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 ______________
OWNER: PB&J RANCH MANAGEMENT LLC

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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)

ADJACENT GENERAL PLAN

<table>
<thead>
<tr>
<th>NORTH:</th>
<th>Humboldt County</th>
<th>ADJACENT ZONING</th>
<th>Humboldt County</th>
<th>ADJACENT LOT SIZES</th>
<th>Humboldt County</th>
<th>ADJACENT USES</th>
<th>Humboldt County</th>
</tr>
</thead>
<tbody>
<tr>
<td>EAST:</td>
<td>FL160</td>
<td>TP:160</td>
<td></td>
<td>77.3± acres</td>
<td></td>
<td>Institutional</td>
<td></td>
</tr>
<tr>
<td>SOUTH:</td>
<td>FL160</td>
<td>TP:160</td>
<td></td>
<td>120± acres</td>
<td></td>
<td>Institutional</td>
<td></td>
</tr>
<tr>
<td>WEST:</td>
<td>FL160</td>
<td>TP:160</td>
<td></td>
<td>120± acres</td>
<td></td>
<td>Institutional</td>
<td></td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Air Quality Management District
- Building Division - Ukiah
- Environmental Health - Ukiah
- Forestry Advisor
- Humboldt County Planning

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

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

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

STAFF PLANNER: MARK CLISER

DATE: 9/4/19
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/Western Part
   Western Soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
   LCP maps, Pygmy Soils Map; 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 Rarefaid 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-41; General Plan 4-44
    NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:
    Policy RM-3; 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:
    NA

23. HARBOR DISTRICT:
    Sec. 20.512
    NA
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: BRENT TODOROFF/REED MTN LLC Phone: 925-872-1467
Mailing Address: 3360 SPRUEL CREEK
City: CA 195542 email: brett4kicks@gmail.com

PROPERTY OWNER
Name: BRENT TODOROFF Phone: 925-872-1467
Mailing Address: 3360 SPRUEL CREEK
City: CA 195542 email: brett4kicks@gmail.com

AGENT
Name: PETER HENSON Phone: 415-302-4688
Mailing Address: 111 POST ST.
City: PEBBLE BEACH State/Zip: CA 19452 email: peter@pebblebase.com

Parcel Size: 86 acres

Address of Property: 3595 HWY 101, RECY, CA 95587
Assessor Parcel Number(s): 011-900-20

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>
</thead>
<tbody>
<tr>
<td>Small: (≤2500 ft²)</td>
<td>☐ 1</td>
<td>☐ C</td>
<td>☐ C-A</td>
<td>☐ C-B</td>
</tr>
<tr>
<td>Medium: (2501 – 5000 ft²)</td>
<td>☐ 2</td>
<td>☐ 1-A</td>
<td>☐ 1-B</td>
<td></td>
</tr>
<tr>
<td>Large: (5001 – 10,000 ft²)</td>
<td>☐ 4</td>
<td>☐ 2-A</td>
<td>☐ 2-B</td>
<td></td>
</tr>
<tr>
<td>Nursery: (≤12,000 ft²)</td>
<td>☐ 4</td>
<td>☐ 4</td>
<td>☐ 4</td>
<td></td>
</tr>
</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 of Applicant/Agent Date

Signature of Owner Date
1. Does the proposed cultivation site meet the following setbacks?  \(\text{☑ YES} \quad \square \text{NO}\)
   - 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.
   - \(\text{☑ FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES}\)
     - 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 a mobile home park, 100 feet from an occupied mobile home under separate ownership.
   - \(\square \text{FOR INDOOR CULTIVATION SITES}\)
     - Any building property line setbacks.

2. Is the cultivation site visible from any public right of way or publically traveled private road?  \(\square \text{YES} \quad \text{☑ NO}\)

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

\[10,000 \text{ SQ FT HOOP HOUSES + IMMATURE PLANT AREA}\]
\[\text{WATER FROM PERMITTED WELL}\]
\[\text{NO GRADING OR VEGETATION REMOVAL}\]

4. Will the development of the proposed cultivation site be phased?  \(\square \text{YES} \quad \text{☑ NO}\)
   If YES, please describe the phases briefly.

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

\[\text{HAUL TO FEL RIVER \#220 TRASH CENTER}\]

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading?  \(\square \text{YES} \quad \text{☑ NO}\)
   If YES, please complete the following:
   A. Amount of cut: \[\text{________ cubic yards}\]
   B. Amount of fill: \[\text{________ cubic yards}\]
   C. Maximum height of cut slope: \[\text{________ feet}\]
   D. Maximum height of fill slope: \[\text{________ feet}\]
   E. Amount being imported/exported: \[\text{________ cubic yards}\]
   F. Location of borrow/disposal: \(\square \text{ON-SITE} \quad \square \text{OFF-SITE}\)
7. In order to develop the proposed cultivation site, will it be necessary to:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Remove oak species or commercial tree species?</td>
<td>□</td>
<td>X</td>
</tr>
<tr>
<td>B. Make substantial changes in terrain?</td>
<td>□</td>
<td>X</td>
</tr>
<tr>
<td>C. Connect to existing water district?</td>
<td>□</td>
<td>X</td>
</tr>
<tr>
<td>D. Connect to existing sewer district?</td>
<td>□</td>
<td>X</td>
</tr>
<tr>
<td>E. Install a septic system?</td>
<td>□</td>
<td>X</td>
</tr>
<tr>
<td>F. Connect to existing septic system?</td>
<td>□</td>
<td>X</td>
</tr>
<tr>
<td>G. Install an individual well?</td>
<td>□</td>
<td>X</td>
</tr>
</tbody>
</table>

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.

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>10 x 1K SF HOOP HOUSES</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>1 x 1K SF IMMATURE PLANT AREA</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>1 x 20' CARBO CONTAINER</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>5 x SIGNAL WATER STORAGE TANKS</td>
<td></td>
</tr>
</tbody>
</table>

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:
- 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.

   RR + TPZ IN MENDOCINO + HUMBOLDT

13. Please indicate the surrounding land uses.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential/Agricultural</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Commercial/Industrial</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Institutional/Timberland</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
14. Utilities will be supplied to the site as follows:
   A. Electricity
      ☐ Utility Company (existing)
      ☐ Utility Company (planned)
      ☑ On-Site Generation – Specify SOLAR
   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 PEETE

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 MART 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?  \[\text{☐ YES} \quad \text{☒ NO}\]

24. Have you received the requisite approvals from CALFIRE or your Local Response Agency?  \[\text{☐ YES} \quad \text{☒ NO}\]

If NO, do you intend to submit this information alongside needed building permits?  \[\text{YES}\]

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

\[\text{☒ NO}\]

\[\text{☐ YES}, \text{ following}\]

\[\text{☐ Department of Agriculture Date: } \quad \text{☐ SWRCB Date: } \quad \text{☐ CDFW Date: } \quad \text{☐ CDFA Date: }\]

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

Signature of Applicant/Agent  \[7/25/19\]

Signature of Owner  \[7/25/19\]

FOR STAFF PURPOSES ONLY

Zoning District:

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

Compliant with Mendocino County Code Chapter 20.242:  \[\text{☐ YES} \quad \text{☐ NO}\]
AUTHORIZATION OF AGENT

1. I hereby authorize ___________ 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.

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, ___________, hereby agree to the above Indemnification Agreement.

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
</tr>
</tbody>
</table>
CASE: AP 2019-0073
OWNER: PB&J Ranch
APN: 011-400-20
APLCT: Brett Todoroff
AGENT: Peter Huson
ADDRESS: 3595 N. Highway 101, Piercy

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/21/2019

FARMLAND CLASSIFICATIONS

FIRE HAZARD ZONES & RESPONSIBILITY AREAS

STATE RESPONSIBILITY AREA

Very High Fire Hazard
High Fire Hazard
Grazing Land (G)