



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM 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

December 29, 2017

Department of Transportation  
Forestry Advisor  
Sonoma State University  
Department of Fish & Game

Potter Valley Rancheria  
Sherwood Valley Rancheria  
Redwood Valley Rancheria  
Cloverdale Rancheria

Mendocino Fire District  
Environmental Health - Ukiah  
Building Inspection - Ukiah

**CASE#:** U\_2017-0030

**DATE FILED:** 11/28/2017

**OWNER/APPLICANT:** BUTTRICK NATHANIEL J

**REQUEST:** TYPE C-A SMALL INDOOR GROW

**ENVIRONMENTAL DETERMINATION:** 15303. Class 3:

c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area, and;

d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. Categorically Exempt

**LOCATION:** 40.5 miles northwest of Ukiah City Center, 19.9 miles west of the intersection of Orr Springs Road and North State Street, 18 miles west of the intersection of Orr Springs Road and Comptche Ukiah Road located at 40500 Comptche Ukiah Road; APN 121-210-31.

**STAFF PLANNER:** LACO

**RESPONSE DUE DATE:** January 12, 2018

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and 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:

BUTTRICK NATHANIEL J

APPLICANT:

NATHANIEL BUTTRICK

AGENT:

PETER HUSON

REQUEST:

TYPE C-A SMALL INDOOR GROW

LOCATION:

10.3± miles west of Comptche Town Center, lying on the north side of Comptche Ukiah Rd., located at 40500 Comptche Ukiah Rd., Mendocino; (APN: 121-210-31).

ACREAGE:

9.7± acres

GENERAL PLAN:

Rural Residential minimum 10 acres (RR10)

ZONING:

Rural Residential minimum 10 acres (RR10)

COASTAL ZONE:

NO

EXISTING USES:

Residential, Agricultural

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

16N

RANGE:

17W

SECTION:

2

USGS QUAD#:

39

RELATED CASES ON SITE: AG\_2017-0251 (CA Small Indoor Grow), AG\_2017-0249 (1B Medium Mixed Light Grow), BF\_2004-0780 (power to well)

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Forest Land 160	Timberland Production	90± acres	State Parks
EAST:	Rural Residential 10, Remote Residential 20	Rural Residential 10, Upland Residential 20	9.2± acres	Residential
SOUTH:	Remote Residential 20, Pinoleville Industrial	Public Facilities, Upland Residential 20	60± acres	State Parks, Residential
WEST:	Rural Residential 10, Remote Residential 20	Rural Residential 10, Remote Residential 20	10.04± acres	Residential

REFERRAL AGENCIES:

☐ Planning (FB - MHRB)

☒ Department of Transportation

☒ Environmental Health (Ukiah)

☒ Building Inspection (Ukiah)

☐ Emergency Services

☐ Assessor

☐ Farm Advisor

☐ Agriculture Commissioner

☒ Forestry Advisor

☐ Air Quality Management District

☐ ALUC

☐ County Water Agency

☐ Archaeological Commission

☒ Sonoma State University

☐ US Fish & Wildlife Service

☐ Russian River Flood Control/Water Conservation Improvement District

☐ Trails Advisory Council

☐ Native Plant Society

☐ State Clearinghouse

☐ Caltrans

☒ CalFire

☒ Department of Fish & Game

☐ Coastal Commission

☐ RWQCB

☐ Division of Mines & Geology

☐ Department of Health Services

☐ Department of Parks & Recreation

☐ Department of Conservation

☐ Soil Conservation Service

☐ Army Corps of Engineers

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☒ Potter Valley Tribe

☒ Sherwood Valley Rancheria

☒ Redwood Valley Rancheria

☒ Cloverdale Rancheria

☒ Mendocino Fire District

☐ City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 121-210-31-00

PROJECT COORDINATOR: SAMANTHA THOMAS PREPARED BY: SAMANTHA THOMAS DATE: 12/13/2017

**ENVIRONMENTAL DATA**  
**(To be completed by Planner)**

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area. Mendocino Headlands State Park located to the North and South
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA: Mendocino Fire District <input type="checkbox"/> SRA-CDF# High and Moderate Fire Hazards
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Ferncreek sandy loam
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Wild and Scenic River. Located South of Big River and North of Little River
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	Marginal	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map.
<input type="checkbox"/>	<input type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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 www.co.mendocino.ca.us/planning

## **CANNABIS APPLICATION CHECKLIST**

### **SUBMITTAL MATERIALS: PLEASE SUBMIT TO THE DEPARTMENT OF PLANNING AND BUILDING SERVICES (PBS)**

- ☐ **1 copy of the fully completed 'Application for Cannabis Cultivation'**
- ☐ **1 copy of the fully complete 'Cultivation Site & Project Description Questionnaire'**
- ☐ **1 copy of the Site Plan (see attached example)**
- ☐ **1 copy of Indemnification Agreement**
- ☐ **1 copy of Certification and Site View Authorization/Agent Authorization/Mail Direction form**
- ☐ **Proof of the applicant's legal interest in all property upon which work is to be performed.** Proof can be in the form of a current tax statement, title report, lease agreement, or other documents showing legal interest to apply for the permit and comply with all conditions of approval. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant.
- ☐ **Cannabis Permit Number** received from Department of Agriculture with cultivation application submittal.  
AG 2017-0251
- ☐ **\$75.00 check made payable to "Sonoma State University" OR Archaeological Survey**

#### **If applicable:**

- ☐ **CalFire clearance** (required for permit review if applicable)
- ☐ **Statement, Permit, License, or Registration of Water Diversion from the California Water Resources Control Board**
- ☐ **Copy of Notice of Intent and Monitoring Self-certification from the North Coast Regional Water Quality Control Board**
- ☐ **Copy of notification to California Dept. of Fish and Wildlife and subsequent Streambed Alteration Permit**  
 IF project should have impacts on any bed or bank of a stream or other water course, such as grading or terracing
- ☐ **County well permit**  
 IF source of water is a well
- ☐ **Board of Equalization Seller's Permit**  
 IF intending to sell directly to qualified patients or primary caregivers
- ☐ **Clean Water Act Sec. 404 Permit from Army Corps of Engineers and North Coast Regional Water Quality Control Board**  
 IF working in any Waters of the United States
- ☐ **State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009 DWQ**  
 IF disturbing one (1) or more acres of soil during this project or any total disturbance of multiple projects

#### **FILING FEE**

- ☐ Check with a planner prior to submitting the application for the current fee. All fees are collected by the Department of Planning and Building Services. Checks should be made payable to Mendocino County with the exception of the Sonoma State University's fee, which should be on a separate check payable to Sonoma State University.
- ☐ The Department of Fish and Wildlife collects a fee for filing the Notice of Determination upon project approval. Assembly Bill 3158 requires the fee be paid for every project that the County adopts and Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration pursuant to the California Environmental Quality Act. This fee is updated annually by the Department of Fish and Wildlife; please verify the current fee with PBS.

#### **NOTES**

Any application not meeting the above criteria will be considered **INCOMPLETE** and will be placed on hold until the appropriate documentation is provided. Illegible maps and incomplete responses to the questionnaire will also delay project review.

**\*\*\*INFORMATION PROVIDED ON PERMIT APPLICATIONS BECOMES PART OF A PUBLIC RECORD\*\*\***

**IMPORTANT FACTS FOR ADMINISTRATIVE PERMIT APPLICATIONS**

1. Administrative Permits typically do not require a public hearing. However, PBS may require one in certain cases.
2. Administrative Permits may be 'approved', 'approved w/ conditions', or 'denied' if it cannot conform to the necessary requirements.
3. The permit is heard by the Zoning Administrator, whose action is final unless appealed to the Board of Supervisors within 10 days.
4. The validity of the Administrative Permit is typically 1 – 2 years, but an expiration date will be provided by the Zoning Administrator.
5. The expiration of the Administrative Permit may be extended by the administering agency (PBS). Failure to extend expiration will result in the Administrative Permit becoming null and void.

**IMPORTANT FACTS FOR USE PERMIT APPLICATIONS**

1. After preliminary review, your application will be schedule for a public hearing with the Planning Commission or Zoning Administrator. Generally speaking, more complex or controversial applications are heard by the Planning Commission, while simpler and more routine applications are heard by the Zoning Administrator.
2. A copy of the public notice, staff report, and agenda will be mailed to you prior to the public hearing. The staff report on your project will include the project recommendations and conditions of approval.
3. Public notice of hearings on your application will be published in local newspapers.
4. Owners of adjoining property will be notified of the proposal.
5. An environmental review will be conducted to examine the potential environmental effects of your proposal.
6. The applicant, or a representative, must attend the public hearing.
7. At the public hearing, members of the public will have the opportunity to express positive or negative comments regarding your application.
8. Action by the Planning Commission is final unless appealed to the Board of Supervisors.
9. Appeals to the Board of Supervisors must be submitted in writing to the Clerk of the Board within 10 calendar days of the Planning Commission's decision. The appeal must be accompanied by the applicable fee. Following your appeal, the Board of Supervisors will hold a public hearing. You will be notified by mail of the time and place of you appeal.

**\*\*\*INFORMATION PROVIDED ON PERMIT APPLICATIONS BECOMES PART OF A PUBLIC RECORD\*\*\***



**Department of  
Planning and Building  
Services**

Case No:	U-2017-1030
CalFire No:	
Cultivation No:	AG-2017-0251/PP-2017-0203
Fee:	\$3,216
Receipt No:	018284
Received By:	
Date Filed:	11/21/17
Office use only	

## **Application for Cannabis – Use Permit / Administrative Permit**

What type of Review Permit is required?

**ADMINISTRATIVE PERMIT (AP)**

☐ Expansion ☐ Forego RR:10 Housing Requirement ☐ C-A (cottage indoor; up to 500ft<sup>2</sup>) ☐ Setback Reduction  
(Phases II and III only)

**USE PERMIT (UP)**

☒ C-A (cottage indoor; between 501 ft<sup>2</sup> and 2,500 ft<sup>2</sup>)

**APPLICANT(S)**

Name: NATHANIEL BUTTRICK Phone: 707-978-1773  
Mailing  
Address: 2255 CHALLENGER WAY SUITE 106  
City: SANTA ROSA State/Zip: CA email: NAT@MADRONECALIFORNIA.COM

**PROPERTY OWNER**

Name: NATHANIEL BUTTRICK Phone: 707-978-1773  
Mailing  
Address: 2255 CHALLENGER WAY SUITE 106  
City: SANTA ROSA State/Zip: CA email: NAT@MADRONECALIFORNIA.COM

**AGENT**

Name: PETER HUSON Phone: 415-302-4688  
Mailing  
Address: 705 US HIGHWAY 101  
City: GARBERVILLE State/Zip: CA email: PETER@ONELOGHOUSE.COM

Parcel Size: 9.81 ACRES acres

Address of Property: 40500 COMPTCHE UKIAH ROAD, MENDOCINO, CA

Assessor Parcel Number(s): 121-210-31

**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 checked="" 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 type="checkbox"/> 2-B	
Nursery: (≤22,000 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.

DocuSigned by: 	11/21/2017	DocuSigned by: 	11/21/2017
Signature of Applicant/Agent	Date	Signature of Owner	Date



# 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. If expansion, what is the original size of the cultivation site? \_\_\_\_\_ square feet

What is the expanded size of the cultivation site? \_\_\_\_\_ square feet

☒ Not an expansion.

3. Please describe the project; include the reason for seeking this permit and activities associated with that reason.

2500 SQ FT TYPE C-A INDOOR CULTIVATION IN NEW 3600 SQ FT  
STEEL BUILDING AND NEW 600A ELECTRICAL SERVICE INSTALLATION

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

☐ YES

☒ NO

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

FLAT RURAL RESIDENTIAL PROPERTY WITH NATURAL VEGETATION  
NEW STEEL BUILDING TO BE INSTALLED ON FLAT GROUND  
INSTALLATION OF NEW WELL AND SEPTIC SYSTEM

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

☐ YES

☒ NO

If YES, please describe the phases briefly.

7. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?

TAKEN TO OFF-SITE LICENSED FACILITY

8. 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

9. 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F. Connect to existing septic system?             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| G. Install an individual well?                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

H. OTHER (Explain)? \_\_\_\_\_

10. 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. 20X10 WOOD CABIN
2. 10X10 PUMP HOUSE
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

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

12. 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 )

13. Will there be any security lighting? ☒ YES ☐ NO If YES, will the light be cast downward? ☒ YES ☐ NO

14. 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 |



15. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

FLAT RURAL RESIDENTIAL PROPERTY WITH NATURAL VEGETATION

16. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant			X	
Residential/Agricultural		X		X
Commercial/Industrial				
Institutional/Timberland	X			
Other				

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

A. Electricity

☐ Utility Company (existing)

☒ Utility Company (planned)

☐ On-Site Generation – Specify \_\_\_\_\_

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 \_\_\_\_\_

18. Will you have employees? ☒ YES ☐ NO

If YES, how many employees will you have? 1-2

If employees are residing onsite, please indicate the structure they will be residing.

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

20. If you answered YES to the previous question (19), please describe the activities.

DRYING & CURING IN NEW BUILDING

21. Please provide driving directions to the cultivation site using identifiable landmarks (streets, mile posts, mailboxes).

US 101 TO HWY 128 TO COMPTCHE UKIAH ROAD

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

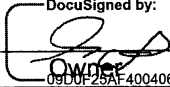
DocuSigned by:  
Signature of Applicant/Agent [Signature] 11/21/2017  
Date

DocuSigned by:  
Signature of Owner [Signature] 11/21/2017  
Date

**AUTHORIZATION OF AGENT**

1. I hereby authorize PETER HUSON to act as my representative and to bind me in all matters concerning this application.

DocuSigned by:



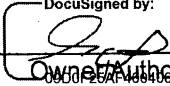
11/21/2017

Date

**CERTIFICATION AND SITE VIEW AUTHORIZATION**

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the county.
2. I hereby grant permission for County, Planning and Building Services staff, and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

DocuSigned by:



11/21/2017

Date

**INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to Sign this agreement will result in the application being considered incomplete and withheld from further processing.

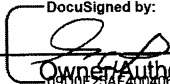
**INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

1. I, NATHANIEL BUTTRICK, hereby agree to the above Indemnification Agreement.

(Print Name)

DocuSigned by:



11/21/2017

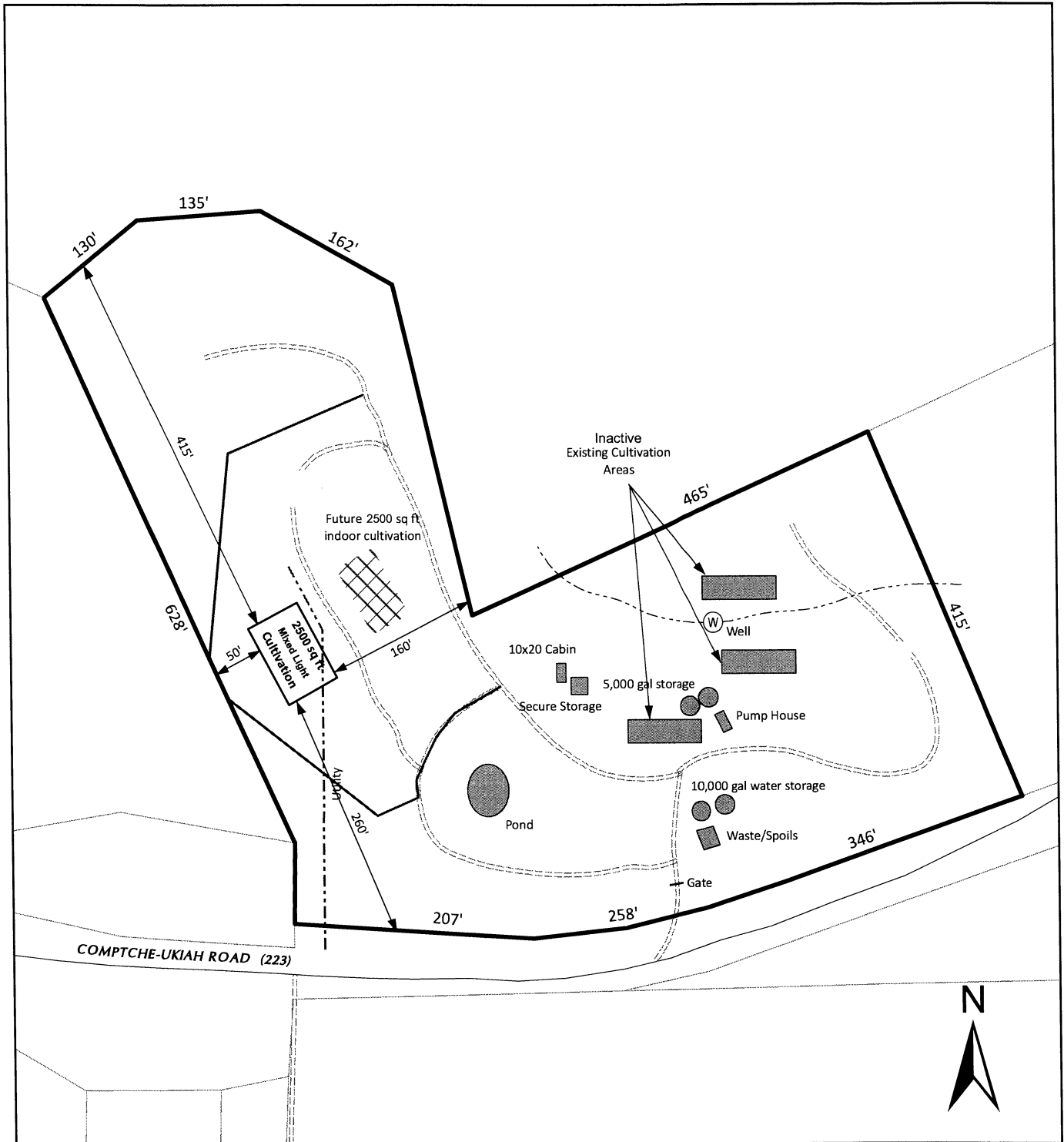
Date

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence mailed to if different from those identified on the **Application for Cannabis Cultivation** page.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

**SITE PLAN**

PERMIT NO: \_\_\_\_\_

**SITE PLAN MUST INCLUDE ALL RELEVANT INFORMATION**

APPLICANT: NATHANIEL BUTTRICK  
 APN/S (LEGAL PCL.): 121-210-31  
 CULTIVATION SITE ADDR: 40500 COMPTCHE UKIAH ROAD, MENDOCINO  
 \_\_\_\_\_  
 \_\_\_\_\_



## COUNTY OF MENDOCINO

### DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

0\_2011-0030  
IGNACIO GONZALEZ, INTERIM DIRECTOR  
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FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning

Please provide the following information for Administrative Permit/Use Permit (Permit #)

#### Department of Agriculture

- ☒ Lake or Streambed Alteration Agreement (LSA) #: \_\_\_\_\_
- ☐ Applicant is in compliance with their Agreement
- ☐ Confirmed water use estimates are appropriate for cultivation needs.
- ☐ Illegal forest clearing or grading *3-acre conversion approved 8/11/16*
- ☐ Complete Water Resource Protection Plan *Waterboard enrollment lists 12/1/17 as WRPP completion date*
- ☐ CDFW has issued a Notice of Violation (NOV)
- ☐ Proposed vegetation removal
- ☐ Cultivation area, prior to January 1, 2016: \_\_\_\_\_ ft<sup>2</sup>

#### Department of Planning and Building Services

- ☒ Domestic Water source(s):
- ☐ Well(s), provide a copy of the well completion log.
- ☐ Municipal water
- ☒ Surface water (spring, stream, or hydrologically connected pond or well) *Water right filed for diversion*
- ☒ Irrigation Water source(s): *App. ID: S026833*
- ☒ Well(s), provide a copy of the well completion log.
- ☐ Municipal water
- ☒ surface water (spring, stream, or hydrologically connected pond or well)
- ☐ Rainwater catchment from roof.
- ☒ Pond(s) onsite.
- ☐ Topographic map that identifies all surface water, wetlands, or other sensitive habitats onsite and the appropriate buffer distances for each.
- ☒ New or existing road(s) cross: streams, springs, seeps, wetlands, etc. on the parcel
- ☐ Energy sources for project.
- ☒ Generator ☐ Micro hydropower ☒ PG&E ☐ Solar
- ☐ Complete biological assessment or letter of engagement
- ☐ Special status plants or animals
- ☐ Wetlands
- ☐ Located within the CDFW recommended minimum setback area for surface waters.
- ☐ Tribal Territory
- ☐ Complete assessment of access road



# Mendocino County

## Planning and Building Services

860 North Bush Street  
Ukiah, CA 95482  
(707) 234-6650

120 West Fir Street  
Fort Bragg, CA 95437  
(707) 964-5379

**Paid By: BUTTRICK NATHANIEL J /**  
PO BOX 1043

MENDOCINO

CA 95460

**Project Number: U\_2017-0030**

**Project Description: CA.Mendocino.Buttrick**

**Site Address: 40500 COMPTCHE UKIAH RD**

**U\_2017-0030**

**Receipt: PRJ\_018284**

**Date: 11/20/2017**

**Pay Method: CREDIT 21690047**

**Received By: DANIELLE D. FITTS**

<b>Fee Description</b>	<b>Account Number</b>	<b>Qty</b>	<b>Fee Amount</b>
BASE FEES	1100-2851-822605		\$2,289.00
UMIN BASE			\$2,289.00
DOT FEES	1100-1910-826182		\$400.00
UMIN UMAJ COT DR CDPA CDPS COUNTY R			\$400.00
EH FEES	1100-4011-822606		\$300.00
UMIN OR UMAJ EH			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00

---

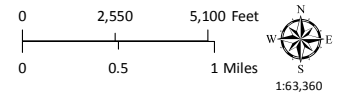
**Total Fees Paid: \$3,216.00**





CASE: U 2017-0030  
 OWNER: BUTTRICK, Nathaniel  
 APN: 121-210-31  
 APLCT: Nathaniel Buttrick  
 AGENT: Peter Huson  
 ADDRESS: 40500 Comptche Ukiah Road, Mendocino

Major Towns & Places   
 Major Roads  
 Major Rivers  
 Highways

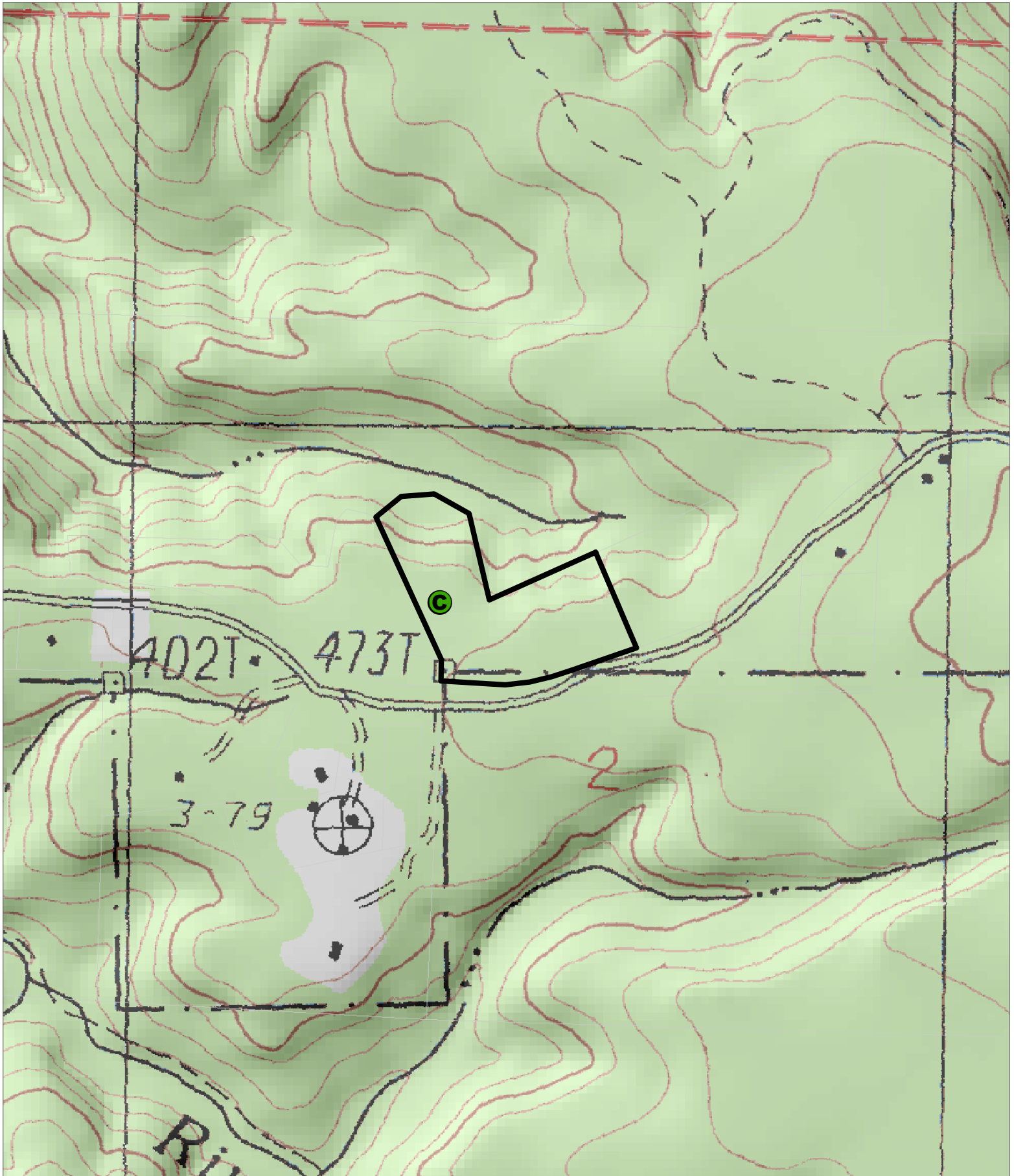


LOCATION MAP

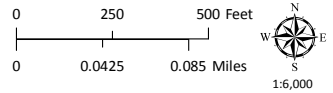
Attachment A

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CASE: U 2017-0030  
OWNER: BUTTRICK, Nathaniel  
APN: 121-210-31  
APLCT: Nathaniel Buttrick  
AGENT: Peter Huson  
ADDRESS: 40500 Comptche Ukiah Road, Mendocino

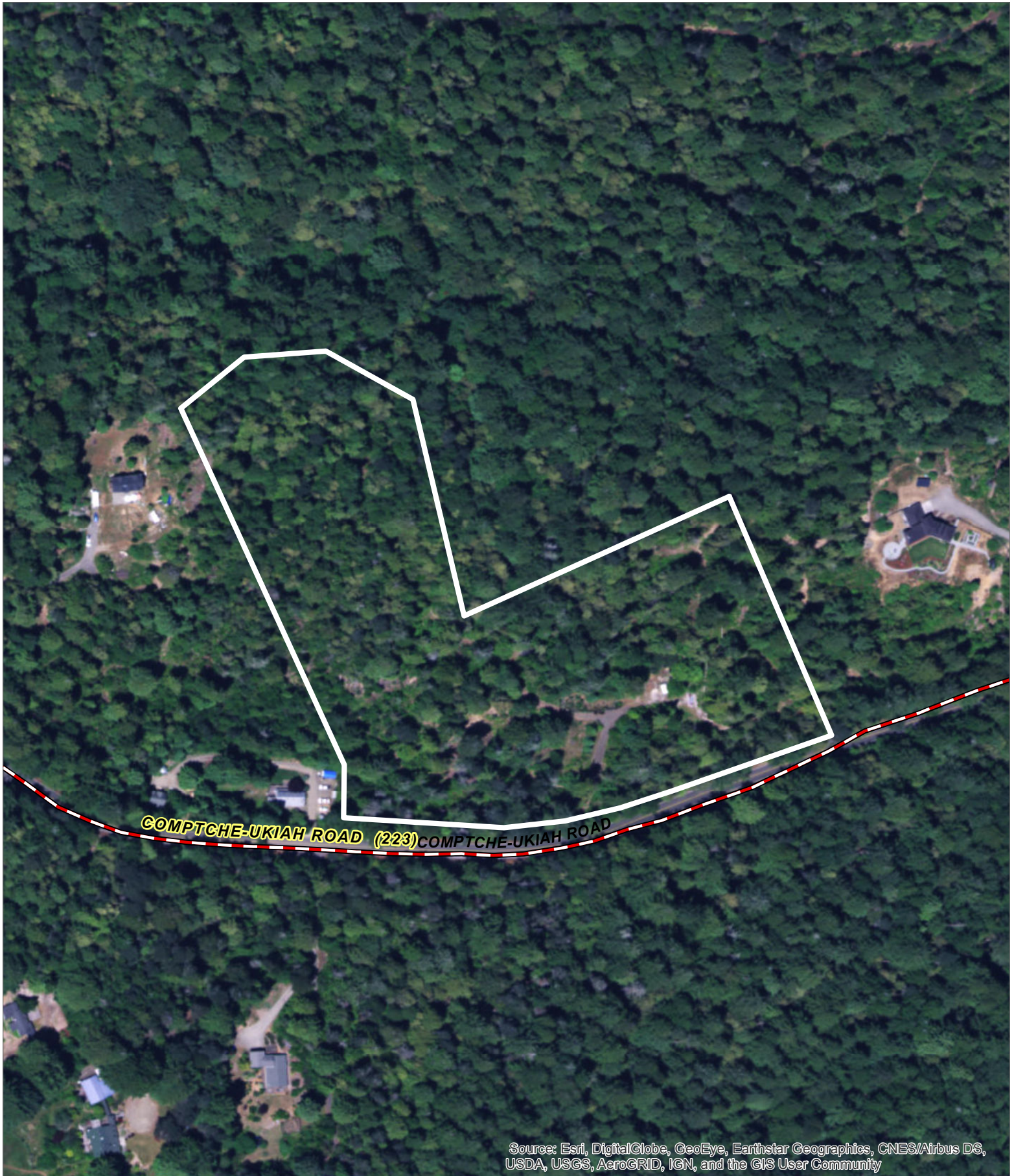


TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

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Attachment B

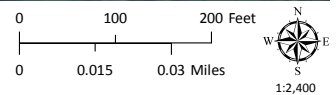




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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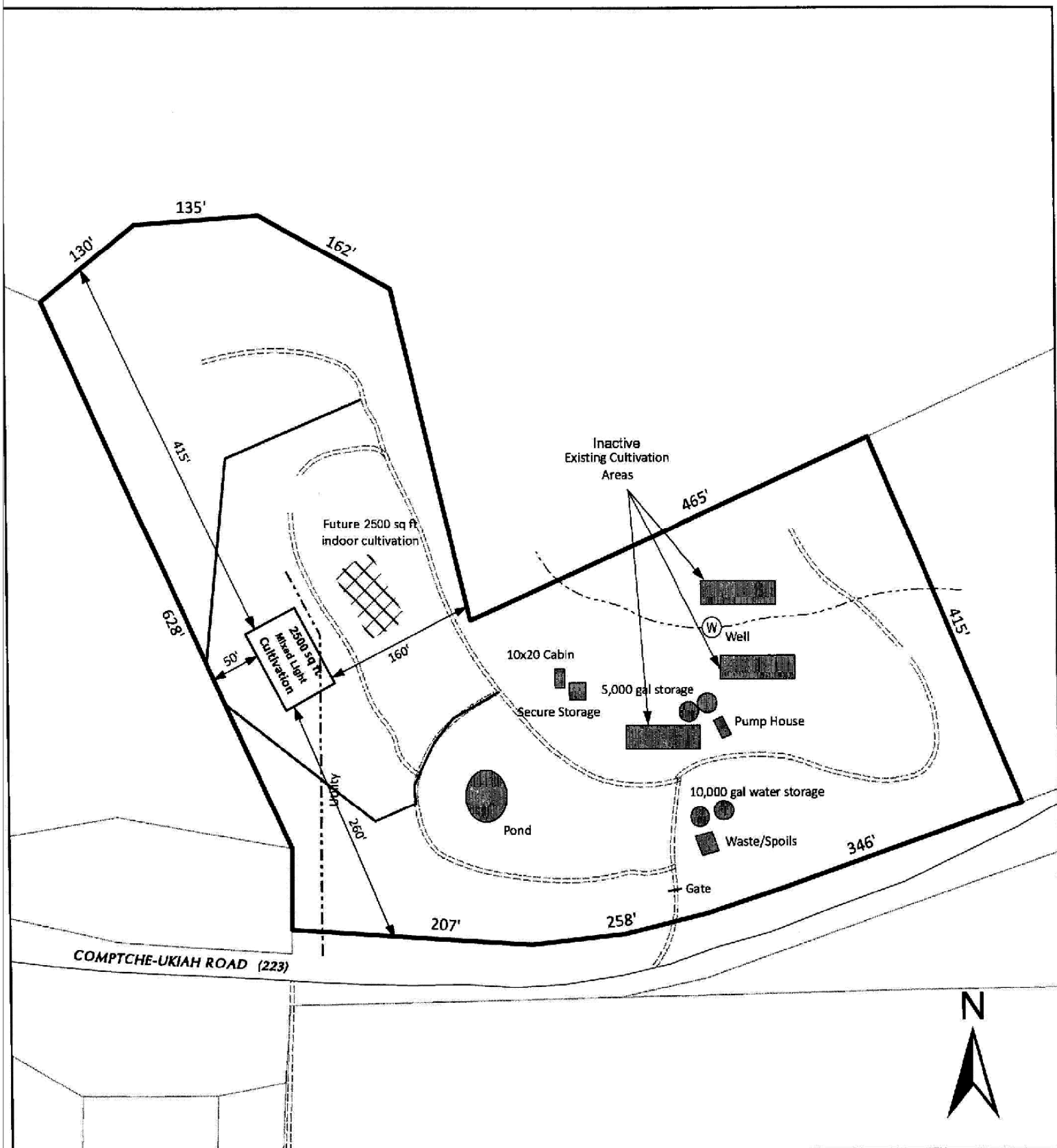
 Major Roads  
 Public Roads



AERIAL IMAGERY  
Attachment C

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**SITE PLAN MUST INCLUDE ALL RELEVANT INFORMATION**

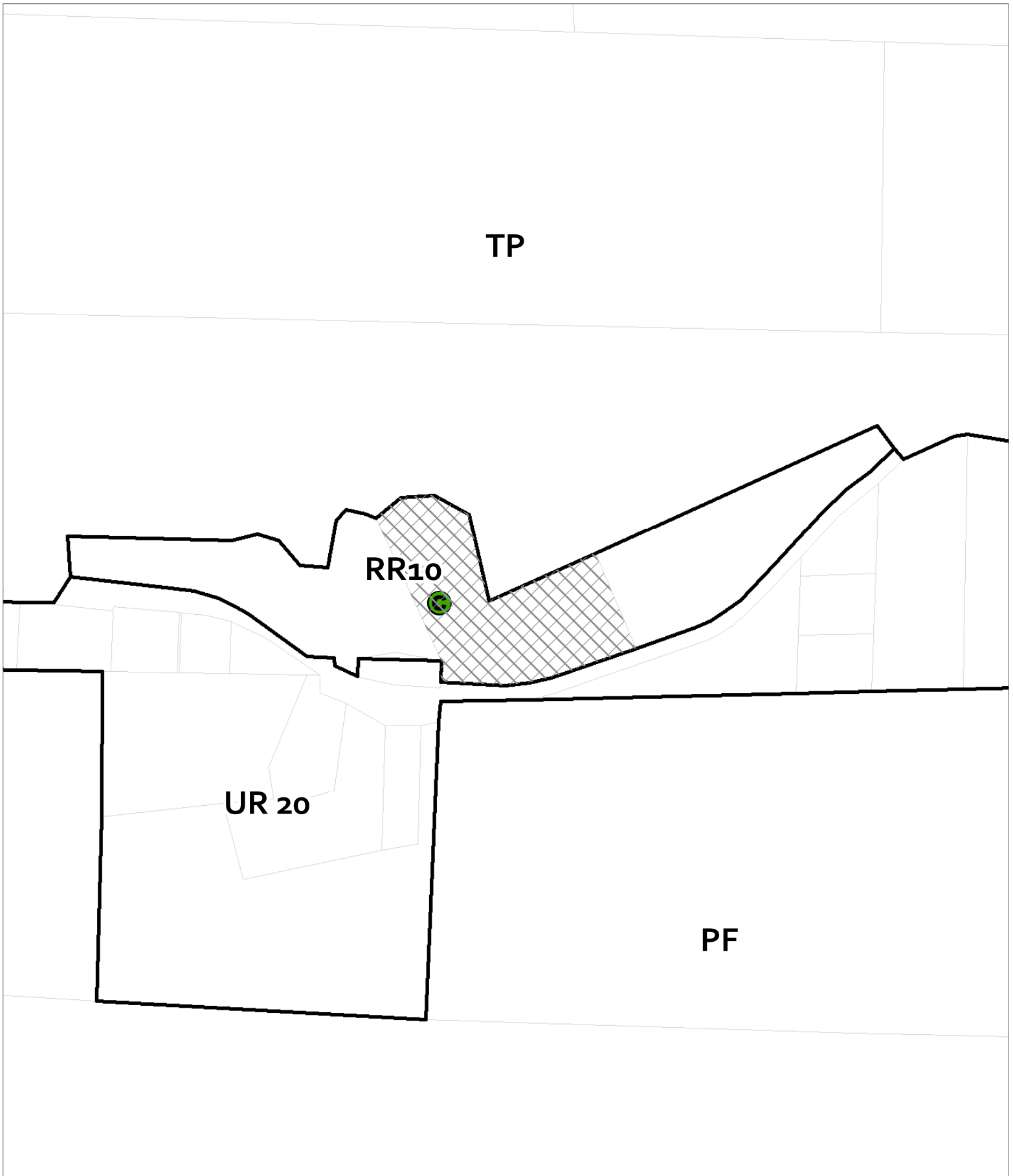
CASE: U 2017-0030  
 OWNER: BUTTRICK, Nathaniel  
 APN: 121-210-31  
 APLCT: Nathaniel Buttrick  
 AGENT: Peter Huson  
 ADDRESS: 40500 Comptche Ukiah Road, Mendocino

NO SCALE


SITE PLAN

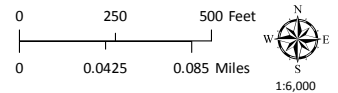
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Attachment D



CASE: U 2017-0030  
OWNER: BUTTRICK, Nathaniel  
APN: 121-210-31  
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AGENT: Peter Huson  
ADDRESS: 40500 Comptche Ukiah Road, Mendocino

 Zoning Districts




ZONING DISPLAY MAP

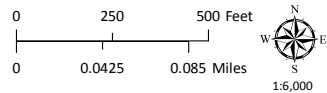
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Attachment E



CASE: U 2017-0030  
OWNER: BUTTRICK, Nathaniel  
APN: 121-210-31  
APLCT: Nathaniel Buttrick  
AGENT: Peter Huson  
ADDRESS: 40500 Comptche Ukiah Road, Mendocino

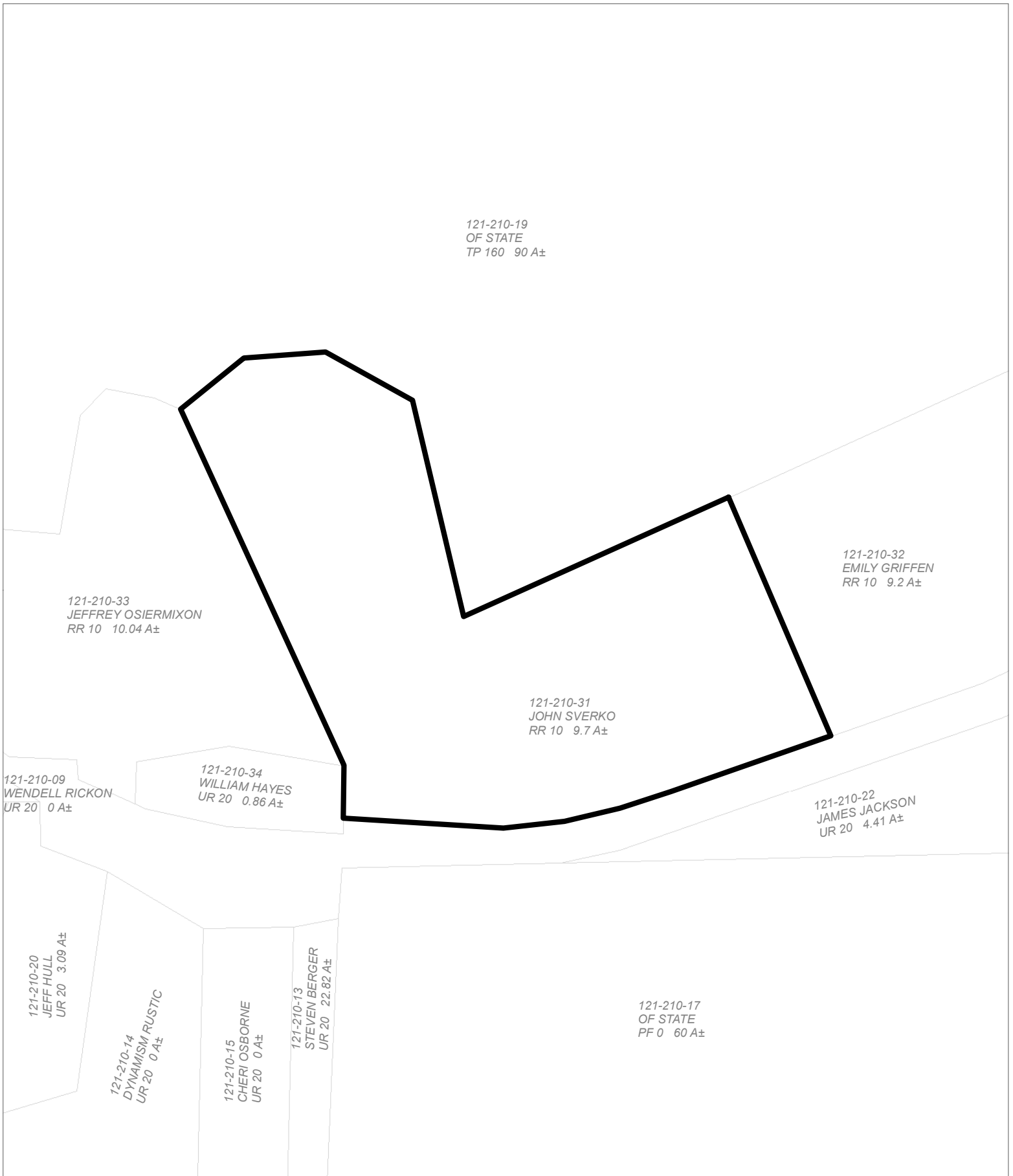
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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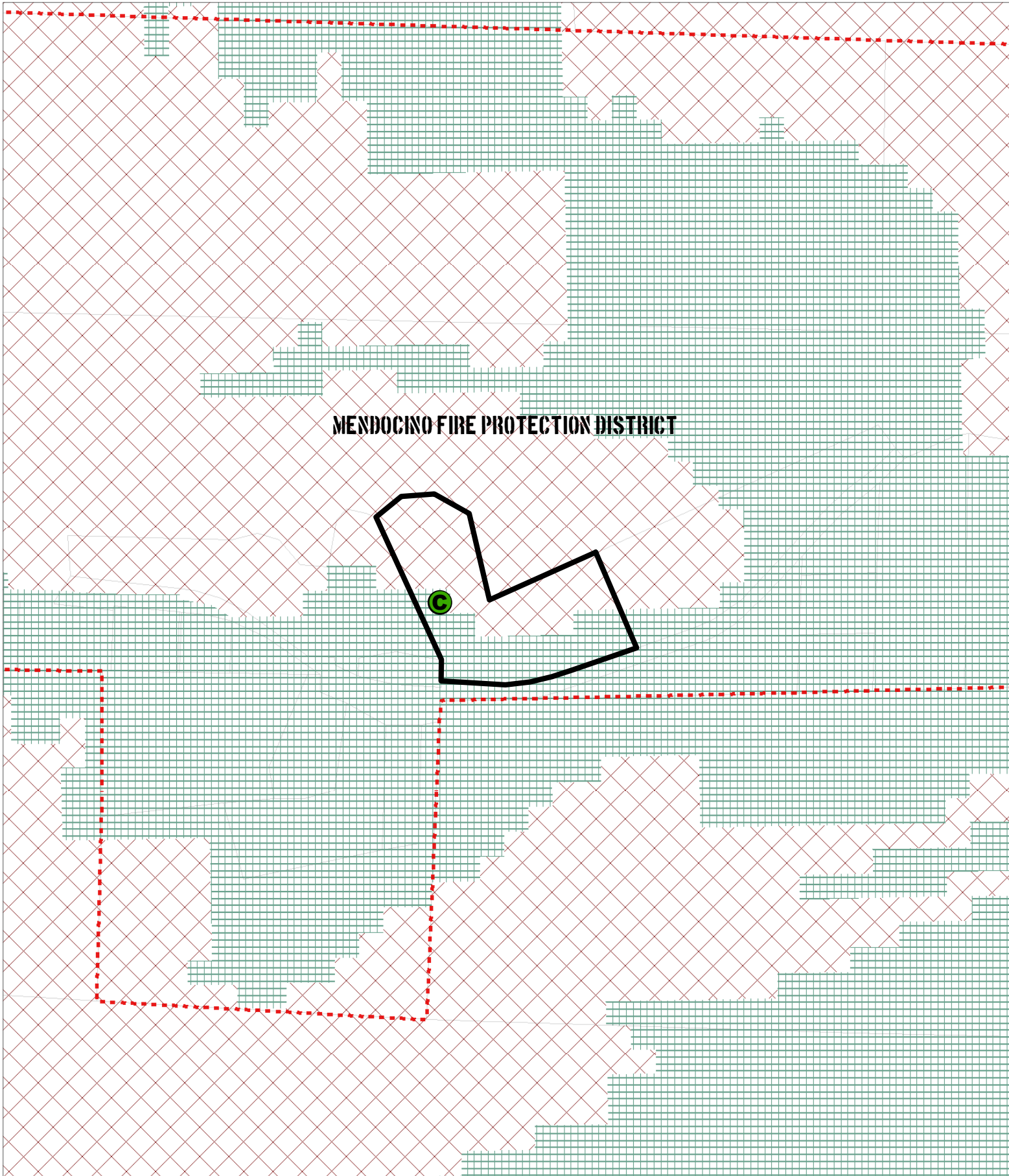
Attachment F






CASE: U 2017-0030  
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ADDRESS: 40500 Comptche Ukiah Road, Mendocino

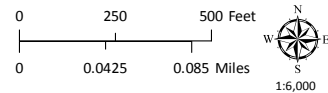
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ADJACENT PARCELS  
Attachment G



CASE: U 2017-0030  
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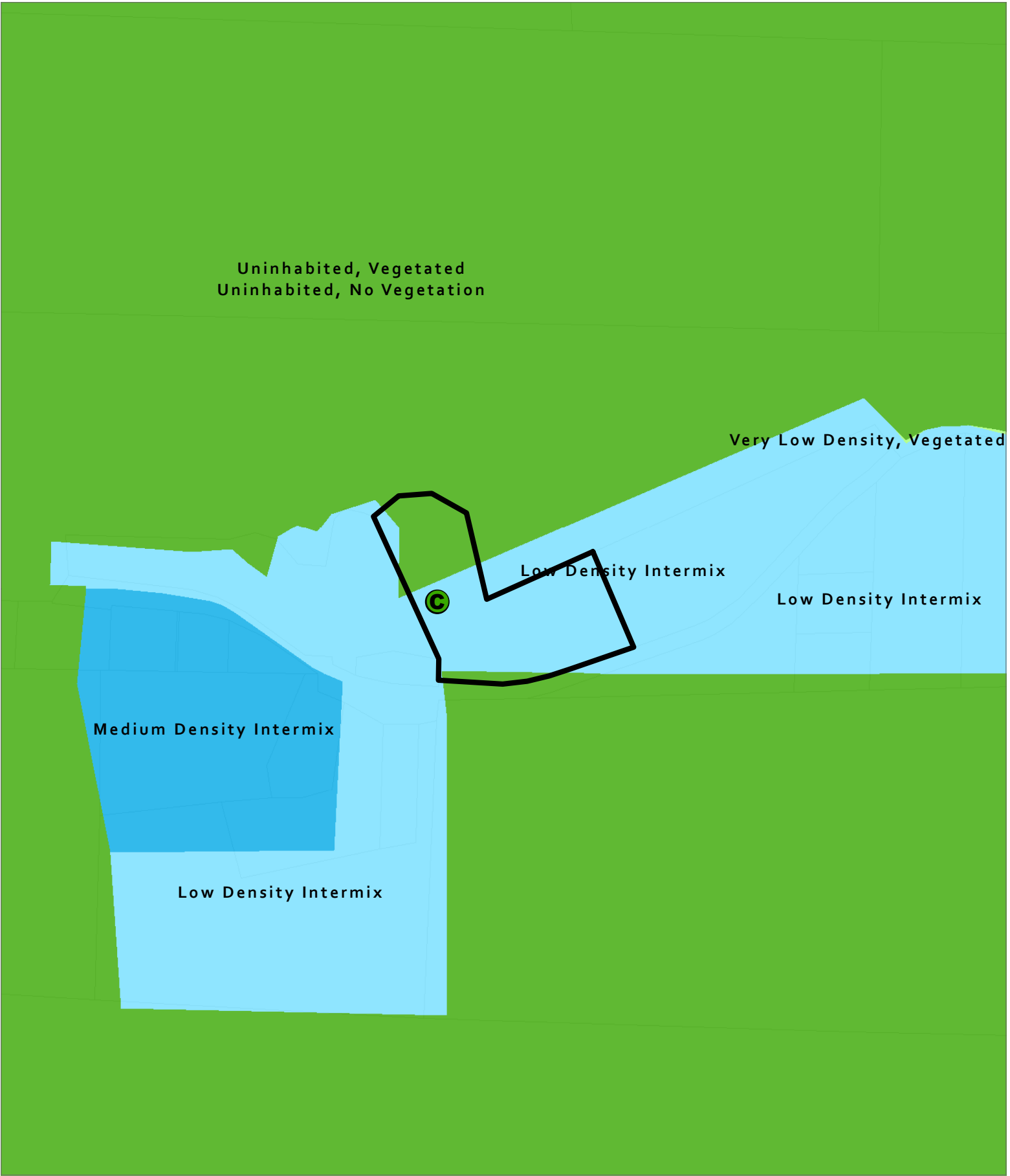
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
STATE RESPONSIBILITY AREA

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Attachment H



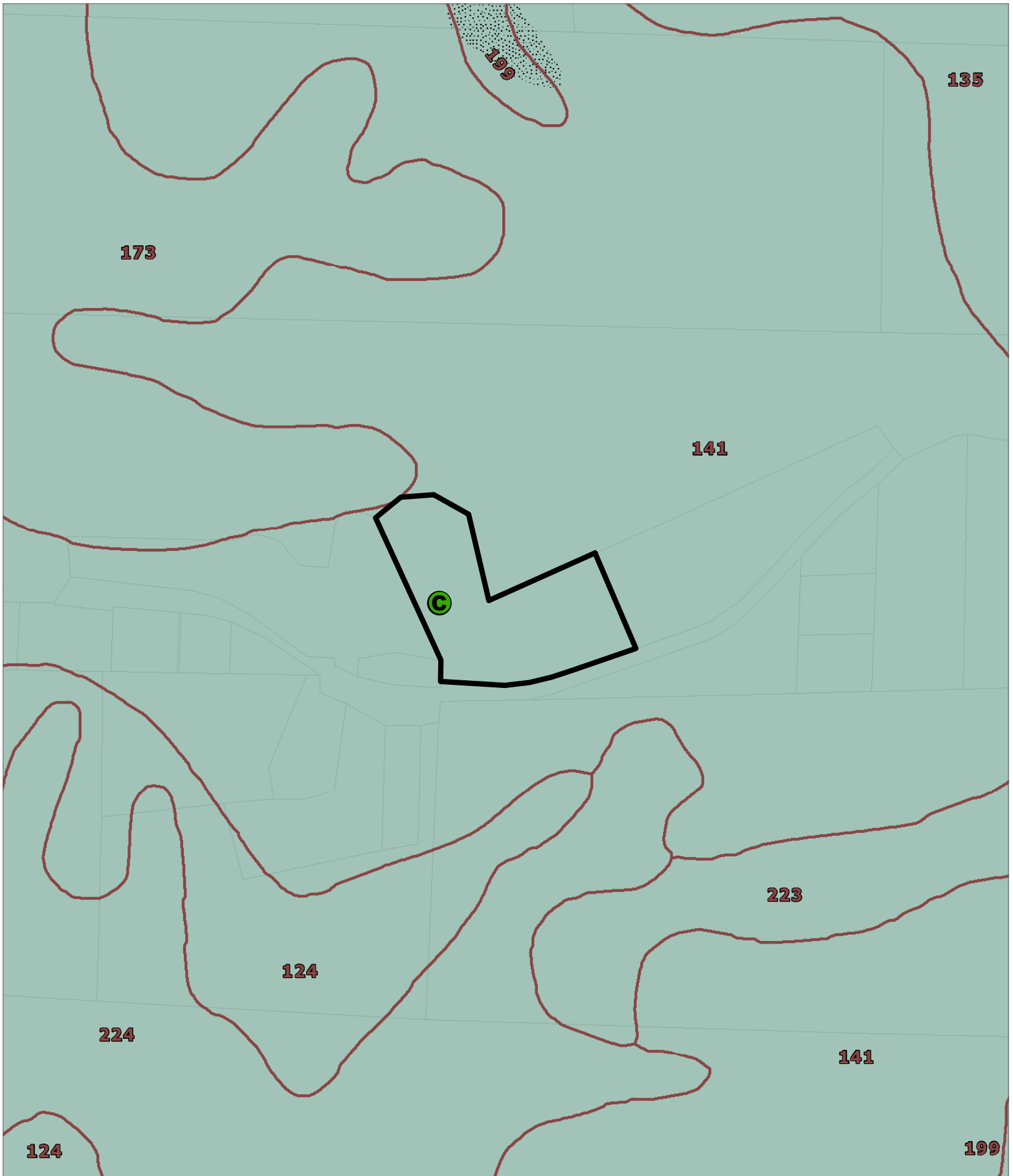
CASE: U 2017-0030  
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 ADDRESS: 40500 Comptche Ukiah Road, Mendocino

WILDLAND-URBAN INTERFACE ZONES

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Attachment I






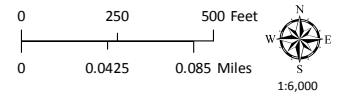


CASE: U 2017-0030  
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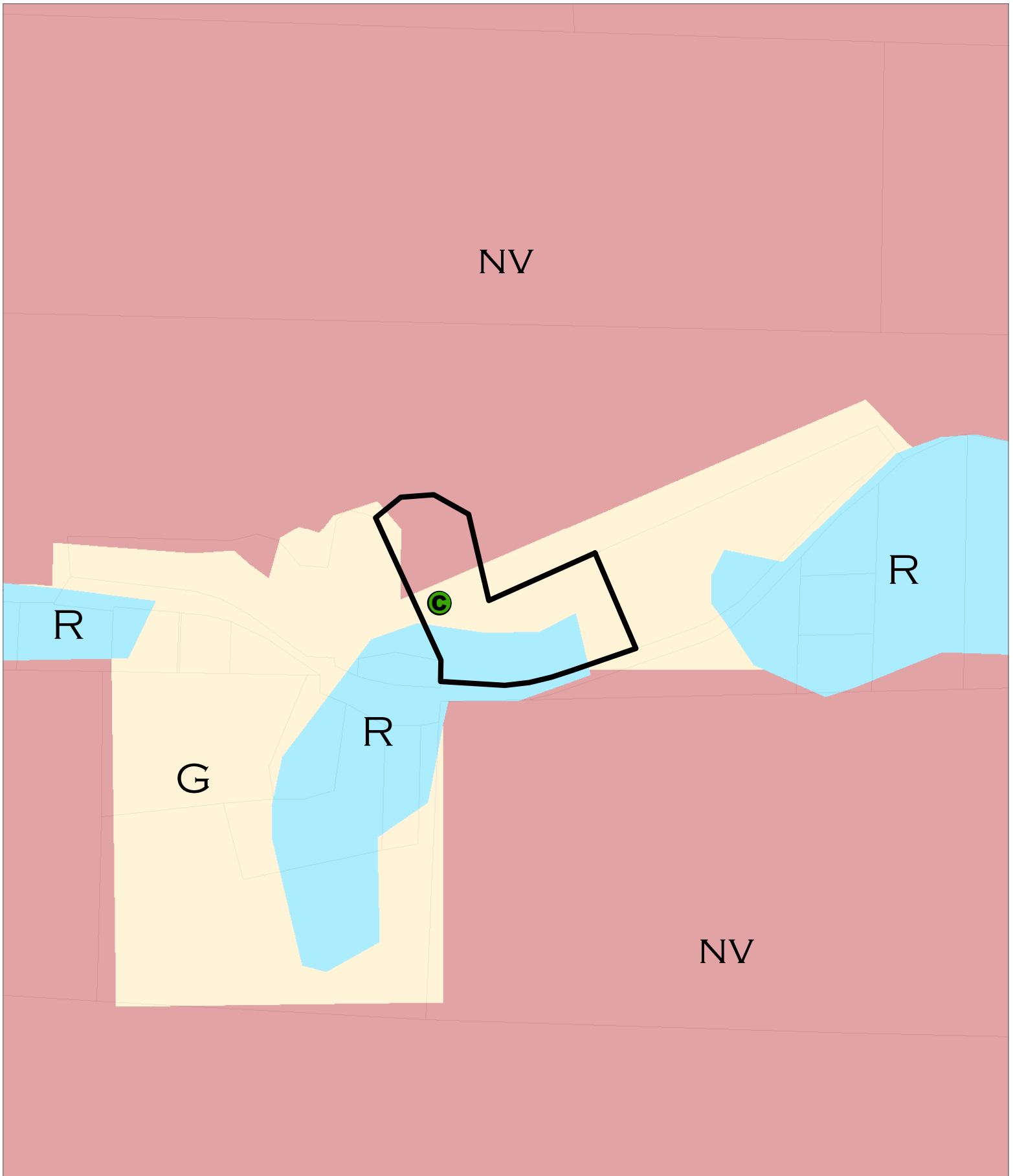
-  Western Soil Classes
-  Shinglemill-Gibney Complex
-  Bishop Pine



LOCAL SOILS

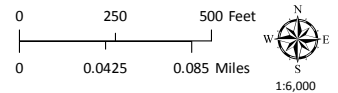
Attachment J

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- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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Attachment K