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

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).

______________________________  ________________________________  ________________________________
Signature  Department  Date

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437
CASE: AP_2019-0090

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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

ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES (ACRES) | ADJACENT USES
--- | --- | --- | ---
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: Flood Zone Classification Map (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
Application for Cannabis Facilities – Use Permit / Administrative Permit

APPLICANT(S)
Name: Dylan McGinity Phone: 707 489 4162
Mailing Address: 12500 power house Rd
City: Potter Valley State/Zip: CA 95470 email: D.mcginity@live.com

PROPERTY OWNER
Name: Dylan McGinity Phone: 707 489 4162
Mailing Address: 10400 west Rd
City: Redwood Valley State/Zip: CA 95470 email: D.mcginity@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.

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Processing</th>
<th>Manufacturing (non-volatile)</th>
<th>Manufacturing (volatile)</th>
<th>Testing</th>
<th>Retail / Dispensary</th>
<th>Distribution</th>
<th>Microbusiness</th>
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<tr>
<td>Zoning District</td>
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<td>RC (Rural Community)</td>
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<td>AG (Agriculture)</td>
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<td>C1 (Limited Commercial)</td>
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<td>□ - ZC**</td>
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<tr>
<td>C2 (General Commercial)</td>
<td>□ - AP</td>
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<td>□ - ZC**</td>
<td>□ - ZC**</td>
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<tr>
<td>I1 (Limited Industrial)</td>
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<tr>
<td>I2 (General Industrial)</td>
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<tr>
<td>PI (Pinoleville Industrial)</td>
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<td>□ - AP</td>
<td>□ ZC**</td>
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</tbody>
</table>
| OTHER (check if applicable) | □ 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 Date Signature of Owner Date

Created 10/17/17 Shared/1 Current Planning/Cannabis Property Profile/3 Forms & Templates/ ApplicationforCannabisFacilities
**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 farm’s finished 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 E Building. Property is already established. ADA Accessible and ADA Porta potty.
   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? □ YES □ NO
   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: ___________ 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.
   (3) 30' X 120' GHs  Existing Use: A/6  Cannabis  Proposed Use:  Size: 3600 ft²
   30' X 30' Shed  Existing Use:  Drying  Proposed Use:  Size: 2400 ft²
   30' X 50' Ag  Hay  Existing Use:  Cannabis  Proposed Use:  Size: 15,000 ft²
   4.  Existing Use:  Proposed Use:  Size: ft²
   5.  Existing Use:  Proposed Use:  Size: ft²

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.
   Vacant
   Residential/Agricultural
   Commercial/Industrial
   Institutional/Timberland
   Other

   NORTH    EAST    SOUTH    WEST
   X        X        X        X

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

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc).
   North on Hwy 101, take Hwy to East to Potter Valley, turn right on west rd., follow to 4-way intersection, keep straight property on left.
**FOR PROCESSING**

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

Trimmings will be composted or third party disposed, 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 10-09-19

Print Name of Applicant/Agent Date

Dylan McGinty 10-09-19

Print Name of Owner Date

Dylan McGinty

Signature of Applicant/Agent

Dylan McGinty

Signature of Owner