



**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  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

March 19, 2020

Archaeological Commission

Sonoma State University

**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:** April 2, 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](mailto: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>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Building Division Ukiah	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> 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](http://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

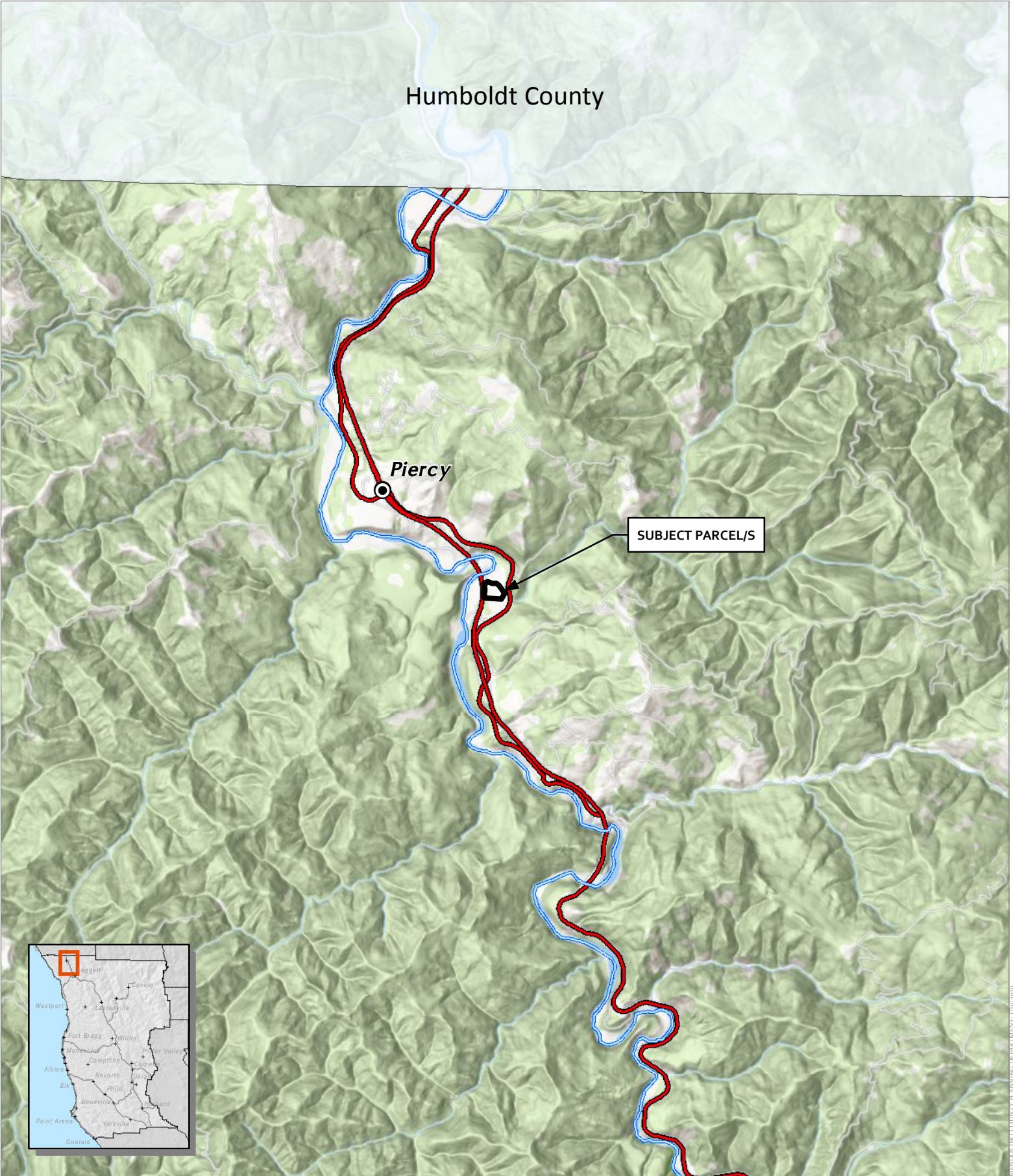
NA

23. HARBOR DISTRICT:

Sec. 20.512

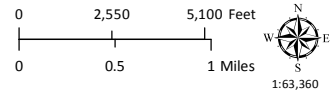
NA





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





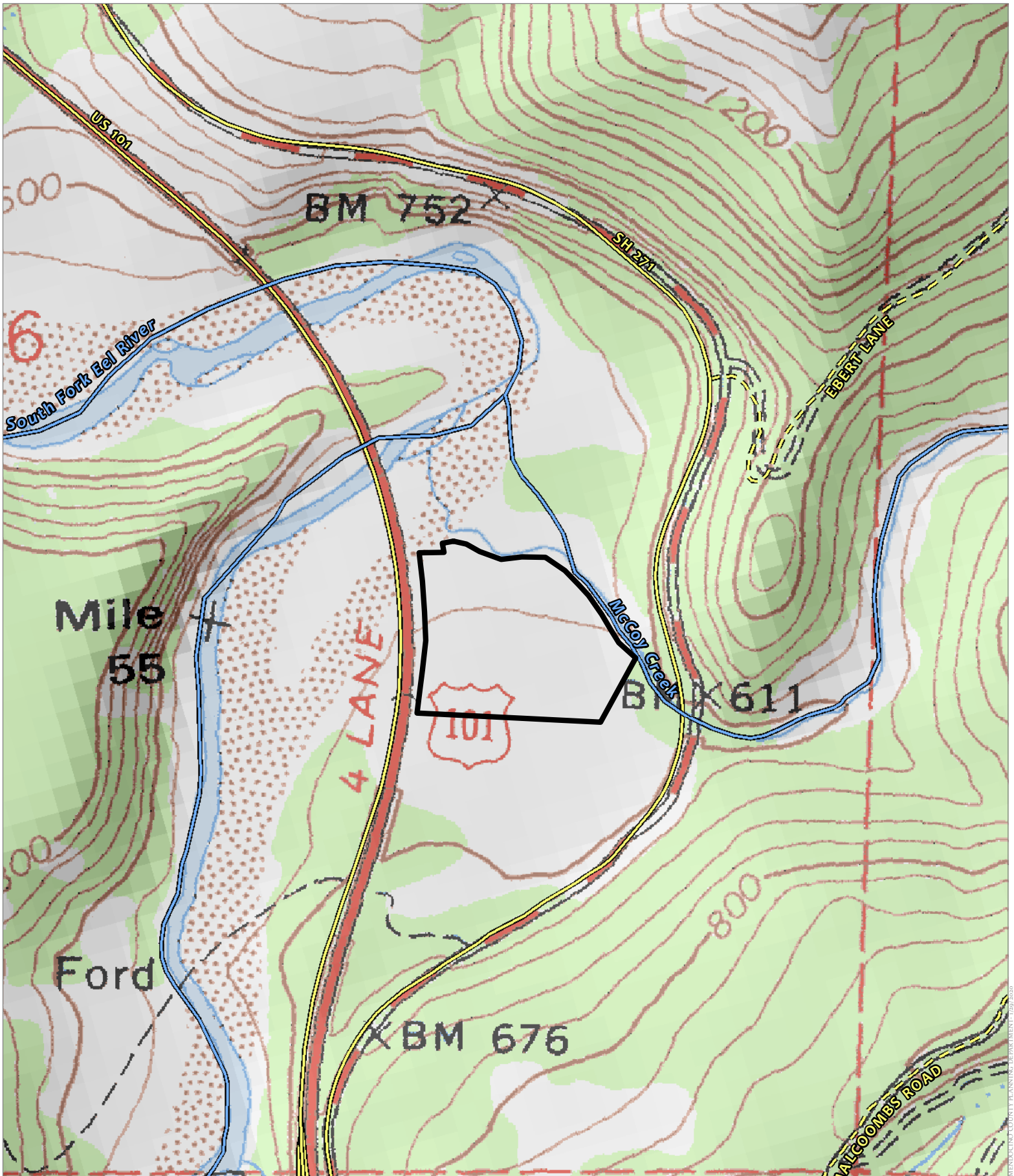
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OWNER: KULCHIN, Daniel  
APN: 053-160-12  
APLCT: Nate Miller  
AGENT: Julia Carrera  
ADDRESS: None Assigned, Piercy

 Named Rivers  
 Public Roads

0 75 150 Feet  
0 0.0125 0.025 Miles  
N  
W  
E  
S  
1:1,800

AERIAL IMAGERY





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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

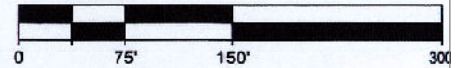


# CULTIVATION PLAN

## MIXED LIGHT



SCALE: 1" = 150'



Julia Carrera & Associates  
707-489-0996

### 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

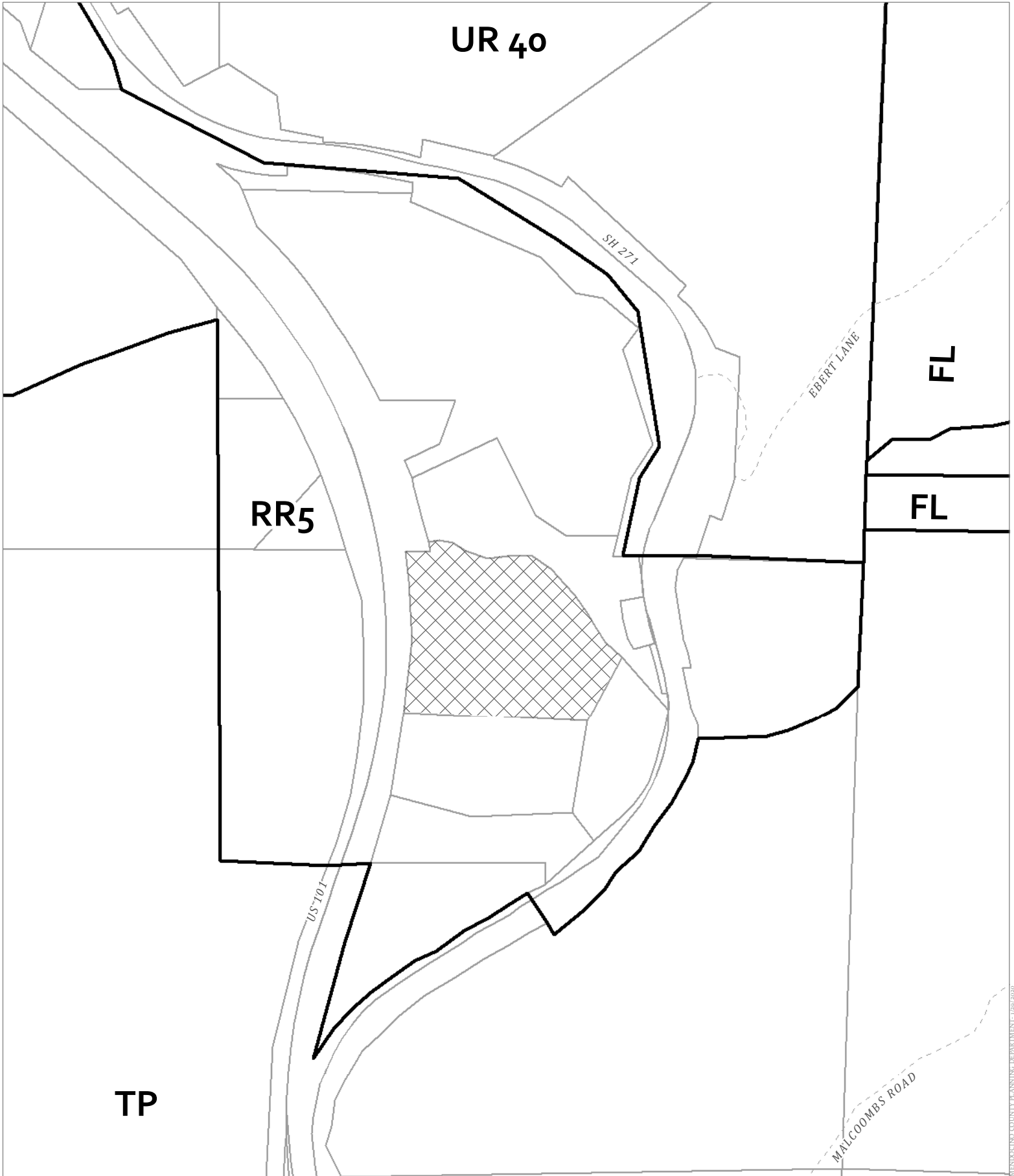
AGENT: Julia Carrera

ADDRESS: None Assigned, Piercy

NO SCALE

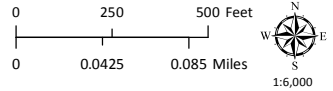
SITE PLAN





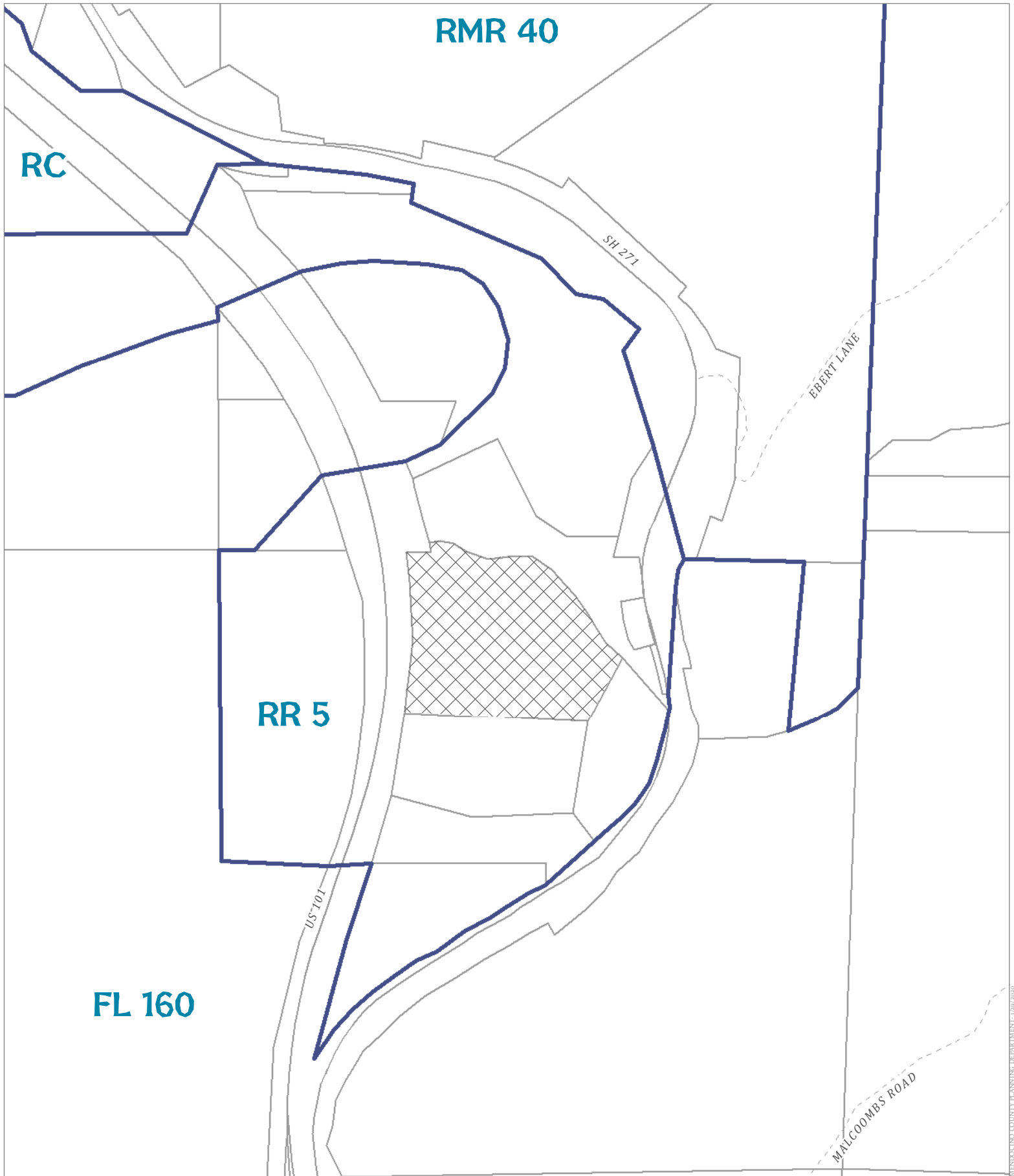
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AGENT: Julia Carrera  
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- Zoning Districts
- Public Roads
- Assessors Parcels






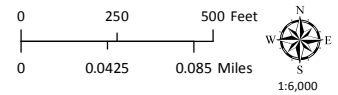
ZONING DISPLAY MAP



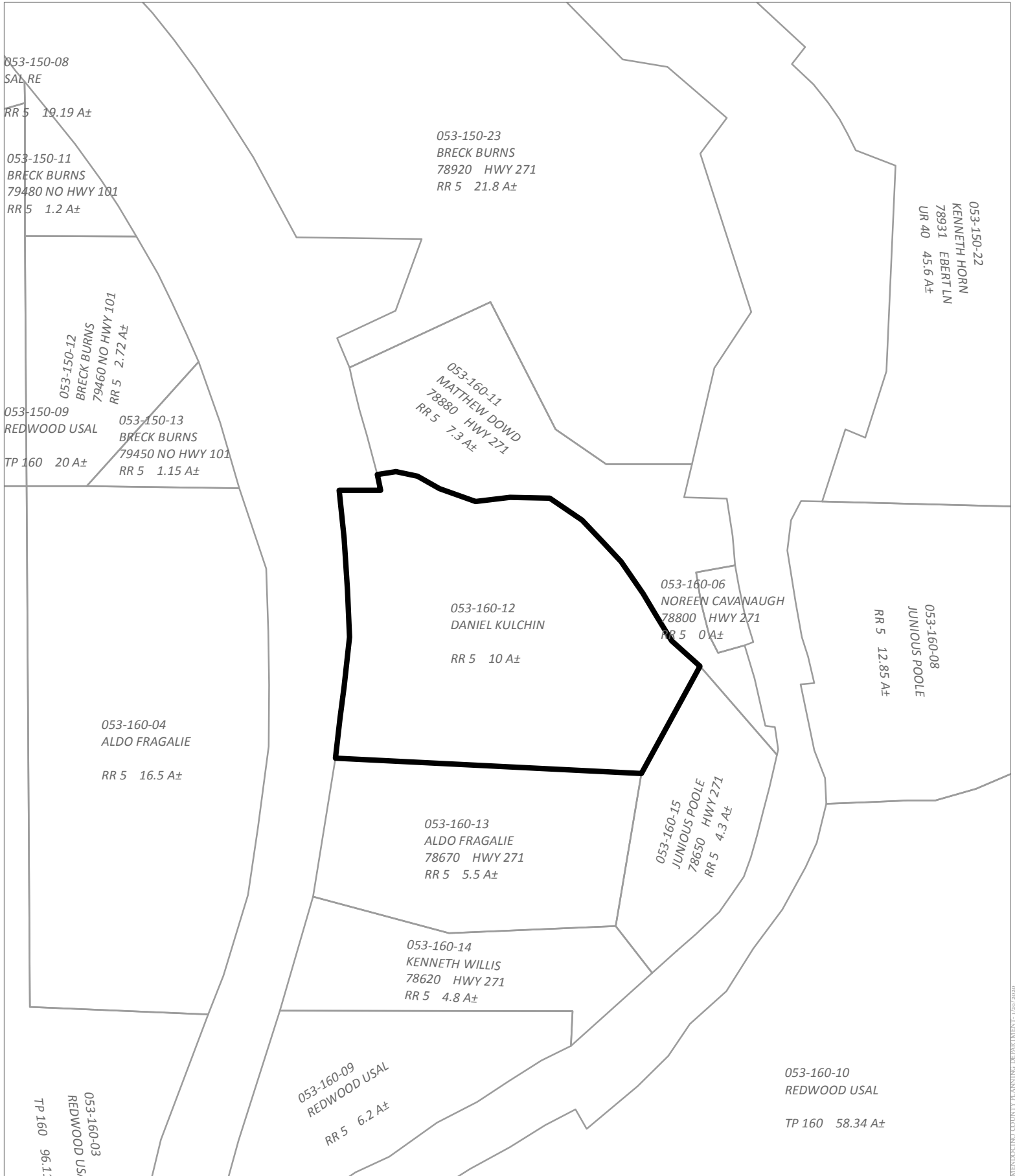


CASE: AP 2020-0005  
 OWNER: KULCHIN, Daniel  
 APN: 053-160-12  
 APLCT: Nate Miller  
 AGENT: Julia Carrera  
 ADDRESS: None Assigned, Piercy

-  General Plan Classes
-  Public Roads
-  Assessor's Parcels



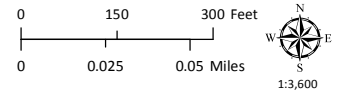
GENERAL PLAN CLASSIFICATIONS



RENDLEIGH COUNTY PLANNING DEPARTMENT 1/29/2020

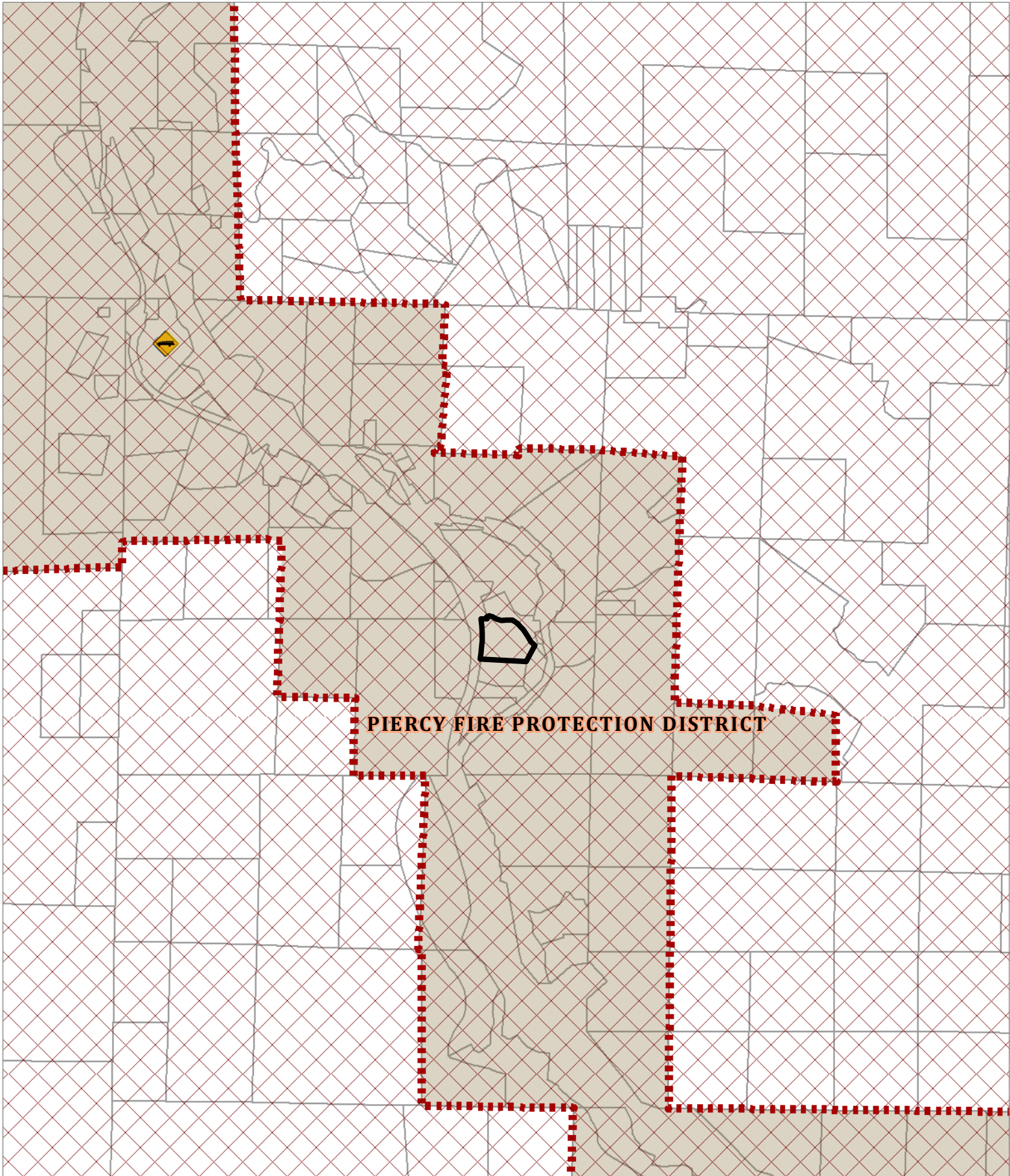
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ADDRESS: None Assigned, Piercy

Assessors Parcels







ADJACENT PARCELS

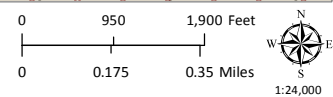




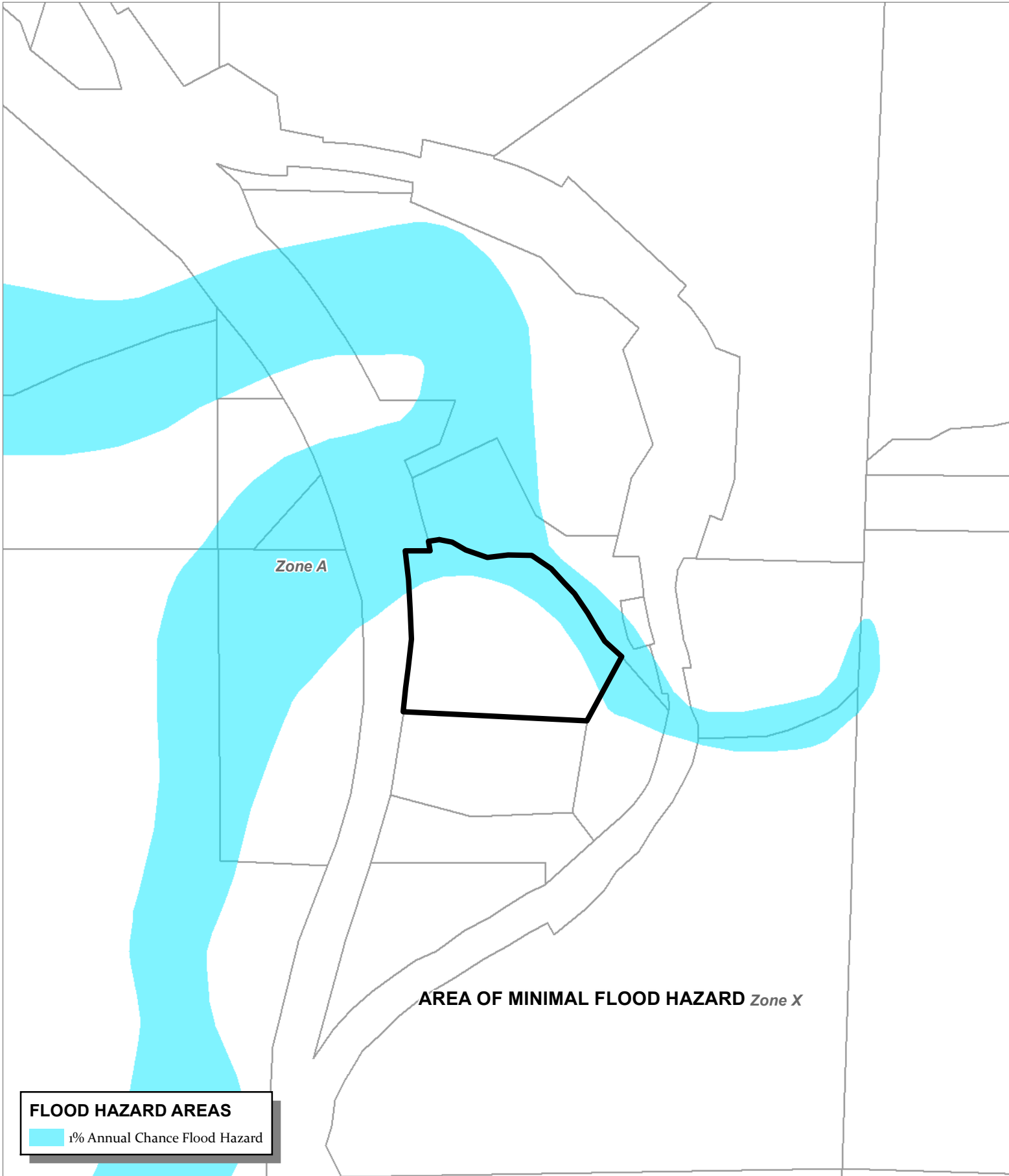
CASE: AP 2020-0005  
OWNER: KULCHIN, Daniel  
APN: 053-160-12  
APLCT: Nate Miller  
AGENT: Julia Carrera  
ADDRESS: None Assigned, Piercy

-  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

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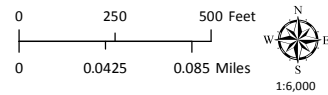
APN: 053-160-12

APLCT: Nate Miller

AGENT: Julia Carrera

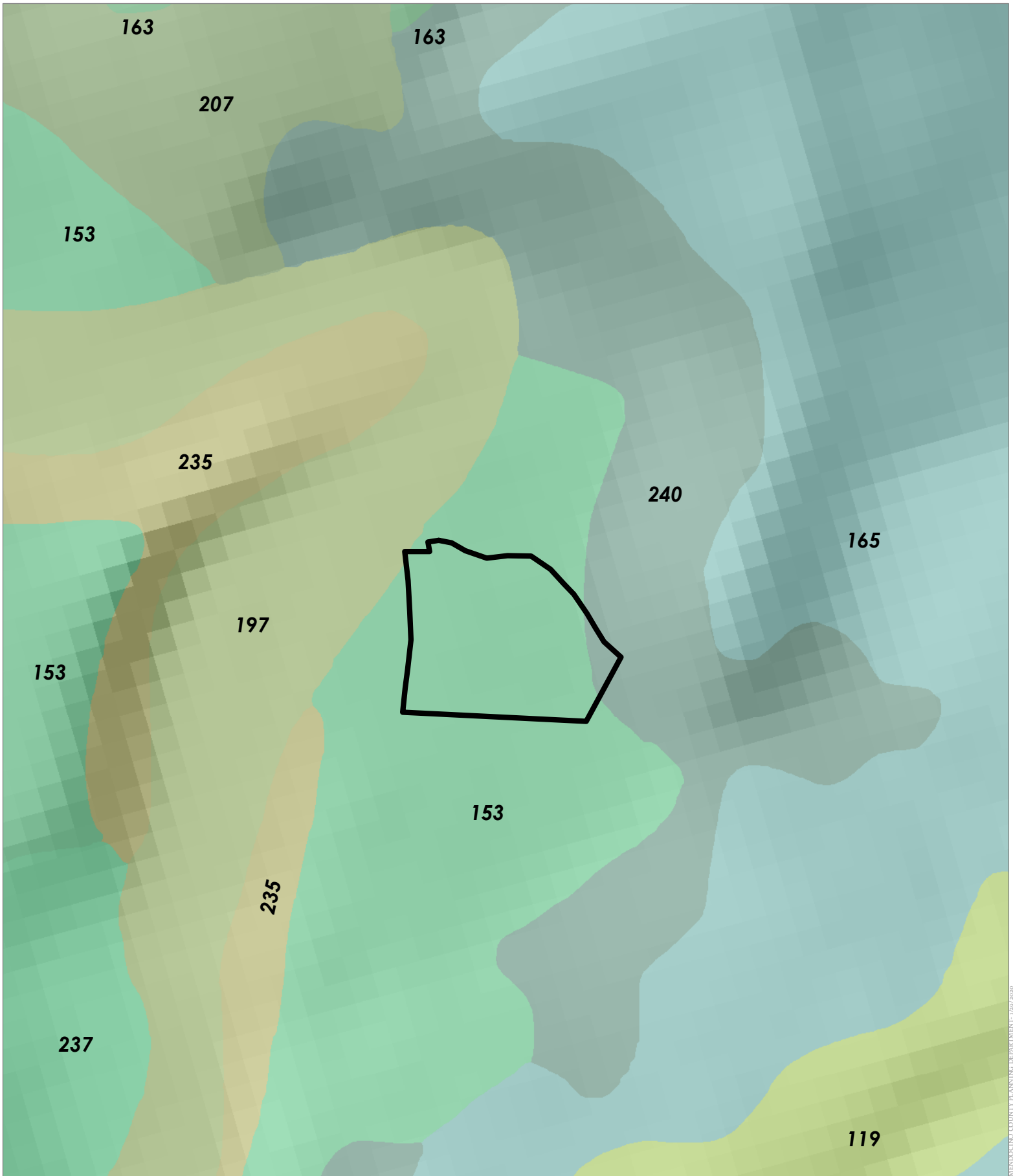
ADDRESS: None Assigned, Piercy

Assessors Parcels

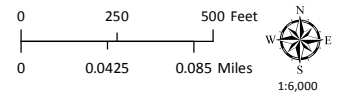


SPECIAL FLOOD HAZARD AREAS

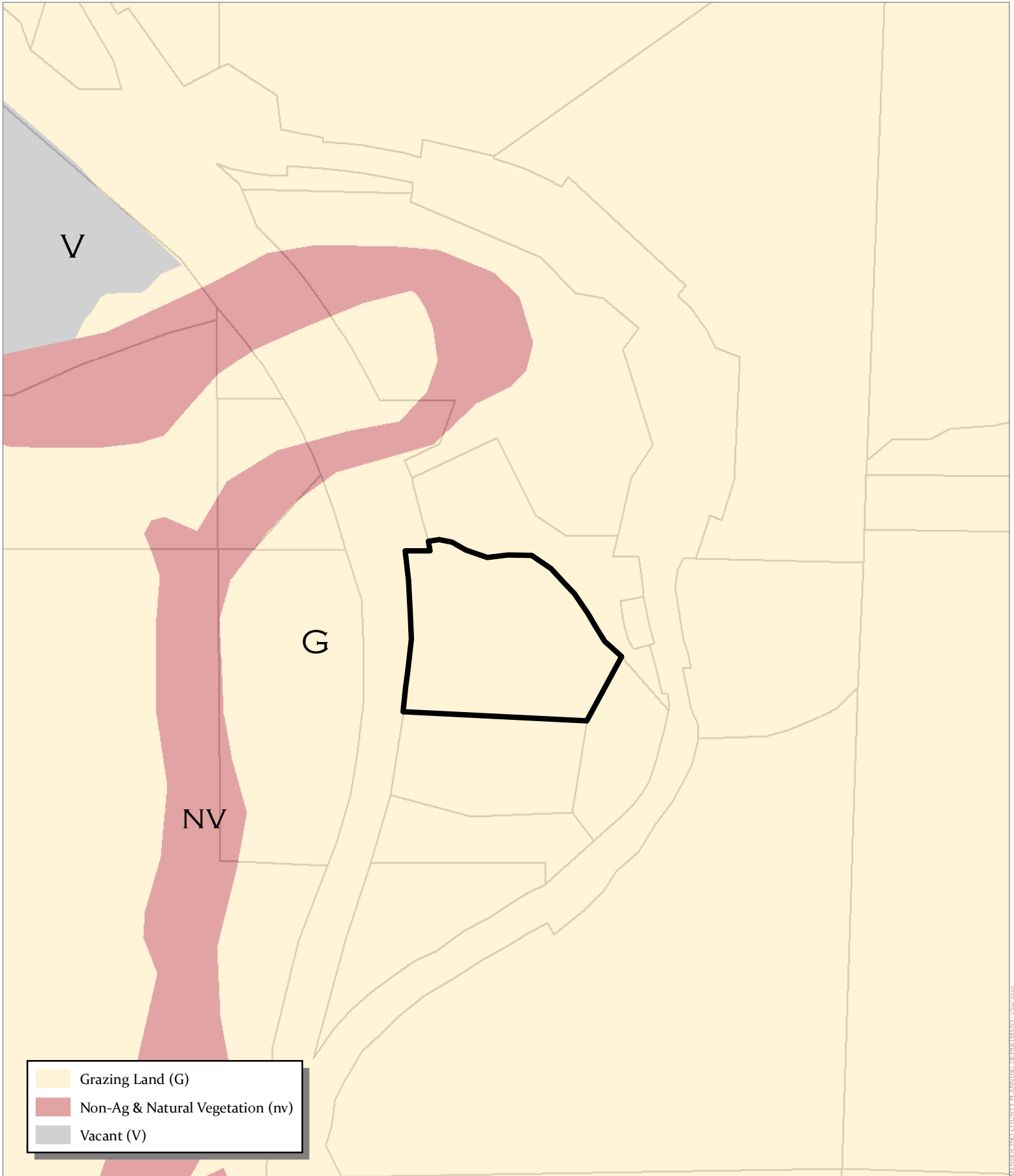





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ADDRESS: None Assigned, Piercy



WESTERN SOIL CLASSIFICATIONS



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

 Assessors Parcels

0 250 500 Feet  
0 0.0425 0.085 Miles  
N  
W  
E  
S  
1:6,000  
FARMLAND CLASSIFICATIONS