March 20, 2020

Building Inspection - Ukiah
Assessor
Forestry Advisor
Archaeological Commission

Sonoma State University
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0001
DATE FILED: 1/9/2020
OWNER: DAVID BARKER
AGENT: JONELLE PUETZ
REQUEST: Administrative Permit to allow for outdoor and mixed light cannabis cultivation activities (Multiple Cultivation Type Application AG_2019-0173) of no more than 10,000 sq. ft. aggregate of canopy.
LOCATION: 24.9± miles south west of the Redway town center, east of the King Range National Conservation Area, following Briceland Road (CR 435) 16± miles, continuing 8.9± miles to its intersection with Usal Road (CR 431), located at 77030 Usal Road, Whitethorn (APN: 051-231-02).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: CHEVON HOLMES
RESPONSE DUE DATE: April 3, 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. 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 ___________________________
CASE: AP_2020-0001

OWNER: DAVID BARKER TEE

APPLICANT: DAVID BARKER

AGENT: JONELLE PUETZ

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APN: 0512310200

PARCEL SIZE: 15.4

GENERAL PLAN: Forestland 160 acre minimum (FL160)

ZONING: Forestland 160 acre minimum (FL:160)

EXISTING USES: Residential

SUPERVISORIAL DISTRICT: 4th (Gjerde)

RELATED CASES:

CULTIVATION
AG_2019-0173 Cannabis Cultivation Application status: under review

BUILDING
BU_2019-2056 AG Exempt Hoop House status: issued
BU_2019-2055 AG Exempt Hoop House status: issued
BU_2019-2054 AG Exempt Hoop House status: issued

ADJACENT GENERAL PLAN
NORTH: Forestland 160 Acre Minimum
EAST: Forestland 160 Acre Minimum
SOUTH: Forestland 160 Acre Minimum
WEST: Forestland 160 Acre Minimum

ADJACENT ZONING
NORTH: Forestland (FL:160)
EAST: Forestland (FL:160)
SOUTH: Forestland (FL:160)
WEST: Forestland (FL:160)

ADJACENT LOT SIZES
NORTH: ± 14.9 & ± 11.08 Acres
EAST: ± 8.92 Acres
SOUTH: ± 12.7 Acres
WEST: ±13.19 Acres

ADJACENT USES
NORTH: Residential/Forestland
EAST: Vacant/Forestland
SOUTH: Residential/Forestland
WEST: Residential/Forestland

REFERRAL AGENCIES

LOCAL
- Archaeological Commission
- Assessor’s Office
- Building Division Ukiah
- Forestry Advisor
- Sonoma State University

STATE
- 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: The Administrative Permit request is to allow for continuation of current cultivation activities and existing use. Onsite cannabis cultivation activities to include both outdoor and mixed light cultivation types. Agricultural Exempt hoop houses to be used for mixed light cultivation. Water is provided by a spring and application materials include required water resource documents.

STAFF PLANNER: CHEVON HOLMES  DATE: 3/13/2020
<table>
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**ENVIRONMENTAL DATA**

1. MAC: **NO**
2. FIRE HAZARD SEVERITY ZONE: **High**
3. FIRE RESPONSIBILITY AREA: **State Responsibility Area (SRA)**
4. FARMLAND CLASSIFICATION: **Grazing Land (G) Rural Residential & Rural Commercial (R)**
5. FLOOD ZONE CLASSIFICATION: **NO**
6. COASTAL GROUNDWATER RESOURCE AREA: **N/A**
7. SOIL CLASSIFICATION: **Western Soil Classification 121**
8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: **N/A**
9. WILLIAMSON ACT CONTRACT: **NO**
10. TIMBER PRODUCTION ZONE: **NO**
11. WETLANDS CLASSIFICATION: **N/A**
12. EARTHQUAKE FAULT ZONE: **NO**
13. AIRPORT LAND USE PLANNING AREA: **NO**
14. SUPERFUND/BROWNFIELD/HAZMAT SITE: **NO**
15. NATURAL DIVERSITY DATABASE: **NO**
16. STATE FOREST/PARK/RECREATION AREA ADJACENT: **NO**
17. LANDSLIDE HAZARD: **NO**
18. WATER EFFICIENT LANDSCAPE REQUIRED: **NO**
19. WILD AND SCENIC RIVER: **NO**
20. SPECIFIC PLAN/SPECIAL PLAN AREA: **NO**
21. STATE CLEARINGHOUSE REQUIRED: **NO**
22. OAK WOODLAND AREA: **NO**
23. HARBOR DISTRICT: **NO**
Application for Cannabis Administrative Permit

☐ ADMINISTRATIVE PERMIT (AP)
☐ Type C-A Cottage Indoor (500 ft²)
☐ Waive RR:10 Housing Requirement
☐ Setback Reduction Request
☐ 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: David Barker
Mailing Address: P.O. Box 251
City: Ukiah Town
State/Zip: CA 95487
Phone: (707) 707 930 9544
Email: dwbaker333@yahoo.com

PROPERTY OWNER
Name: 
Mailing Address:
City: 
State/Zip: 

AGENT
Name: Janelle Parker
Mailing Address: 40 Box 131
City: Layville
State/Zip: 95454
Phone: (630) 330 2694
Email: jnparker6@gmail.com

Parcel Size: 15 acres
Address of Property: 27030 USA Rd.
Assessor Parcel Number(s): 051-231-02

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>
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<tr>
<td>Small: (≤2500 ft²)</td>
<td>□ C</td>
<td>□ C-A (≤500 ft²)</td>
<td>□ C-B</td>
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<tr>
<td>Medium: (2501 – 5000 ft²)</td>
<td>□ 1</td>
<td>□ 1-A</td>
<td>[X] 1-B</td>
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<tr>
<td>Large: (5001 – 10,000 ft²)</td>
<td>[X] 2</td>
<td>□ 2-A</td>
<td>[X] 2-B</td>
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<tr>
<td>Nursery: (≤12,000 ft²)</td>
<td>□ 4</td>
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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

Date: 7/30/19
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.
   
   Cabin proposed demolition - septic non permitted
   1 powder seed - solar power
   3 hoop houses - 1 for vegetation - immature plants
   2 - mixed light

4. Will the development of the proposed cultivation site be phased? ☑️ YES ☐ NO
   If YES, please describe the phases briefly.
   
   800 sq. ft existing mixed light working towards 2,500 sq ft.

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?
   ☑️ Organic products recycled or composted
   ☑️ Plastics & hazardous waste to be taken to recycling 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:

A. Remove oak species or commercial tree species? YES NO
B. Make substantial changes in terrain? YES NO
C. Connect to existing water district? YES NO
D. Connect to existing sewer district? YES NO
E. Install a septic system? YES NO
F. Connect to existing septic system? YES NO
G. Install an individual well? YES NO

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. 1 cabin proposed demolition 20 x 60
2. 1 10 x 12 power shed NON cannabis use
3. 2 8 x 50 hoop houses
4. 2 8 x 50 immature plant area

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.

ten acre parcels in rural community

13. Please indicate the surrounding land uses.

<table>
<thead>
<tr>
<th>Vacant</th>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
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<td>BLM</td>
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<td>Commercial/Industrial</td>
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<td>Institutional/Timberland</td>
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<tr>
<td>Other</td>
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</table>
14. Utilities will be supplied to the site as follows:
   A. Electricity
      □ Utility Company (existing)
      □ Utility Company (planned)
      X On-Site Generation – Specify ___________ Solar shed
   
   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
      X Septic Tank
      □ Other – Specify ___________

15. Will there be any security lighting? □ YES X NO
    If YES, will the light be cast downward? □ YES □ NO

16. Will you have employees? □ YES X 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 X NO

18. If you answered YES to the previous question (17), please describe the activities.
    Drying only

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.
    Organic materials & fuels in locked storage
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:

small past cultivator - residence improvement

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

pre existing garden space

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: ____________________

□ SWRCB Date: ____________________

□ CDFW Date: ____________________

□ CDFA Date: ____________________

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

Signature of Applicant/Agent Date: 7/30/19

Signature of Owner Date: 7/30/19

FOR STAFF PURPOSES ONLY

Zoning District: FL3-60

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 ___________________________ to act as my representative and to bind me in all matters concerning this application.

[Signature]
Owner

[7/30/19]
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.

[Signature]
Owner/Authorized Agent

[7/30/19]
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.

[Signature]
Owner/Authorized Agent

[7/30/19]
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>
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<tbody>
<tr>
<td>Mailing Address</td>
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</tbody>
</table>
Owner: David Barker
77030 Usal Rd
White Thorn Ca 95580
APN: 051-231-2
"4-4A

Agent: Jonelle Puetz

Address: 77030 Usal Road, Whitethorn

Site Plan

Hoop Houses
2 @ 8' x 50'
400SF Ea
Canopy 800SF

Immature plant area
Hoop House 8' x 50'
400 SF

Cultivation Site
Outdoor Terrace
50' x 150'
Canopy 7500 0SF

Property/Premises Boundary Line

Class 2 Water Course

Class 3 Water Course

Power Shed
10' x 12'
Solar batteries/controller panel/inverter

Water Tank (concrete)
1@20000gal
(30.842888604 - 123.975425131)

1-Cabin (Demo Proposed 2020)
20' x 60'
Non Cannabis Use

Septic/Liach Field

Solar Panel
Ground Mounted

NO SCALE

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/13/2020

SITE PLAN

RECEIVED
JAN 9 2020
Planning & Building Services

Google
CASE: AP 2020-0001
OWNER: BARKER, David
APN: 051-231-02
APLCT: David Barker
AGENT: Jonelle Puetz
ADDRESS: 77030 Usal Road, Whitethorn

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/13/2020

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA