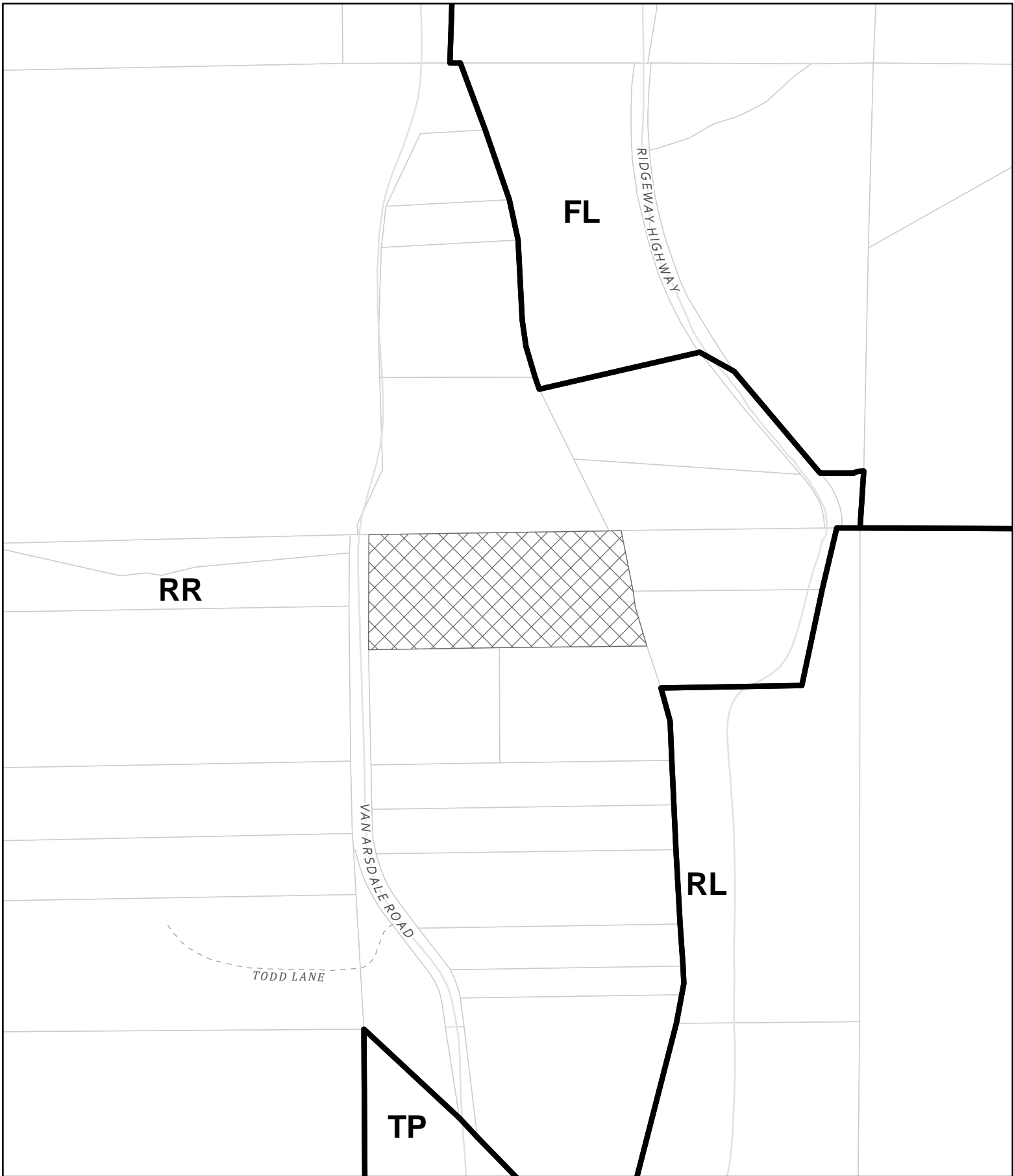
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- ㉔ PG&E ELECTRICAL POWER POLE
- ㉕ PG&E ELECTRICAL POWER OVERHEAD LINE







NOTE
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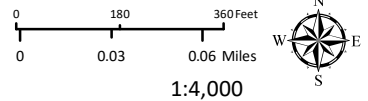
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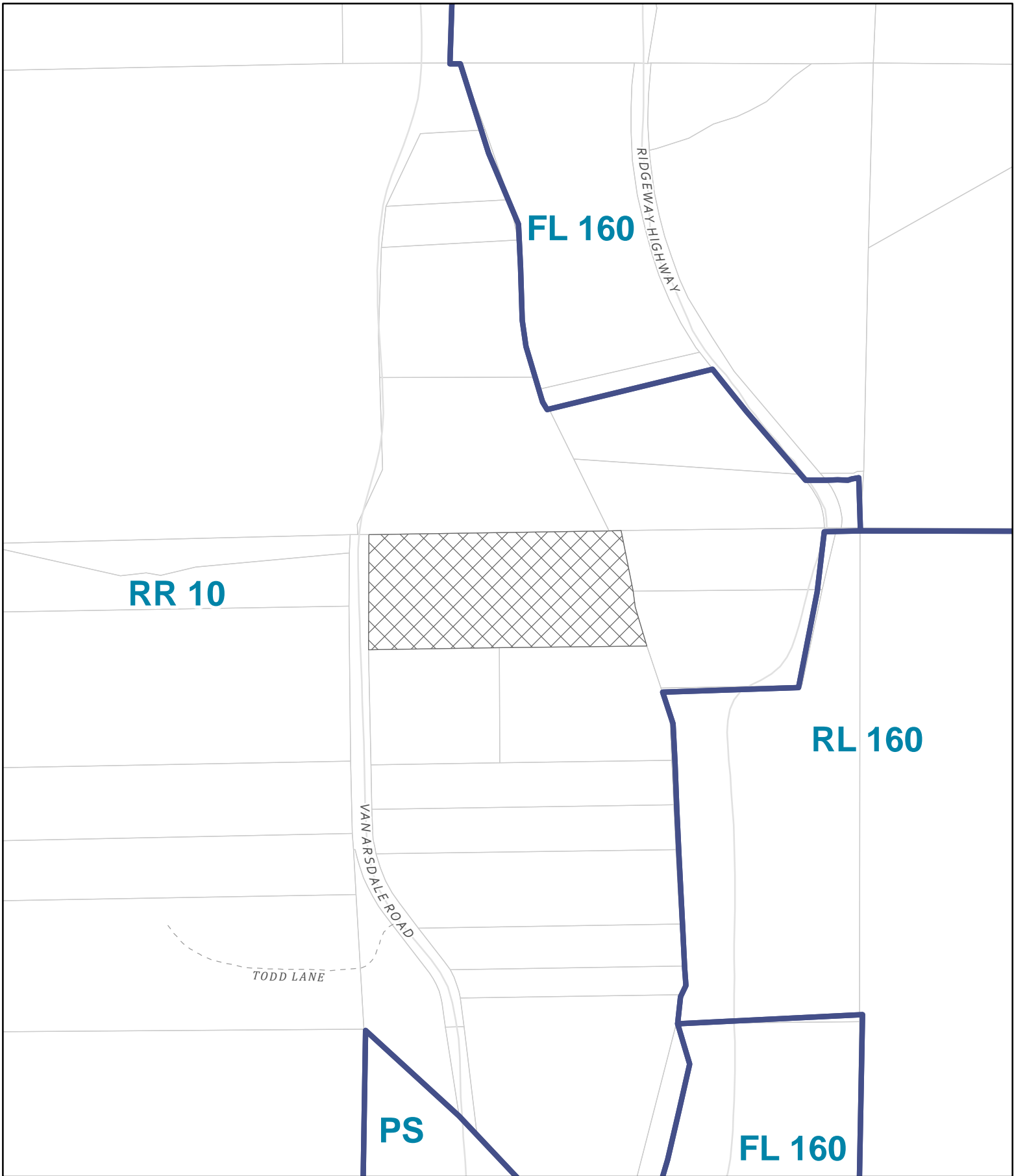
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-  Zoning Districts
-  Assessors Parcels
-  Public Roads
-  Private Roads






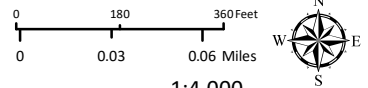
ZONING

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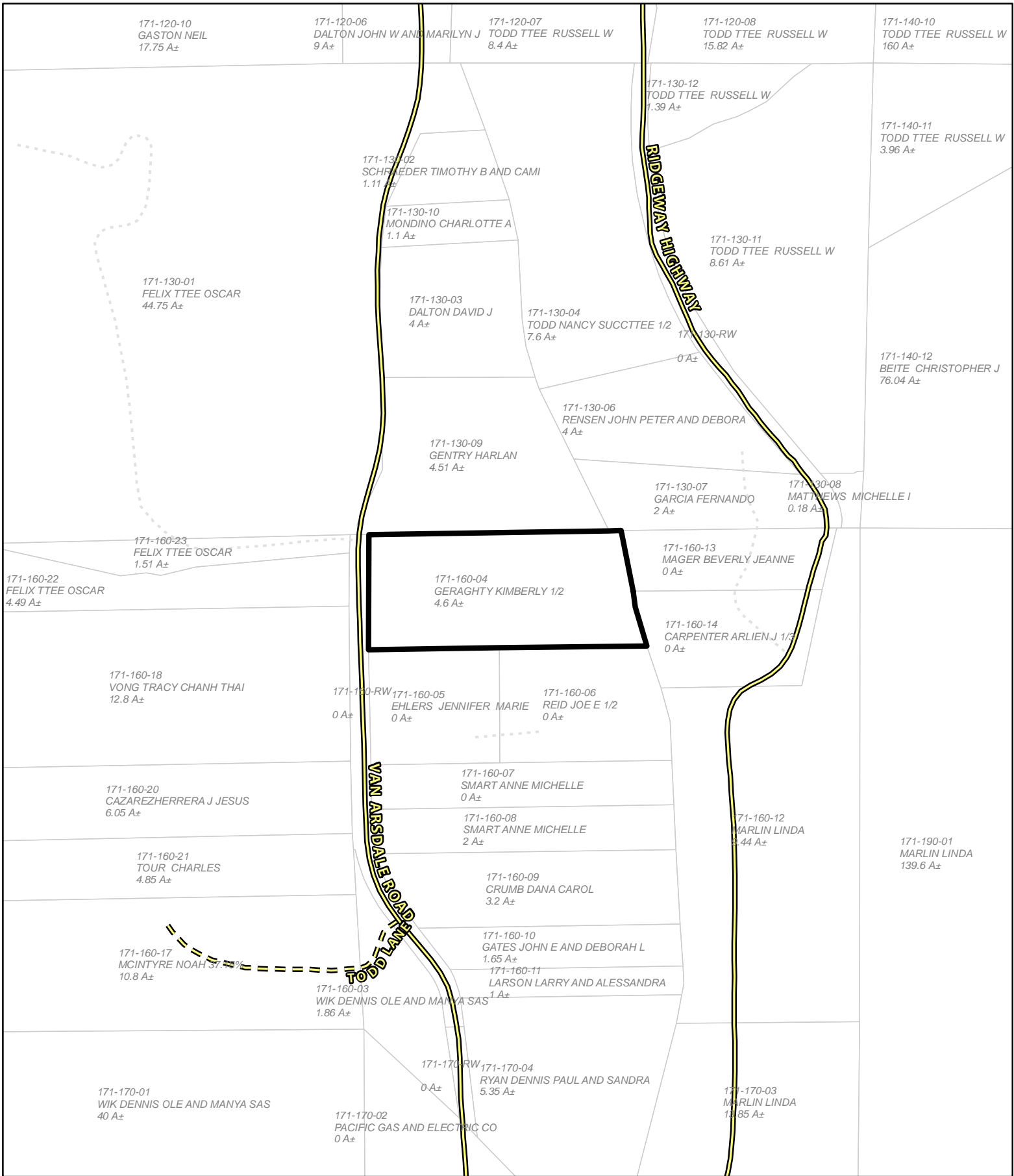
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1:4,000
GENERAL PLAN

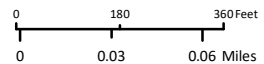
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CASE: AP 2023-0046
OWNER: GERAGHTY, Kimberly
APN: 171-160-04
APLCT: Kimberly Geraghty
AGENT: Lily Gross
ADDRESS: 17651 Van Arsdale Rd

- Public Roads
- Private Roads
- Driveways/Unnamed Roads

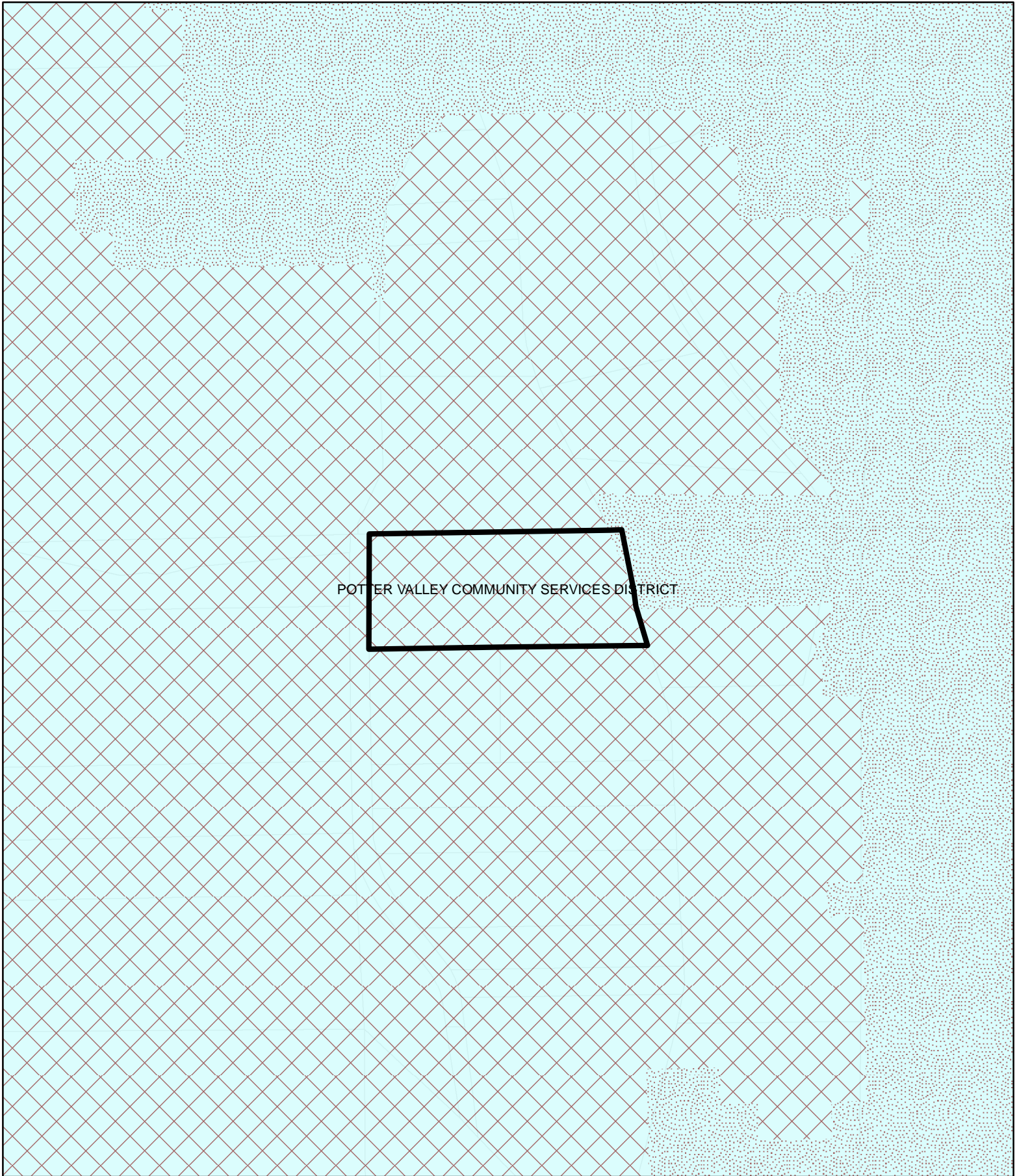
Assessors Parcels



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ADJACENT PARCELS

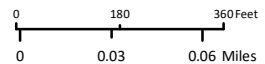
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POTTER VALLEY COMMUNITY SERVICES DISTRICT

CASE: AP 2023-0046
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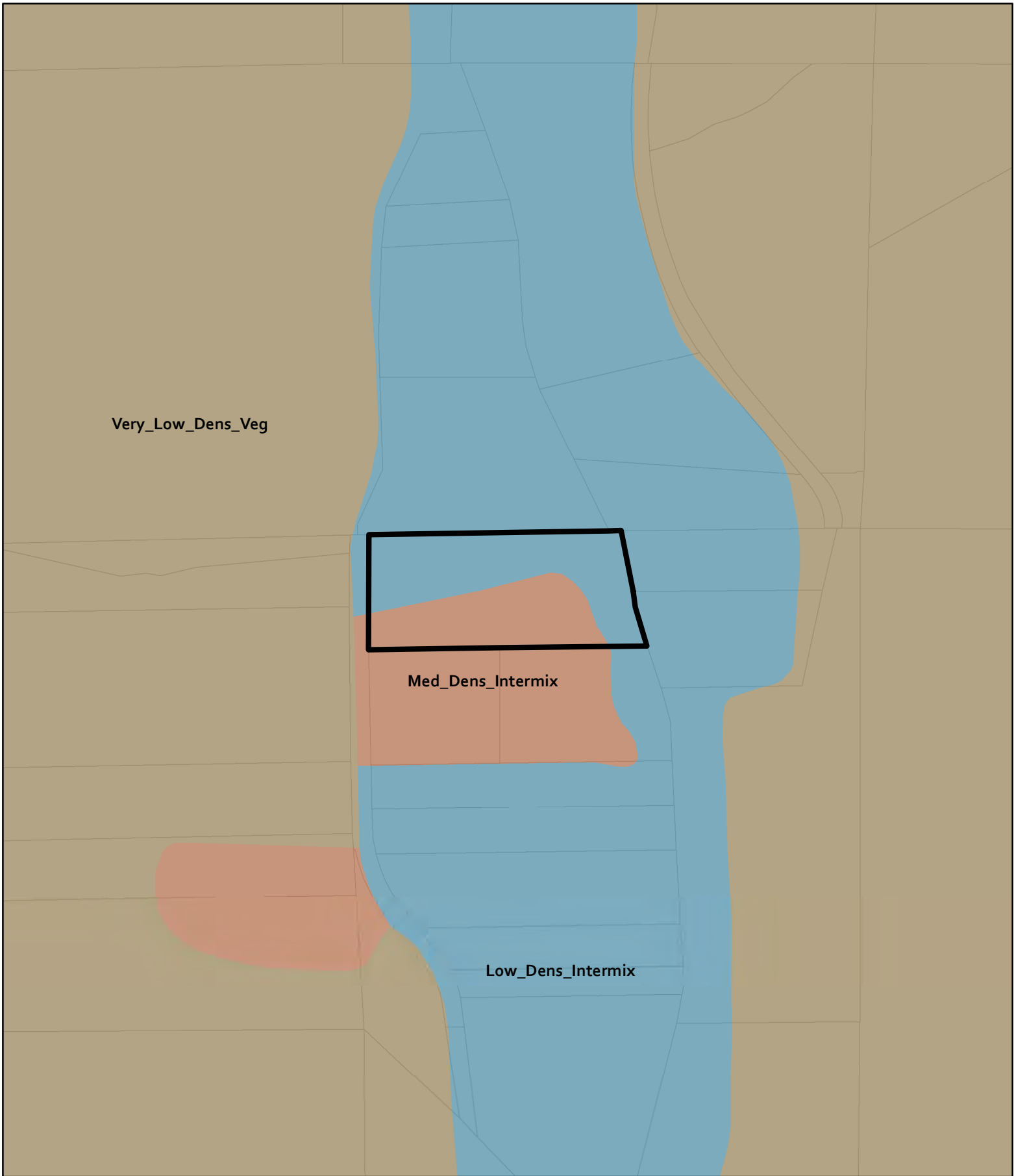
-  Very High Fire Hazard
-  High Fire Hazard
-  County Fire Districts
-  Assessors Parcels



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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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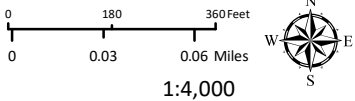
Very_Low_Dens_Veg

Med_Dens_Intermix

Low_Dens_Intermix

Assessors Parcels

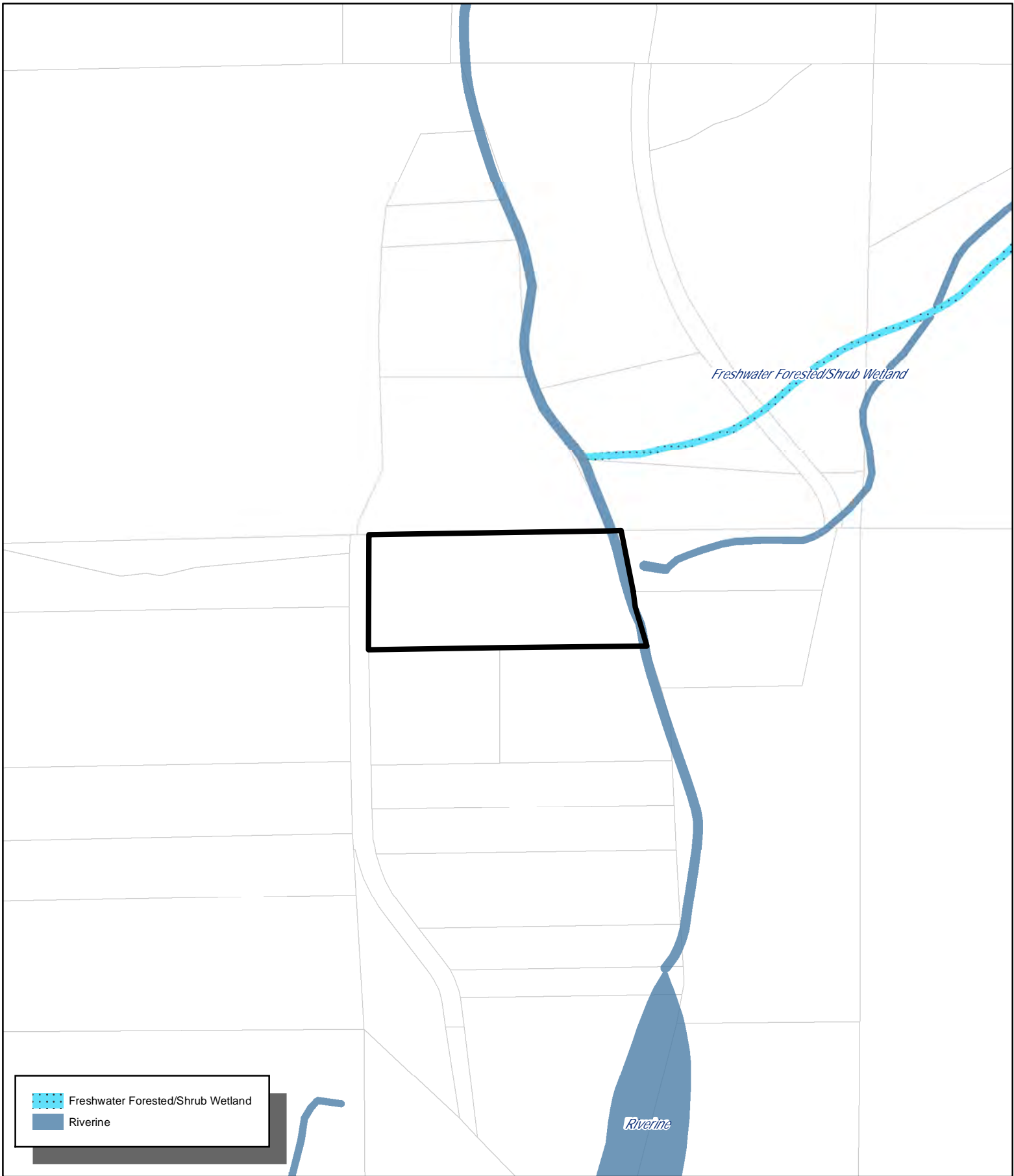
CASE: AP 2023-0046
OWNER: GERAGHTY, Kimberly
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APLCT: Kimberly Geraghty
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WILDLAND-URBAN INTERFACE

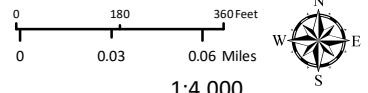
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	Freshwater Forested/Shrub Wetland
	Riverine

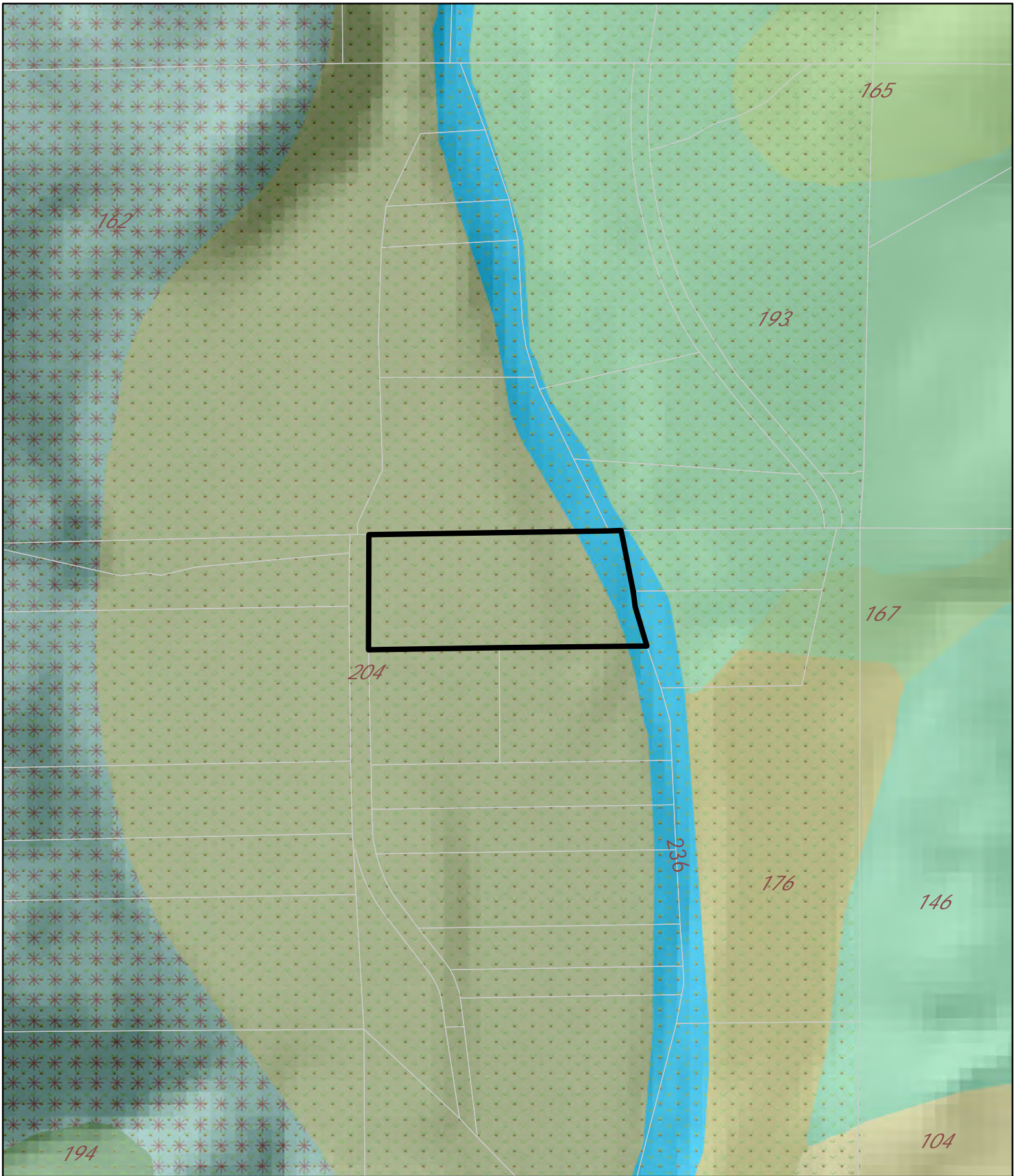
CASE: AP 2023-0046
OWNER: GERAGHTY, Kimberly
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 Assessors Parcels





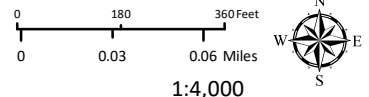
WETLANDS

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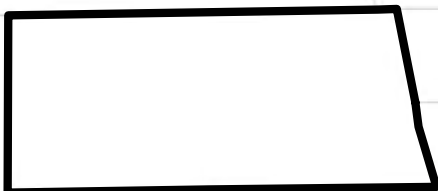
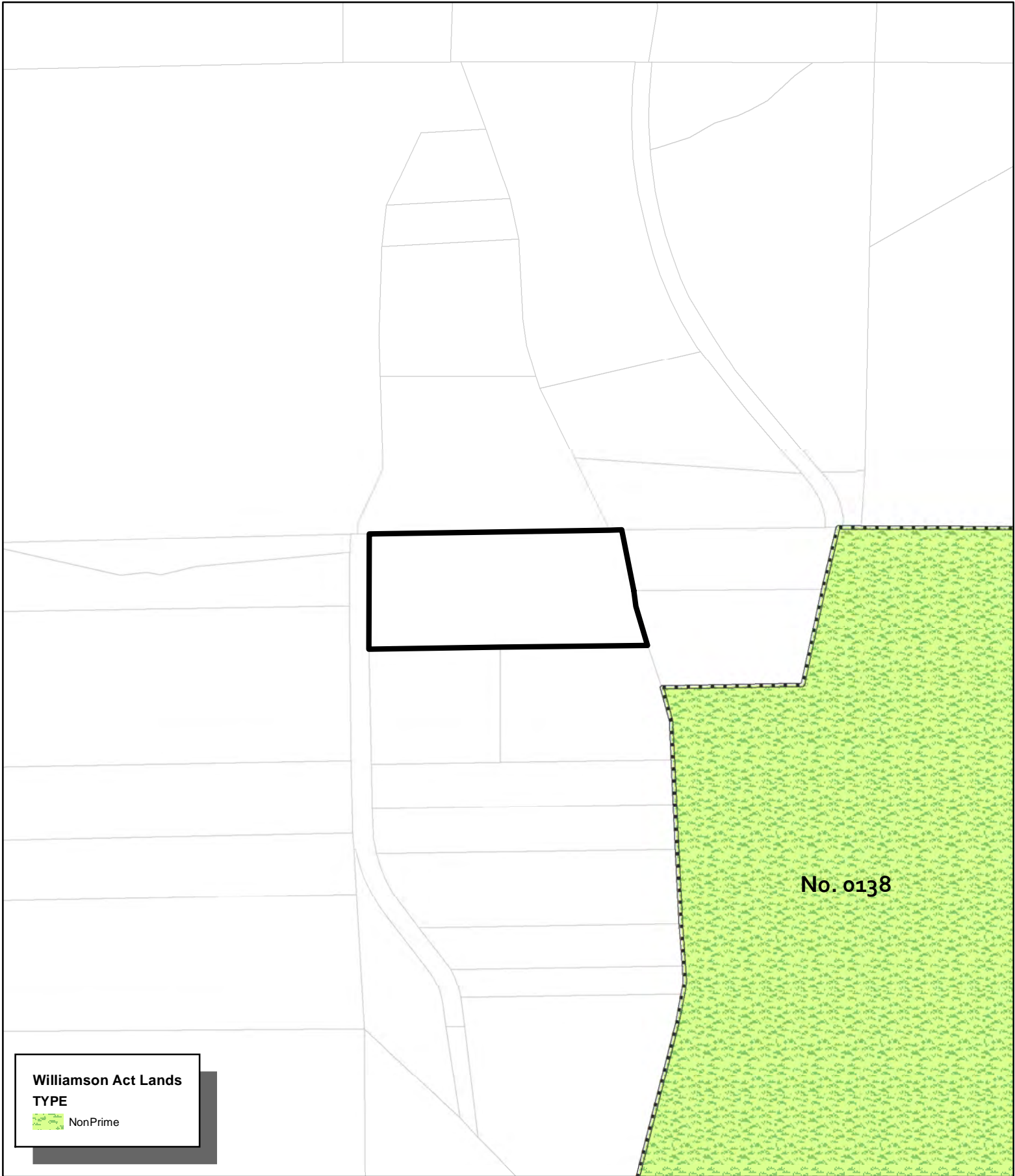
-  Assessors Parcels
-  Naturally Occurring Asbestos



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EASTERN SOIL CLASSIFICATIONS


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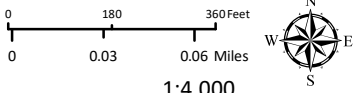


No. 0138

Williamson Act Lands
TYPE
 NonPrime

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OWNER: GERAGHTY, Kimberly
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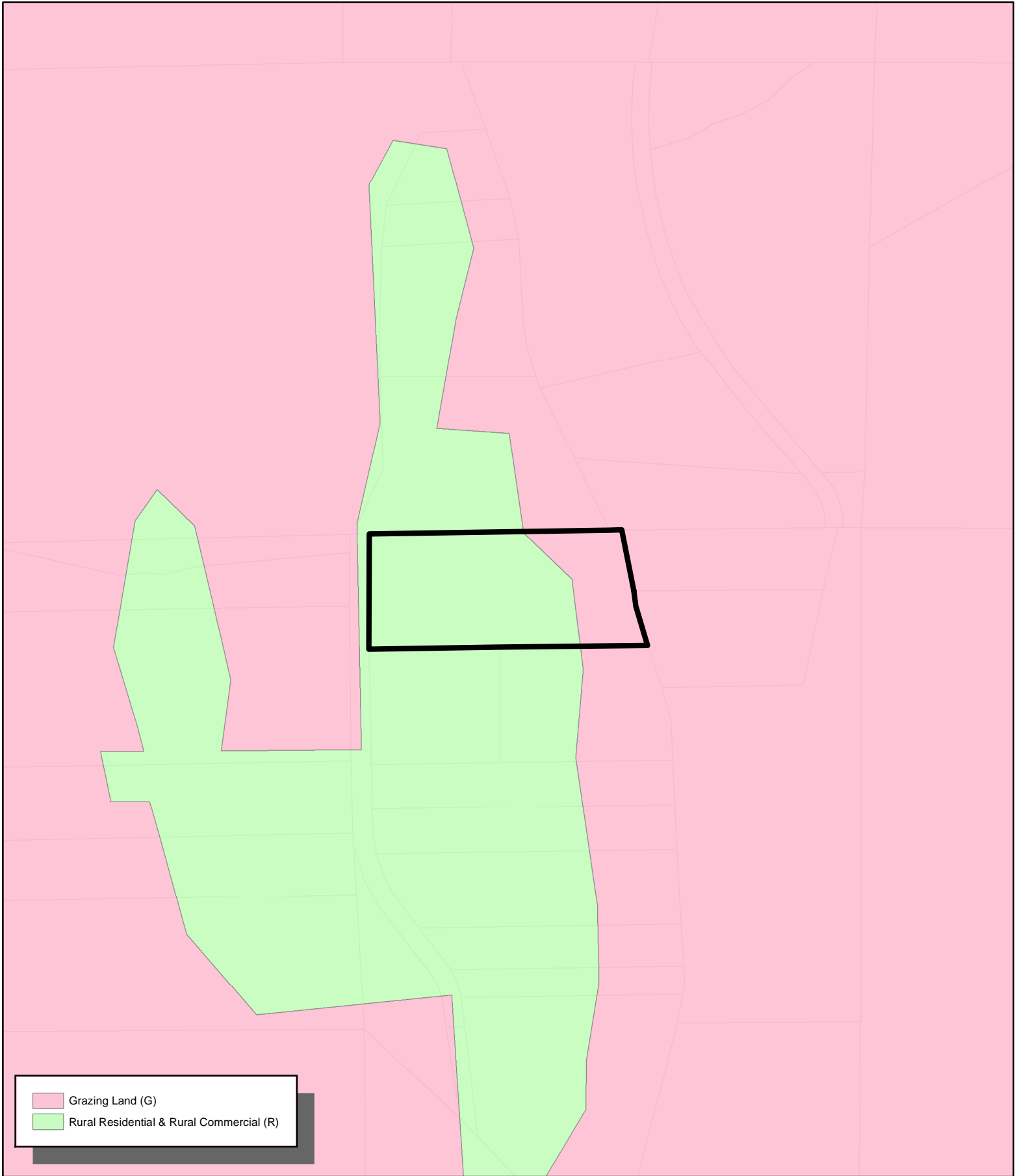
 Assessors Parcels





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WILLIAMSON ACT

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 Grazing Land (G)
 Rural Residential & Rural Commercial (R)

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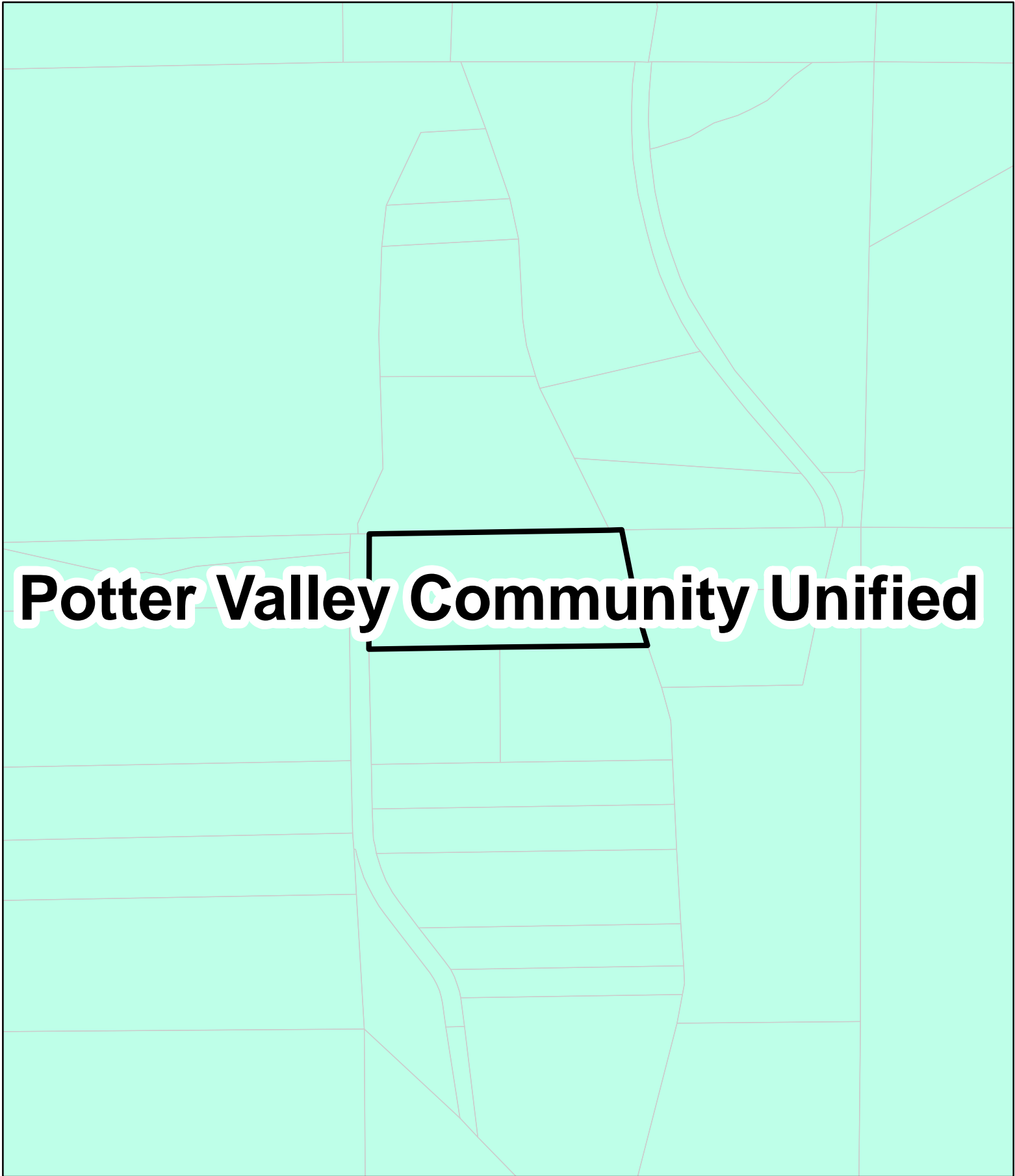
 Assessors Parcels



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IMPORTANT FARMLANDS

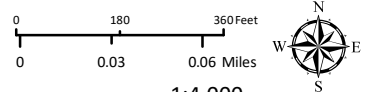
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Potter Valley Community Unified

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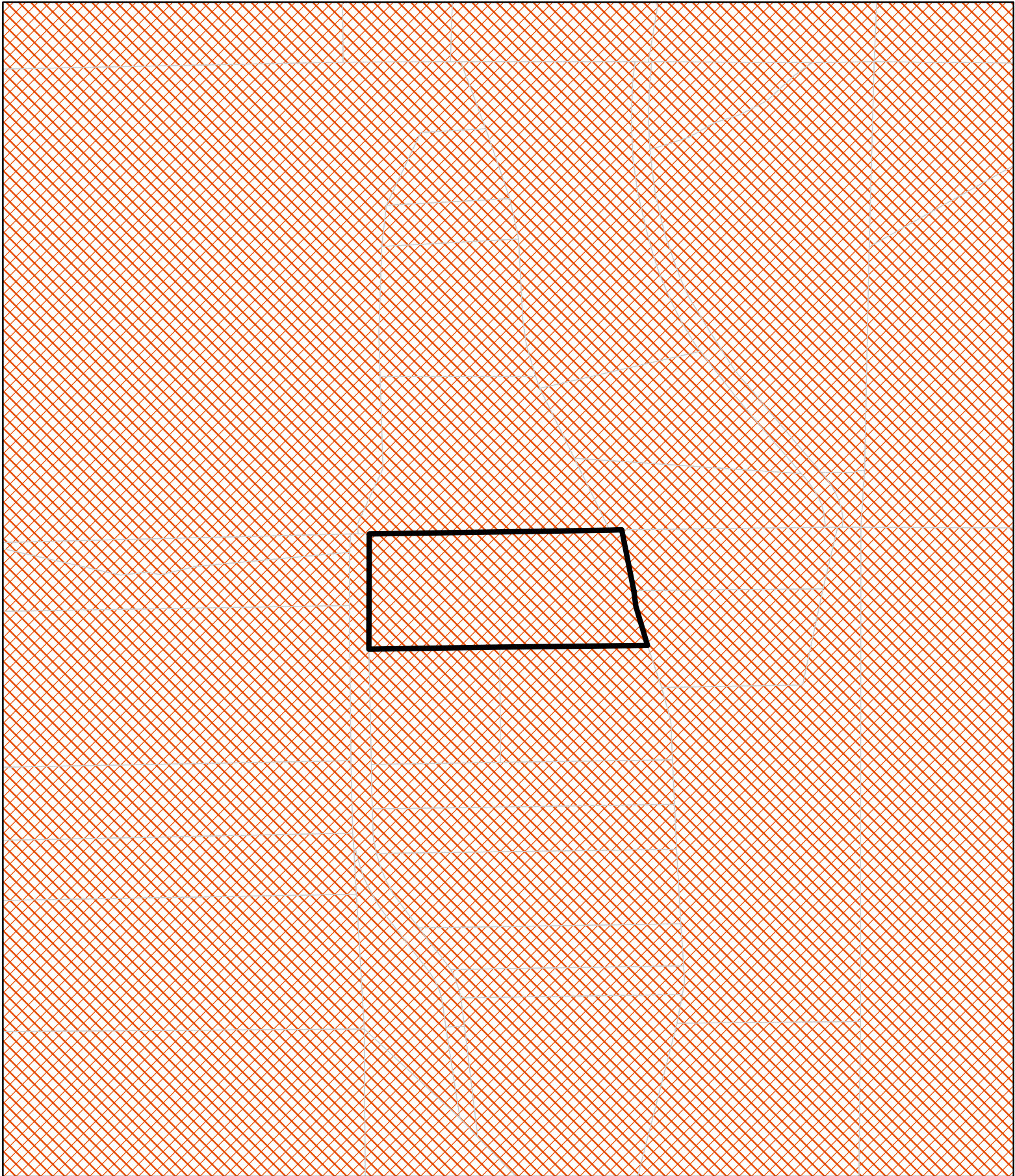
 Assessors Parcels





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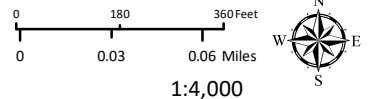
SCHOOL DISTRICT

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 Assessors Parcels
 PV Tribe Ancestral Areas



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POTTER VALLEY TRIBE ANCESTRAL AREA

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