



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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December 31, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

MC Cannabis Program
MCSO – Cpt. Van Patten
Potter Valley Irrigation District
Potter Valley Fire District

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

CASE#: AP_2019-0090

DATE FILED: 10/16/2019

OWNER: ZACHARY ALLEN

APPLICANT: DYLAN MCGINTY

REQUEST: Administrative Permit to allow for a cannabis processing facility.

LOCATION: 0.5± miles northwest of Potter Valley town center, on the south side of Gibson Lane (CR 246), at its intersection with Powerhouse Road (CR 248A); located at 12500 Powerhouse Rd., Potter Valley (APN: 174-070-03).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: January 14, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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_2019-0090

OWNER:	ALLEN ZACHARY
APPLICANT:	DYLAN MCGINTY
REQUEST:	Administrative Permit to allow for a cannabis processing facility.
LOCATION:	0.5± miles northwest of Potter Valley town center, on the south side of Gibson Lane (CR 246), at its intersection with Powerhouse Road (CR 248A); located at 12500 Powerhouse Rd., Potter Valley (APN 174-070-03).
APN/S:	174-070-03
PARCEL SIZE:	12.38± Acres
GENERAL PLAN:	Remote Residential (RMR)
ZONING:	Upland Residential (UR:40)
EXISTING USES:	Residential and Agri
DISTRICT:	District 1 (Supervisor Brown)
RELATED CASES:	N/A

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES (ACRES)</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR)	Upland Residential (UR:40)	1.5±, 1.5±, 1±, 1±	Residential
EAST:	Remote Residential (RMR)	Upland Residential (UR:40)	1.5±, 3±, 3±, 2±	Residential
SOUTH:	Agriculture (AG)	Agriculture (AG:40)	13±	Agricultural
WEST:	Agriculture (AG)	Agriculture (AG:40)	20±, 13±, 3±	Residential

REFERRAL AGENCIES

LOCAL

- ☒ Assessor's Office
- ☒ Building Division
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)

- ☒ MC Cannabis Program
- ☒ MC Sheriff's Office (Van Patten)
- ☒ Potter Valley Fire Protection District
- ☒ Potter Valley Water District

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM VANDY VANDEWATER

DATE: 12/31/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

N/A

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Potter Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soils (115, 123)

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

N/A

22. OAK WOODLAND AREA:

USDA

YES

23. HARBOR DISTRICT:

Sec. 20.512

NO



Department of
Planning and Building
Services

Case No:	AP-2019-0090
CalFire No:	N/A
Business License No:	
Fee:	\$1121.00
Receipt No:	
Received By:	Matt Graines
Date Filed:	10-10-19
Office use only	

Application for Cannabis Facilities – Use Permit / Administrative Permit

APPLICANT(S)

Name: Dylan McGinty Phone: 707 489 4162
 Mailing Address: 12500 power House Rd
 City: Potter Valley State/Zip: CA 95469 email: D.mcginty@live.com

PROPERTY OWNER

Name: Dylan McGinty Phone: 707 489 4162
 Mailing Address: 10400 west Rd
 City: Redwood Valley State/Zip: CA 95470 email: D.mcginty@live.com

AGENT

Name: _____ Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ email: _____

Address of Property: _____

Assessor Parcel Number(s): _____

Please check the applicable permit type for which you are applying.

Type of Facility → Zoning District ↓	Processing	Manufacturing (non-volatile)	Manufacturing (volatile)	Testing	Retail / Dispensary	Distribution	Microbusiness
RC (Rural Community)	<input type="checkbox"/> - AP	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP
AG (Agriculture)	<input type="checkbox"/> - AP	-	-	-	-	-	-
UR (Upland Residential)	<input checked="" type="checkbox"/> - AP	-	-	-	-	-	-
RL (Rangeland)	<input type="checkbox"/> - AP	-	-	-	-	-	-
FL (Forest Land)	<input type="checkbox"/> - AP	-	-	-	-	-	-
C1 (Limited Commercial)	<input type="checkbox"/> - AP	-	-	-	ZC**	-	-
C2 (General Commercial)	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input type="checkbox"/> - AP
I1 (Limited Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
I2 (General Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
PI (Pinoleville Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
OTHER (check if applicable) <input type="checkbox"/> Mendocino County Code 20.243.070 Exception: Existing Packaging and Processing Facility							
*Note 1 – ZC = Zoning Clearance; AP = Administrative Permit; UP = Use Permit; “-” = Not Available							
**Note 2 – A zoning district that indicates a ZC (zoning clearance) DOES NOT require this permit.							

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

Signature of Applicant/Agent: [Signature] Date: 10-9-19
 Signature of Owner: [Signature] Date: 10-9-19

CANNABIS FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks?

☒ YES

☐ NO

- 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

2. Please describe the project in full.

To have a process facility to where we can bring all our Farms Fished work to dry and process at one location

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

Building is a F1 Building. property is already established, Ada Accessibility and ADA Portapotty Ada parking space.

4. Will the development of the proposed facility be phased?

☐ YES

☒ NO

If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.

5. Are you grading, or plan to grade, for any roads or building sites?

☐ 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

6. In order to develop the proposed facility, will it be necessary to:

- A. Remove oak species or commercial tree species?
- B. Make substantial changes in terrain?

YES

NO

☐

☒

☐

☒

7. Will there be employees? ☒ YES ☐ NO If YES, how many employees will be present on the largest shift? 5-10

8. Will there be any signs used to identify the facility? ☒ YES ☐ NO If YES, please provide the information below.

Location on property (must also be shown on site plan): on Metal Shop

Size: 1 ft² Type (i.e. freestanding, wall, etc): on Metal Building

9. How many parking spaces will be on provided on-site? 2-3 How many accessible parking spaces? 1

10. 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.

	Existing Use:	Proposed Use:	Size:
1. (3) 30x120 GHS	As Cannabis		3600 ft ²
2. 1 30x80 Shop	dry lay		2400 ft ²
3. (10) 20x50 Ag Hay House	Cannabis		1000 ft ²
4.			
5.			

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

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

Surrounding properties include a vineyard, open hay fields and a couple residences

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant			X	
Residential/Agricultural	X	X	X	
Commercial/Industrial				X
Institutional/Timberland				
Other				

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 provider _____

☐ Well

☐ Spring

☒ Pond

☐ Other – Specify _____

D. Sewage

☐ Community sewage system – Specify provider _____

☐ Septic Tank

☒ Other – Specify porta potty silva septic

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc)

North on Hwy 61, take Hwy 20 East to Potter Valley
Turn right on west Rd, Follow to 4 way intersection
Keep straight properly on left.

FOR PROCESSING

P01. How will natural (trimmings) or other (plastics) materials be disposed?

trimmings will be composted or third party disposal, trash will be properly thrown away

P02. What equipment (i.e. machines [specify], trimmers, hangers, etc) will be used for processing?

Fans, Dehumidifiers, hanging racks, chairs, tables, lights

FOR MANUFACTURING

M01. What solvents will be used?

M02. Will hazardous materials (as defined by Mendocino County Code [MCC] Section 8.70.010) be used? ☐ YES ☐ NO

M03. Will hazardous materials be stored in quantities greater than 55 gallons, 500 pounds, or 200 cubic feet?

☐ NO

☐ YES; please specify

M04. Will hazardous waste (as defined by MCC section 8.70.010) be generated on-site? ☐ YES ☐ NO

M05. Please describe the extraction process. Provide an additional sheet if necessary.

M06. What products are being made? (i.e. edibles, topicals, tinctures, soap/skin products, etc)

M07. How will hazardous (chemicals), natural (trimmings), or other (plastics) materials be disposed?

FOR RETAIL/DISPENSARY

R01. Will there be consumption of cannabis products on-site?

☐ YES

☐ NO

R02. Will the facility have a mobile delivery component? ☐ YES ☐ NO If YES, number of vehicles to be used? _____

FOR DISTRIBUTION

D01. How many vehicles will operate from this facility? _____

FOR MICROBUSINESS

B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? _____

B02. What are the accessory uses that are incidental to the primary use? _____

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

Dylan McGinty

10-9-19

Print Name of Applicant/Agent

Date

Dylan McGinty

Signature of Applicant/Agent

Dylan McGinty

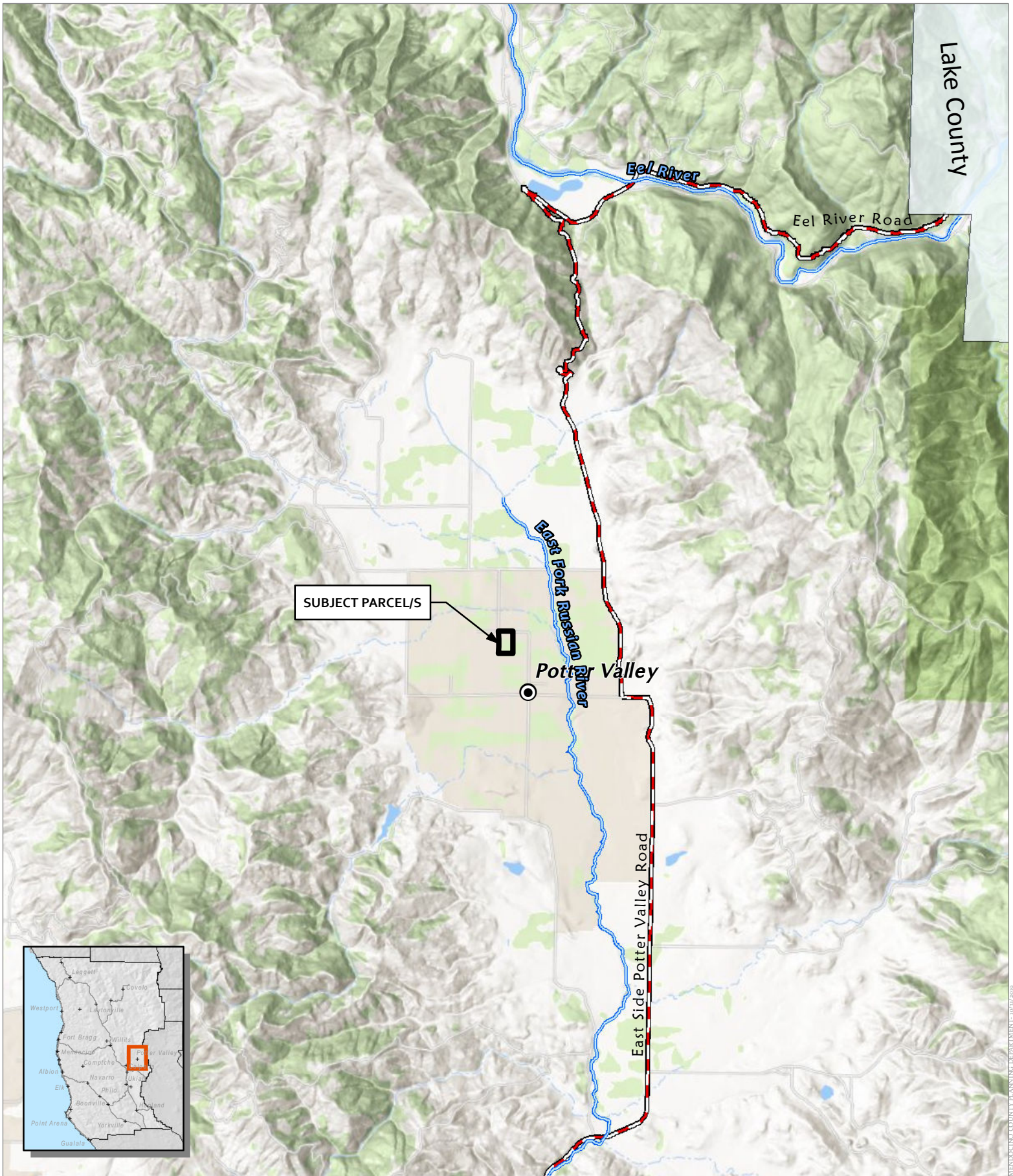
10-09-19

Print Name of Owner

Date

Dylan McGinty

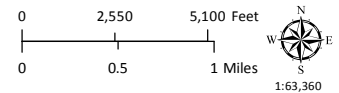
Signature of Owner



CASE: **AP 2019-0090**
 OWNER: **ALLEN, Zachary**
 APN: **174-070-03**
 APLCT: **Dylan McGinty**
 AGENT:

ADDRESS: **12500 Powerhouse Road, Potter Valley**

- Major Towns & Places
- Major Roads
- California Counties
- Major Rivers

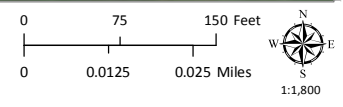


LOCATION MAP



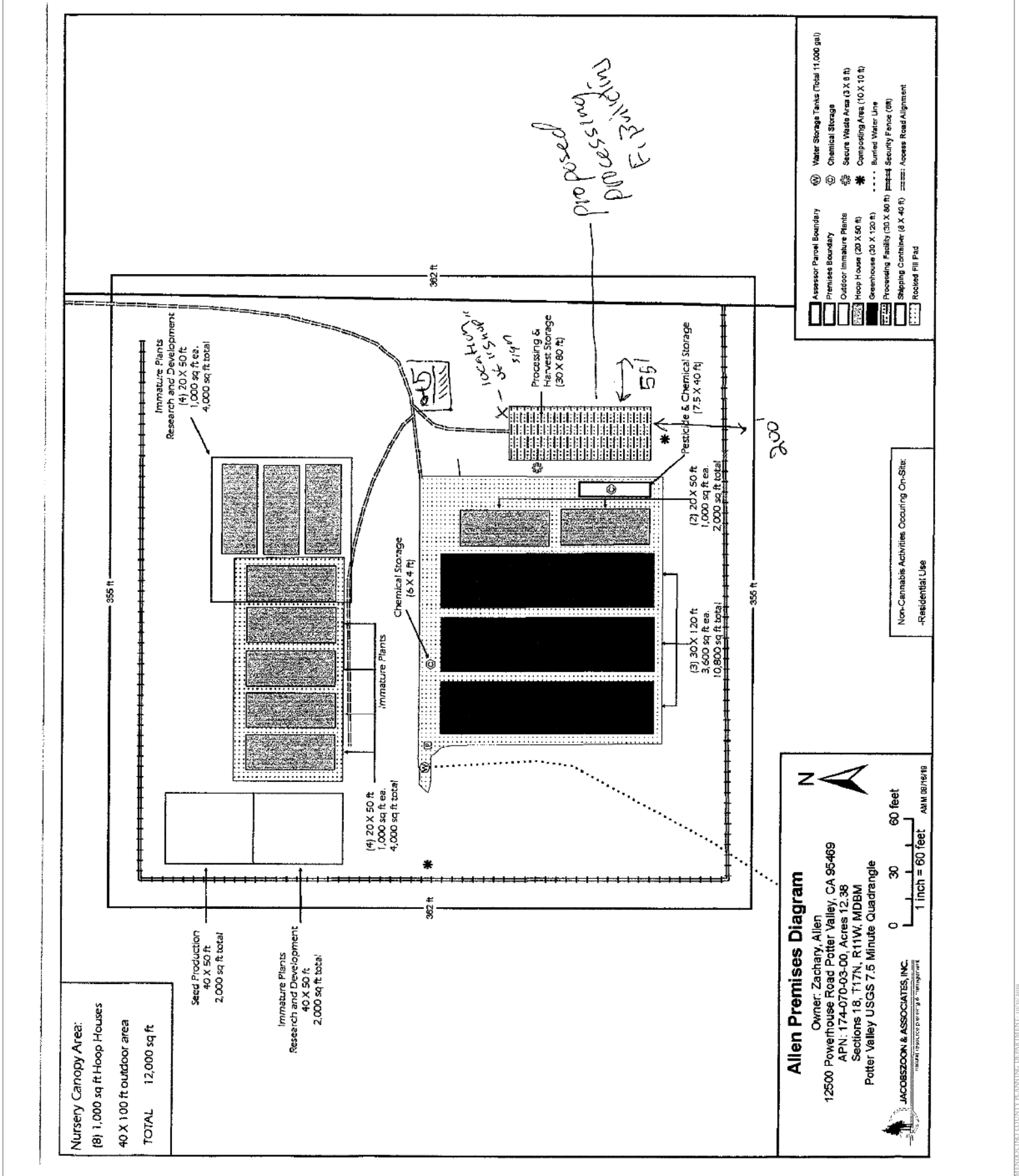
CASE: AP 2019-0090
OWNER: ALLEN, Zachary
APN: 174-070-03
APLCT: Dylan McGinty
AGENT:
ADDRESS: 12500 Powerhouse Road, Potter Valley

Public Roads



AERIAL IMAGERY

RENDERING COUNTY PLANNING DEPARTMENT - 10/21/2019

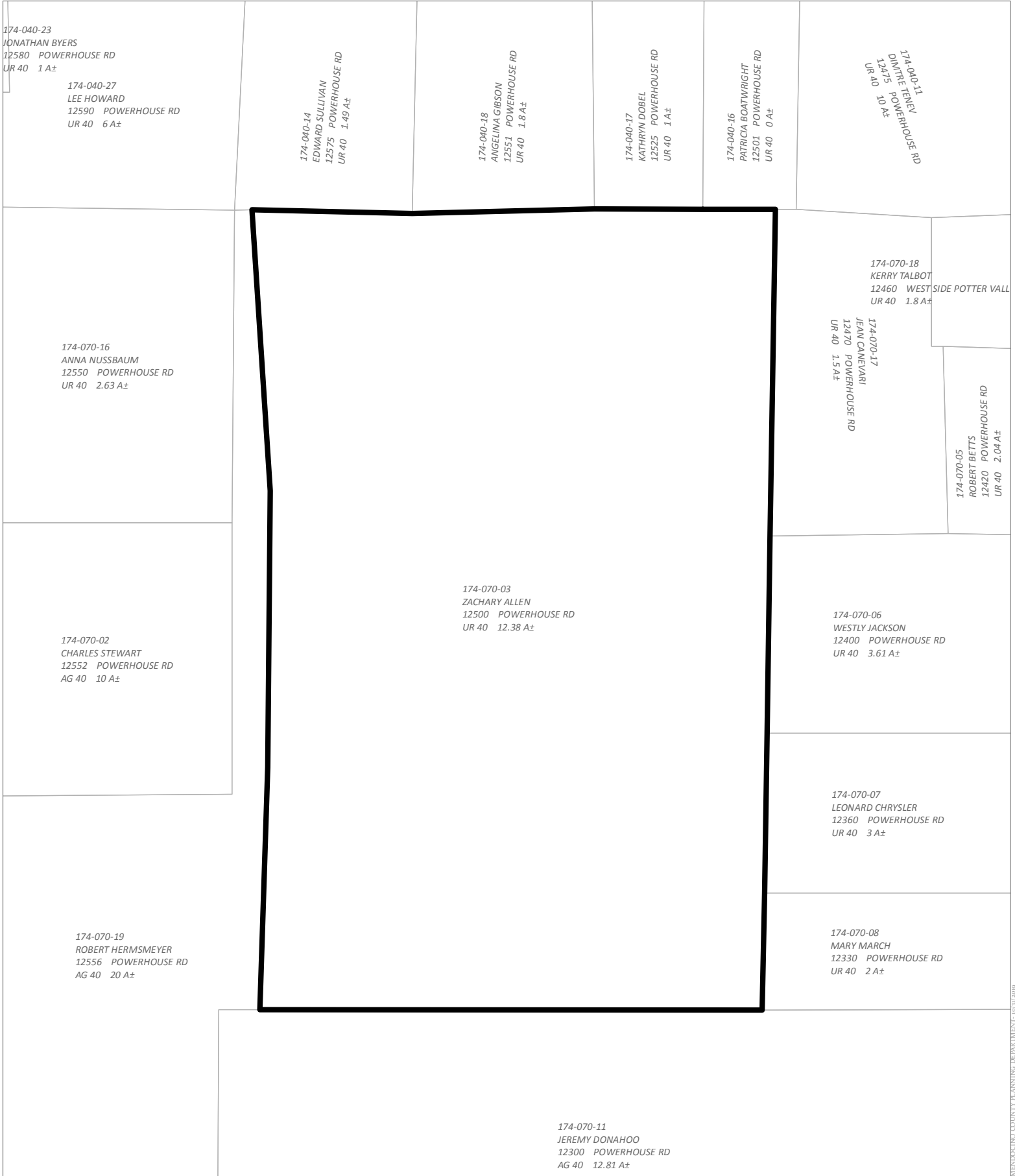


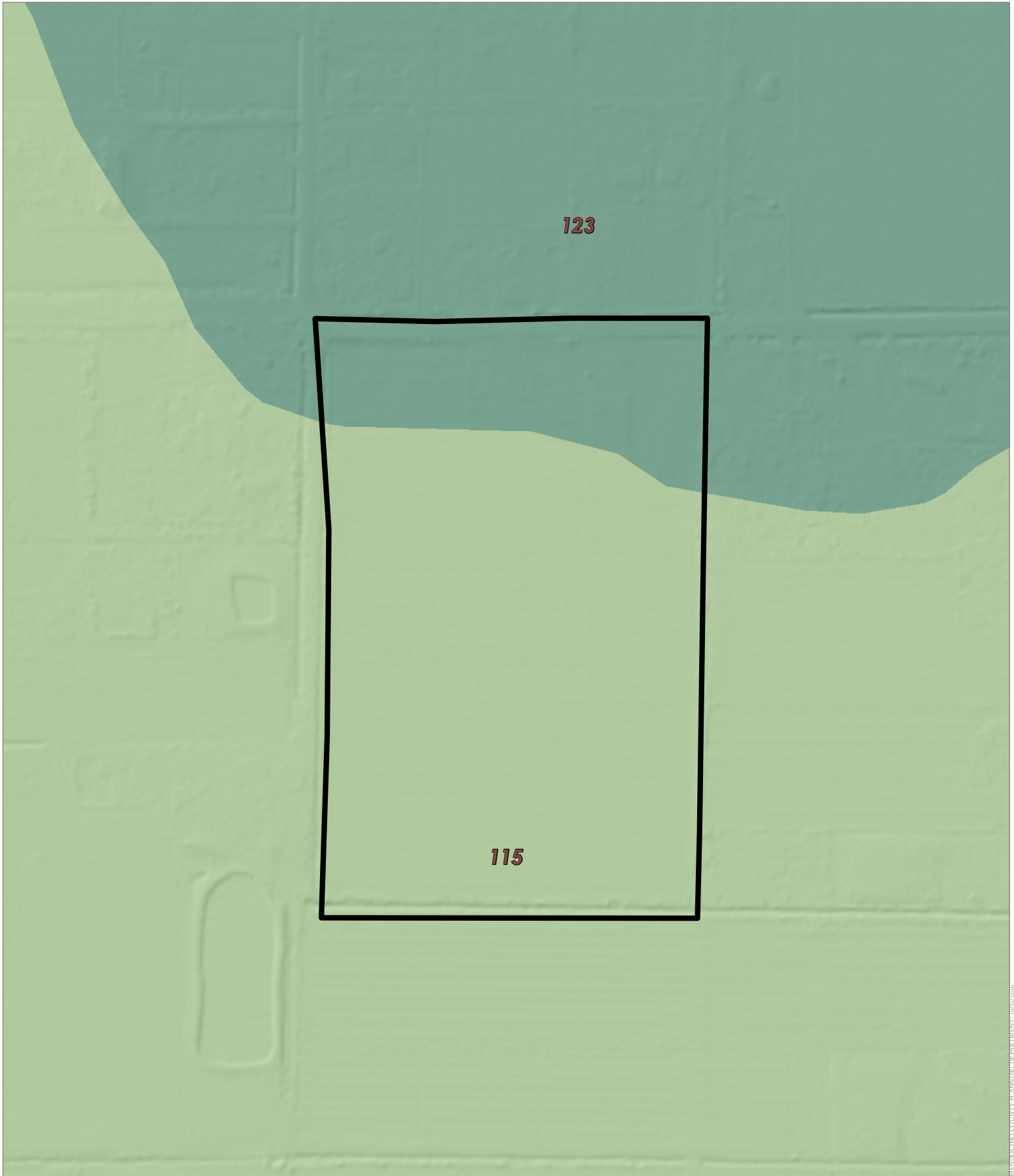
CASE: AP 2019-0090
 OWNER: ALLEN, Zachary
 APN: 174-070-03
 APLCT: Dylan McGinty
 AGENT:

ADDRESS: 12500 Powerhouse Road, Potter Valley

NO SCALE

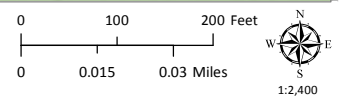
SITE PLAN





MENDOCINO COUNTY PLANNING DEPARTMENT - 10/31/2019

CASE: AP 2019-0090
OWNER: ALLEN, Zachary
APN: 174-070-03
APLCT: Dylan McGinty
AGENT:



ADDRESS: 12500 Powerhouse Road, Potter Valley

EASTERN SOIL CLASSIFICATIONS