April 3, 2020

CASE#: AP_2019-0077
DATE FILED: 8/22/2019
OWNER/APPLICANT: BRYANT CORREA
REQUEST: Administrative Permit to allow for a large mixed light cannabis cultivation site (Type 2B: 10,000 sq. ft.; Cultivation Application AG_2017-0373) of no more than 10,000 sq. ft. of canopy.
LOCATION: 9.4± miles east of Potter Valley town center, lying on the east side of Mid Mountain Road (Private) 7.1± miles east of the intersection of Burris Lane (CR 243) and Forest Route 17N25 becoming Mid Mountain Road (Private Road) located at 17701 Mid Mountain Road, Potter Valley (APN: 173-300-11).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: CHEVON HOLMES
RESPONSE DUE DATE: April 17, 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).

__________________________ ____________________________ ____________________________
(Your Name) (Your Title) (Date)

REVIEWED BY:

Signature ___________________ Department ___________________ Date _______________
**CASE:** AP_2019-0077

**OWNER:** BRYANT CORREA

**APPLICANT:** BRYANT CORREA

**REQUEST:** Administrative Permit to allow for continuance of a large mixed-light cannabis cultivation site (Type 2B: 10,000 square foot; Cultivation Application AG_2017-0373) of no more than 10,000 square feet of canopy.

**LOCATION:** 9.4± miles east of Potter Valley town center, lying on the east side of Mid Mountain Road (Private) 7.1± miles east of the intersection of Burris Lane (CR 243) and Forest Route 17N25 becoming Mid Mountain Road (Private Road) located at 17701 Mid Mountain Road, Potter Valley (APN: 173-300-11).

**APN/S:** 1733001100

**PARCEL SIZE:** 37.8 ± Acres

**GENERAL PLAN:** Forestland 160 Acre Minimum Parcel (FL160)

**ZONING:** Forestland 160 Acre Minimum Parcel (FL:160)

**EXISTING USES:** Residential and Cannabis Cultivation

**SUPERVISORIAL DISTRICT:** 1st (Brown)

**RELATED CASES:**
- AG_2017-0077 Cannabis Cultivation Permit Status: Under Review
- BU_2017-1434 Class K Building Permit (Cabin) Status: Issued
- BU_2017-1433 Class K Building Permit (House) Status: Issued
- BU_2017-1432 Class K Building Permit (Yurts/Deck/Bathroom) Status: Issued

**ADJACENT GENERAL PLAN**

<table>
<thead>
<tr>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forestland</td>
<td>Unknown (Lake County)</td>
<td>Forestland (FL160)</td>
<td>Forestland (FL160)</td>
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</table>

**ADJACENT ZONING**

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<tr>
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<th>EAST</th>
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<th>WEST</th>
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<td>Forestland</td>
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**ADJACENT LOT SIZES**

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<tr>
<td>19.75 +/-</td>
<td>Unknown (Lake County)</td>
<td>37.8 +/-</td>
<td>36.1 +/-</td>
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**ADJACENT USES**

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<tr>
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<tbody>
<tr>
<td>Forestland</td>
<td>Unknown (Lake County)</td>
<td>Forestland/Vacant</td>
<td>Forestland/Vacant</td>
</tr>
</tbody>
</table>

**REFERRAL AGENCIES**

**LOCAL**
- Assessor’s Office
- Building Division Ukiah
- Environmental Health (EH)
- PV Community Services District

**STATE**
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Dept. of Fish & Wildlife

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

**STAFF PLANNER:** CHEVON HOLMES  
**DATE:** 3/26/2020
<table>
<thead>
<tr>
<th>ENVIRONMENTAL DATA</th>
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<tbody>
<tr>
<td><strong>1. MAC:</strong></td>
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<tr>
<td>GIS</td>
</tr>
<tr>
<td>N/A</td>
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<tr>
<td><strong>2. FIRE HAZARD SEVERITY ZONE:</strong></td>
</tr>
<tr>
<td>CALFIRE FRAP maps/GIS</td>
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<tr>
<td>Very High</td>
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<tr>
<td><strong>3. FIRE RESPONSIBILITY AREA:</strong></td>
</tr>
<tr>
<td>CALFIRE FRAP maps/GIS</td>
</tr>
<tr>
<td>Potter Valley Community Services District</td>
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<tr>
<td>State Responsibility Area</td>
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<tr>
<td><strong>4. FARMLAND CLASSIFICATION:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>Grazing Land (G)</td>
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<tr>
<td><strong>5. FLOOD ZONE CLASSIFICATION:</strong></td>
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<tr>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
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<tr>
<td>NO</td>
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<tr>
<td><strong>6. COASTAL GROUNDWATER RESOURCE AREA:</strong></td>
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<tr>
<td>Coastal Groundwater Study/GIS</td>
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<tr>
<td>N/A</td>
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<td><strong>7. SOIL CLASSIFICATION:</strong></td>
</tr>
<tr>
<td>Mendocino County Soils Study, Eastern/Western Part</td>
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<tr>
<td>Sanhedrin-Kekawaka-Speaker</td>
</tr>
<tr>
<td><strong>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong></td>
</tr>
<tr>
<td>LCP maps, Pygmy Soils Maps; GIS</td>
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<tr>
<td>NO</td>
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<td><strong>9. WILLIAMSON ACT CONTRACT:</strong></td>
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<tr>
<td>GIS</td>
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<tr>
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<td><strong>10. TIMBER PRODUCTION ZONE:</strong></td>
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<tr>
<td>GIS</td>
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<tr>
<td>NO</td>
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<tr>
<td><strong>11. WETLANDS CLASSIFICATION:</strong></td>
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<td>GIS</td>
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<tr>
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<td><strong>12. EARTHQUAKE FAULT ZONE:</strong></td>
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<td>Earthquake Fault Zone Maps; GIS</td>
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<td>NO</td>
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<td><strong>13. AIRPORT LAND USE PLANNING AREA:</strong></td>
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<td>Airport Land Use Plan; GIS</td>
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<tr>
<td>NO</td>
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<tr>
<td><strong>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong></td>
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<tr>
<td>GIS; General Plan 3-11</td>
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<tr>
<td>NO</td>
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<tr>
<td><strong>15. NATURAL DIVERSITY DATABASE:</strong></td>
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<tr>
<td>CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS</td>
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<tr>
<td>NO</td>
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<tr>
<td><strong>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong></td>
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<tr>
<td>GIS; General Plan 3-10</td>
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<tr>
<td>NO</td>
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<tr>
<td><strong>17. LANDSLIDE HAZARD:</strong></td>
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<tr>
<td>Hazards and Landslides Map; Policy RM-61; General Plan 4-44</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>18. WATER EFFICIENT LANDSCAPE REQUIRED:</strong></td>
</tr>
<tr>
<td>Policy RM-7; General Plan 4-34</td>
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<tr>
<td>NO</td>
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<td><strong>19. WILD AND SCENIC RIVER:</strong></td>
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<tr>
<td><a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS</td>
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<tr>
<td>NO</td>
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<td><strong>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
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<tr>
<td>Various Adopted Specific Plan Areas; GIS</td>
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<td>NO</td>
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<td><strong>21. STATE CLEARINGHOUSE REQUIRED:</strong></td>
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<tr>
<td>Policy</td>
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<td><strong>22. OAK WOODLAND AREA:</strong></td>
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<tr>
<td>USDA</td>
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<td>NO</td>
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<td><strong>23. HARBOR DISTRICT:</strong></td>
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<tr>
<td>Sec. 20.512</td>
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</table>
Application for Cannabis Administrative Permit

☑ ADMINISTRATIVE PERMIT (AP)

☐ Type C-A Cottage Indoor (500 ft²)
☐ Setback Reduction Request
☐ Waive RR:10 Housing Requirement
☒ TPZ or FL (Type 1 or Type 2)
☐ Acreage (3.5 Acres-4.9 Acres: Type 1 Allowance)
☐ RR5 (3.5-4.9 Acres) Waive Sunset
☐ Acreage (7.0 Acres-9.9 Acres: Type 2 Allowance)

APPLICANT(S)
Name: Bryant Correa
Phone: 808-557-5066
Mailing Address: P.O. Box 531
City: Ukiah
State/Zip: CA 95482
email: mala.mate.rootsfarm@gmail.com

PROPERTY OWNER
Name: Bryant Correa
Phone: 808-557-5066
Mailing Address: P.O. Box 531
City: Ukiah
State/Zip: CA 95482
email: mala.mate.rootsfarm@gmail.com

AGENT
Name:
Phone:
Mailing Address:
City:
State/Zip:
email:
Parcel Size: 38.7 acres
Address of Property: 17701 Mio Mountain Rd, Potter Valley, CA, 95469
Assessor Parcel Number(s): 173-300-11

TYPE OF CULTIVATION PERMIT:

<table>
<thead>
<tr>
<th>Size</th>
<th>Type of Permit</th>
<th>OUTDOOR</th>
<th>INDOOR</th>
<th>MIXED LIGHT</th>
</tr>
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<tbody>
<tr>
<td>Small:</td>
<td></td>
<td>C</td>
<td>C-A (≤500 ft²)</td>
<td>C-B</td>
</tr>
<tr>
<td>(≤2500 ft²)</td>
<td></td>
<td></td>
<td>C-A (501 – 2500 ft²)</td>
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<tr>
<td>Medium:</td>
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<td>1</td>
<td>1-A</td>
<td>1-B</td>
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<tr>
<td>(2501 – 5000 ft²)</td>
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<td></td>
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<tr>
<td>Large:</td>
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<td>2</td>
<td>2-A</td>
<td>X 2-B</td>
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<tr>
<td>(5001 – 10,000 ft²)</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Nursery:</td>
<td></td>
<td>4</td>
<td>4</td>
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<tr>
<td>(≤12,000 ft²)</td>
<td></td>
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</tbody>
</table>

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 cultivation site is located.

[Signature]
Signature of Applicant/Agent
Date: 8-21-19

[Signature]
Signature of Owner
Date: 8-21-19
CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks?  
   - 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.
   - FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES
     - 100 feet from any legal residential structure located on a separate legal parcel.
     - 50 feet from any adjoining legal parcel under separate ownership.
     - If in mobile home park, 100 feet from an occupied mobile home under separate ownership.
   - FOR INDOOR CULTIVATION SITES
     - Any building property line setbacks.

2. Is the cultivation site visible from any public right of way or publically traveled private road?  

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.
   - 2 storage units on property (32’ x 32’) and (24’ x 24’)
   - Residential Dwelling (24’x18’6”) w/ (9’ x 5”) bath+room
   - Derailed room (24’ x 16’)
   - 2 cultivation sites
   - 1 two room septic system - 480 solar system

4. Will the development of the proposed cultivation site be phased?  
   - If YES, please describe the phases briefly.

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?
   - trimmings will be composted in compost pile to add to soil as amendments for building of soil.
   - stumps will be chopped to feed soil and build soil.
   - plastics will be hauled off site to a local transfer station.

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading?  
   - If YES, please complete the following:
     A. Amount of cut:  
     B. Amount of fill:  
     C. Maximum height of cut slope:  
     D. Maximum height of fill slope:  
     E. Amount being imported/exported:  
     F. Location of borrow/disposal:  
       - ON-SITE  
       - OFF-SITE
7. In order to develop the proposed cultivation site, will it be necessary to:

A. Remove oak species or commercial tree species?  □ YES  □ NO
B. Make substantial changes in terrain?  □ YES  □ NO
C. Connect to existing water district?  □ YES  □ NO
D. Connect to existing sewer district?  □ YES  □ NO
E. Install a septic system?  □ YES  □ NO
F. Connect to existing septic system?  □ YES  □ NO
G. Install an individual well?  □ YES  □ NO

H. OTHER (Explain)?

8. 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. Please include size of structures.

1. **Big storage yurt** 30" x 30"
2. **Small storage yurt** 24" x 24"
3. **Residential dwelling** 24" x 16"
4. **Bathroom** 9" x 6"
5. **Detached bedroom** 24" x 16"
6. 
7. 
8. 
9. 
10. 

9. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership? □ YES  □ NO

10. Will the proposed cultivation site convert land currently or previously used for agriculture? □ YES  □ NO
    If YES, how much land is being converted? __________________ ( ft² / acres )

11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?
    □ YES  □ NO
    □ YES, the project will involve:
    ☐ Construction of a pond - a total of __________ cubic yards will be moved
    ☐ Diking - a total of __________ cubic yards will be moved
    ☐ Filling - a total of __________ cubic yards will be moved
    ☐ Dredging - a total of __________ cubic yards will be moved

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.
    **Forest Land Lushes of Timber**
    ____________________________
    ____________________________
    ____________________________

13. Please indicate the surrounding land uses.

    Vacant
    Residential/Agricultural  □ NORTH  □ EAST  □ SOUTH  □ WEST
    Commercial/Industrial  □ Top Green  □ Bottom Green
    Institutional/Timberland  □ Storage units, Residential dwelling
    Other
14. Utilities will be supplied to the site as follows:
   A. Electricity
      □ Utility Company (existing)
      □ Utility Company (planned)
      □ On-Site Generation – Specify
      ✔ 40k Solar system and 7000 hour generator
   B. Gas
      □ Utility Company (existing)
      □ Utility Company (planned)
      □ On-Site Generation – Specify
      □ None
   C. Water
      □ Community water system – Specify supplier
      □ Well
      □ Spring
      □ Pond
      □ Other – Specify
   D. Sewage
      □ Community sewage system – Specify supplier
      □ Septic Tank
      □ Other – Specify

15. Will there be any security lighting?  □ YES  □ NO  If YES, will the light be cast downward?  □ YES  □ NO

16. Will you have employees?  □ YES  □ NO
   If YES, how many employees will you have?  2
   If employees are residing onsite, please indicate the structure they will be residing.
   Residing off-site

17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)?  □ YES  □ NO

18. If you answered YES to the previous question (17), please describe the activities.
   Ongoing

19. Have you discussed this proposal with adjacent property owners and other concerned parties?
   No

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.
   Fencing
21. Provide an overview of your past cultivation, as well as ancillary activities on this subject property. If 'Relocating' please describe past activities within Mendocino County, as well as past cultivation on this subject parcel, if applicable:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

22. Describe why the proposed location and operation is the most environmentally superior location on the subject property.

- All organic, natural made fertilizers
- No synthetics nutrients
- Best use of cultivation areas on property

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

23. Are you aware of any Archeological or Paleontological resources on the subject property?  □ YES  □ NO

24. Have you received the requisite approvals from CALFIRE or your Local Response Agency?  □ YES  □ NO

   If NO, do you intend to submit this information alongside needed building permits?

25. Have you received site inspections from any of the following agencies with regard to this proposed activity?

   □ NO
   □ YES, following
   □ Department of Agriculture Date: 1-31-19
   □ SWRCB Date: 1-31-19
   □ CDFW Date: 1-31-19
   □ CDFA

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

Signature of Applicant/Agent Date

Signature of Owner Date 8-21-19

FOR STAFF PURPOSES ONLY

Zoning District:  FL60

Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]?  □ YES  □ NO

Compliant with Mendocino County Code Chapter 20.242:  □ YES  □ NO
SITE PLAN

APPLICANT: Bryan Correa
OWNER: Bryan Correa
APN(s) LEASED FROM: 173-3-00-11
FACILITY LOCATION: 17701 Mid Mnt Rd
Potter Valley, CA, 95469

Mendocino County
Planning & Building Services
MAR 09, 2020
CCH

SCALE:
1/2" = 100'

* Premises Boundaries are the same as property boundaries

Entrance/Exit iv Property 1313.12' FT

- Entrance/Exit to Activation Site
- Hoop House 12' x 22' to Storage Tanks
- 2' Inch PVC connection from water storage to garden
- 1' Inch Pvc well to storage tanks
- 10,000 Gallons total storage
- 5000 sq ft containment for cultivation, extraction area

 samt

DECKS:
32' x 32', 22' x 22' Hoop House
24' x 16'

IMMATURE PLANT AREA 10' x 25' FT

HARVEST STORAGE AREA
"PROCESSING AREA"

37.80 Acres
- 2500 sq ft Hoop House/Mixed Light
- 5000 sq ft outdoor cultivation
- No water crossings

Entrance/Exit 1320' FT

- Mid-Mountain Rd

- Waterway

- Entrance/Exit to Property