



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

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April 3, 2020

Environmental Health - Ukiah  
Building Inspection - Ukiah  
Assessor  
CalFire – Prevention

CalFire – Resource Management  
Department of Fish and Wildlife  
Potter Valley Community Services District  
Cloverdale Rancheria

Potter Valley Tribe  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**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](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 \_\_\_\_\_

**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: 1<sup>st</sup> (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

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Forestland (FL160)	Forestland (FL:160)	19.75 +/- Acres	Forestland/Vacant
<b>EAST:</b>	Unknown (Lake County)	Unknown (Lake County)	Unknown (Lake County)	Unknown (Lake County)
<b>SOUTH:</b>	Forestland (FL160)	Forestland (FL:160)	37.8 +/- Acres	Forestland/Vacant
<b>WEST:</b>	Forestland (FL160)	Forestland (FL:160)	36.1 +/- Acres	Forestland/Vacant

## 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**

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Potter Valley Community Services District  
State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Sanhedrin-Kekawaka-Speaker

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

N/A

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

NO

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](http://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

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



Department of  
Planning and Building  
Services

Case No:	AP-2019-0077
CalFire No:	290-17
Cultivation No:	A6-2017-0373
Fee:	\$1,196
Receipt No:	PRJ-029850
Received By:	Jesse Davis
Date Filed:	08-22-2019
Office use only	

## Application for Cannabis Administrative Permit

☒ ADMINISTRATIVE PERMIT (AP)

- |  |  |
|--|--|
| <input type="checkbox"/> Type C-A Cottage Indoor (500 ft <sup>2</sup> )  | <input type="checkbox"/> Setback Reduction Request               |
| <input type="checkbox"/> Waive RR:10 Housing Requirement                 | <input checked="" type="checkbox"/> TPZ or FL (Type 1 or Type 2) |
| <input type="checkbox"/> Acreage (3.5 Acres-4.9 Acres: Type 1 Allowance) | <input type="checkbox"/> RR5 (3.5-4.9 Acres) Waive Sunset        |
| <input type="checkbox"/> 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: UKI2H State/Zip: CA 95402 email: malama therootsfarm@gmail.com

### PROPERTY OWNER

Name: Bryant Correa Phone: 808-557-5066  
Mailing  
Address: P.O BOX 531  
City: UKI2H State/Zip: CA 95402 email: malama therootsfarm@gmail.com

### AGENT

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

Parcel Size: 38.7 acres

Address of Property: 17701 mid mountain RD Potter Valley CA, 95469

Assessor Parcel Number(s): 173-300-11

### TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft <sup>2</sup> )	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft <sup>2</sup> ) <input type="checkbox"/> C-A (501 – 2500 ft <sup>2</sup> )	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft <sup>2</sup> )	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft <sup>2</sup> )	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	
Nursery: (≤12,000 ft <sup>2</sup> )	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	

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 of Applicant/Agent

Date

Signature of Owner

Date

8-21-19

# CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks?

☒ YES

☐ NO

- 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?

☐ YES

☒ NO

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

- 2 STORAGE YURTS on property (32'x32') and (24'x24')  
 - Residential Dwelling (24ft x 18ft) w/ (9'x5") BATHROOM  
 - Detached BEDROOM (24'x16")  
 - 2 cultivation sites  
 - 1 2 bedroom septic system - 480 solar system

4. Will the development of the proposed cultivation site be phased?

☐ YES

☒ NO

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. STAKES will be chipped 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?

☐ 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

7. In order to develop the proposed cultivation site, will it be necessary to:

- |   | YES                      | NO                                  |
|---|--------------------------|-------------------------------------|
| A. Remove oak species or commercial tree species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Make substantial changes in terrain?           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Connect to existing water district?            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Connect to existing sewer district?            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Install a septic system?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Connect to existing septic system?             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Install an individual well?                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 32'x32'
2. small STORAGE YURT 24'x24'
3. RESIDENTIAL Dwelling 24'x18'
4. BATHROOM 9'x5'
5. Detached Bedroom 24'x16'
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? \_\_\_\_\_ ( ft<sup>2</sup> / acres )

11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?

☒ NO

- ☐ YES, the project will involve:
- |   |  |
|---|--|
| <input type="checkbox"/> Construction of a pond | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Diking                 | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Filling                | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> 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 LOTS OF TIMBER

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant	<u><del>Forest</del> x</u>	<u>r</u>	<u>x</u>	<u>x</u>
Residential/Agricultural		<u>TOP GARDEN</u>	<u>BOTTOM GARDEN</u>	
Commercial/Industrial		<u>STORAGE units, Residential Dwelling</u>		
Institutional/Timberland				
Other				

14. Utilities will be supplied to the site as follows:

A. Electricity

☐ Utility Company (existing)

☐ Utility Company (planned)

☒ On-Site Generation – Specify 48 v Solar system & 650 7000 Hour A generator  
to charge if necessary

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.

drying

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:

N/K

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

- All organic, natural made fertilizers
- no synthetic nutrients
- Best soil at 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: 1-31-18

☒ SWRCB

Date: 1-31-18

☒ CDFW

Date: 1-31-18

☐ CDFA

Date:

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

Signature of Applicant/Agent

Date

Signature of Owner

Date

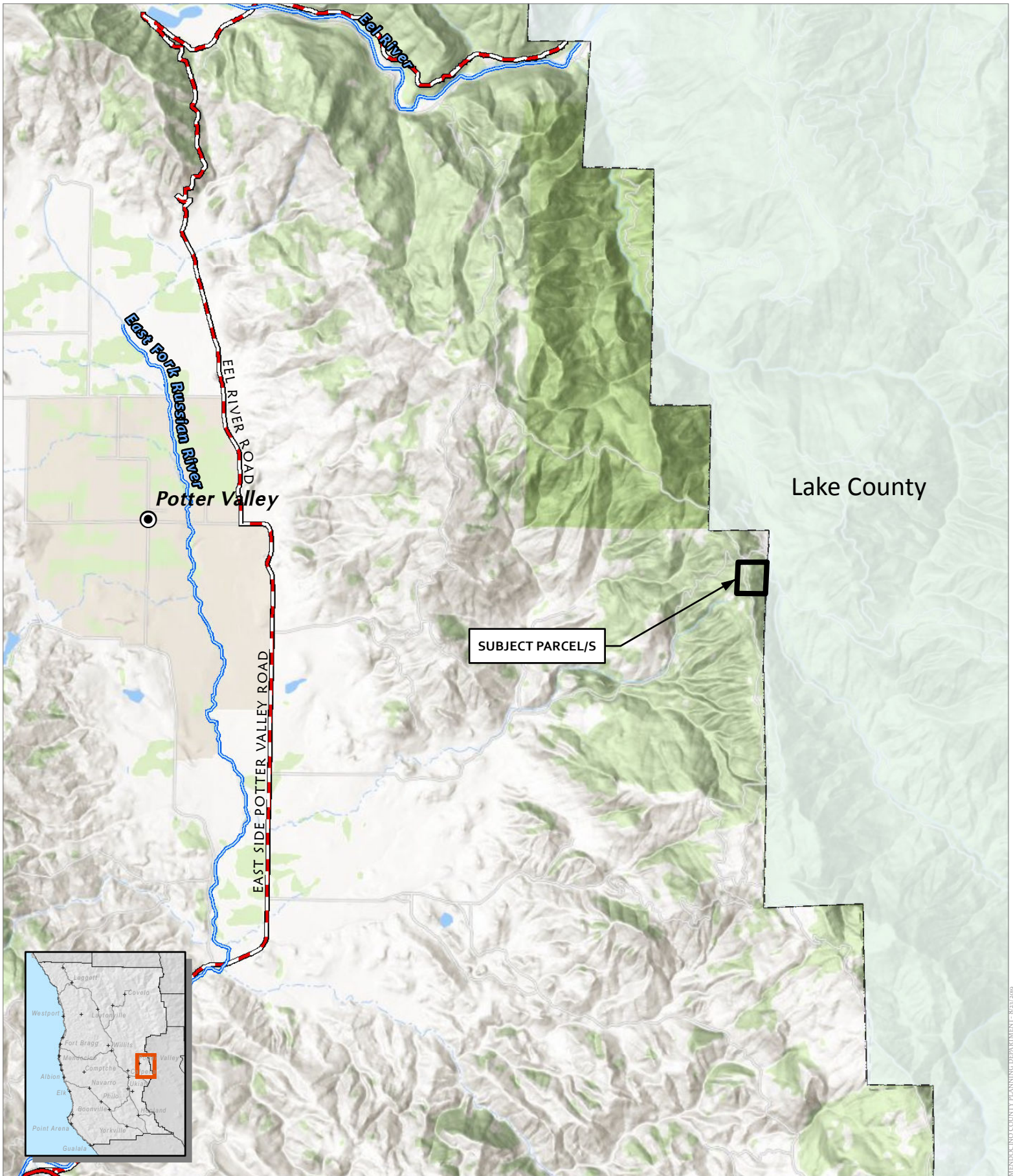
FOR STAFF PURPOSES ONLY

Zoning District: FL160

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

Compliant with Mendocino County Code Chapter 20.242: ☒ YES ☐ NO

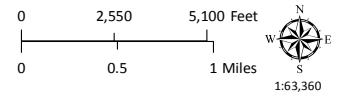




CASE: AP 2019-0077  
 OWNER: CORREA, Bryant  
 APN: 173-300-11  
 APLCT: Bryant Correa  
 AGENT:

ADDRESS: 17701 Mid Mountain Road, Potter Valley

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







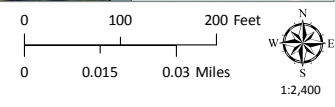
LOCATION MAP





CASE: **AP 2019-0077**  
OWNER: **CORREA, Bryant**  
APN: **173-300-11**  
APLCT: **Bryant Correa**  
AGENT:  
ADDRESS: **17701 Mid Mountain Road, Potter Valley**

-  California Counties
-  Driveways/Unnamed Roads
-  Cannabis Cultivation Sites
-  Private Roads



AERIAL IMAGERY



# SITE PLAN

Mendocino County 

APPLICANT: BRYANT CORREA  
 OWNER: BRYANT CORREA  
 APN(S) LEGAL PLOT(S): 17-3-300-11  
 FACILITY LOCATION: 17701 MID MNT RD  
 Potter Valley, CA, 95469

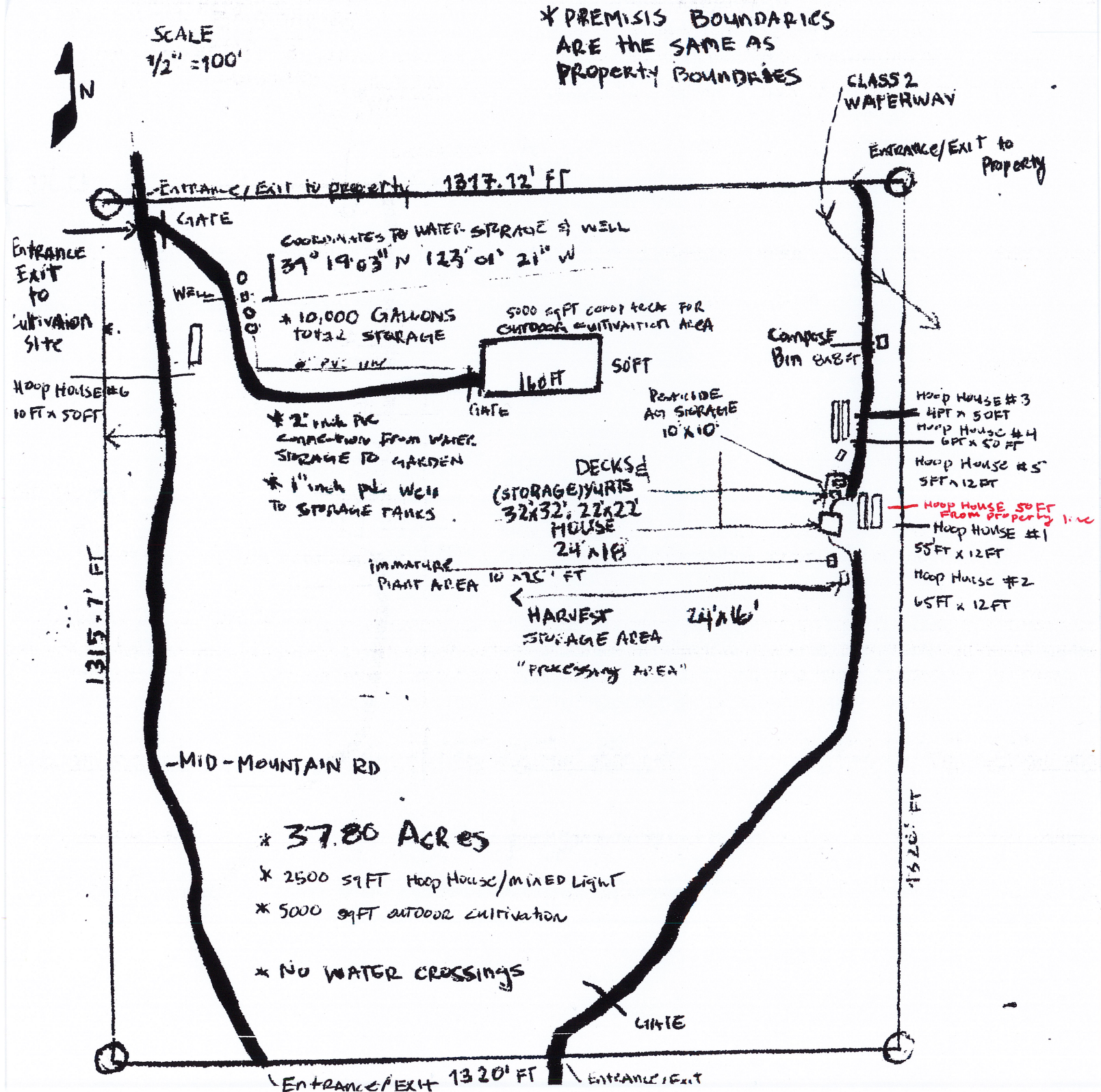
MAR 09 2020

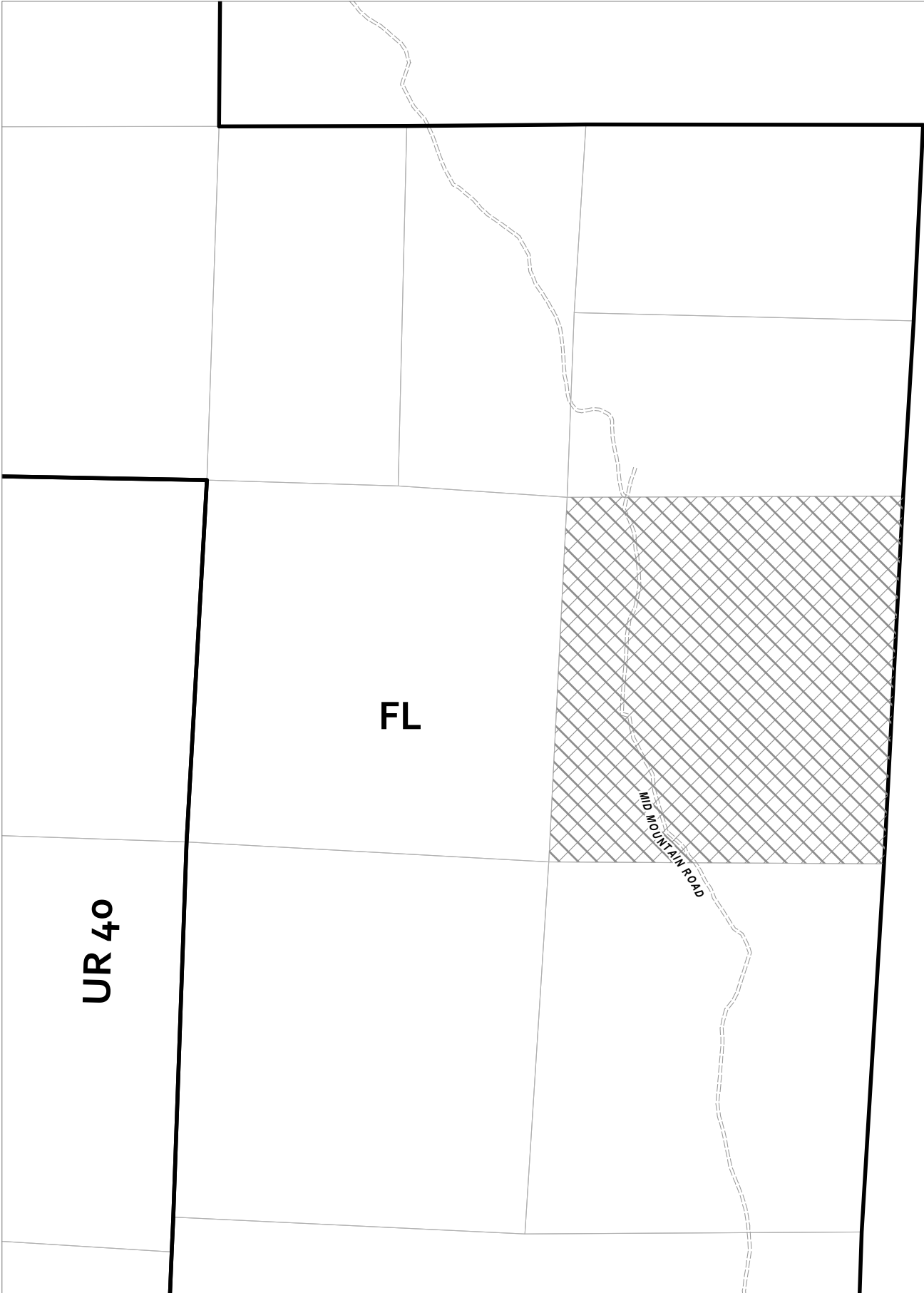
Planning & Building Services

CCM

\* PREMISES BOUNDARIES  
 ARE THE SAME AS  
 PROPERTY BOUNDARIES


SCALE  
 1/2" = 100'

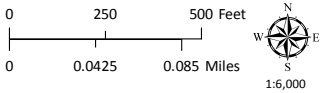




MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2019

CASE: AP 2019-0077  
OWNER: CORREA, Bryant  
APN: 173-300-11  
APLCT: Bryant Correa  
AGENT:  
ADDRESS: 17701 Mid Mountain Road, Potter Valley

 Zoning Districts

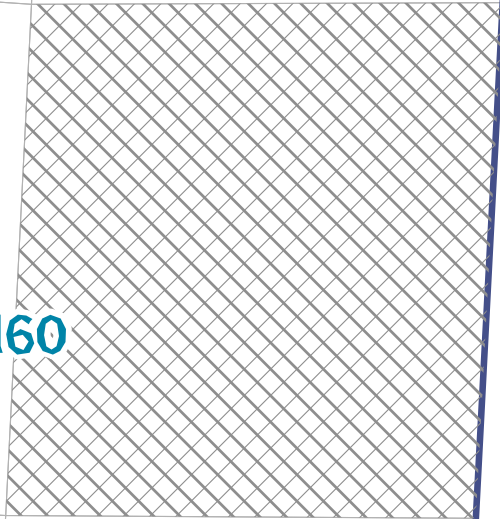


ZONING DISPLAY MAP


FL 160

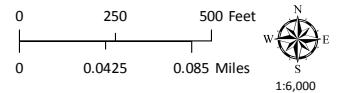
FL 160

RMR 40



CASE: AP 2019-0077  
OWNER: CORREA, Bryant  
APN: 173-300-11  
APLCT: Bryant Correa  
AGENT:  
ADDRESS: 17701 Mid Mountain Road, Potter Valley

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

173-270-06  
JAMES HILL  
16575 MID MOUNTAIN RD  
FL 160 40 A±

173-300-10  
BROCK FULMER  
FL 160 85 A±

173-300-08  
PAUL SIMPSON  
17251 MID MOUNTAIN RD  
FL 160 21.1 A±

173-300-09  
DANIEL MCGRATH  
FL 160 21.1 A±

173-300-03  
THOMAS BENTON  
17500 MID MOUNTAIN RD  
FL 160 19.75 A±

173-300-06  
RYAN KELLY  
17430 MID MOUNTAIN RD  
FL 160 19.75 A±

173-300-04  
LEANNA ROSENBAUM  
UR 40 72.47 A±

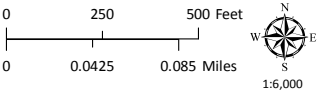
173-300-12  
RONALD BRUGGEMAN  
FL 160 36.1 A±

173-300-11  
BRYANT CORREA  
17701 MID MOUNTAIN RD  
FL 160 37.8 A±

173-310-02  
RONALD BRUGGEMAN  
17980 MID MOUNTAIN RD  
FL 160 38.7 A±

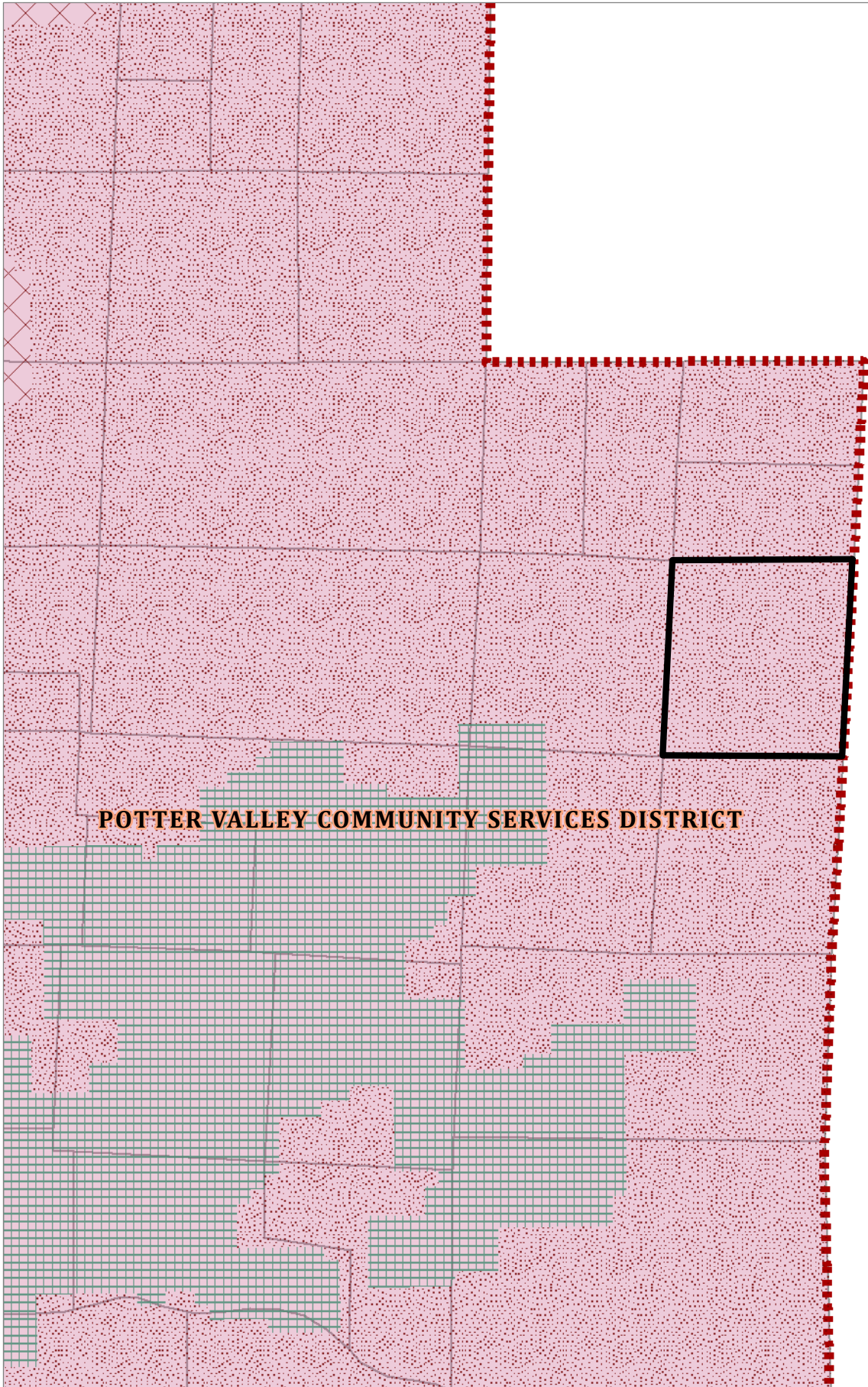
173-310-03  
RONALD BRUGGEMAN  
17970 MID MOUNTAIN RD  
FL 160 38.7 A±

CASE: AP 2019-0077  
OWNER: CORREA, Bryant  
APN: 173-300-11  
APLCT: Bryant Correa  
AGENT:  
ADDRESS: 17701 Mid Mountain Road, Potter Valley






ADJACENT PARCELS





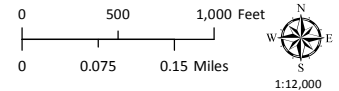


**POTTER VALLEY COMMUNITY SERVICES DISTRICT**

CASE: AP 2019-0077  
OWNER: CORREA, Bryant  
APN: 173-300-11  
APLCT: Bryant Correa  
AGENT:  
ADDRESS: 17701 Mid Mountain Road, Potter Valley

-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard

-  County Fire Districts
-  Assessors Parcels



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA