



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, DIRECTOR
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FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

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 _____

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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)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5	RR:5	7.3± acres	Residential
EAST:	RR5	RR:5	14.15± acres	Residential
SOUTH:	RR5	RR:5	22± acres	Residential
WEST:	RR5	RR:5	22± acres	Residential

REFERRAL AGENCIES		
<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
☒ Air Quality Management District	☒ CALFIRE (Land Use)	☒ Cloverdale Rancheria
☒ Building Division Ukiah	☒ CALFIRE (Resource Management)	☒ Redwood Valley Rancheria
☒ Department of Transportation (DOT)	☒ California Dept. of Fish & Wildlife	☒ Sherwood Valley Band of Pomo Indians
☒ Environmental Health (EH)	☒ CALTRANS	

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.

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 (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

YES

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil

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

NO

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

YES

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:

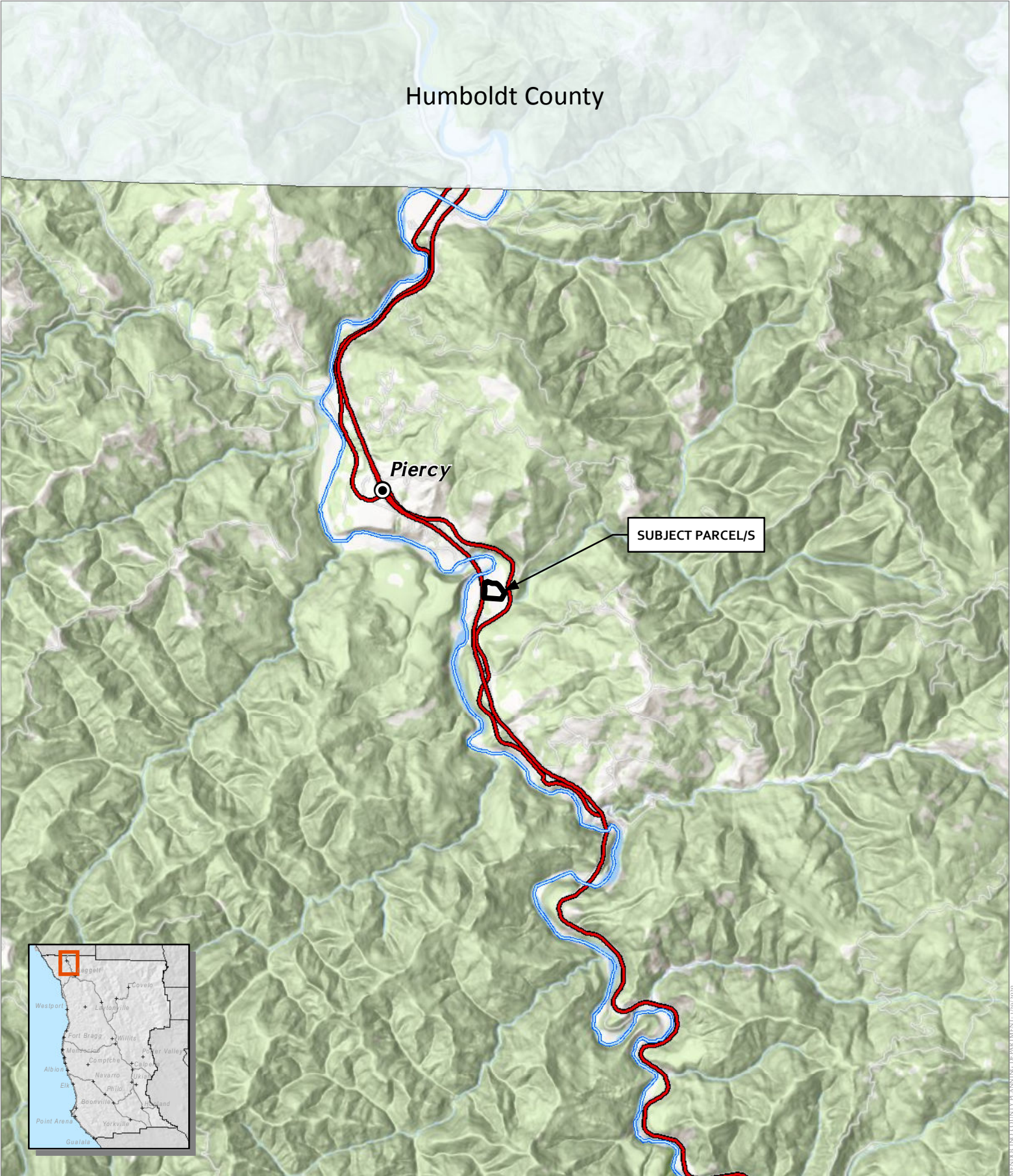
USDA

NA

23. HARBOR DISTRICT:

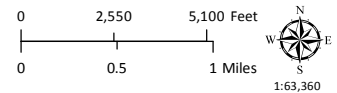
Sec. 20.512

NA



CASE: **AP 2020-0005**
OWNER: **KULCHIN, Daniel**
APN: **053-160-12**
APLCT: **Nate Miller**
AGENT: **Julia Carrera**
ADDRESS: **None Assigned, Piercy**

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

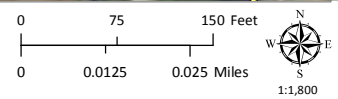


LOCATION MAP

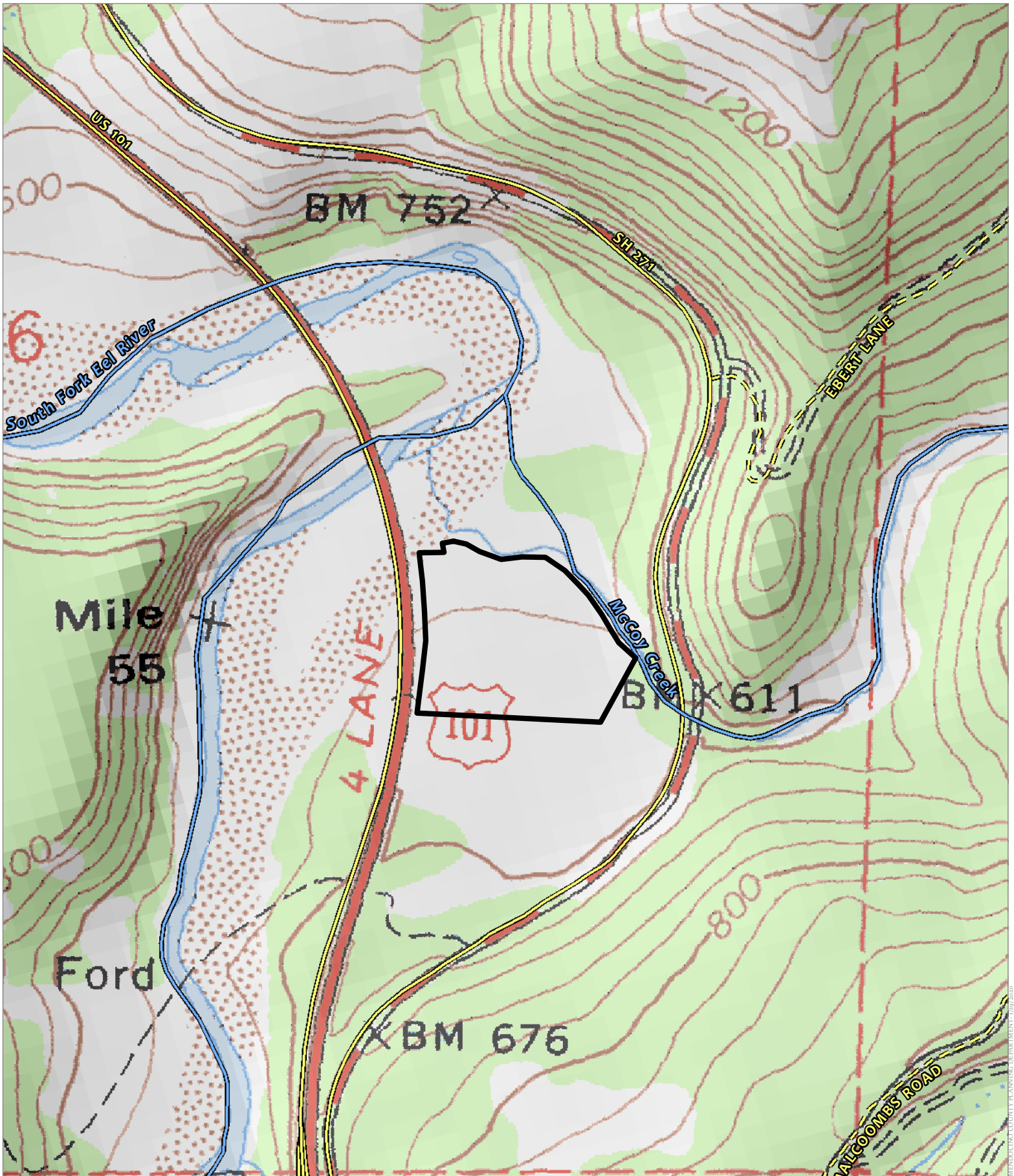


CASE: AP 2020-0005
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APN: 053-160-12
APLCT: Nate Miller
AGENT: Julia Carrera
ADDRESS: None Assigned, Piercy

 Named Rivers
 Public Roads



AERIAL IMAGERY



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ADDRESS: None Assigned, Piercy

Named Rivers
 Public Roads
 Private Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

N
W
E
S

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

CULTIVATION PLAN

MIXED LIGHT



AGGREGATE:

54,000 SQ. FT. CULTIVATION AREA

9,600 SQ. FT. CANOPY FLOWERING PLANTS

2,880 SQ. FT. CANOPY NON-FLOWERING PLANTS

LIGHT DEPRIVATION

ROADS: GRAVELED

DANIEL KULCHIN & NATE MILLER

CASE: AP 2020-0005

OWNER: KULCHIN, Daniel

APN: 053-160-12

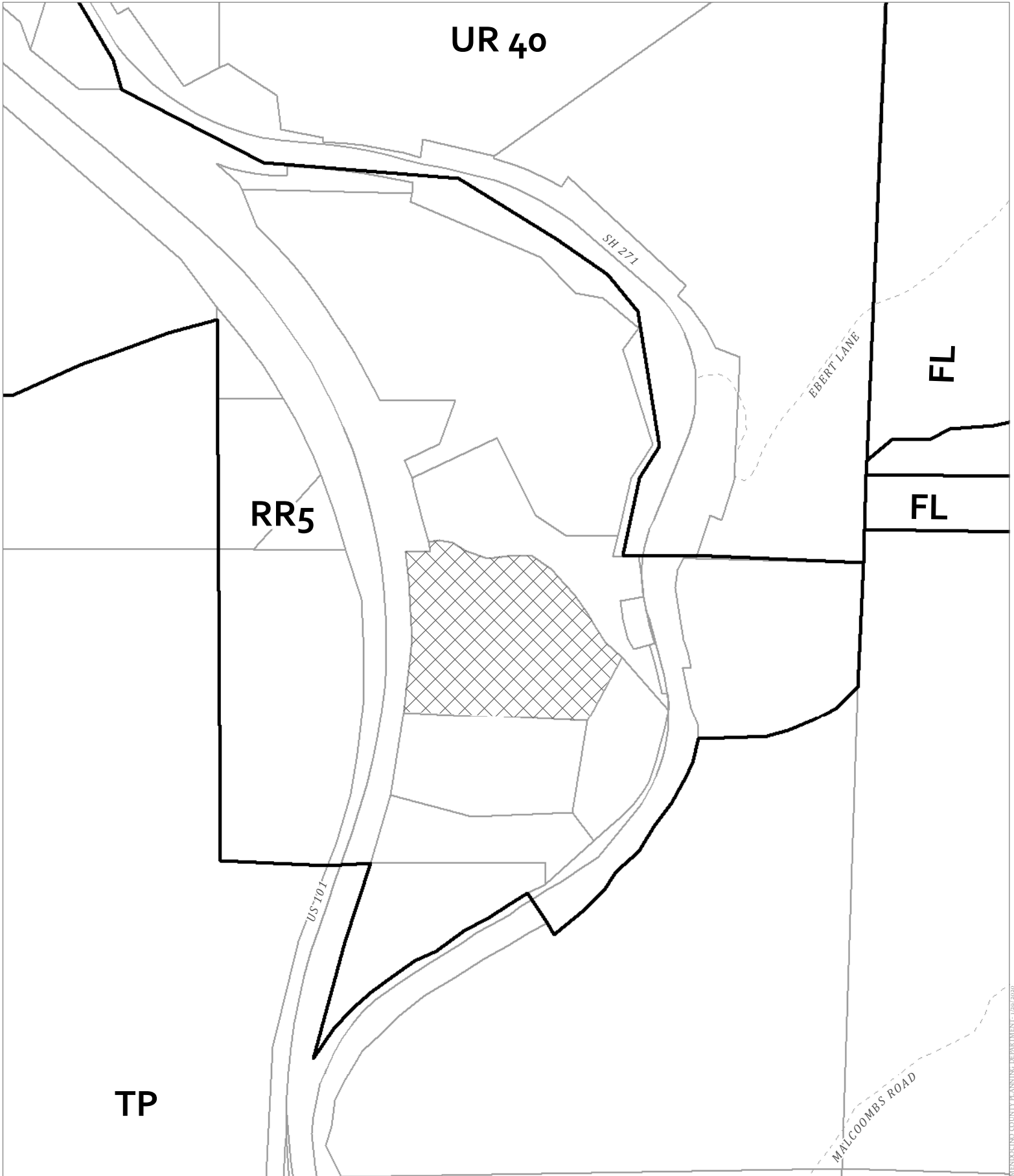
APLCT: Nate Miller

AGENT: Julia Carrera

ADDRESS: None Assigned, Piercy

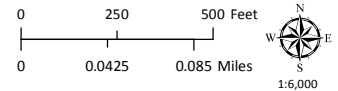
NO SCALE

SITE PLAN

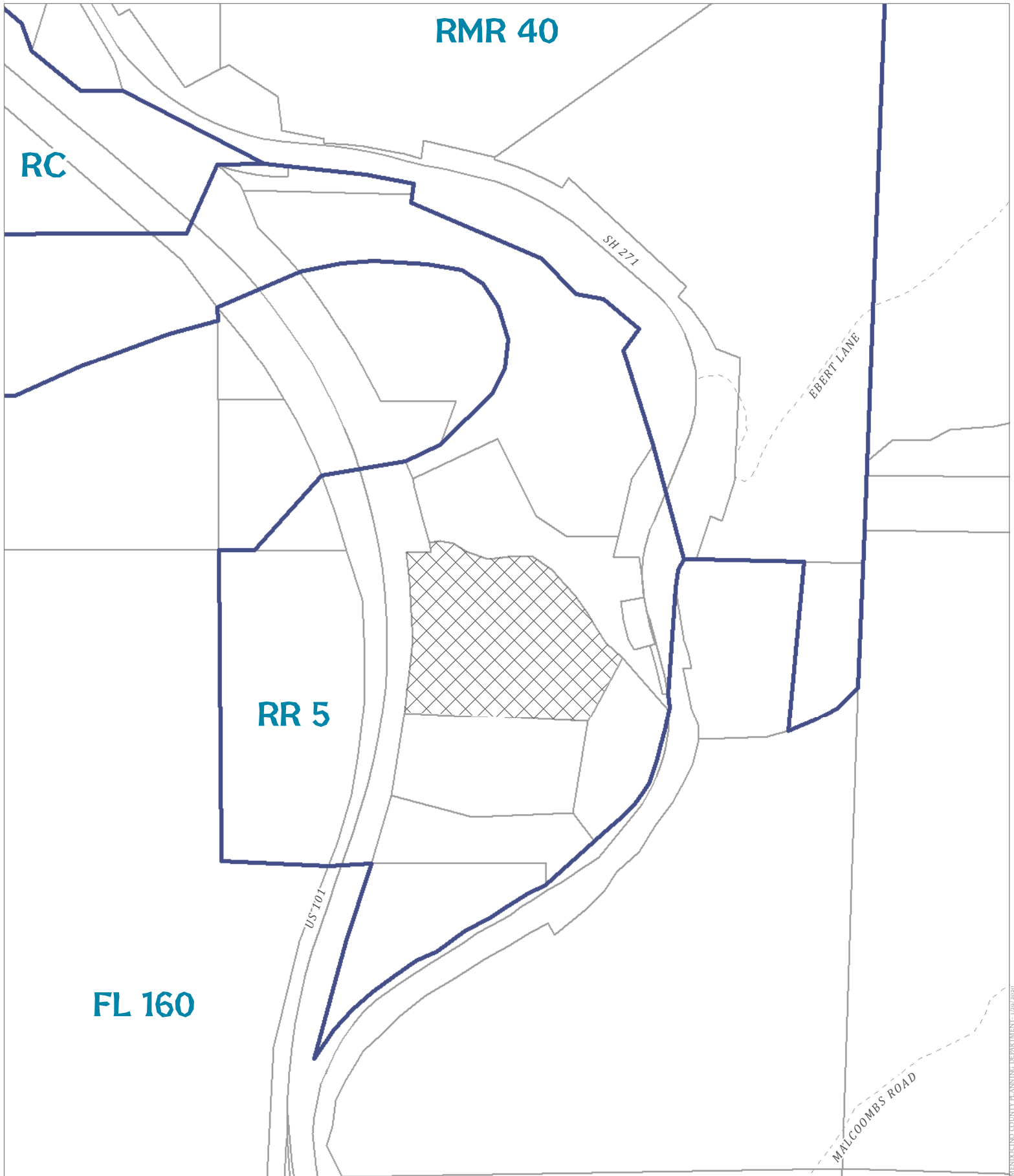


CASE: AP 2020-0005
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APLCT: Nate Miller
AGENT: Julia Carrera
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-  Zoning Districts
-  Public Roads
-  Assessors Parcels

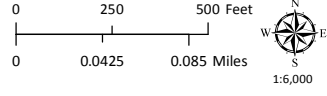


ZONING DISPLAY MAP

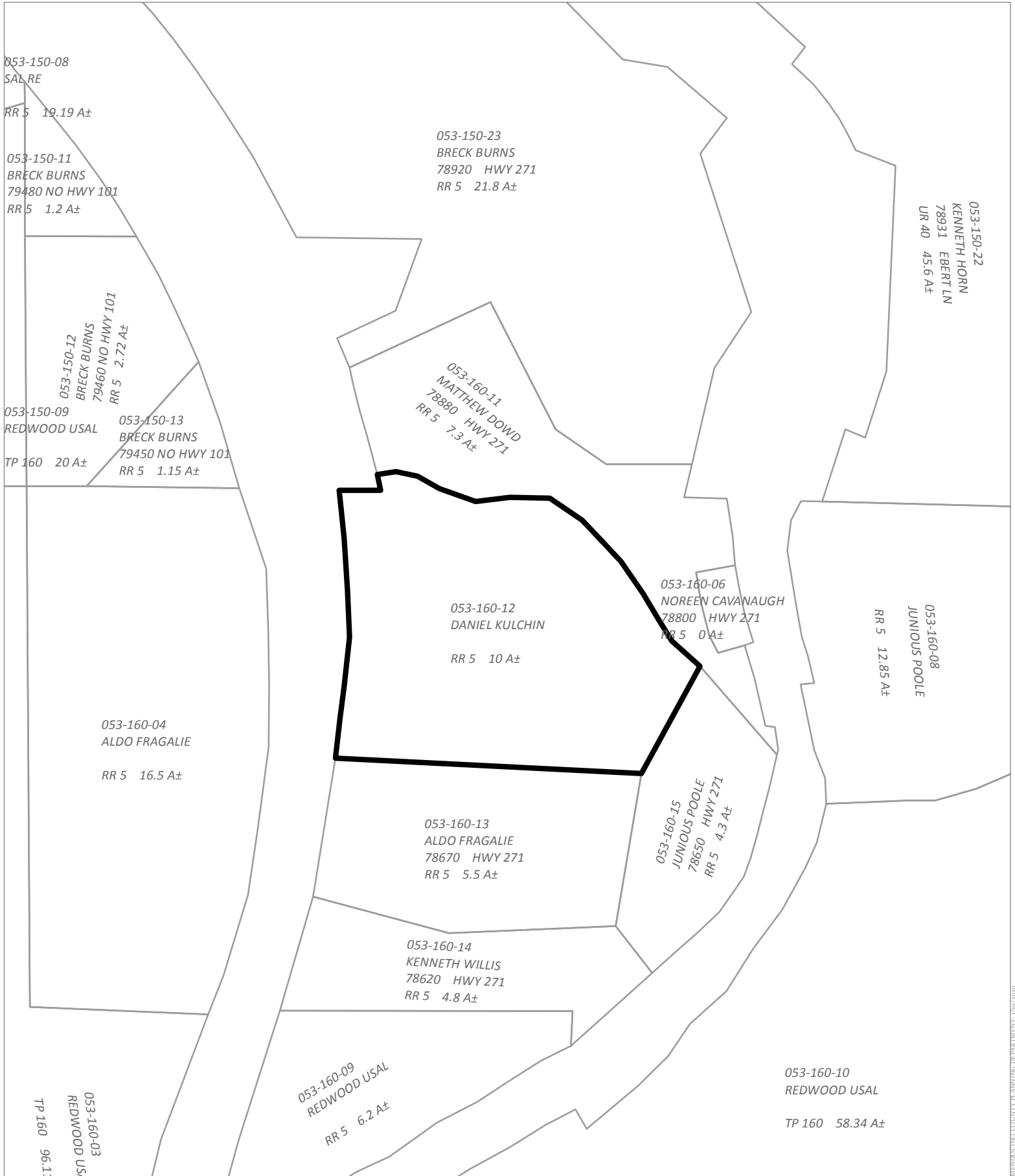


CASE: AP 2020-0005
OWNER: KULCHIN, Daniel
APN: 053-160-12
APLCT: Nate Miller
AGENT: Julia Carrera
ADDRESS: None Assigned, Piercy

-  General Plan Classes
-  Public Roads
-  Assessors Parcels



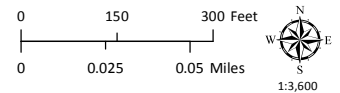
GENERAL PLAN CLASSIFICATIONS



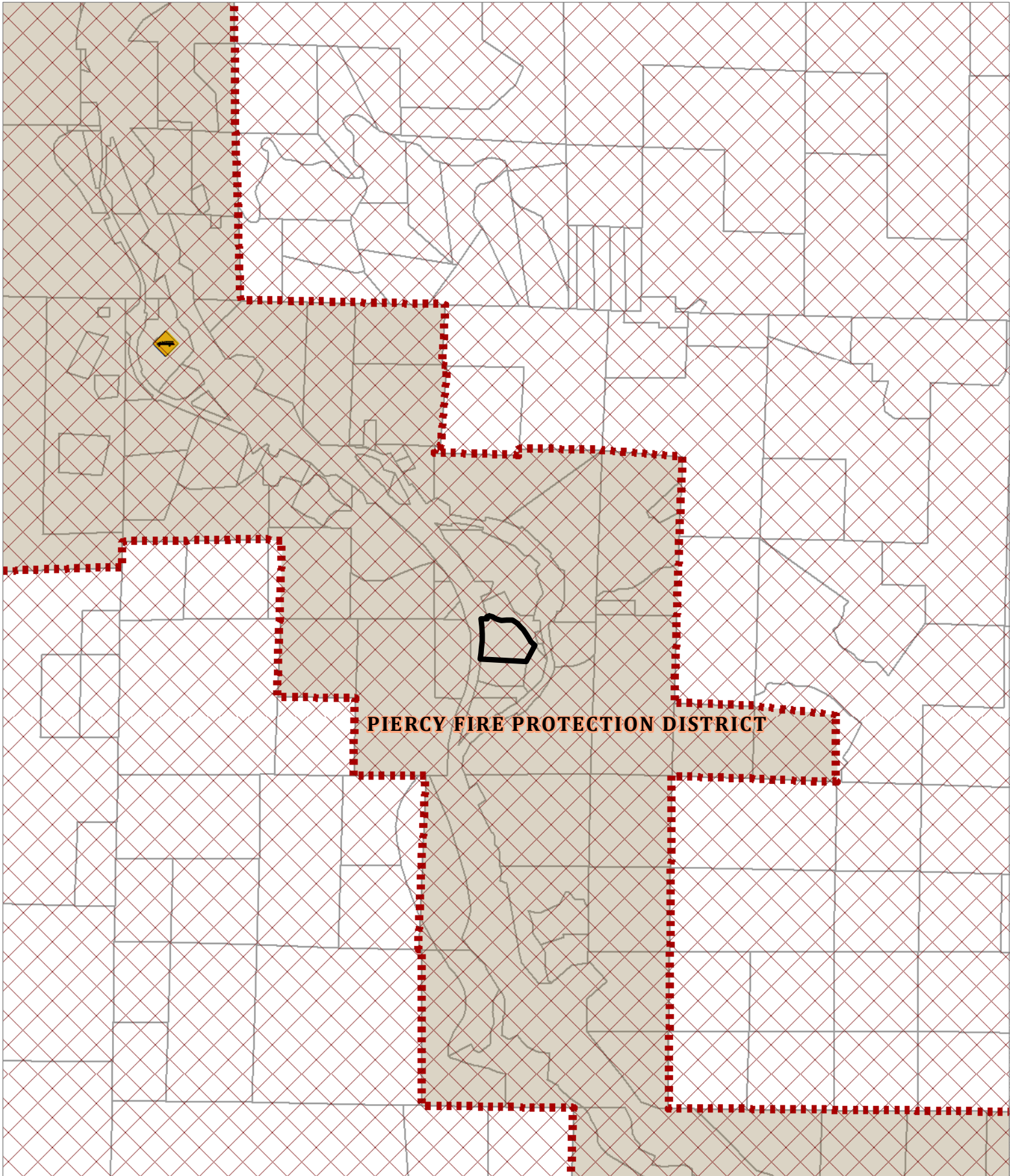
RENDOLPH COUNTY PLANNING DEPARTMENT 1/29/2020

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

Assessors Parcels



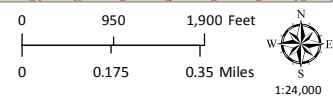
ADJACENT PARCELS



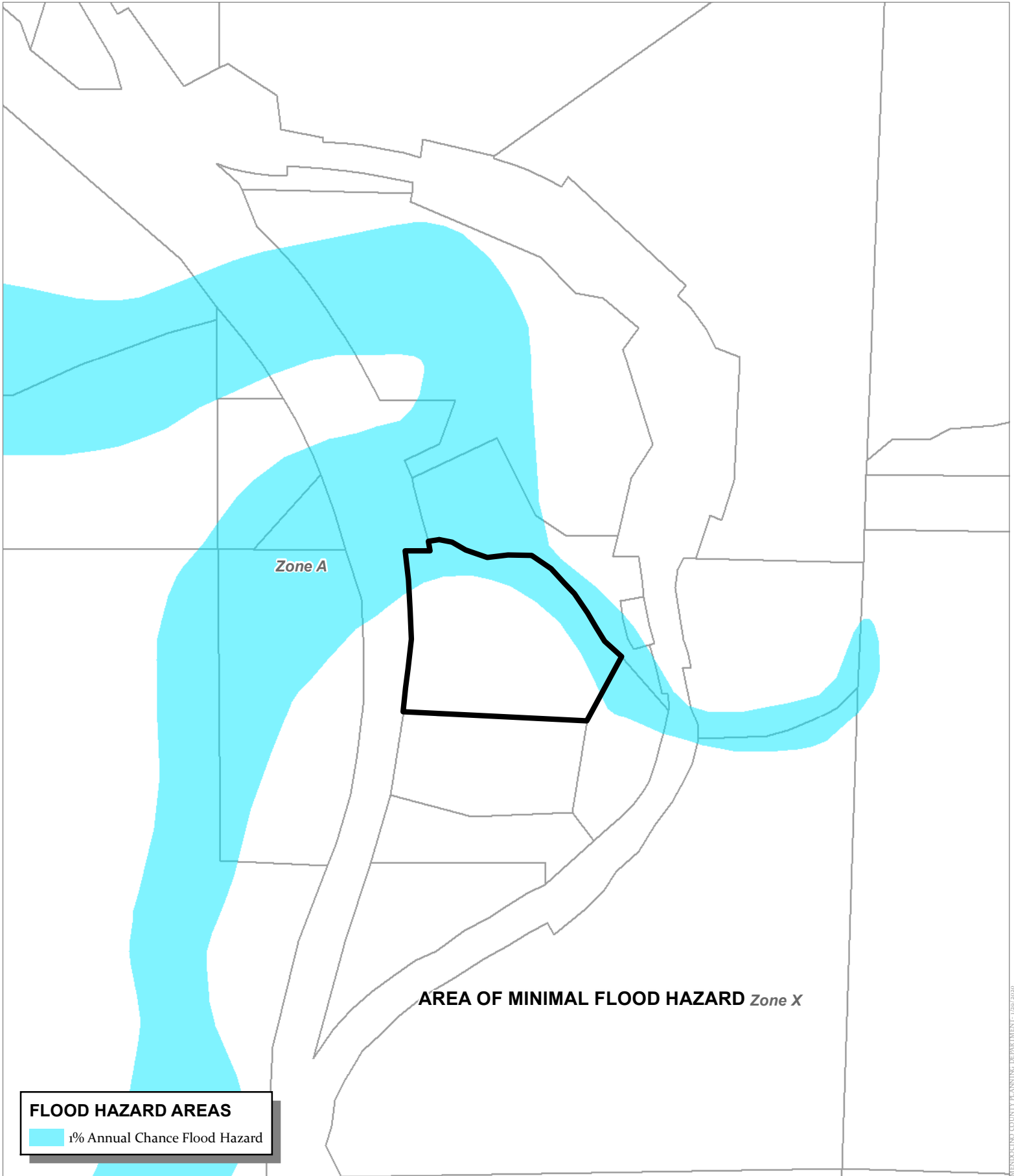
CASE: AP 2020-0005
OWNER: KULCHIN, Daniel
APN: 053-160-12
APLCT: Nate Miller
AGENT: Julia Carrera
ADDRESS: None Assigned, Piercy

-  High Fire Hazard
-  Fire Stations
-  County Fire Districts

 Assessors Parcels



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

CASE: AP 2020-0005

OWNER: KULCHIN, Daniel

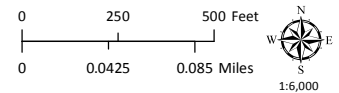
APN: 053-160-12

APLCT: Nate Miller

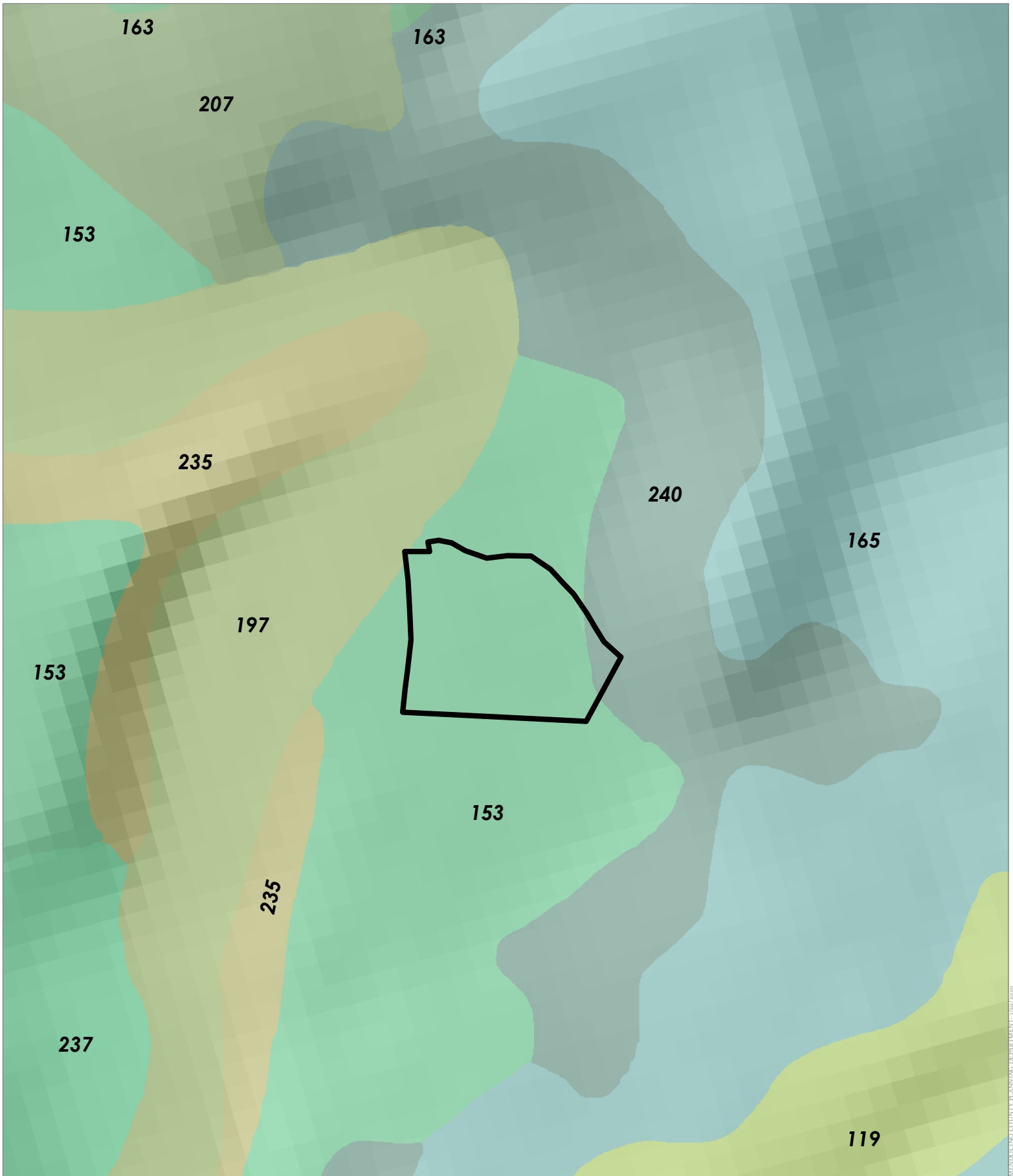
AGENT: Julia Carrera

ADDRESS: None Assigned, Piercy

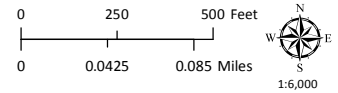
Assessors Parcels



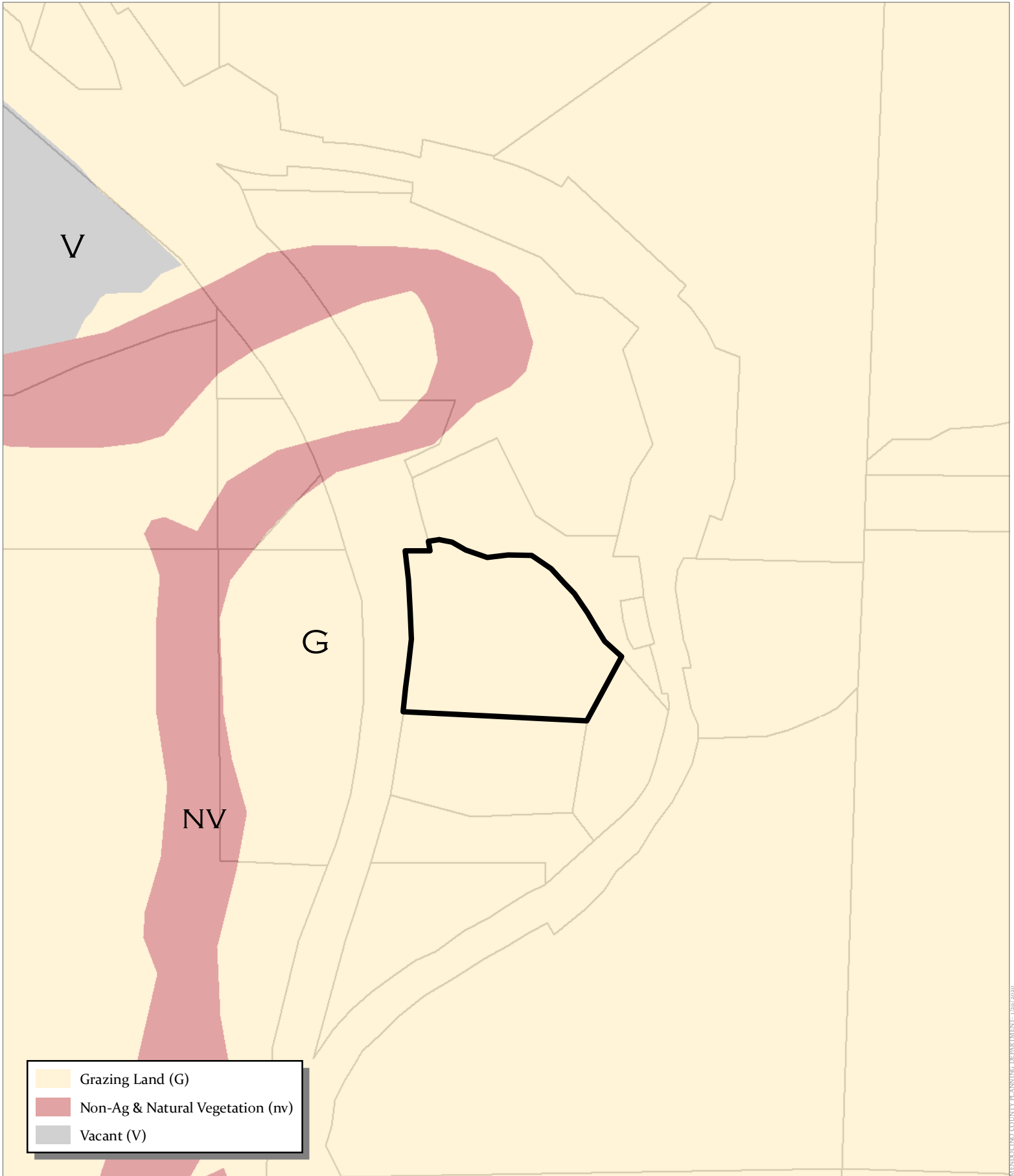
SPECIAL FLOOD HAZARD AREAS



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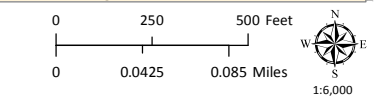
WESTERN SOIL CLASSIFICATIONS



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/29/2020

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OWNER: KULCHIN, Daniel
APN: 053-160-12
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AGENT: Julia Carrera
ADDRESS: None Assigned, Piercy

 Assessor's Parcels



FARMLAND CLASSIFICATIONS