February 21, 2020

Air Quality Management District
Department of Transportation
Environmental Health – Ukiah
Building Inspection - Ukiah
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Caltrans
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0005
DATE FILED: 1/22/2020
OWNER: DANIEL KULCHIN
APPLICANT: NATE MILLER
AGENT: JULIA CARRERA & ASSOCIATES, INC.
REQUEST: Administrative Permit to expand existing cultivation site from a Type 1B [5,000 sq. ft.] to a Type 2B [10,000 sq. ft.] per Mendocino County Code Section 20.242.040(B)(3).
LOCATION: 1.2± miles southeast of Piercy town center, lying on the west side of State Highway 271 (SH 271), 0.7± miles north of its intersection with US Highway 101 (US 101), located at 78700 Highway 271, Piercy (APN: 053-160-12).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: March 6, 2020

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 ________________
REPORT FOR: ADMINISTRATIVE PERMIT  
CASE: AP_2020-0005

OWNER: DANIEL KULCHIN
APPLICANT: NATE MILLER
AGENT: JULIA CARRERA & ASSOCIATES INC.
REQUEST: Administrative Permit to expand existing cultivation site from a Type 1B [5,000 sq. ft.] to a Type 2B [10,000 sq. ft.] per Mendocino County Code Section 20.242.040(B)(3).
LOCATION: 1.2± miles southeast of Piercy town center, lying on the west side of State Highway 271 (SH 271), 0.7± miles north of its intersection with US Highway 101 (US 101), located at 78700 Highway 271, Piercy (APN: 053-160-12).
APN/S: 053-160-12-00
PARCEL SIZE: 10± acres
GENERAL PLAN: RR5:
ZONING: RR:5
EXISTING USES: Residential; Cannabis
DISTRICT: Supervisorial District 4 (Gjerde)
RELATED CASES: AG_2019-0108 (Cannabis Cultivation)

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR5</td>
<td>RR:5</td>
<td>7.3± acres</td>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EAST</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR5</td>
<td>RR:5</td>
<td>14.15± acres</td>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SOUTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR5</td>
<td>RR:5</td>
<td>22± acres</td>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WEST</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR5</td>
<td>RR:5</td>
<td>22± acres</td>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION: Parcel to the east is comprised of 2 (two) parcels under same ownership (053-160-15 & 053-160-08), totaling 14.15± acres. Parcels to the south and east are comprised of 2 (two) parcels under same ownership (053-160-13 & 053-160-04), totaling 22± acres. A review of California Natural Diversity Database indicates occurrences of special status species on the subject property.

STAFF PLANNER: MARK CLISER  
DATE: 2/13/2020
<table>
<thead>
<tr>
<th>ENVIRONMENTAL DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. MAC: GIS NA</td>
</tr>
<tr>
<td>2. FIRE HAZARD SEVERITY ZONE: CALFIRE FRAP maps; GIS High</td>
</tr>
<tr>
<td>3. FIRE RESPONSIBILITY AREA: CALFIRE FRAP maps; GIS Calfire</td>
</tr>
<tr>
<td>4. FARMLAND CLASSIFICATION: GIS Grazing Land (G)</td>
</tr>
<tr>
<td>5. FLOOD ZONE CLASSIFICATION: FEMA Flood Insurance Rate Maps (FIRM) YES</td>
</tr>
<tr>
<td>6. COASTAL GROUNDWATER RESOURCE AREA: Coastal Groundwater Study; GIS NA</td>
</tr>
<tr>
<td>7. SOIL CLASSIFICATION: Mendocino County Soils Study; Eastern/Western Part Western Soil</td>
</tr>
<tr>
<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: LCP maps; Pygmy Soils Maps; GIS NA</td>
</tr>
<tr>
<td>9. WILLIAMSON ACT CONTRACT: GIS/Mendocino County Assessor's Office NO</td>
</tr>
<tr>
<td>10. TIMBER PRODUCTION ZONE: GIS NO</td>
</tr>
<tr>
<td>11. WETLANDS CLASSIFICATION: GIS NA</td>
</tr>
<tr>
<td>12. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS NO</td>
</tr>
<tr>
<td>13. AIRPORT LAND USE PLANNING AREA: Airport Land Use Plan; GIS NO</td>
</tr>
<tr>
<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE: GIS; General Plan 3-11 NO</td>
</tr>
<tr>
<td>15. NATURAL DIVERSITY DATABASE: CA Dept. of Fish &amp; Wildlife Rarefind Database; GIS YES</td>
</tr>
<tr>
<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT: GIS; General Plan 3-10 NA</td>
</tr>
<tr>
<td>17. LANDSLIDE HAZARD: Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44 NA</td>
</tr>
<tr>
<td>18. WATER EFFICIENT LANDSCAPE REQUIRED: Policy RM-7; General Plan 4-34 NA</td>
</tr>
<tr>
<td>19. WILD AND SCENIC RIVER: <a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS NA</td>
</tr>
<tr>
<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA: Various Adopted Specific Plan Areas; GIS NA</td>
</tr>
<tr>
<td>21. STATE CLEARINGHOUSE REQUIRED: Policy NA</td>
</tr>
<tr>
<td>22. OAK WOODLAND AREA: USDA NA</td>
</tr>
<tr>
<td>23. HARBOR DISTRICT: Sec. 20.512 NA</td>
</tr>
</tbody>
</table>
CASE: AP 2020-0005
OWNER: KULCHIN, Daniel
APN: 053-160-12
APLCT: Nate Miller
AGENT: Julia Carrera
ADDRESS: None Assigned, Piercy

Humboldt County

Piercy

LOCATION MAP

Major Towns & Places
Highways
California Counties
Major Rivers
CASE: AP 2020-0005
OWNER: KULCHIN, Daniel
APN: 053-160-12
APLCT: Nate Miller
AGENT: Julia Carrera
ADDRESS: None Assigned, Piercy

ZONING DISPLAY MAP

Zoning Districts
Public Roads
Assessors Parcels
CASE: AP 2020-0005
OWNER: KULCHIN, Daniel
APN: 053-160-12
APLCT: Nate Miller
AGENT: Julia Carrera
ADDRESS: None Assigned, Piercy

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