



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

May 01, 2024

Environmental Health - Ukiah
Building Inspection - Ukiah
Forestry Advisor
Air Quality Management
Humboldt County Planning

Caltrans
Department of Forestry/ CalFire
-Land Use
-Resource Management
Department of Fish and Wildlife

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0073

DATE FILED: 8/5/2019

OWNER/APPLICANT: MARIOKIRILOV KATRANDEYIYSKI

AGENT: DTN ENGINEERING; DAVID NICOLETTI, PE

REQUEST: Administrative Permit request for a large mixed light (Type 2B-10,000 ft²; AG_2018-0228) cannabis cultivation of no more than 10,000 sq. ft. on a parcel in Forest Land District.

ENVIRONMENTAL DETERMINATION: Section 15301 (Existing Facilities) and Section 15304 (Minor Alterations to Land) Categorically Exempt

LOCATION: 4.1± miles northeast of Piercy town center, lying on the east side of Highway 101 (US 101), at its intersection with Road 442D (CR 442D), located at 3595 Highway 101, Piercy, CA (APN: 011-400-20)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 15, 2024

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

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

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

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

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

REVIEWED BY:

Signature Department Date

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APPLICANT: MARIOKIRILOV KATRANJIYSKI

AGENT: DTN ENGINEERING; DAVID NICOLETTI, PE

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APN/S: 011-400-20-00

PARCEL SIZE: 80± acres

GENERAL PLAN: FL160:

ZONING: TP:160

EXISTING USES: Cannabis

DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES: AG_2018-0228 (Agricultural)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Humboldt County	Humboldt County	Humboldt County	Humboldt County
EAST:	FL160	TP:160	77.3± acres	Institutional
SOUTH:	FL160	TP:160	120± acres	Institutional
WEST:	FL160	TP:160	120± acres	Institutional

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Building Division - Ukiah
- Environmental Health - Ukiah
- Forestry Advisor
- Humboldt County Planning

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Dept. of Fish & Wildlife
- CALTRANS

TRIBAL

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

ADDITIONAL INFORMATION: This is a re-referral. Project originally referred on 9/4/19. New owner information and application provided here. Proposed use and development have not changed.

Parcel classified as "Grazing Land (G)".

STAFF PLANNER: ALAINA HELTON (4 LEAF)

DATE: 4/23/2024

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils

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

YES

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

NA

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: _____
<i>Office use only</i>

Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- | | |
|---|--|
| <input type="checkbox"/> Type C-A Cottage Indoor (500 ft ²) | <input type="checkbox"/> Setback Reduction (please clearly identify on your Site Plan) |
| <input type="checkbox"/> Waive RR:10 Housing Requirement | <input checked="" type="checkbox"/> TPZ or FL (Types 1, 1B, 2, 2B, 4) |
| <input type="checkbox"/> Acreage (3.5 Acres-4.9 Acres: Type 1, 1B, 4) | <input type="checkbox"/> RR5 (3.5-4.9 Acres) Waive Sunset |
| <input type="checkbox"/> Acreage (7.0 Acres-9.9 Acres: Type 2, 2B) | |

APPLICANT(S)

Name: Mariokirilov Katrandjiyski Phone: (540) 550-2740
 Mailing
 Address: 2860 Spencer SQ
 City: Winchester State/Zip: VA, 22601-3491 email: mario19713@gmail.com

PROPERTY OWNER

Name: Mariokirilov Katrandjiyski Phone: (540) 550-2740
 Mailing
 Address: 2860 Spencer SQ
 City: Winchester State/Zip: VA, 22601-3491 email: mario19713@gmail.com

AGENT

Name: DTN Engineering David Nicoletti PE Phone: (916) 215-7769
 Mailing
 Address: 2731 K St Unit A
 City: Eureka State/Zip: CA, 95501 email: dnicoletti@dtneengineering.com

Parcel Size: 80 acres

Address of Property: 3595 HWY 101

Assessor Parcel Number(s): 011-400-20

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"/> X2-B
Nursery: (≤22,000 ft ²)	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4

I certify that the information submitted with this application is true and accurate. I have attached the Consent of Landowner form if I am not the property owner of the parcel on which the cultivation site is located.

Signature of Applicant/Agent _____ Date _____ Signature of Owner [Signature] Date 09-26-2023

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

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

8. Please provide an inventory of the structures on the property. If additional space is needed, please provide a separate sheet. Please note improvements may be subject to permit requirements. Please include size of structures.

1. 8 X 2 0 m e t a l c o n t a i n e r _____
2. E i g h t 2 0 x 8 0 g r e e n h o u s e s _____
3. O n e 2 0 x 6 0 g r e e n h o u s e _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

9. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership? YES NO

10. Will the proposed cultivation site convert land currently or previously used for agriculture? YES NO

If YES, how much land is being converted? _____ (ft² / acres)

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

NO

- YES, the project will involve:
- | | |
|---|--|
| <input type="checkbox"/> Construction of a pond | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Diking | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Filling | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Dredging | - a total of _____ cubic yards will be moved |

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.
The property has been heavily disturbed in the past with historic logging and previous human activity.

13. Please indicate the surrounding land uses.

NORTH
TPZ (Humboldt)

EAST
TP160

SOUTH
FL160

WEST
TP160

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

A. Electricity

- Utility Company (existing)
- Utility Company (planned)
- On-Site Generation – Specify: Solar with generator backup. _____

B. Gas

- Utility Company (existing)
- Utility Company (planned)
- On-Site Generation – Specify Proposing on site storage _____
- None

C. Water

- Community water system – Specify supplier _____
- Well
- Spring
- Pond
- Other – Specify _____

D. Sewage

- Community sewage system – Specify supplier _____
- Septic Tank
- Other – Specify 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? 4

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

They will all be residing offsite

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.

Curing and drying will be done on site while trimming 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 generator will be an ultra quiet Whisperwatt minimizing any noise and the greenhouses will be covered with blackout tarps when lights are on to not cause light pollution.

AUTHORIZATION OF AGENT

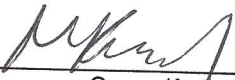
1. I hereby authorize David Nicoletti PE to act as my representative and to bind me in all matters concerning this application.


Owner

09-26-2023
Date

CERTIFICATION AND SITE VIEW AUTHORIZATION

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


Owner/Authorized Agent

09-26-2023
Date

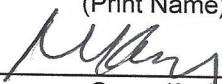
INDEMNIFICATION AND HOLD HARMLESS

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

INDEMNIFICATION AGREEMENT

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

1. I, MARIO KATRANJIYSKI, hereby agree to the above Indemnification Agreement.
(Print Name)

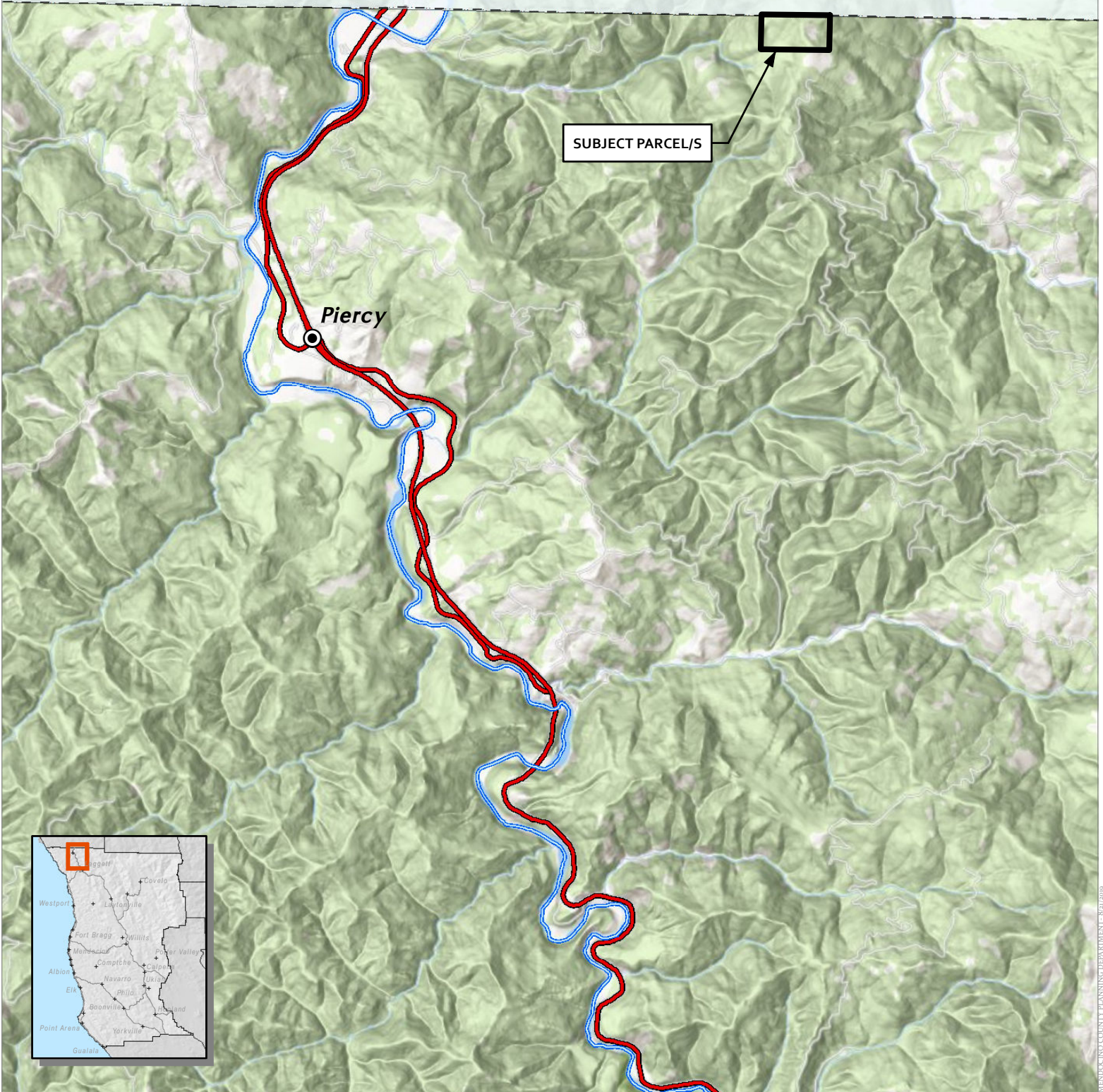

Owner/Authorized Agent

09-26-2023
Date

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

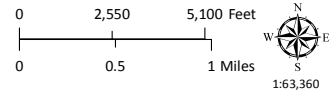
Name	Name	Name
<u>MARIO KATRANJIYSKI</u>		
<u>Mailing Address</u> <u>760 REDWOOD DR # 76</u> <u>GARBERVILLE CA 95542</u>	<u>Mailing Address</u>	<u>Mailing Address</u>

Humboldt County



CASE: AP 2019-0073
OWNER: PB&J Ranch
APN: 011-400-20
APLCT: Brett Todoroff
AGENT: Peter Huson
ADDRESS: 3595 N. Highway 101, Piercy

- Major Towns & Places
- Highways
- California Counties
- ~ Major Rivers







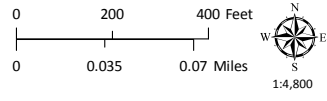
LOCATION MAP

Humboldt County



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-  California Counties
-  Cannabis Cultivation Sites
-  Named Rivers
-  Driveways/Unnamed Roads



PROPERTY DIAGRAM



SITE PLAN MUST INCLUDE ALL RELEVANT INFORMATION

APPLICANT: REED MTN INC.

APN/S (LEGAL PCL.): 011-400-20

CULTIVATION SITE ADDR: _____



PREMISE DIAGRAM

OFFSITE
ACTIVITIES:
- PROCESSING
- PACKAGING

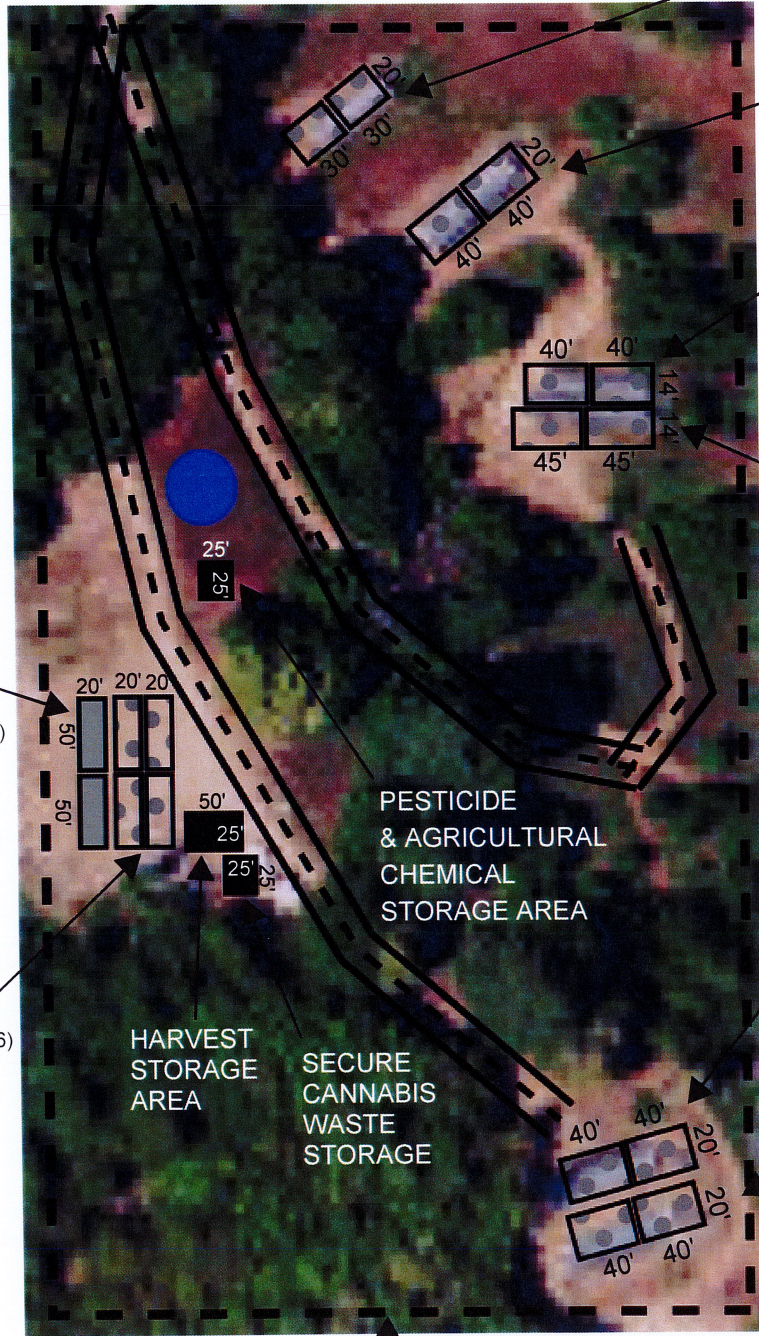
AGGREGATE
CANOPY:

- GH1 = 480 SF
- GH2 = 480 SF
- GH3 = 640 SF
- GH4 = 640 SF
- GH5 = 480 SF
- GH6 = 480 SF
- GH7 = 540 SF
- GH8 = 540 SF
- GH9 = 640 SF
- GH10 = 640 SF
- GH11 = 640 SF
- GH12 = 640 SF
- GH13 = 790 SF
- GH14 = 790 SF
- GH15 = 790 SF
- GH16 = 790 SF

= 10,000 SF

2000 sq ft immature
plant area
(2x 1000 sq ft GH17+GH18)

3160 sq ft canopy area
(GH13+GH14+GH15+GH16)



960 sq ft canopy area
(GH1 & GH2)

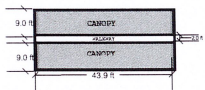
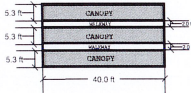
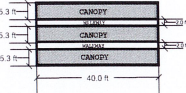
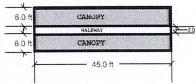
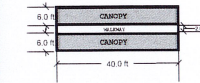
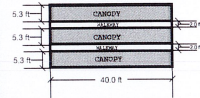
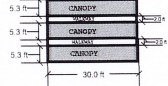
1280 sq ft canopy area
(GH3 & GH4)

960 sq ft canopy area
(GH5 & GH6)

1080 sq ft canopy area
(GH7+GH8)

1280 sq ft canopy area
(GH9 & GH10)

1280 sq ft canopy area
(GH11 & GH12)



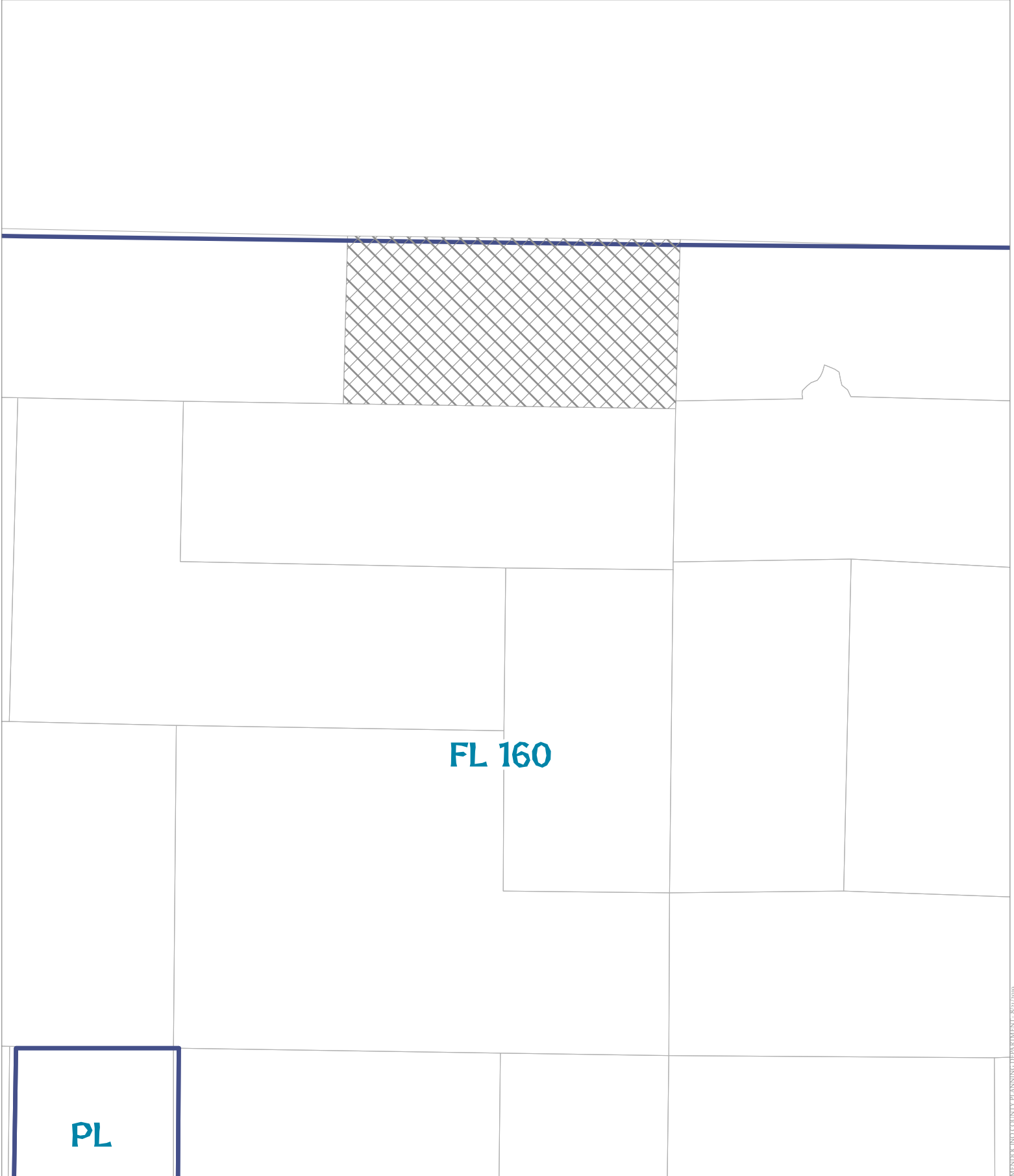
SITE PLAN MUST INCLUDE ALL RELEVANT INFORMATION

APPLICANT: REED MTN INC.


APN/S (LEGAL PCL.): 011-400-20

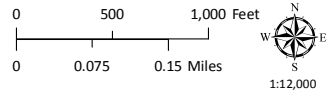
CULTIVATION SITE ADDR: _____



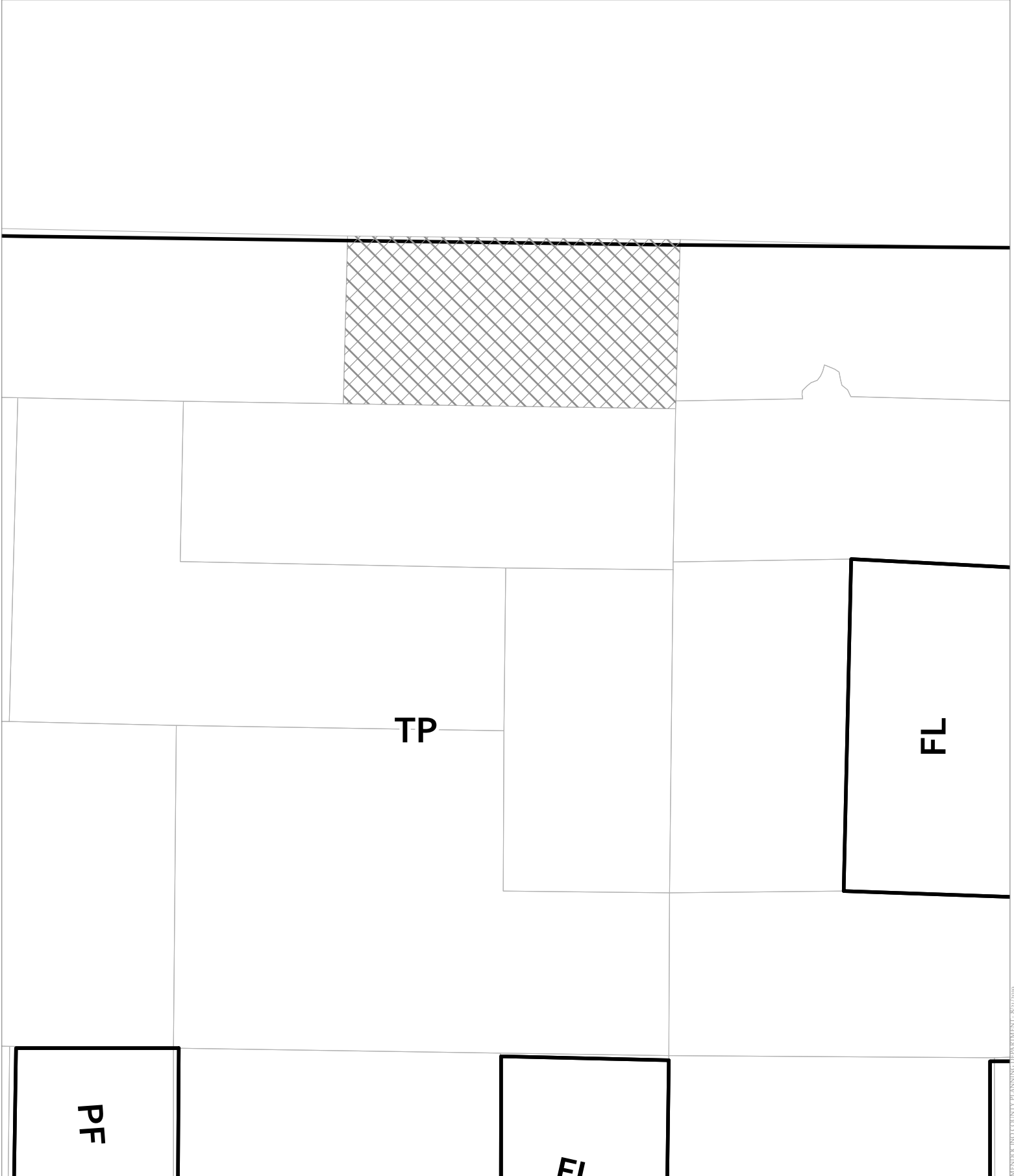


CASE: AP 2019-0073
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 ADDRESS: 3595 N. Highway 101, Piercy

 General Plan Classes

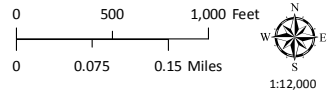



GENERAL PLAN CLASSIFICATIONS



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

CASE: AP 2019-0073
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 Zoning Districts

ZONING DISPLAY MAP

011-400-32
JACK BLACK
TP 160 120 A±

011-400-20
RANCH PB&J
3595 HWY 101
TP 160 80 A±

011-410-52
LYNNE SGAMBATI
TP 160 77.3 A±

011-400-23
TREE COOMBS
TP 160 120 A±

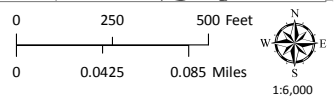
011-410-53
TREE COOMBS
TP 160 82.7 A±

011-400-22
TREE COOMBS
TP 160 160 A±

011-400-24
TREE COOMBS
TP 160 80 A±

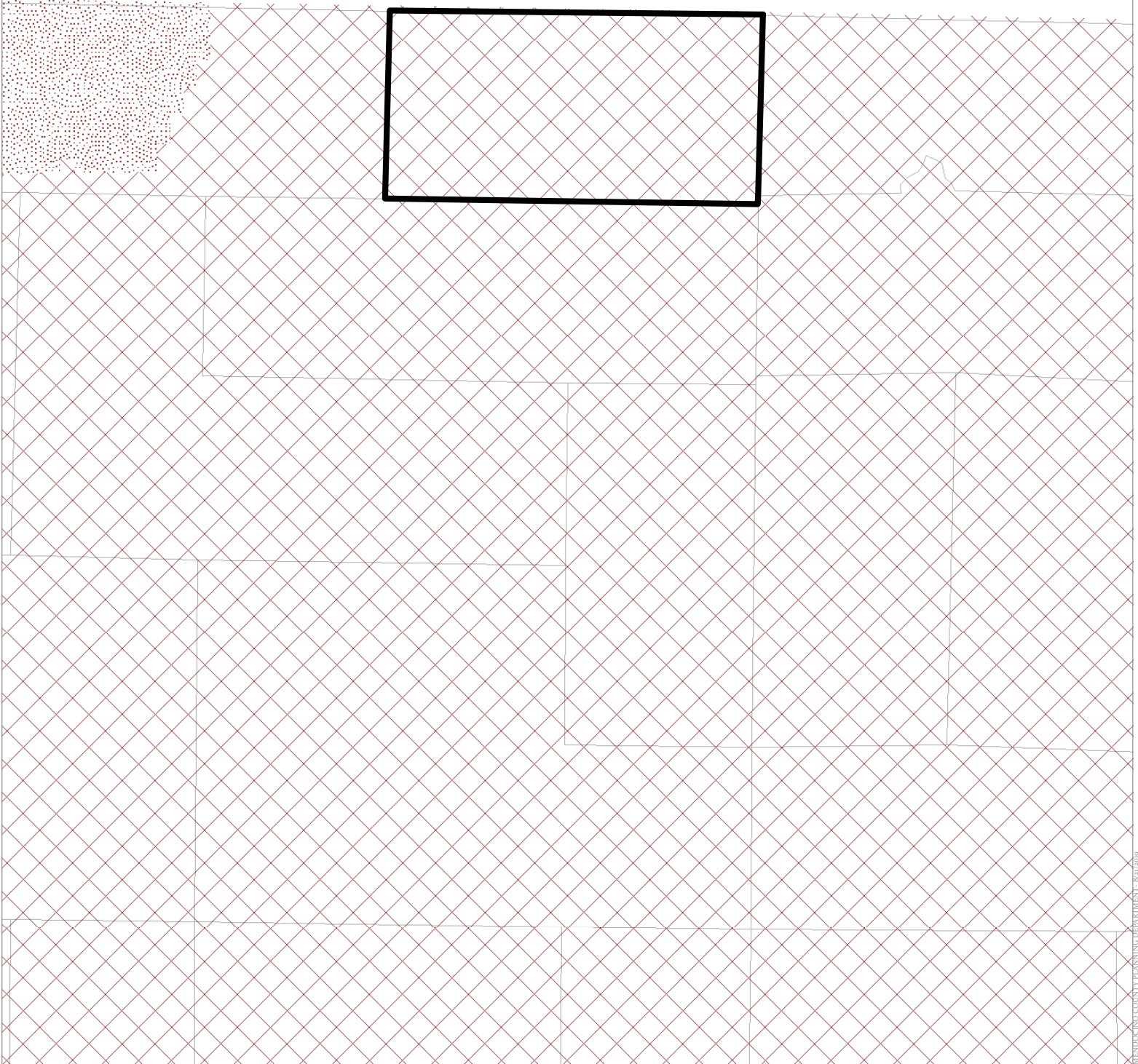
011-410-05
TREE COOMBS
TP 160 80 A±

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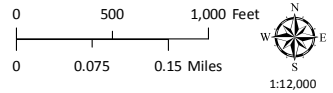
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

ADJACENT PARCELS



CASE: AP 2019-0073
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 Very High Fire Hazard
 High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

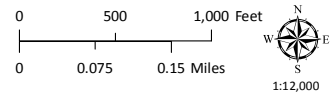
YREBUTICK COUNTY PLANNING DEPARTMENT - 8/21/2019

Humboldt County



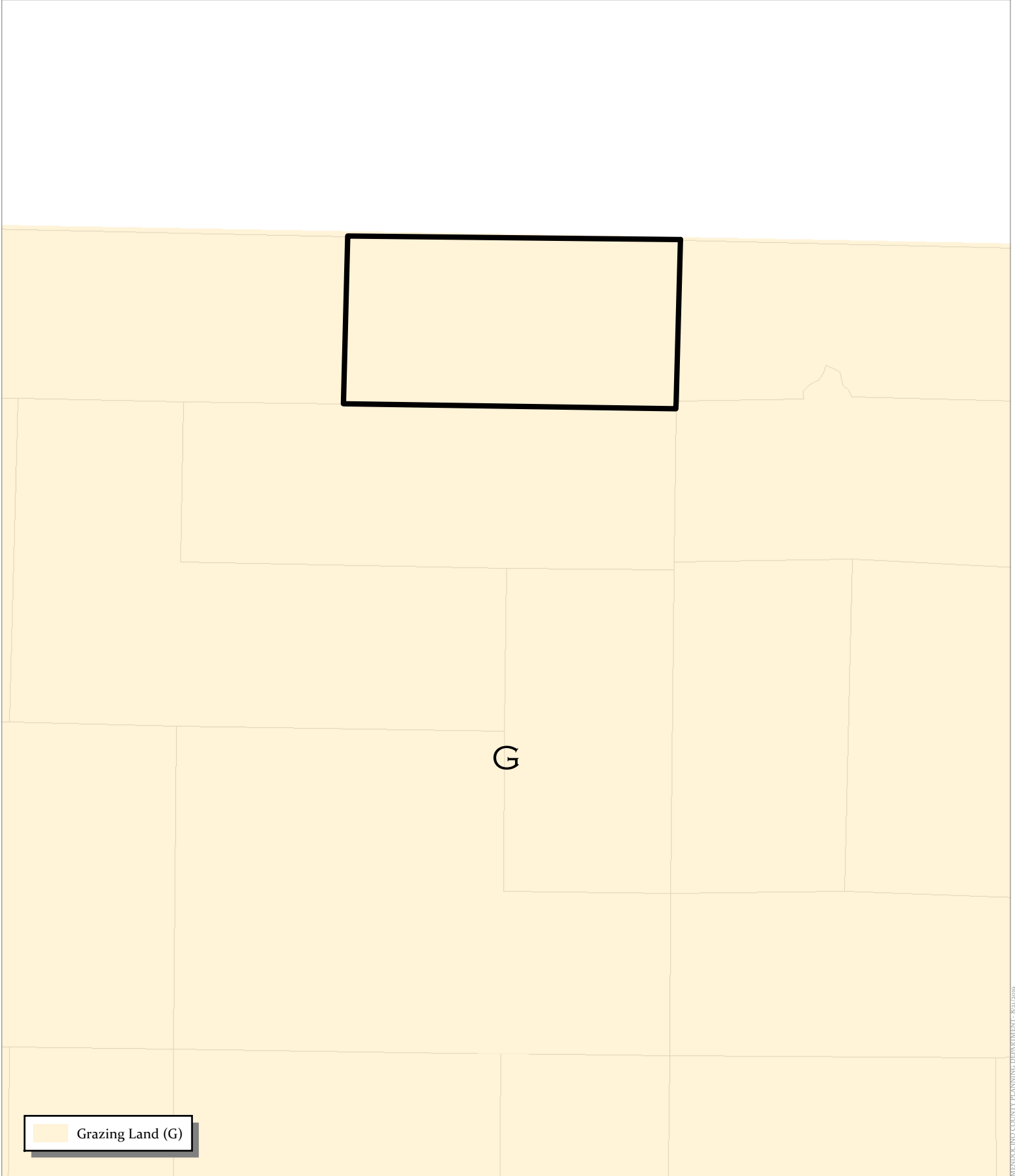
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 California Counties

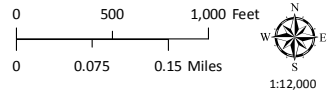


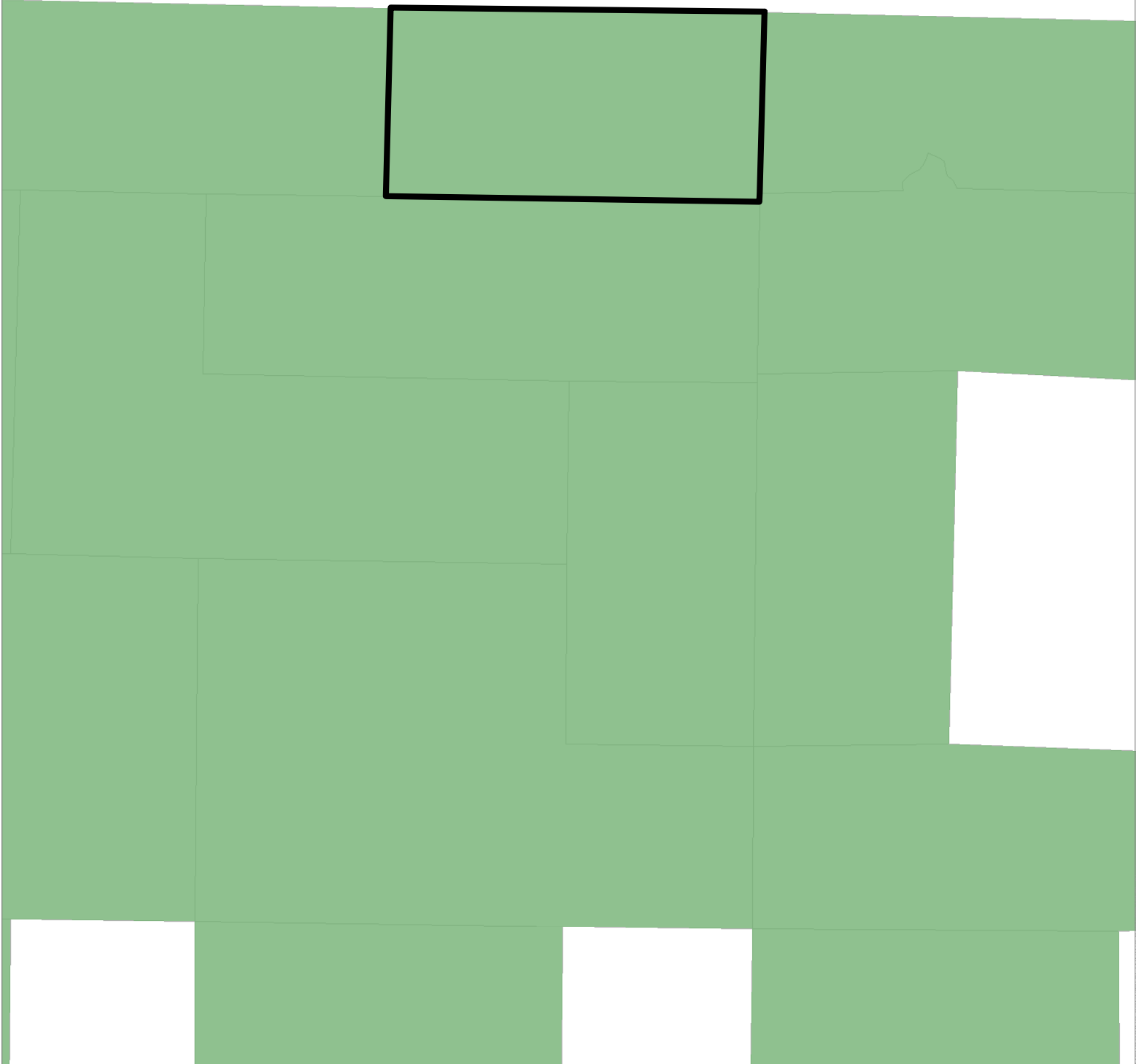
WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019



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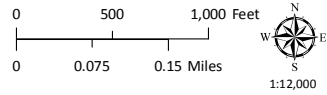




MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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APN: 011-400-20
APLCT: Brett Todoroff
AGENT: Peter Huson
ADDRESS: 3595 N. Highway 101, Piercy

 TPZ 2018



TIMBER PRODUCTION ZONES