



MEMORANDUM

Date: August 3, 2017
To: The Board of Supervisors
From: Mike Oliphant, Interim Building Official
Subject: Proposed revisions to the Agricultural Exemption Permit

Based on meetings and questions regarding the cannabis cultivation ordinance and drying sheds, the Building Division is proposing revisions as noted below to the current Agricultural Exemption Permit (Mendocino County Code section 18.12.010) to include drying sheds that meet specific standards and limitations. Staff is requesting direction from the Board in order to initiate an Ordinance Code Amendment that will incorporate the changes listed below to Section 18.12.010 of the Mendocino County Code.

Standards and Limitations:

1. The structure is designed and constructed primarily for use in housing livestock, poultry, hay or grain and is located on a parcel of land that is currently zoned or primarily used for agriculture and/or growing of plants.
2. Shall not have workers or customers present, bathrooms, display of products, packaging, sales, work stations or storage warehousing of processed products.
3. Shall not be located on a parcel of land less than one acre in size.
4. Shall not be located closer than 50 feet to a property line or 40 feet to a Residence.
5. Shall not be used as a winery, sawmill, dairy, commercial greenhouse, trimming, processing, or firewood storage area.
6. Shall not be an addition to any structure other than a previously permitted Agricultural Exempt structure.
7. Structures on one to ten acre parcels are limited to 600 square feet and 15 feet in height.
8. Structures on parcels larger than 10 acres have no maximum square footage restrictions, but the height is limited to 25 feet.
9. Structures over 2000 square feet must be designed by a California licensed Architect or Engineer.

10. The ground floor must be on a relatively level grade, and the floor materials may be: concrete, asphalt, dirt or wood. Any wood material that is in contact with concrete or the exposed ground, or wood joists closer than 18 inches, wood girders closer than 12 inches to the exposed ground must be naturally durable wood or wood that is preservative-treated.
11. Standard permits and inspections are required for electrical and plumbing installations. Electrical installations are limited to 100 amp services. Plumbing is limited to exterior hose bibs and a clean-up sink. Mechanical installations are prohibited.
12. Exiting from Agricultural Exempt structures shall be required as per the current California Building Code, Chapter 10.
13. Construction of the Ag Exempt structure must be completed and a final inspection made within 1 year from the date of obtaining the permit from Mendocino County Planning and Building.

CC: Nash Gonzales, Interim Planning and Building Services Director
Mary Lynn Hunt, Chief Planner
Carmel J. Angelo, Chief Executive Officer

Attached: Application for Agricultural Exemption (Revised 1991)