



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 10, 2019

Environmental Health - Ukiah
Building Inspection - Ukiah
Forestry Advisor
Air Quality Management
Sonoma State University

Humboldt County Planning Department
Caltrans
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0073

DATE FILED: 8/5/2019

OWNER: PB&J RANCH MANAGEMENT LLC

APPLICANT: BRETT TODOROFF

AGENT: PETER HUSON

REQUEST: Administrative Permit for a large mixed light (Type 2B-10,000 sq. ft.; AG_2018-0228) cannabis cultivation of no more than 10,000 sq. ft. on a parcel in Forest Land District.

LOCATION: 4.1± miles northeast of Piercy town center, lying on the east side of US Highway 101 (US 101), at its intersection with Road 442D (CR 442D), located at 3595 Highway 101, Piercy (APN: 011-400-20).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: September 24, 2019

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).

REVIEWED BY:

Signature _____ Department _____ Date _____

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APPLICANT: Brett Todoroff

AGENT: Peter Huson

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APN/S: 011-400-20-00

PARCEL SIZE: 80± acres

GENERAL PLAN: FL160:

ZONING: TP:160

EXISTING USES: Cannabis

DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES: AG_2018-0228 (Agricultural)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Humboldt County	Humboldt County	Humboldt County	Humboldt County
EAST:	FL160	TP:160	77.3± acres	Institutional
SOUTH:	FL160	TP:160	120± acres	Institutional
WEST:	FL160	TP:160	120± acres	Institutional

REFERRAL AGENCIES

<u>LOCAL</u>		
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Sonoma State University	<input checked="" type="checkbox"/> CALTRANS
<input checked="" type="checkbox"/> Building Division - Ukiah	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Environmental Health - Ukiah	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Forestry Advisor	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Humboldt County Planning	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Parcel classified as "Grazing Land (G)".

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

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils

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

YES

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

NO

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 (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



Department of
Planning and Building
Services

Case No: AP-2019-0073

CalFire No:

Cultivation No:

Fee: \$1,196.00

Receipt No:

Received By: Mark Cliser

Date Filed:

Office use only

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: BRETT TODOROFF / REED MTN LLC

Phone: 925-872-1467

Mailing

Address: 2360 SPRAWEL CREEK

City: GARDENVILLE

State/Zip: CA 95542

email: brett4kicks@gmail.com

PROPERTY OWNER

Name: BRETT TODOROFF

Phone: 925-872-1469

Mailing

Address: 2360 SPRAWEL CREEK

City: GARDENVILLE

State/Zip: CA 95542

email: brett4kicks@gmail.com

AGENT

Name: PETER HUSON

Phone: 415-302-4688

Mailing

Address: 111 POST ST.

City: PETALUMA

State/Zip: CA 94952

email: peter@onebyhouse.com

Parcel Size: 86 acres

Address of Property: 3595 HWY 101, PERCY, CA 95587

Assessor Parcel Number(s): 011-400-20

TYPE OF CULTIVATION PERMIT:

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

7/25/19
Date

[Signature]
Signature of Owner

7/25/19
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. 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.

10x 1,000 SQ.FT HOOP HOUSES + IMMATURE PLANT AREA
WATER FROM PERMITTED WELL
NO GRADING OR VEGETATION REMOVAL

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?

HAUL TO EEL RIVER ~~WATER~~ TRAILER CENTER

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. 10x 1K SF HOOP HOUSES
2. 1x 1KSF IMMATURE PLANT AREA
3. 1x 20' CARGO CONTAINER
4. 5x 5K GAL WATER STORAGE TANKS
5. _____
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?

☒ 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.

RR + TPZ IN MENDOCINO + HUMBOLDT

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant			<input checked="" type="checkbox"/>	
Residential/Agricultural	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Commercial/Industrial				
Institutional/Timberland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other				

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

A. Electricity

☐ Utility Company (existing)

☐ Utility Company (planned)

☒ On-Site Generation – Specify SCAR

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 PORTO

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? _____

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

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.

19. Have you discussed this proposal with adjacent property owners and other concerned parties?

YES.

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.

BEST MGMT PRACTICES

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:

CULTIVATING SINCE 2014

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

THE GREENHOUSES ARE BUILT ON THE NATURALLY OCCURRING FLATS AND WATER IS GRAVITY FED.

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

24. Have you recieved 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? YES

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

☒ NO

☐ YES, following

☐ Department of Agriculture Date: _____

☐ SWRCB Date: _____

☐ CDFW Date: _____

☐ CDFA Date: _____

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

[Signature]
Signature of Applicant/Agent

7/25/19
Date

[Signature]
Signature of Owner

7/25/19
Date

FOR STAFF PURPOSES ONLY


Zoning District: _____

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

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

AUTHORIZATION OF AGENT


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


Owner

7/25/19
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.


Owner/Authorized Agent

7/25/19
Date

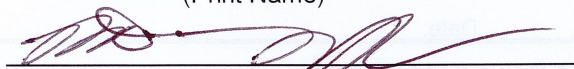
INDEMNIFICATION AND HOLD HARMLESS

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.

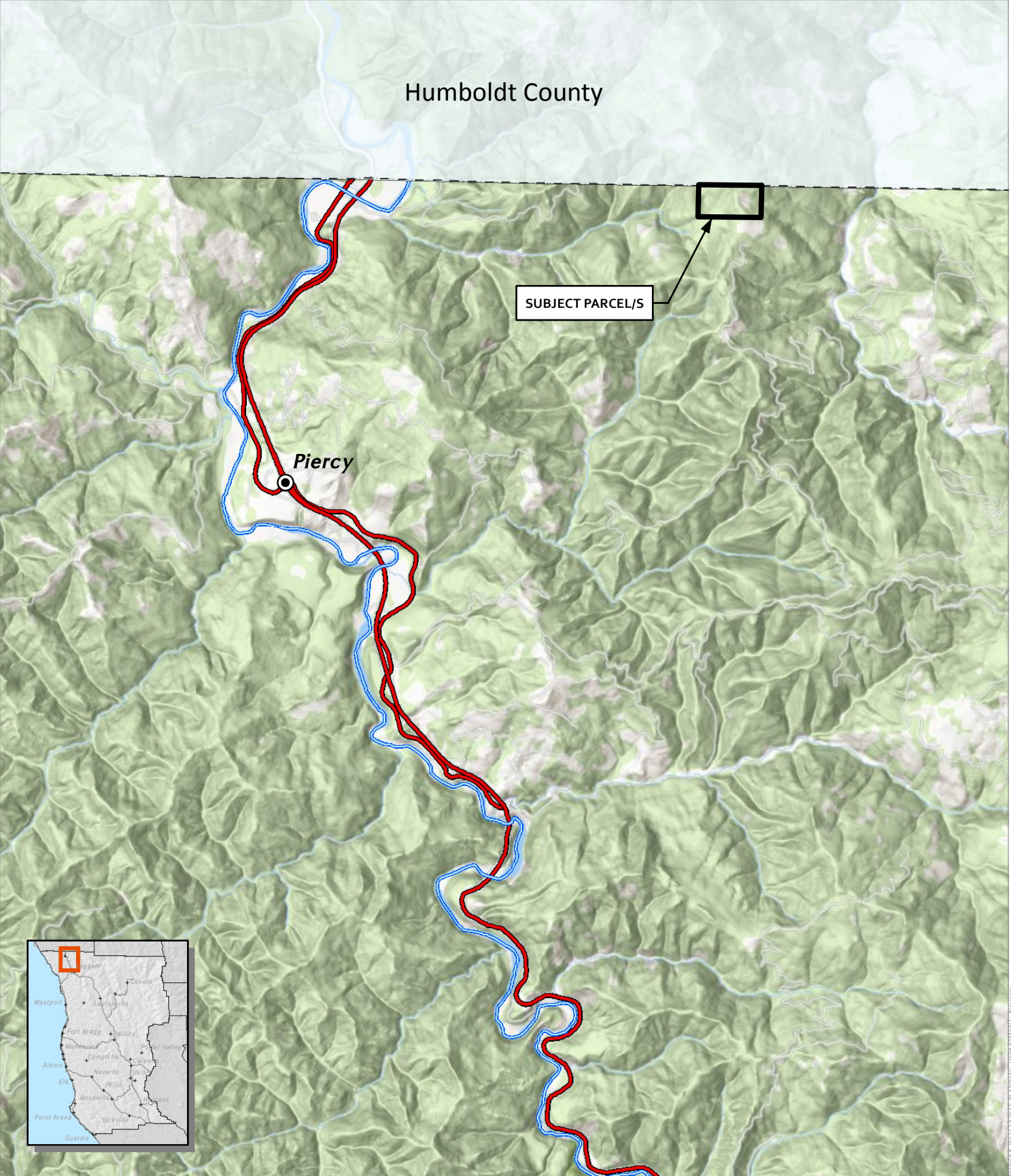
1. I, BRETT TODOROFF, hereby agree to the above Indemnification Agreement.
(Print Name)


Owner/Authorized Agent

7/25/19
Date

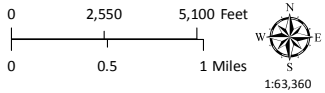
To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence mailed to if different from those identified on the **Application for Cannabis Cultivation** page.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address



CASE: AP 2019-0073
OWNER: PB&J Ranch
APN: 011-400-20
APLCT: Brett Todoroff
AGENT: Peter Huson
ADDRESS: 3595 N. Highway 101, Piercy

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







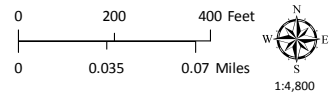
LOCATION MAP

Humboldt County



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-  California Counties
-  Cannabis Cultivation Sites
-  Named Rivers
-  Driveways/Unnamed Roads



AERIAL IMAGERY

PROPERTY DIAGRAM



1 INCH = 433 FEET

SITE PLAN MUST INCLUDE ALL RELEVANT INFORMATION

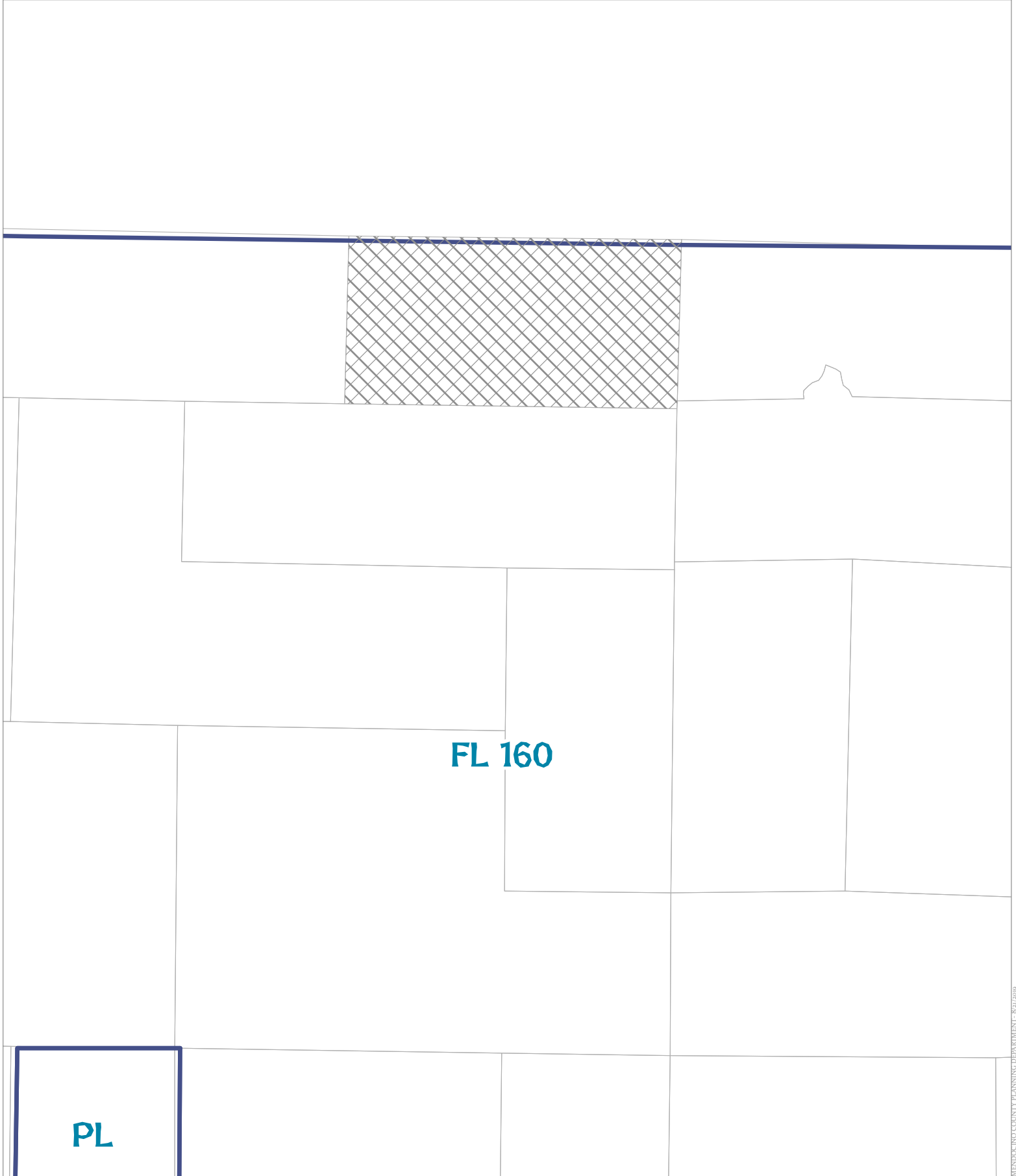
APPLICANT: REED MTN INC.
APN/S (LEGAL PCL.): 011-400-20



CASE: AP 2019-0073
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NO SCALE

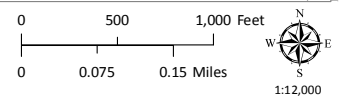
SITE PLAN



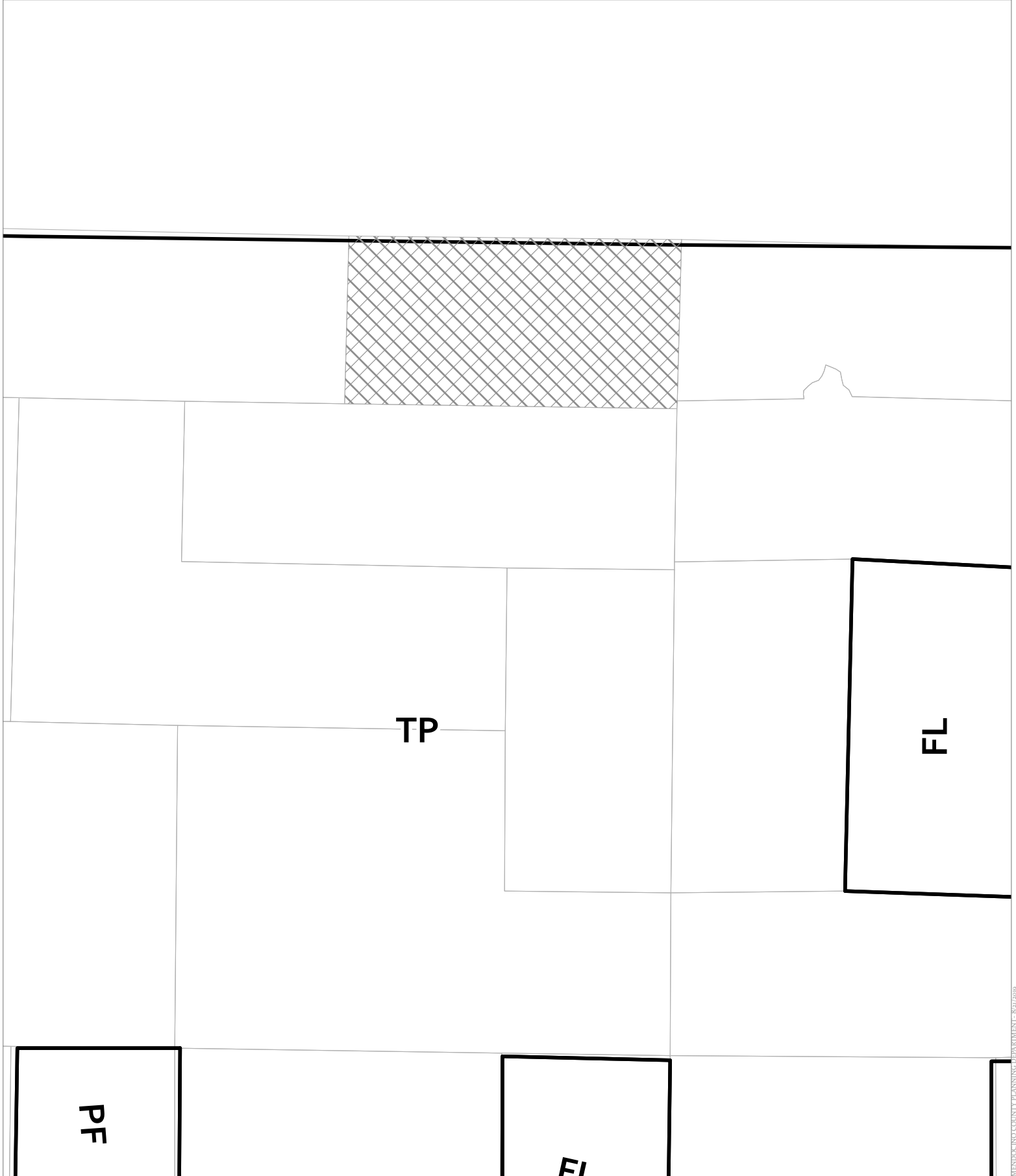
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

CASE: AP 2019-0073
OWNER: PB&J Ranch
APN: 011-400-20
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 General Plan Classes



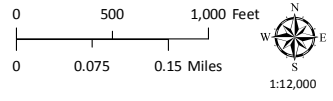
GENERAL PLAN CLASSIFICATIONS



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

CASE: AP 2019-0073
OWNER: PB&J Ranch
APN: 011-400-20
APLCT: Brett Todoroff
AGENT: Peter Huson
ADDRESS: 3595 N. Highway 101, Piercy

 Zoning Districts



ZONING DISPLAY MAP

011-400-32
JACK BLACK
TP 160 120 A±

011-400-20
RANCH PB&J
3595 HWY 101
TP 160 80 A±

011-410-52
LYNNE SGAMBATI
TP 160 77.3 A±

011-400-23
TREE COOMBS
TP 160 120 A±

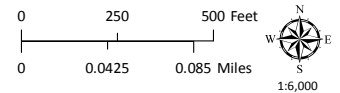
011-410-53
TREE COOMBS
TP 160 82.7 A±

011-400-22
TREE COOMBS
TP 160 160 A±

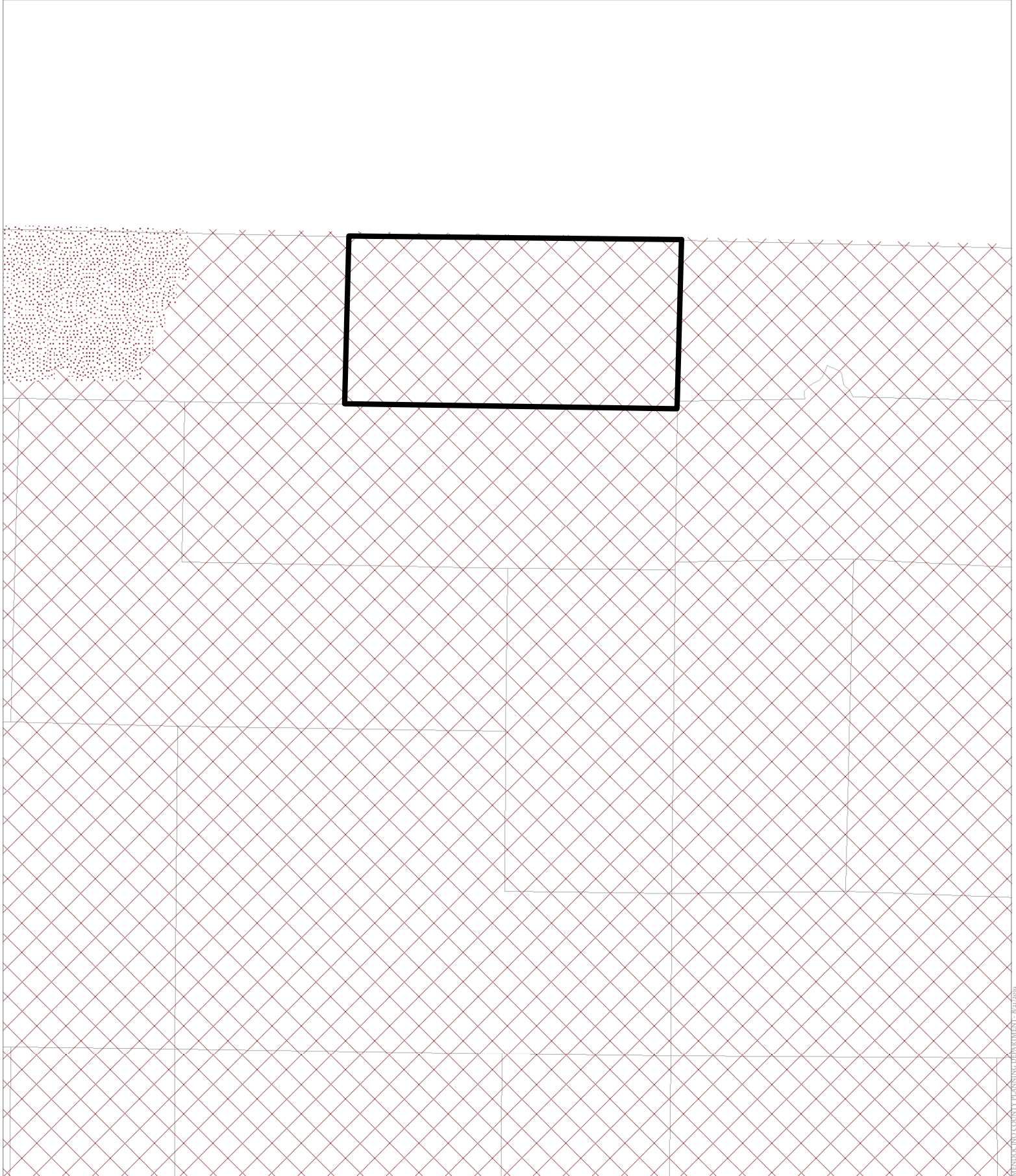
011-400-24
TREE COOMBS
TP 160 80 A±

011-410-05
TREE COOMBS
TP 160 80 A±



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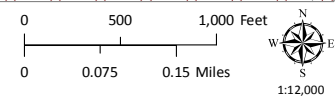


ADJACENT PARCELS



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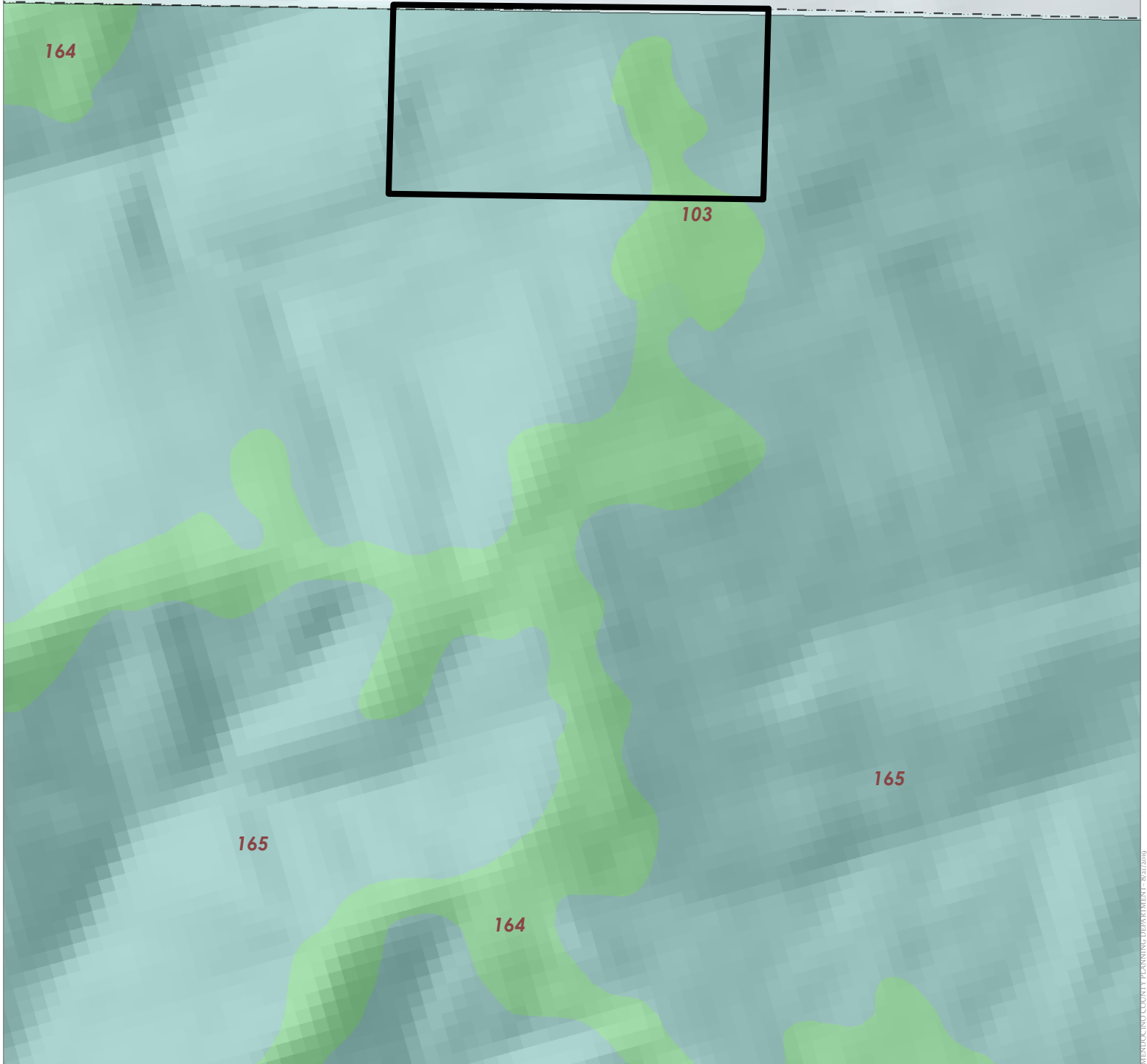
 Very High Fire Hazard
 High Fire Hazard




FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

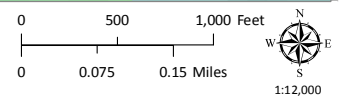
REDACTING COUNTY PLANNING DEPARTMENT - 8/27/2019

Humboldt County

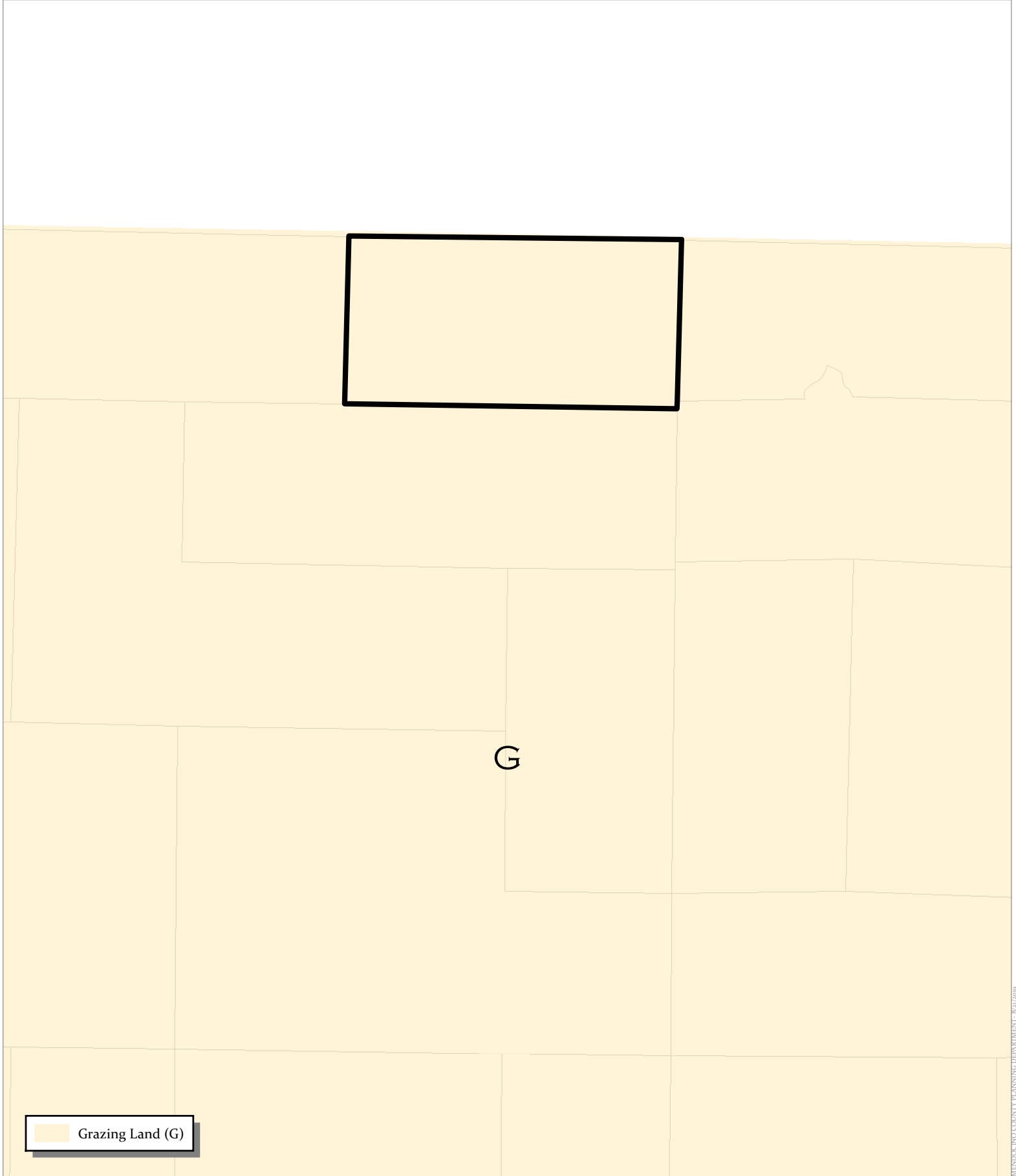


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 California Counties

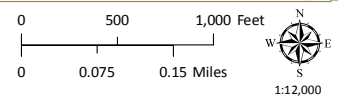


WESTERN SOIL CLASSIFICATIONS

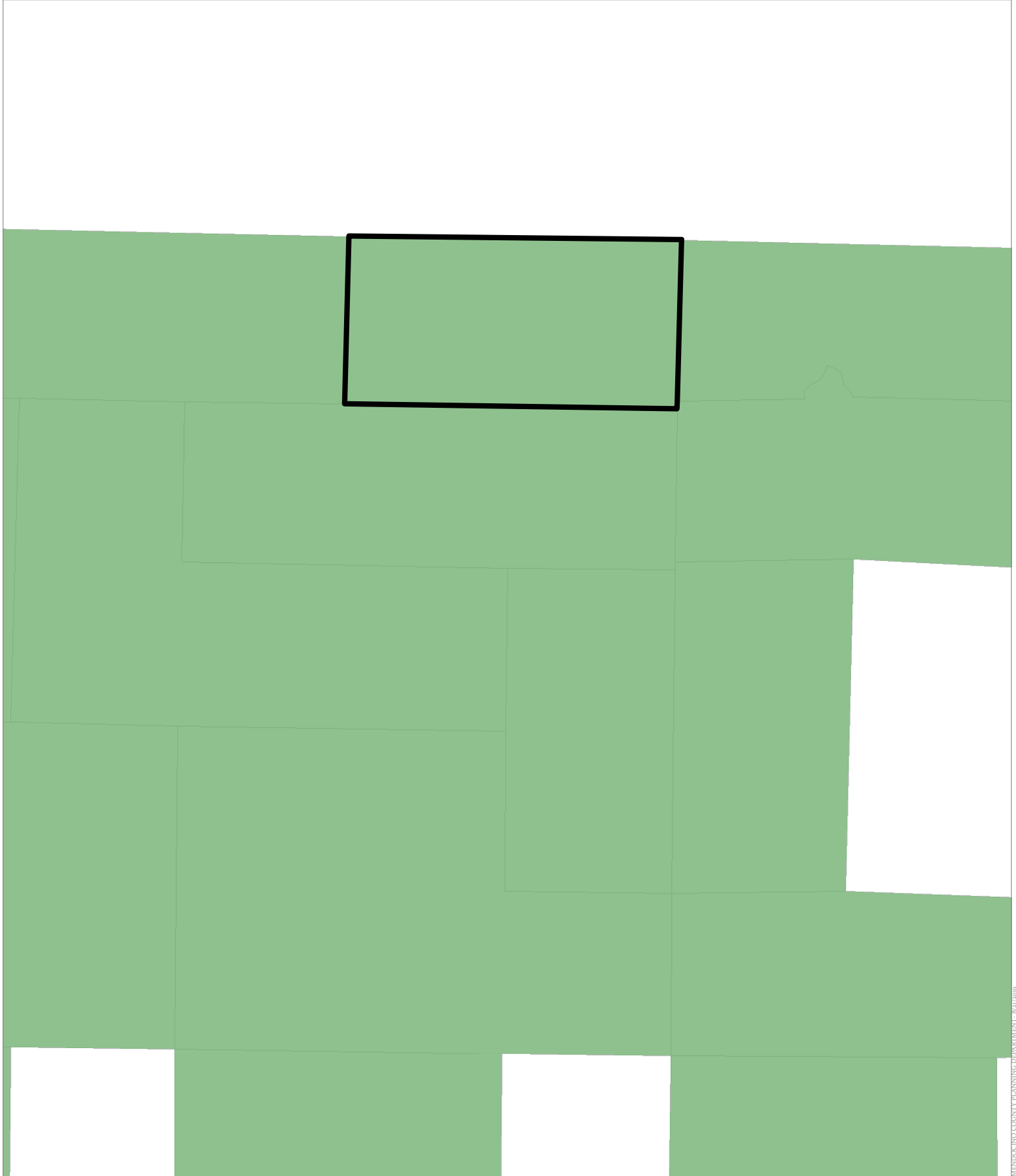


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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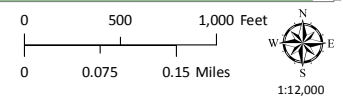


FARMLAND CLASSIFICATIONS



CASE: AP 2019-0073
OWNER: PB&J Ranch
APN: 011-400-20
APLCT: Brett Todoroff
AGENT: Peter Huson
ADDRESS: 3595 N. Highway 101, Piercy

 TPZ 2018



TIMBER PRODUCTION ZONES