



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

May 07, 2024

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Forestry Advisor
Cannabis Department

Air Quality Management
Archaeological Commission
Sonoma State University
Department of Forestry/ CalFire
Department of Fish and Wildlife
Regional Water Quality Control Board

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Piercy Fire Protection District

CASE#: AP_2024-0017

DATE FILED: 4/15/2024

OWNER: MARIO POOLE

APPLICANT: JOSE LUIS-ESTRADA

AGENT: STEVEN LUU

REQUEST: Administrative Permit for a 5,000 square foot mixed light cannabis cultivation operation (Permit Type 1B) on a parcel less than 5 acres in size.

LOCATION: 1.35± miles southeast of Piercy town center, on the west side of SR 271, south of its intersection with Ebert Lane; located 78650 Highway 271, Piercy.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: May 21, 2024

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

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

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

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

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

REVIEWED BY:

Signature Department Date

CASE: AP_2024-0017

OWNER: Mario Poole

APPLICANT: Jose Luis-Estrada

AGENT: Steven Luu

REQUEST: Administrative Permit for a 5,000 square foot mixed light cannabis cultivation operation (Permit Type 1B) on a parcel less than 5 acres in size.

LOCATION: 1.35± miles southeast of Piercy town center, on the west side of SR 271, south of its intersection with Ebert Lane; located 78650 Highway 271, Piercy.

APN: 053-160-15

PARCEL SIZE: 4.68± acres

GENERAL PLAN: Rural Residential (RR:5)

ZONING: Rural Residential (RR5:FP)

EXISTING USES: Commercial Cannabis Cultivation

DISTRICT: 4, Gjerde

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR5	RR	4.92±, 12±	Residential
EAST:	FL160	TP	80±	Woodland
SOUTH:	FL160	TP	58.35±	Woodland
WEST:	RR5	RR	4.8±, 5.5±	Residential

REFERRAL AGENCIES

LOCAL

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

- Environmental Health (EH)
 - Forestry Advisor
 - Percy FPD
 - Sonoma State University
- STATE**
- CALFIRE (Land Use)

- California Dept. of Fish & Wildlife
 - Regional Water Quality Control Board
- TRIBAL**
- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

This project seeks to permit an existing cannabis cultivation operation. The cultivation operation includes drying of cannabis, and bucking of dried cannabis buds off of branches into totes for off-site trimming.

Per the applicant, there is an unpermitted septic system onsite, but they are willing to install a portable toilet prior to permitting the septic system if necessary. The operation will have employees.

The applicant has received an LSAA from CDFW - 1600-2019-0330-R 1.

Per the site plan, all proposed/existing structures maintain a 50-foot setback to property lines. This may require authorization of a setback reduction to be included with this Administrative Permit.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 5/7/2024

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
SRA (State Responsibility Area)

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
Zone X/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
153 – Gschwend-Frenchman complex, 0 to 9% slopes
240 – Yellowhound-Woodin-Ornbaun complex, 30 to 50% slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
NO

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
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
YES

23. HARBOR DISTRICT:

Sec. 20.512
NO



**Department of
Planning and Building
Services**

Case No: _____
CalFire No: _____
Cultivation No: _____
Fee: _____
Receipt No: _____
Received By: _____
Date Filed: _____
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)

Name: Mario Poole Phone: 415.424.6449
 Mailing Address: 1449 Treat Way
 City: San Francisco State/Zip: CA/94110 email: bayareamp@gmail.com

PROPERTY OWNER

Name: Jose Luis-Estrada Phone: 510-246 7981
 Mailing Address: 1349 Tahoe Street
 City: Merced State/Zip: CA/95348 email: bandidodfmt@yahoo.com

AGENT

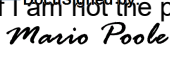
Name: Steven Luu - SL Consulting Services Inc Phone: 707-440-9033
 Mailing Address: 973 Dowler Drive
 City: Eureka State/Zip: CA/95501 email: steven@slconsultinginc.com

Parcel Size: 4.3 acres
 Address of Property: 78650 Highway 271, Piercy CA 95587
 Assessor Parcel Number(s): 053-160-15-00


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

 Date 3/21/23


 Signature of Owner

 Date 3/30/2024

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.

Gentle slope across proposed cannabis development area. Permitted well. A manufactured home with septic system is proposed with permit and installation in progress. Hoopouses are used for the cannabis flowering and propagation. A barn is used for cannabis drying and nursery. ~25,000 gallons of existing water storage already in place with additional storage to be implemented this year

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 materials and plastics will be collected and disposed of at the nearest waste transfer station
 Trimmings will be collected and sold to a manufacturer for extraction. Stalks and root balls are chipped and composted onsite

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 checked="" type="checkbox"/> |
| F. Connect to existing septic system? | <input type="checkbox"/> |
| G. Install an individual well? | <input type="checkbox"/> |

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

1. See structures list _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

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

10. Will the proposed cultivation site convert land currently or previously used for agriculture? YES NO
If YES, how much land is being converted? _____ (ft² / acres)

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

NO

YES, the project will involve:

<input type="checkbox"/> Construction of a pond	- a total of _____ cubic yards will be moved
<input type="checkbox"/> Diking	- a total of _____ cubic yards will be moved
<input type="checkbox"/> Filling	- a total of _____ cubic yards will be moved
<input type="checkbox"/> Dredging	- a total of _____ cubic yards will be moved

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.
Existing residence/cultivation site to the north. Vacant timberland to the south and east.
Residence to the west

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
	Agricultural	Timberland	Timberland	Agricultural

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

A. Electricity

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

B. Gas

- Utility Company (existing)
- Utility Company (planned)
- On-Site Generation – Specify _____
- None

C. Water

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

D. Sewage

- Community sewage system – Specify supplier _____
- Septic Tank
- Other – Specify portable toilets until septic is developed

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? 2

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

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

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

Drying of cannabis. Bucking of dried cannabis buds off of branches into totes for off-site trimming.

19. Have you discussed this proposal with adjacent property owners and other concerned parties?

Yes (neighbor to the north)

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.

Adjacent occupied properties appear to have previously been developed for cultivation. No nuisance complaints are expected.

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:

Historical activity included cultivation in full sun with pots as well as in the hoop structures. New nursery hoops are proposed within the 200' of the pre-existing footprint in conformance with the contiguous expansion policy.

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

The site is pre-existing, not affecting any sensitive habitats, and would not require further clearing or expansion.

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

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.

DocuSigned by:

Mario Poole

3/26/2024

DocuSigned by:

[Signature]

3/30/2024

Signature of Applicant/Agent

Date

Signature of Owner

Date

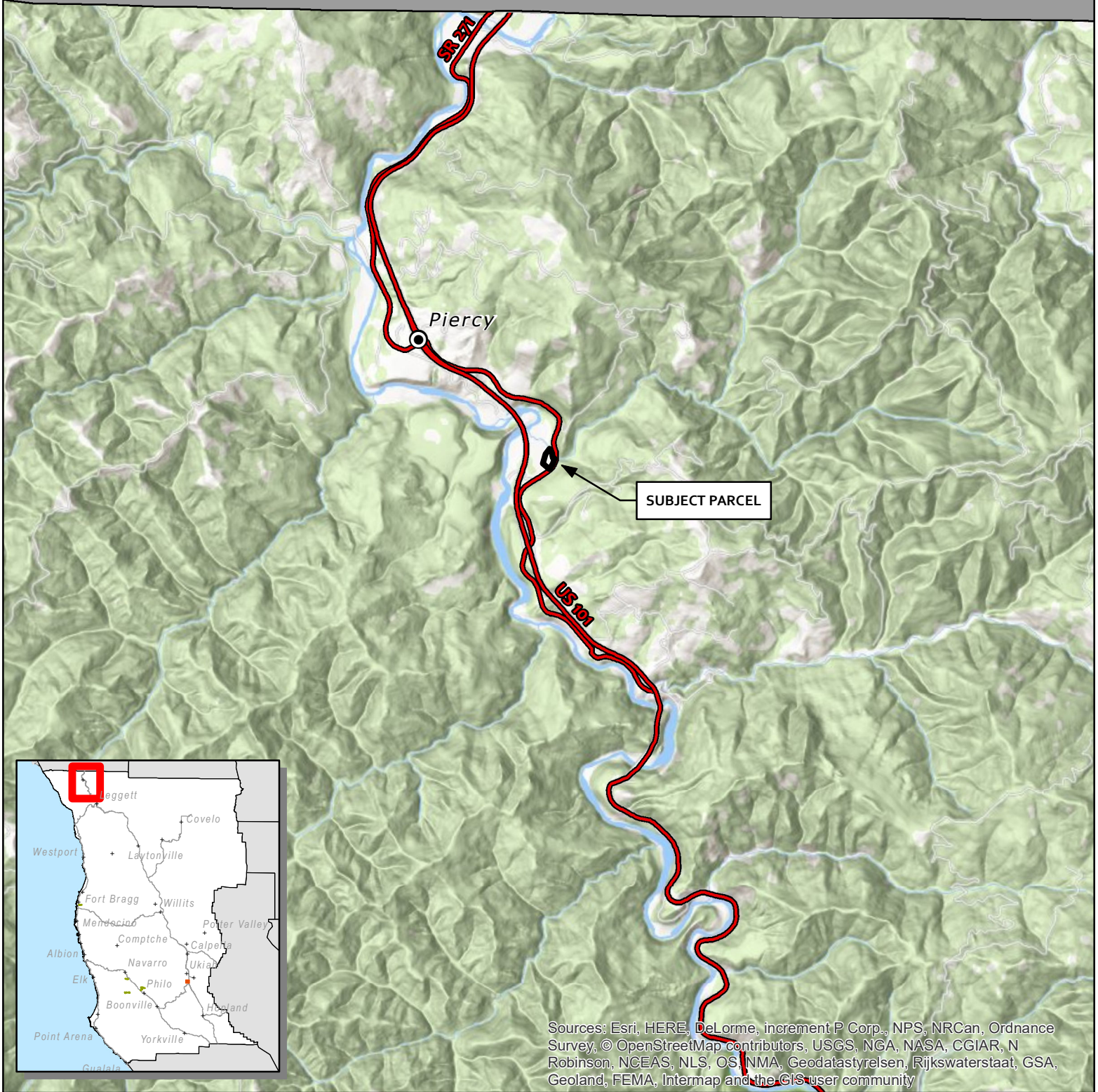
FOR STAFF PURPOSES ONLY

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

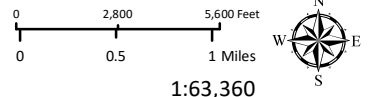
HUMBOLDT COUNTY



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CASE: AP 2024-0017
OWNER: LUIS-ESTRADA, Jose
APN: 053-160-15
APLCT: Mario Poole
AGENT: SL Consulting Services
ADDRESS: 78650 Hwy 271, Piercy

● Major Towns & Places
— Highways



1:63,360




LOCATION

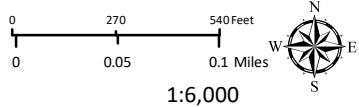
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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ADDRESS: 78650 Hwy 271, Piercy

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



1:6,000



AERIAL IMAGERY

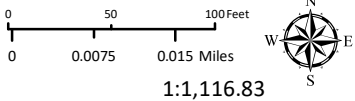
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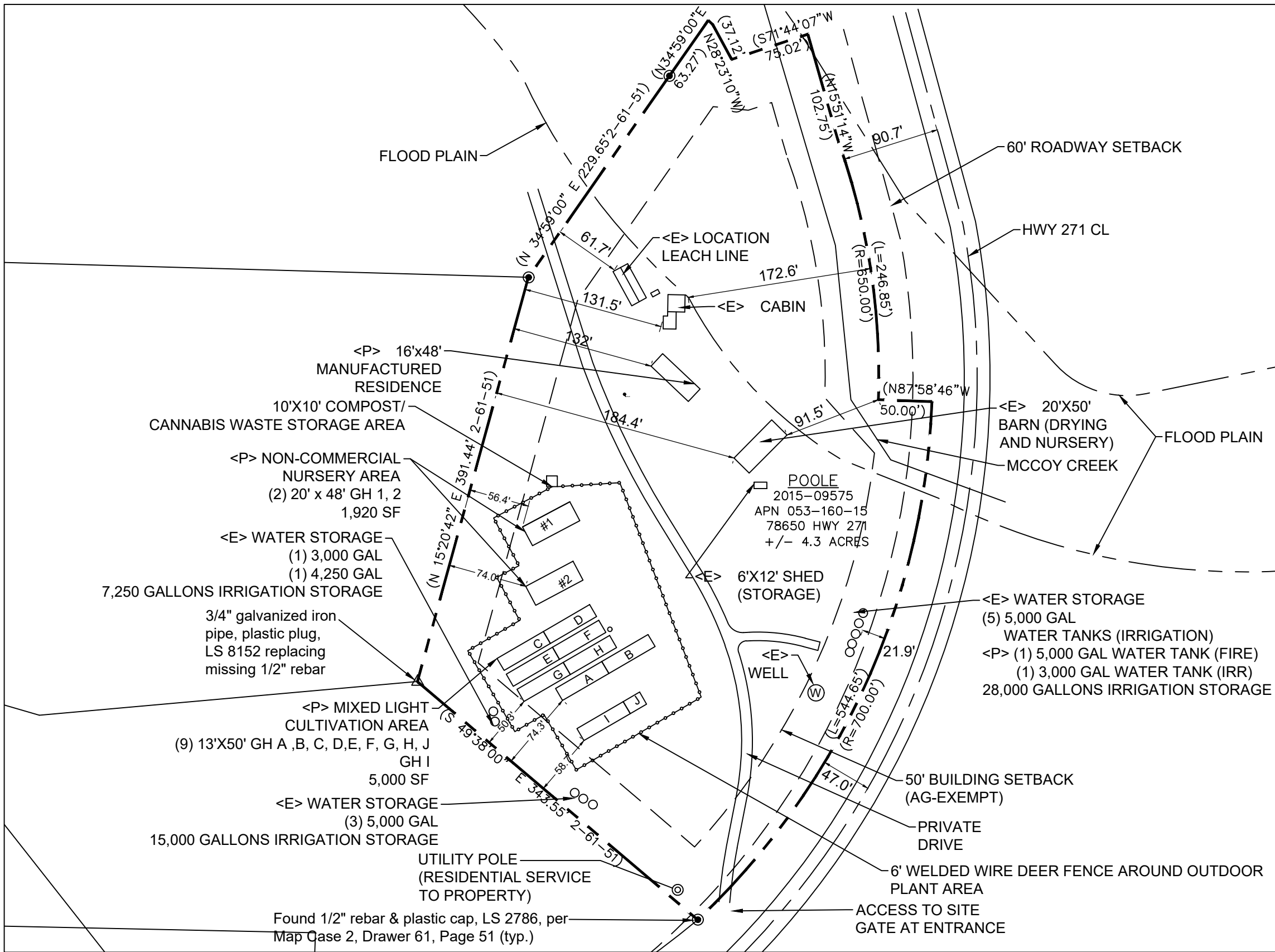
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 Public Roads
 Driveways/Unnamed Roads



AERIAL IMAGERY

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PROPERTY OWNER:
 JOSE LUIS ESTRADA ORTIZ
 1421 TAHOE STREET
 MERCED, CA 95348

APPLICANT:
 MARIO POOLE
 1449 TREAT WAY
 SAN FRANCISCO, CA 94110

CANNABIS APPLICATION: AG2019-0047

SITE ADDRESS:
 APN 053-160-15
 78650 HWY 271
 PIERCY, CA 95587

CANOPY SUMMARY:

GH A,B,C,D,E,F,G,H,I
 TWO 5.25'X50' BEDS PER GH = 4,725 SF
 GH J = TWO 5.25'X17.7' BEDS = 186 SF
 FLOWERING CANOPY TOTAL = 4,911 SF

20'X48' GH 1 (NURSERY*) - 960 SF
 20'X48' GH 2 (NURSERY*) - 960 SF
 10'X42' INDOOR NURSERY AREA (DURING
 OFF-SEASON) - 420 SF WITHIN 20'x50' BARN
 *NURSERY AREAS ACCESSORY TO 1B-ML LICENSE

Found 1/2" rebar & plastic cap, LS 2786, per
 Map Case 2, Drawer 61, Page 51 (typ.)

PIERCY POOLE
 PROPERTY
 78650 HIGHWAY 271
 PIERCY, CALIFORNIA

PLOT PLAN

SCALE : 1"=100' (11x17)

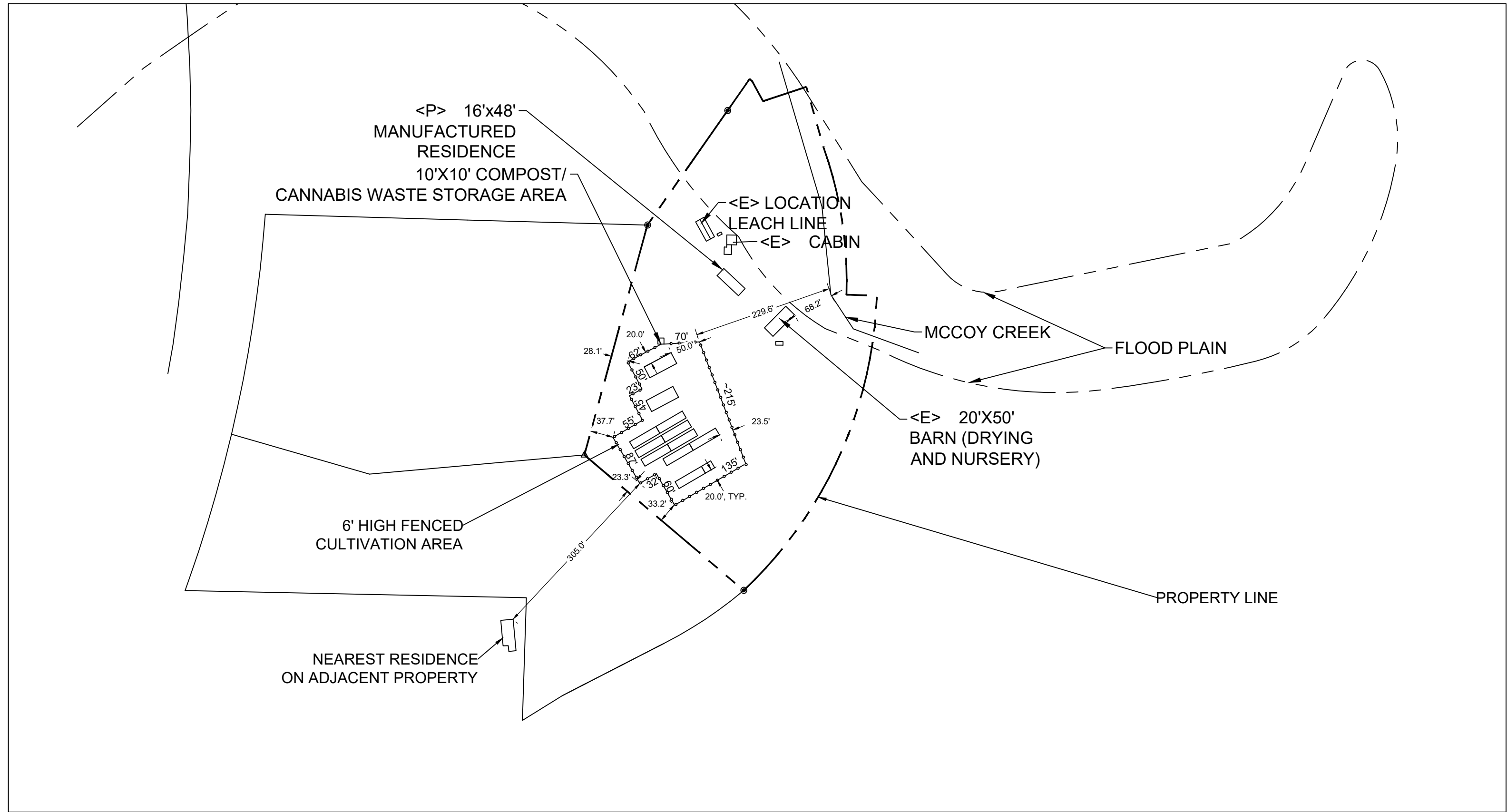


SCALE: 1" = 100'



10-20-23

C.1



PIERCY POOLE
PROPERTY
78650 HIGHWAY 271
PIERCY, CALIFORNIA

PLOT PLAN – SETBACKS

SCALE : 1"=150' (11x17)

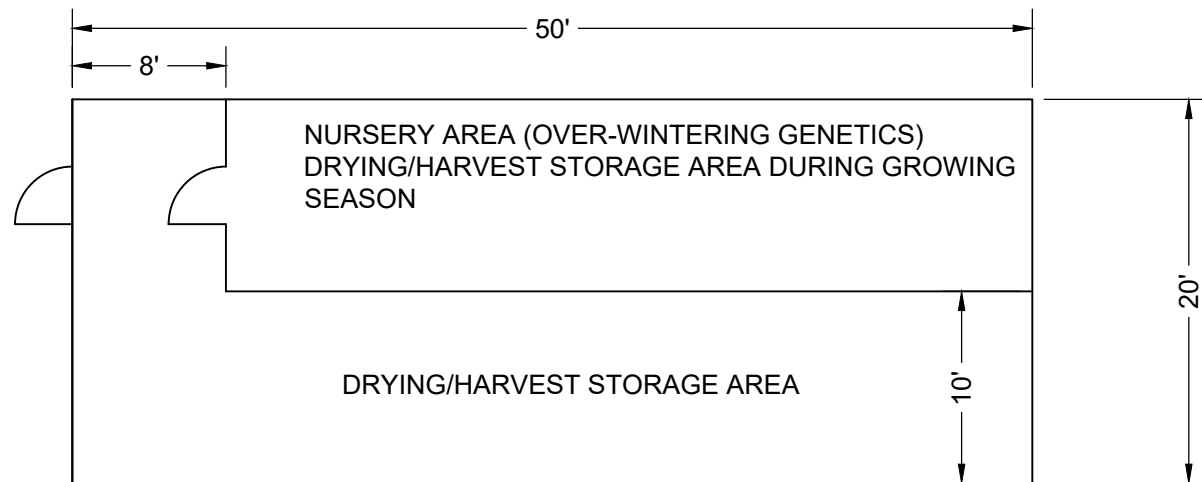


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10-20-23

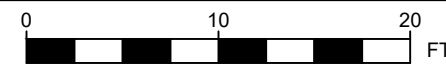
C.2



PIERCY POOLE
PROPERTY
78650 HIGHWAY 271
PIERCY, CALIFORNIA

BARN INSET

SCALE : 1"=10' (11x17)

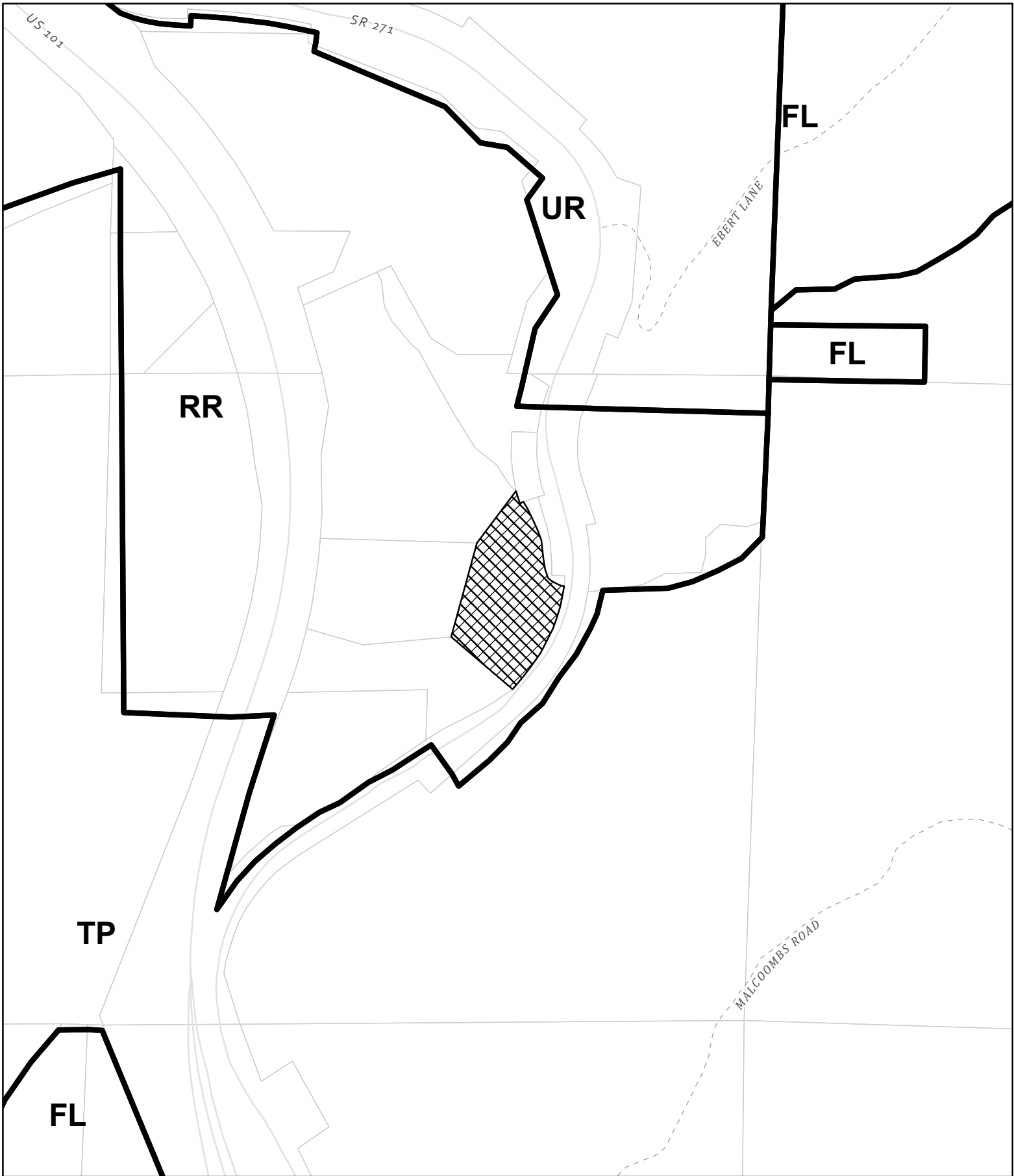


SCALE: 1" = 10'





10-20-23

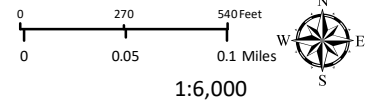


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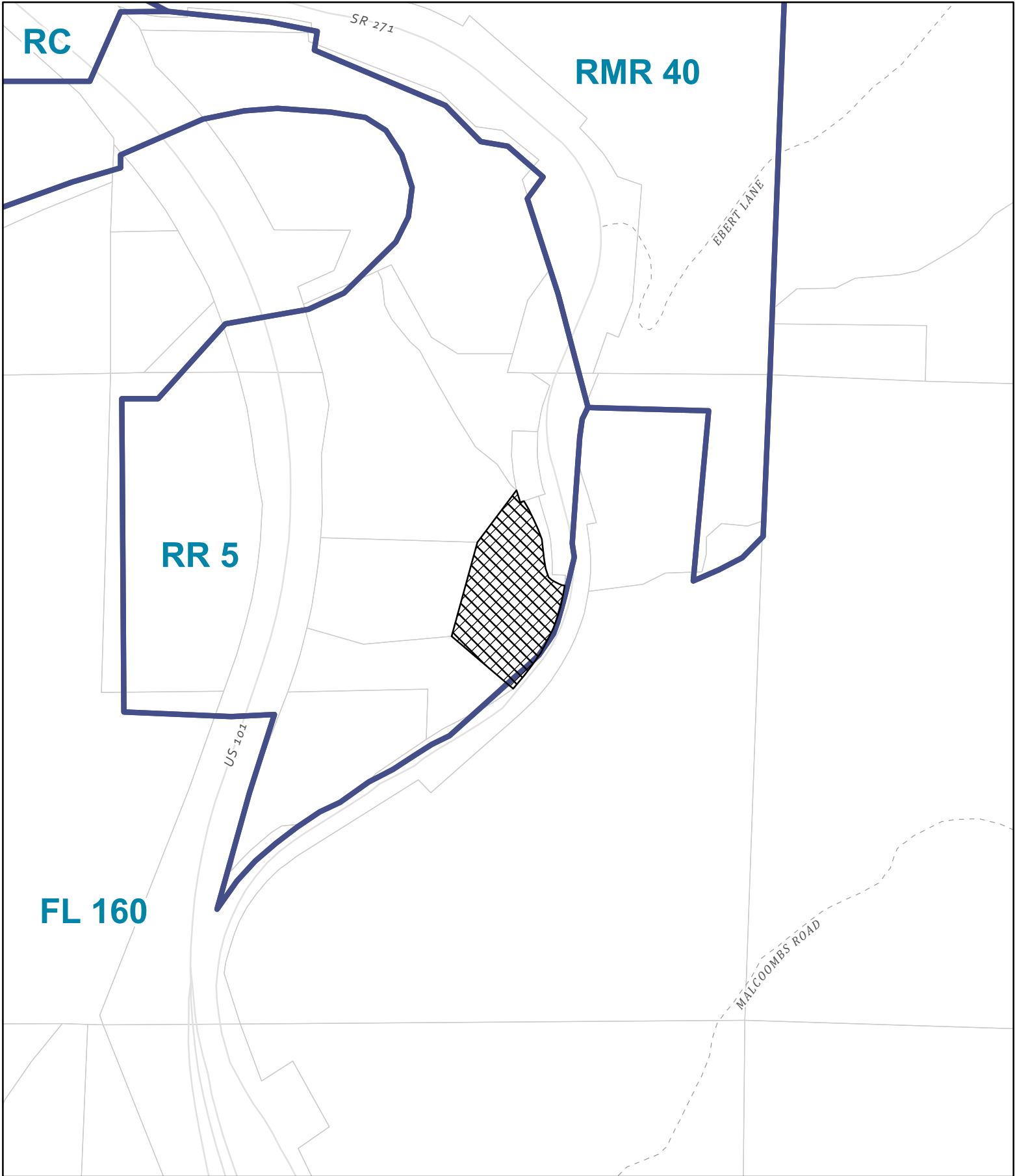
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-  Zoning Districts
-  Assessors Parcels
-  Public Roads
-  Private Roads






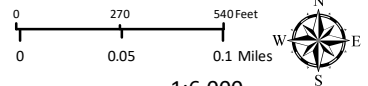
ZONING

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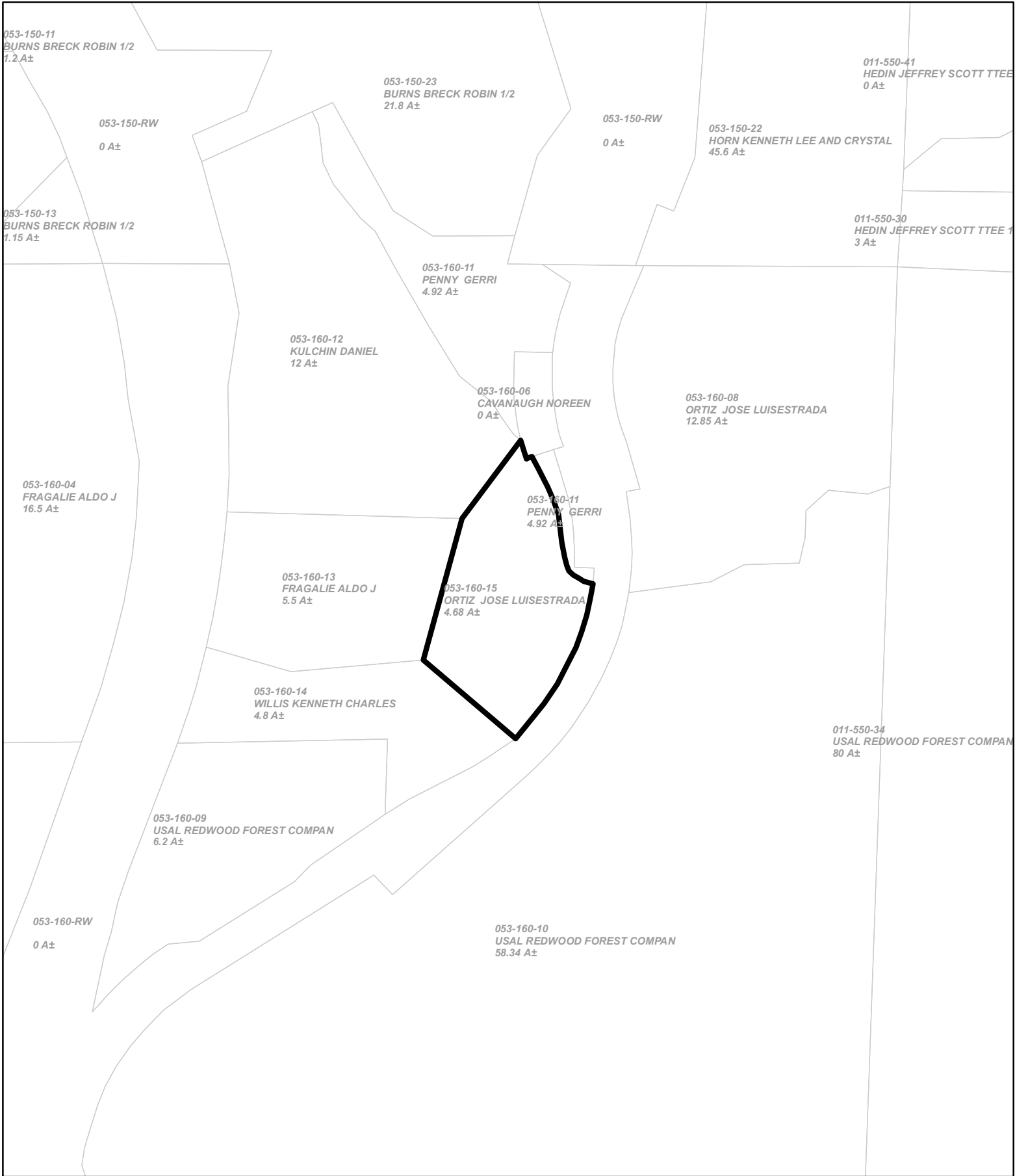
-  Public Roads
-  Private Roads
-  Assessors Parcels




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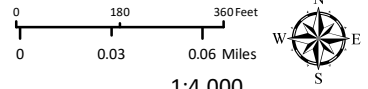
GENERAL PLAN

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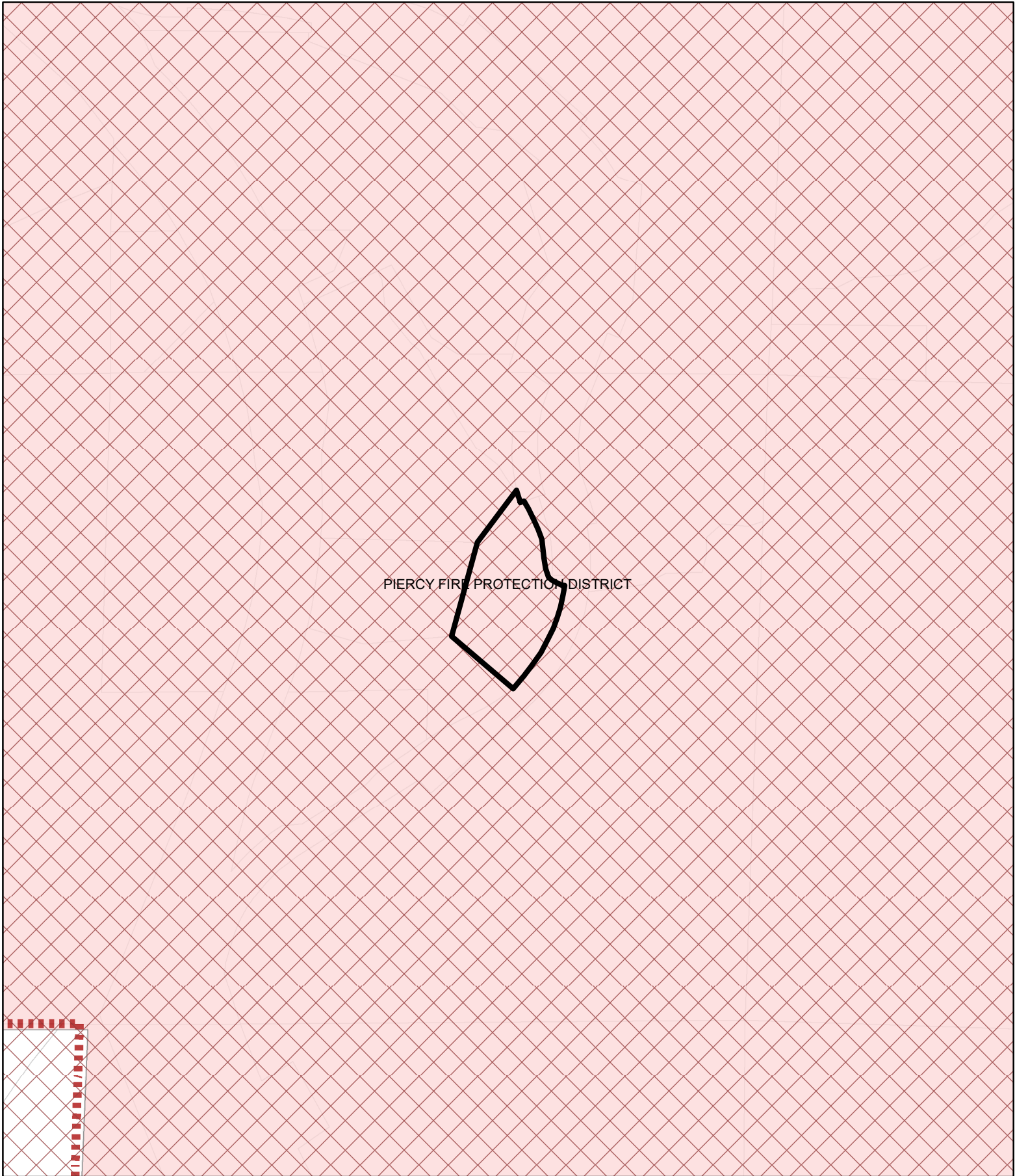
 Assessors Parcels



1:4,000

ADJACENT PARCELS

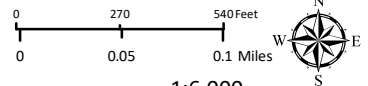
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PIERCY FIRE PROTECTION DISTRICT

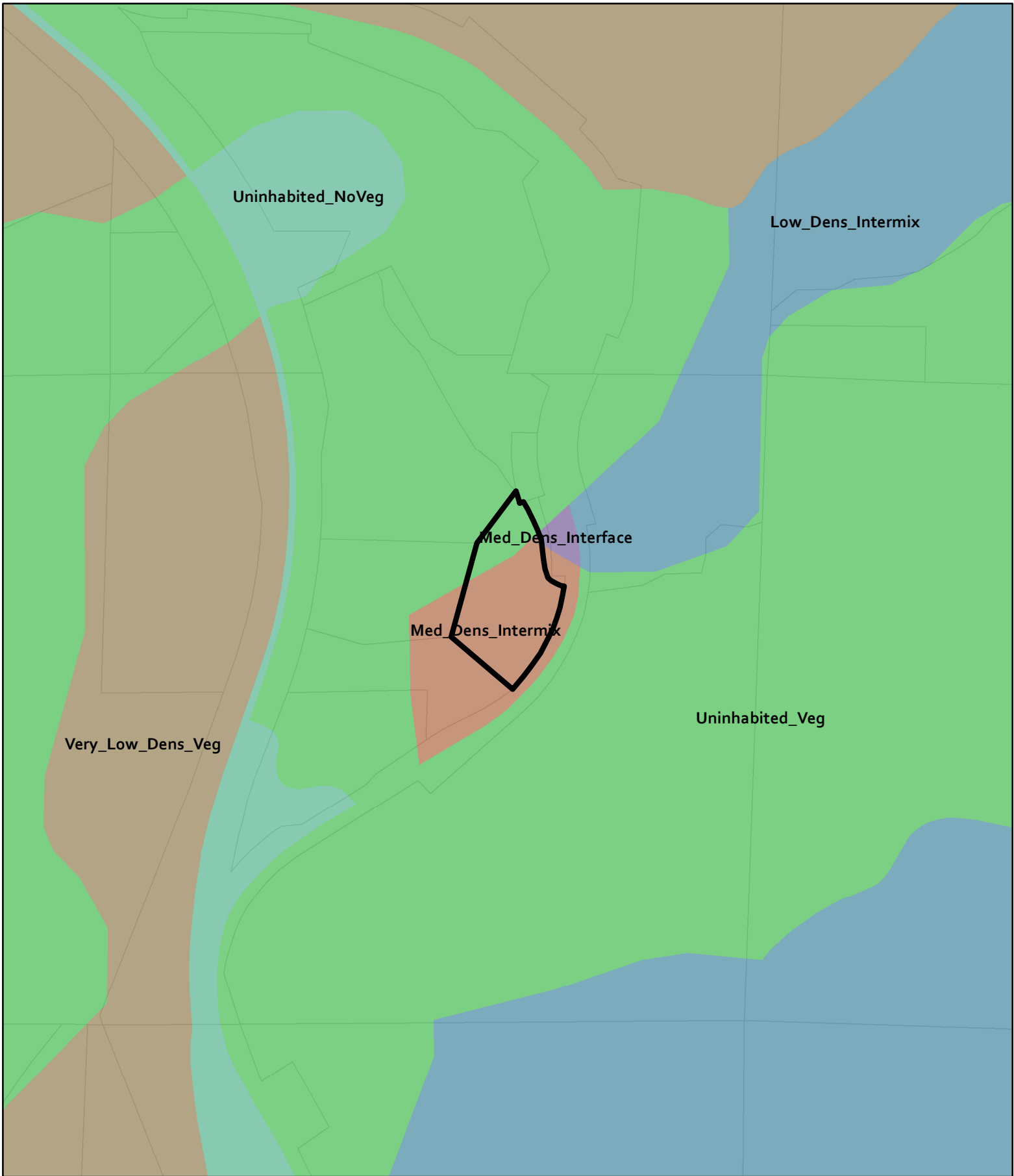
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-  High Fire Hazard
-  County Fire Districts
-  Assessors Parcels



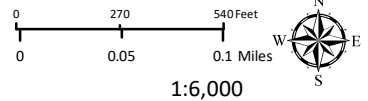
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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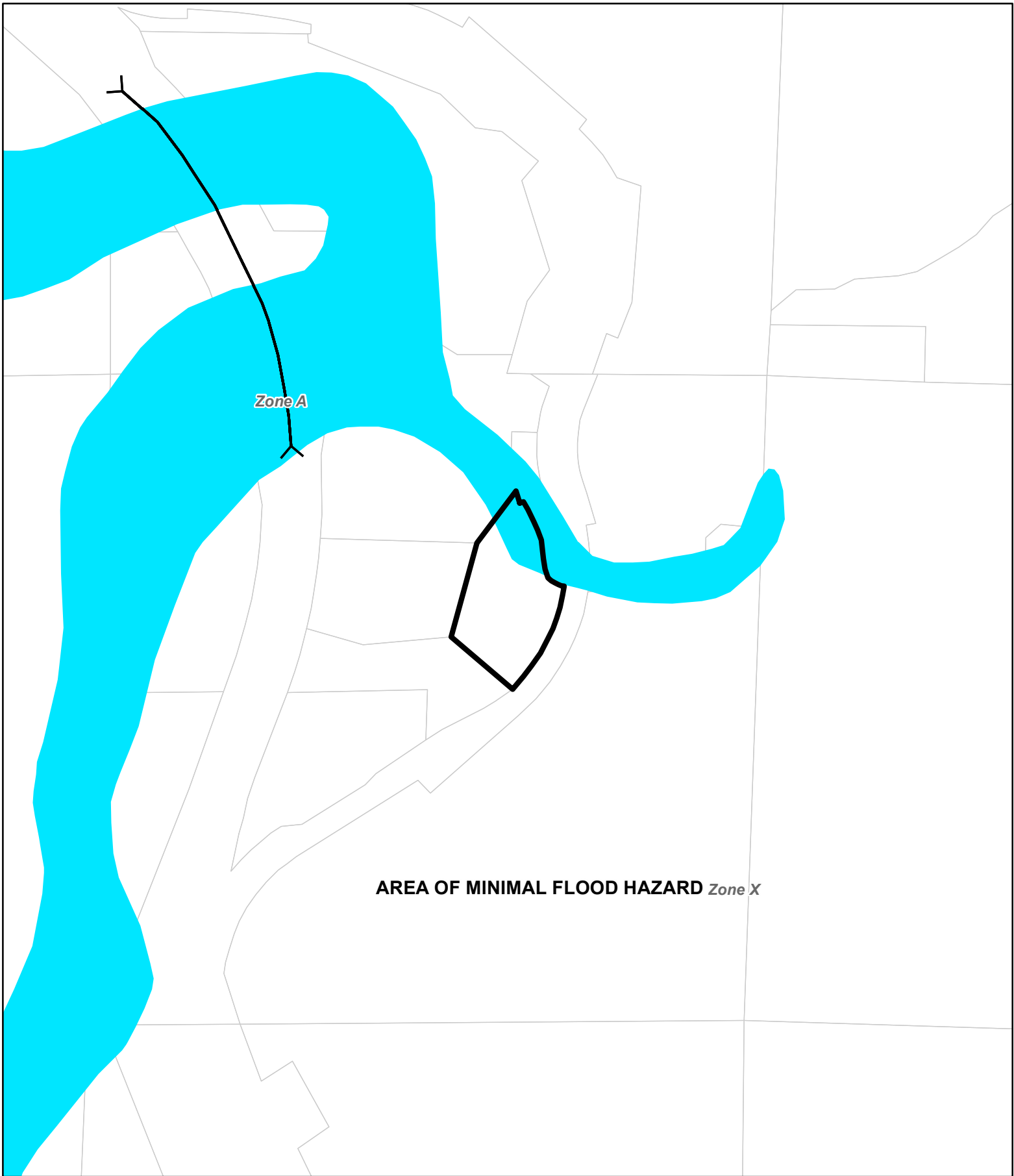
Assessors Parcels





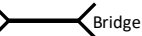
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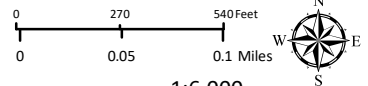
WILDLAND-URBAN INTERFACE

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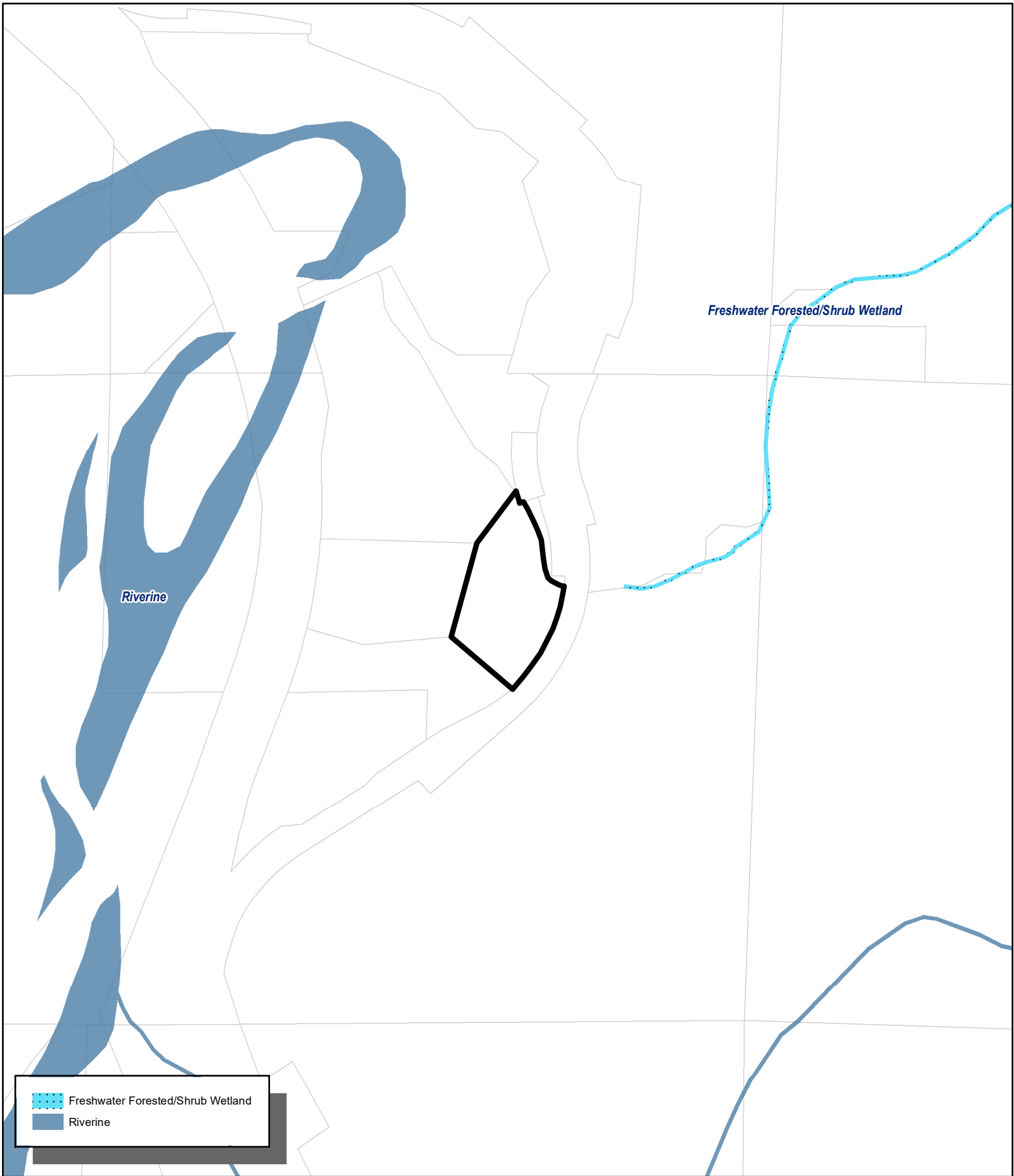
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APN: 053-160-15
APLCT: Mario Poole
AGENT: SL Consulting Services
ADDRESS: 78650 Hwy 271, Piercy



General Structures  1% Annual Chance Flood Hazard
 Structure Type  Assessors Parcels
 Bridge




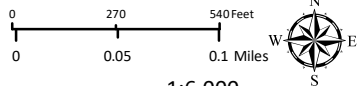
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FLOOD ZONE

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	Freshwater Forested/Shrub Wetland
	Riverine

 Assessors Parcels



1:6,000

WETLANDS

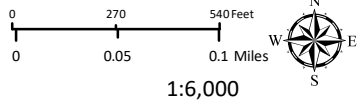
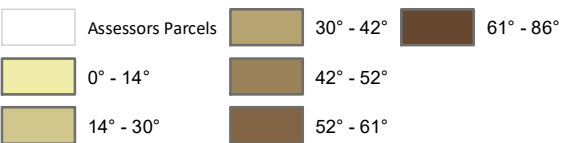
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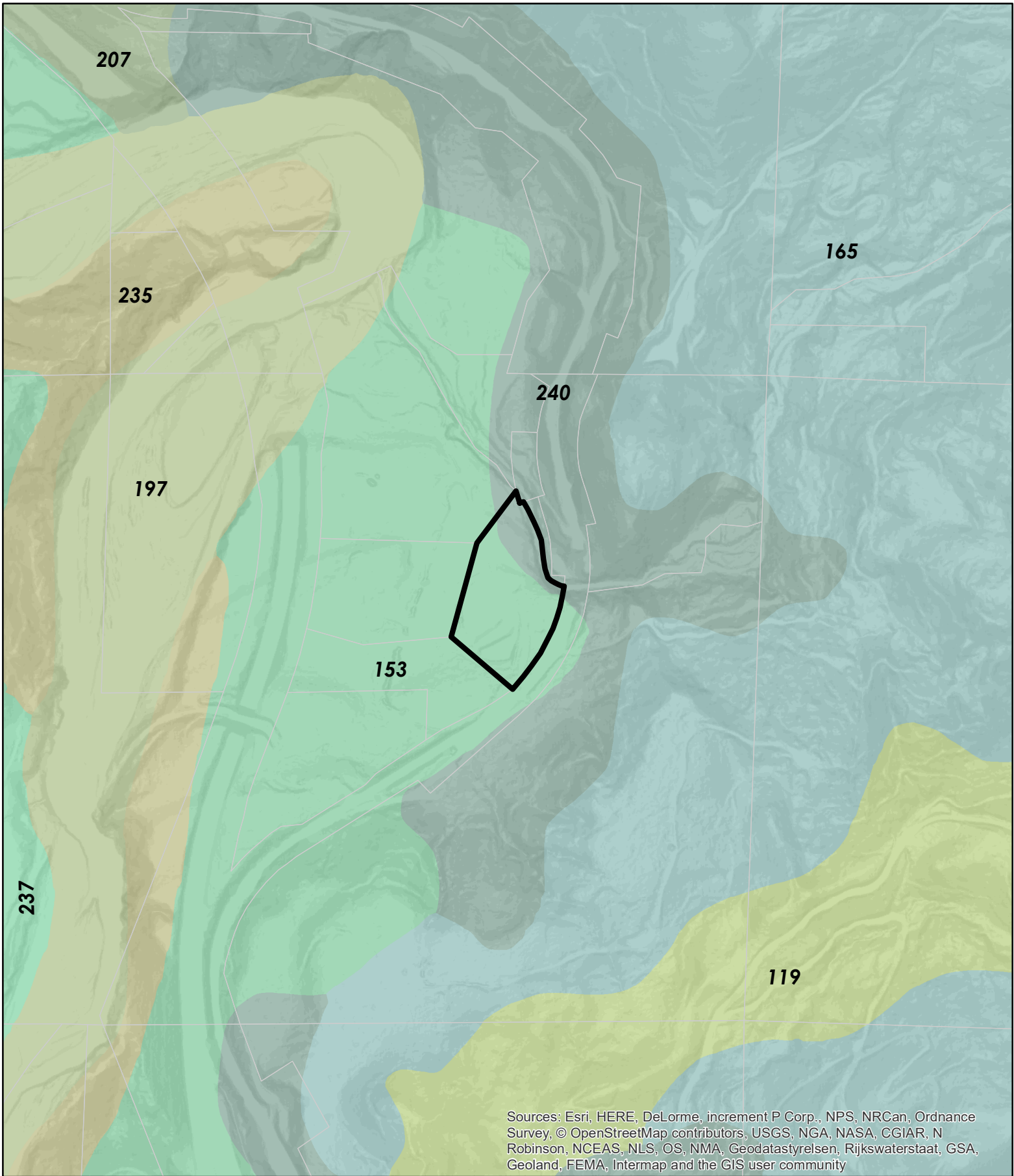
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ESTIMATED SLOPE

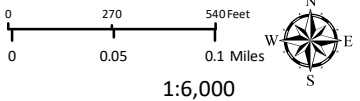
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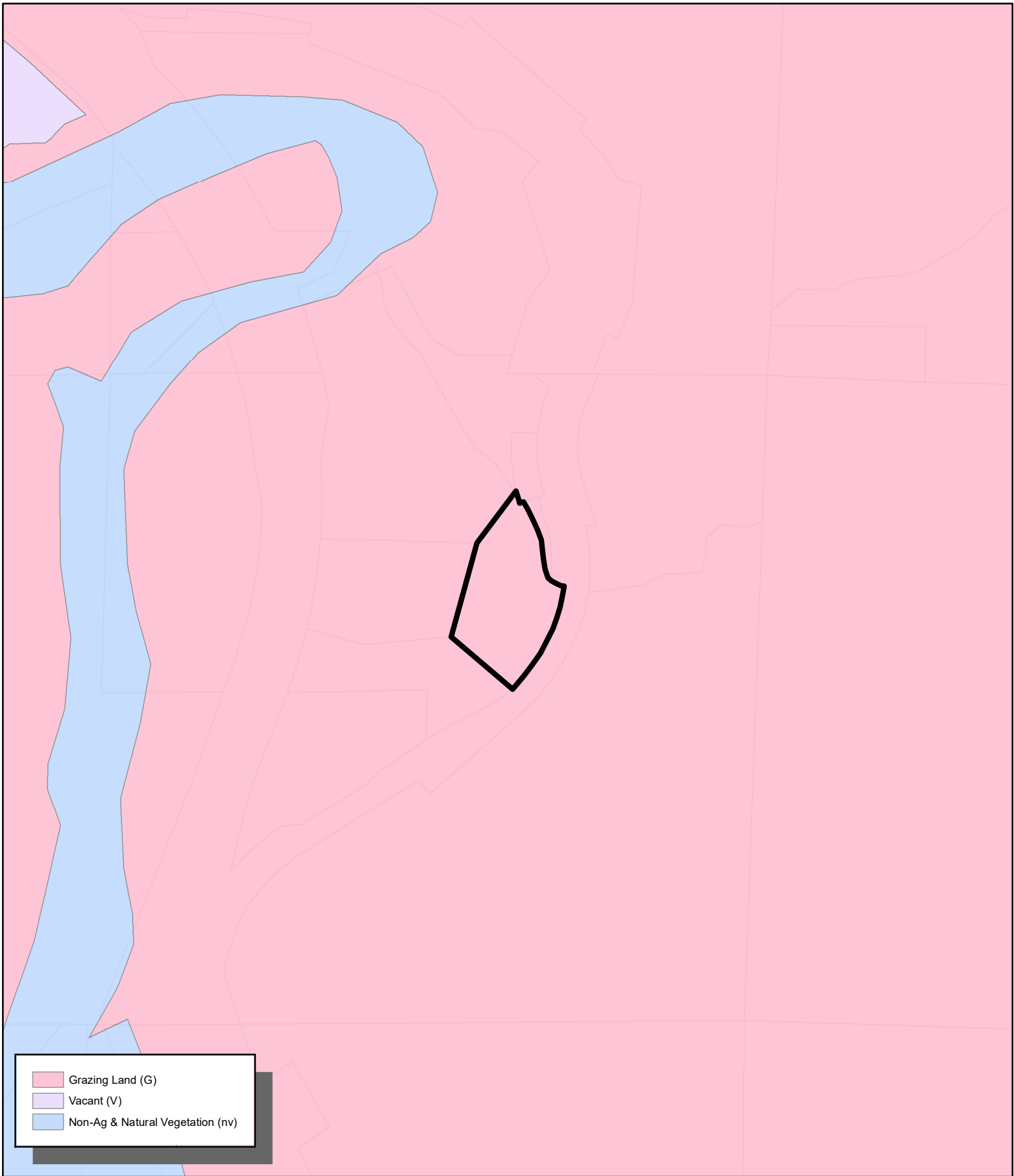
 Assessors Parcels



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WESTERN SOIL CLASSIFICATIONS

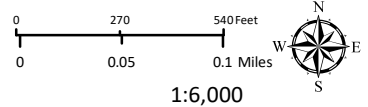
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 Grazing Land (G)
 Vacant (V)
 Non-Ag & Natural Vegetation (nv)

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 Assessors Parcels




FARMLAND CLASSIFICATIONS

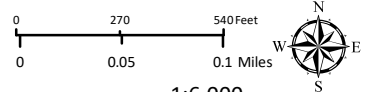
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Southern Humboldt Unified

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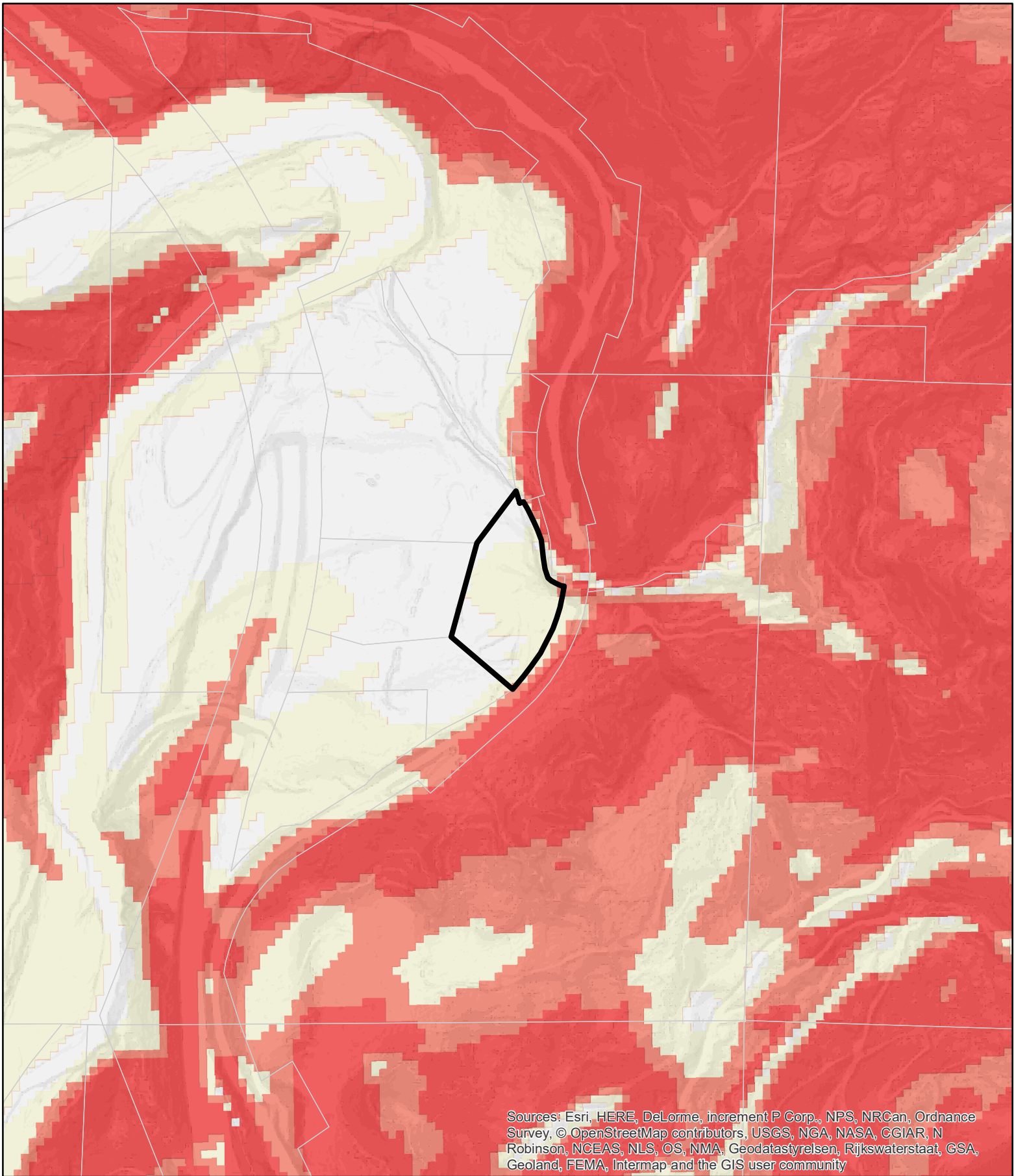
 Assessors Parcels



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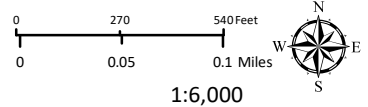
SCHOOL DISTRICT

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LANDSLIDE HAZARDS



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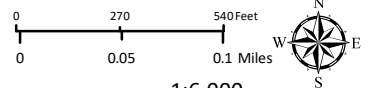


Reynolds WC

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 Assessors Parcels
 State Parks



1:6,000

STATE PARKS

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