



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

JULIA KROG, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.gov  
www.mendocinocounty.org/pbs

February 14, 2024

Department of Transportation  
Environmental Health -Fort Bragg  
Building Inspection -Fort Bragg  
Assessor  
Air Quality Management

Archaeological Commission  
Department of Forestry/ CalFire  
-Land Use  
Department of Fish and Wildlife  
California Coastal Commission

Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians  
Fort Bragg Rural Fire Protection District

**CASE#:** U\_2023-0015

**DATE FILED:** 12/12/2023

**OWNER:** ZERAMBY SCOTT

**APPLICANT/AGENT:** NATHANIEL J. BUTTRICH

**REQUEST:** Coastal Development Use Permit for commercial wholesaling, storage, packaging, and distribution of cannabis.

**LOCATION:** In the Coastal Zone, 3.2± miles south of Fort Bragg city center, at the southeast corner of the intersection of SR1 and Tregoning Drive (CR 412D), located at 17975 N Hwy 1, Fort Bragg.

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** ROB FITZSIMMONS

**RESPONSE DUE DATE:** February 28, 2024

**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 \_\_\_\_\_

**CASE: U\_2023-0015**

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**OWNER:** Tracy Wolfson

**APPLICANT:** Nathaniel J. Buttrick

**REQUEST:** Coastal Development Use Permit for commercial wholesaling, storage, packaging, and distribution of cannabis.

**LOCATION:** In the Coastal Zone, 3.2± miles south of Fort Bragg city center, at the southeast corner of the intersection of SR1 and Tregoning Drive (CR 412D), located at 17975 N Hwy 1, Fort Bragg.

**APNs:** 017-171-01

**PARCEL SIZE:** 0.9 acres

**GENERAL PLAN:** Commercial

**ZONING:** Commercial

**EXISTING USES:** Commercial - Cannabis Retail

**DISTRICT:** 4, Gjerde

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	C	C	4.6± ac	Commercial
<b>EAST:</b>	RR5	RR	0.5± ac	Residential
<b>SOUTH:</b>	C	C	1.0± ac	Civic (Religious)
<b>WEST:</b>	RR5	RR	7.5± ac	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Archaeological Commission
- Assessor’s Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)

- Fort Bragg Rural FPD

**STATE**

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

There is existing, licensed cannabis retail operation (dispensary) onsite, within 600 feet of a sensitive receptor, which is generally not allowed by MCC Chapter 6.36. The license for that operation, CFBL\_2018-0047, was approved on the grounds that as this was legalizing an existing operation, it did not represent a “new impact on a sensitive receptor,” which is what the 600-foot setback of MCC 6.36.020 was meant to address.

The applicant proposes a second business within the same structure, to include commercial wholesaling, storage, packaging, and distribution of cannabis. The existing and proposed businesses will be “separated by a permanent wall with security doors,” but will “share a bathroom facility and hallway.” The proposed business will also be within 600 feet of a 6.36 sensitive receptor. One of the key considerations of this application will be if the proposed wholesaling, storage, packaging, and distribution operation constitutes a “new impact”.

Cannabis operations are not explicitly allowed in the Mendocino County Local Coastal Plan. Past Board of Supervisors direction has been to review and potentially approve applications as they come in, applying the Inland standards of Chapters 20.242 and 20.243 and the countywide cannabis facilities business standards of Chapter 6.36. This project has been referred to the California Coastal Commission to seek their opinion on the matter. Unlike the proposed operation, the existing dispensary was not referred to the Coastal Commission as it did not require discretionary approval.

## ENVIRONMENTAL DATA

**1. MAC:**

GIS  
*NO*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS  
*Moderate*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS  
*State Responsibility Area*

**4. FARMLAND CLASSIFICATION:**

GIS  
*Urban and Built-Up Land*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)  
*NO (LOMA Letter)*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS  
*Marginal Water Resources (MWR)*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part  
*212 – Tregoning-Cleone complex, 0-5% slopes*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS  
*NO*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office  
*NO*

**10. TIMBER PRODUCTION ZONE:**

GIS  
*NO*

**11. WETLANDS CLASSIFICATION:**

GIS  
*NO, but adjacent to Riverine*

**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  
*NO*

**17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
*NO*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34  
*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
*NO*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS  
*NO*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy  
*NO*

**22. OAK WOODLAND AREA:**

USDA  
*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512  
*NO*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS  
*PF - LCP LAND USE MAP 14: BEAVER*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500  
*Bedrock*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496  
*Barren; Coastal Forest*

**27. COASTAL COMMISSION APPEALABLE AREA:**

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544  
*YES*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS  
*NO*

**29. HIGHLY SCENIC AREA:**

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020  
*NO*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

Biological Resources & Natural Area Map; GIS; General Plan 4-9  
*NO*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020  
*NO*



PLANNING & BUILDING SERVICES

CASE NO:	U-2023-0015
DATE FILED:	12/2/23
FEE:	\$ 8,733.00
RECEIPT NO:	PRS-059971
RECEIVED BY:	Tie Sar
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Nathaniel J. Buttrick Phone: 707-978-1773  
 Mailing Address: PO Box 2256  
 City: Fort Bragg State/Zip: CA. 95437 Email: net@madronecalifornia.com

PROPERTY OWNER:

Name: Tracy Wolfson Phone: 707-272-5733  
 Mailing Address: PO Box 523  
 City: Mendocino State/Zip: CA. 95460 Email: tracy@mca.org

AGENT:

Name: Nathaniel J. Buttrick Phone: 707-978-1773  
 Mailing Address: PO Box 1043  
 City: Mendocino State/Zip: CA. 95460 Email: net@madronecalifornia.com

ASSESSOR'S PARCEL NUMBER/S: APN: 017-171-01

TYPE OF APPLICATION:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Administrative Permit                    | <input type="checkbox"/> General Plan Amendment         | <input type="checkbox"/> Use Permit - Cottage          |
| <input type="checkbox"/> Agricultural Preserve: New Contract      | <input type="checkbox"/> Land Division - Minor          | <input type="checkbox"/> Use Permit - Minor            |
| <input type="checkbox"/> Agricultural Preserve: Cancellation      | <input type="checkbox"/> Land Division - Major          | <input checked="" type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Parcel         | <input type="checkbox"/> Use Permit - Modification     |
| <input type="checkbox"/> Airport Land Use                         | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Variance                      |
| <input type="checkbox"/> Development Review                       | <input type="checkbox"/> Modification of Conditions     | <input type="checkbox"/> Other                         |
| <input type="checkbox"/> Exception                                | <input type="checkbox"/> Reversion to Acreage           |  |
| <input type="checkbox"/> Flood Hazard Development Permit          | <input type="checkbox"/> Rezoning                       |  |

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

[Signature] 11/29/2023 [Signature] NOV 29, 2023  
 Signature of Applicant/Agent Date Signature of Owner Date

**SITE AND PROJECT DESCRIPTION QUESTIONNAIRE**

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

**THE PROJECT**

**1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.**

This project is a fully licensed and insured Commercial Cannabis facility, in good standing, involved in the wholesaling, storage and distribution of cannabis goods from licensed cultivators and manufacturers. This project operates within an existing permitted commercial structure. A licensed cannabis retail operates within the same structure and is separated by a permanent wall with security doors. The two businesses share a bathroom facility and a hallway. There will be no secondary improvements required for this project as all of the wells, septic systems, grading, vegetation removal and roads are already in place.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: Commercial <input type="checkbox"/> Other:	1	0	2,178 sq ft	0 sq ft	2,178 sq ft.
GRAND TOTAL (Equal to gross area of Parcel):					

**3. If the project is commercial, industrial or institutional, complete the following:**

Estimated No. of Employees per shift: 5 persons

Estimated No. of shifts per day: 1 Shift

Type of loading facilities proposed: N/A

**4. Will the project be phased?**

YES  NO If yes, explain your plans for phasing:

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**5. Will vegetation be removed on areas other than the building sites and roads?**

YES  NO If no, explain:

All vegetation removal has been completed by prior businesses.

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**6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?**

YES  NO If yes, explain:

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**7. How much off-street parking will be provided?**

	Number	Size
No. of covered spaces:	0	
No. of uncovered spaces:	13	
No. of standard spaces:	0	
No. of accessible spaces:	0	
Existing no. of spaces:	13	
Proposed additional spaces:	0	
Total:	13	

**8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.**

YES  NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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**9. For grading or road construction, complete the following:**

Amount of cut: \_\_\_\_\_ cubic yards

Amount of fill: \_\_\_\_\_ cubic yards

Max. height of fill slope: \_\_\_\_\_ feet

Max. height of cut slope: \_\_\_\_\_ feet

Amount of import/export: \_\_\_\_\_ cubic yards

Location of borrow or disposal site: \_\_\_\_\_

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES  NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES  NO

12. Will the development provide public or private recreation opportunities?

YES  NO If yes, explain how:

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13. Is the proposed development visible from State Highway 1 or other scenic route?

YES  NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES  NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking:  YES  NO

Filling:  YES  NO

Dredging:  YES  NO

Structures:  Open Coastal Waters  Wetlands  Estuaries  Lakes

If so, what is the amount of material to be dredged/filled?: \_\_\_\_\_ cubic yards

Location of dredged material disposal site?: \_\_\_\_\_

Has a U.S. Army Corps of Engineers permit been applied for?  YES  NO

16. Will there be any exterior lighting?

YES  NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

There are 5 LED security flood lights located on the exterior of the building. One (1) is located on the EAST side, Four (4) on the NORTH side. There are also 2 Porch lights; One (1) is located on the EAST side of the building One (1) is on the WEST.

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

Electricity:  Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles

On Site Generation – Specify:

Gas:  Utility Company/Tank

On Site Generation – Specify:

None

Telephone:  YES  NO

**18. What will be the method of sewage disposal?**

- Community Sewage System (specify supplier): \_\_\_\_\_
- Septic Tank
- Other (specify): \_\_\_\_\_

**19. What will be the domestic water source:**

- Community Water System (specify supplier): \_\_\_\_\_
- Well
- Spring
- Other (specify): \_\_\_\_\_

**20. Are there any associated projects and/or adjacent properties under your ownership?**

- YES      NO     If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

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**21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:**

This project currently has a California State Annual Cannabis Distribution License, a County of Mendocino Cannabis Facility Business License, Sellers Permit, Mendocino County Weight & Measures and Department of Transportation Motor Carrier Permit.

**22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)**  
The location of the project is on the Southeast corner of the intersection of Highway 1 and Tregoning Drive.

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**23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.**

- YES      NO

There is one existing structure on the property. The structure is shared by the existing retail and distribution operations.

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**24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.**

- YES      NO

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COMPLETE FOR PROJECTS  
LOCATED IN THE COASTAL  
ZONE ONLY

**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Licensed Commercial Cannabis Distribution Facility

(Description of development)

Located at:

17975 North Highway 1, Fort Bragg, CA 95437


APN: 017-171-01

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

North facing, ground floor window of the building visible from the parking lot.

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

  
Owner/Authorized Representative

11/20/2023  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS  
LOCATED IN THE COASTAL  
ZONE ONLY

## NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

**PROPOSED DEVELOPMENT:** A fully licensed and insured Comercial Cannabis Facility  
involved in the wholesaling, packaging and distribution of cannabis goods.

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**LOCATION:** 17975 North Highway 1 Fort Bragg, CA, 95437

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**APPLICANT:** \_\_\_\_\_

**ASSESSOR'S PARCEL NUMBER:** APN: 017-171-01

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**DATE NOTICE POSTED:** \_\_\_\_\_

**FURTHER INFORMATION IS AVAILABLE AT:**

COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING & BUILDING SERVICES  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
860 North Bush Street, Ukiah, CA 95482, 707-234-6650  
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379  
HOURS: 8:00 - 5:00


## 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.

11/29/2023  
Date

  
Applicant



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING & BUILDING SVCS.**

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482  
 120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR  
 PHONE: 707-234-6650  
 FAX: 707-463-5709  
 FB PHONE: 707-964-5379  
 FB FAX: 707-961-2427  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.*

Applicant Signature

Date

**OFFICE USE ONLY:**

Project or Permit Number

## Coastal Zone Development

Complete for projects located in the coastal zone only

List all property owners within 300 feet and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

APN Lastname, Firstname Street Address City, State Zip	APN:017-160-75 Carter Sterling R and Janet 32900 Tregoning Dr Fort Bragg, CA, 95437	
APN:017-160-67 Rowland, Matthew J 18001 N HWY 1 Fort Bragg, CA, 95437		
APN:017-171-02 Anderson, Rea L 17985 N HWY 1 Fort Bragg, CA, 95437		
APN:017-171-06 Green Jeffery S and Karen M 17967 N HWY 1 Fort Bragg, CA, 95437		
APN: 017-171-04 South Congregation of Jeho 17951 N HWY 1 Fort Bragg, CA, 95437		
APN:017-080-22 Two Crows Mendocino, LLC 17900 N HWY 1 Fort Bragg, CA, 95437		
APN:017-080-20 Two Crows Mendocino, LLC 17900 N HWY 1 Fort Bragg, CA, 95437		
APN:017-070-09 Coddington David W and Tracey 18000 N HWY 1 Fort Bragg, CA, 95437		

**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

  
 \_\_\_\_\_  
 Date

**NOTE:** IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Nathaniel J. Buttrick to act as my representative and to bind me in all matters concerning this application.

  
 \_\_\_\_\_  
 Owner

  
 \_\_\_\_\_  
 Date

**MAIL DIRECTION**

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

<b>Name</b> MADFAM, INC.	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b> P.O. BOX 2256 Fort Bragg, CA, 95437	<b>Mailing Address</b>	<b>Mailing Address</b>



# 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: Nathaniel J. Buttrich**  
PO box 2256

Fort Bragg CA 95436

**Project Number: U\_2023-0015**

**Project Description: CDU, Wholesaling Storage & Dist.**

**Site Address: 17975 NO HWY 1**

**U\_2023-0015**

**Receipt: PRJ\_059971**

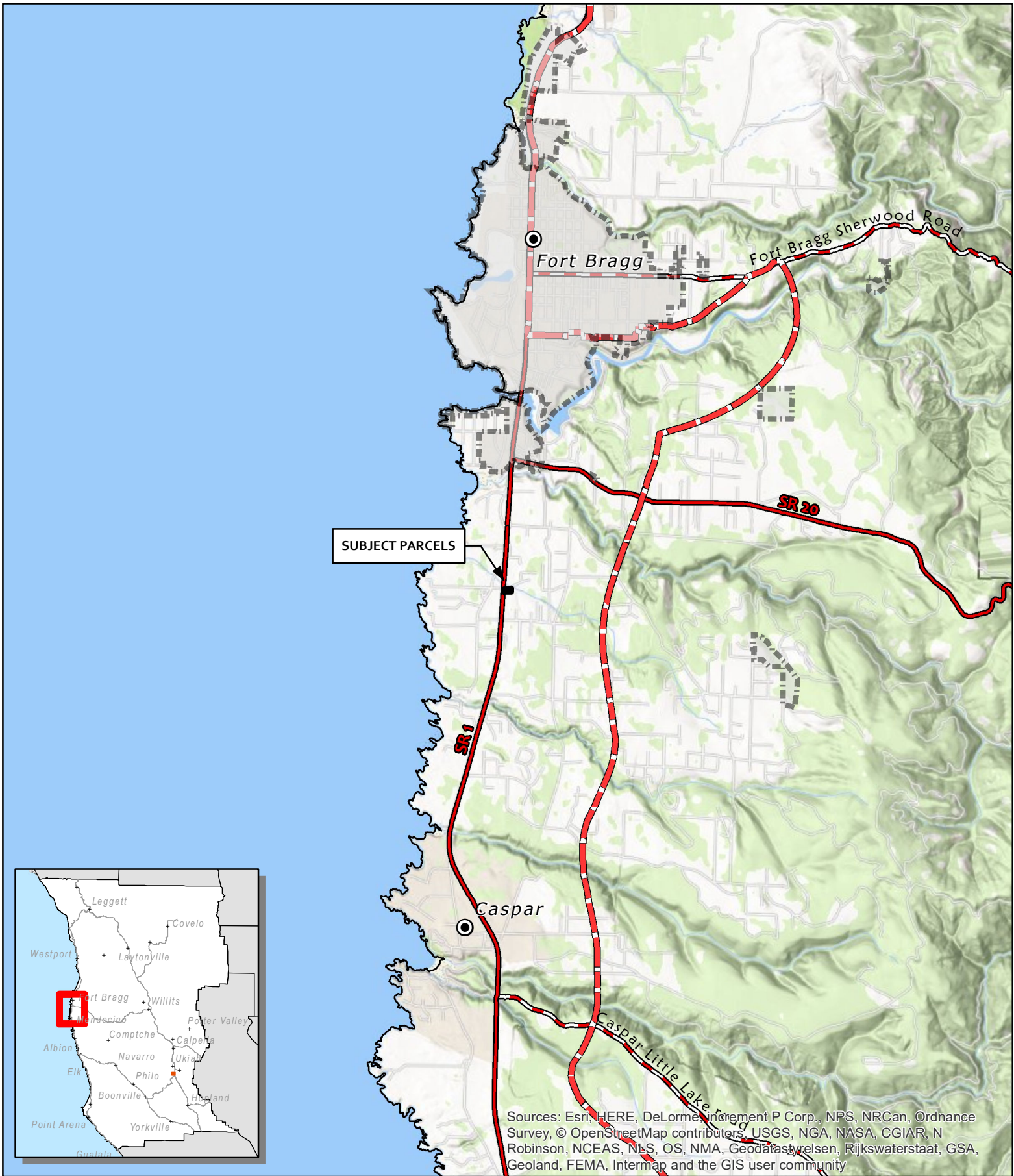
**Date: 12/12/2023**

**Pay Method: CASH**

**Received By: TIA SAR**






<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$6,033.00
UMAJ BASE			\$6,033.00
COASTAL	1100-2851-822609		\$1,200.00
			\$1,200.00
DOT FEES	1100-1910-826182		\$800.00
UMIN UMAJ SMARA DOT2C			\$800.00
EH FEES	1100-4011-822606		\$353.00
UMIN OR UMAJ EH			\$353.00
GENERAL PLAN	1100-2851-826188		\$200.00
			\$200.00
RECORDS MANAGEMENT	1222-2852-826260		\$147.00
			\$147.00
<b>Total Fees Paid:</b>			<b>\$8,733.00</b>

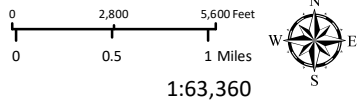




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**CASE: U 2023-0015**  
**OWNER: WOLFSON, Tracy**  
**APN: 017-171-01**  
**APLCT: Nathaniel Buttrich**  
**AGENT: Nathaniel Buttrich**  
**ADDRESS: 17975 N Hwy 1**

-  Major Towns & Places
-  City Limits
-  Coastal Zone Boundary
-  Highways
-  Major Roads



1:63,360




LOCATION


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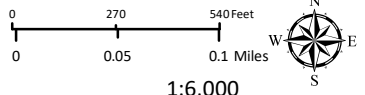


Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

 Assessors Parcels



1:6,000



**AERIAL IMAGERY**

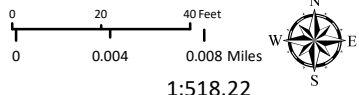
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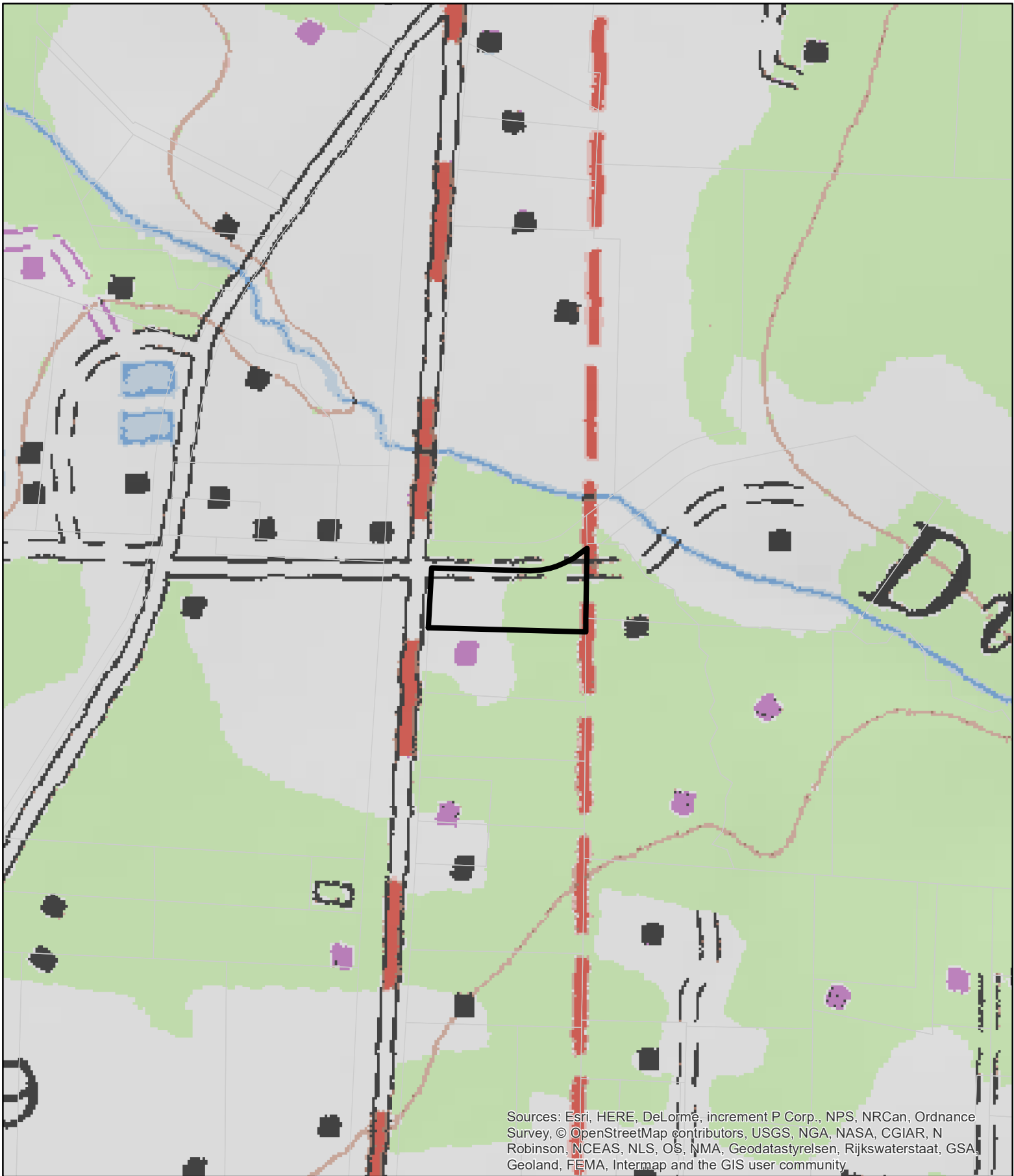
 Public Roads  
 Assessors Parcels



1:518.22


**AERIAL IMAGERY**

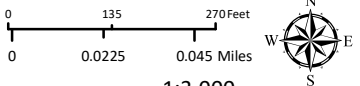
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 Assessors Parcels








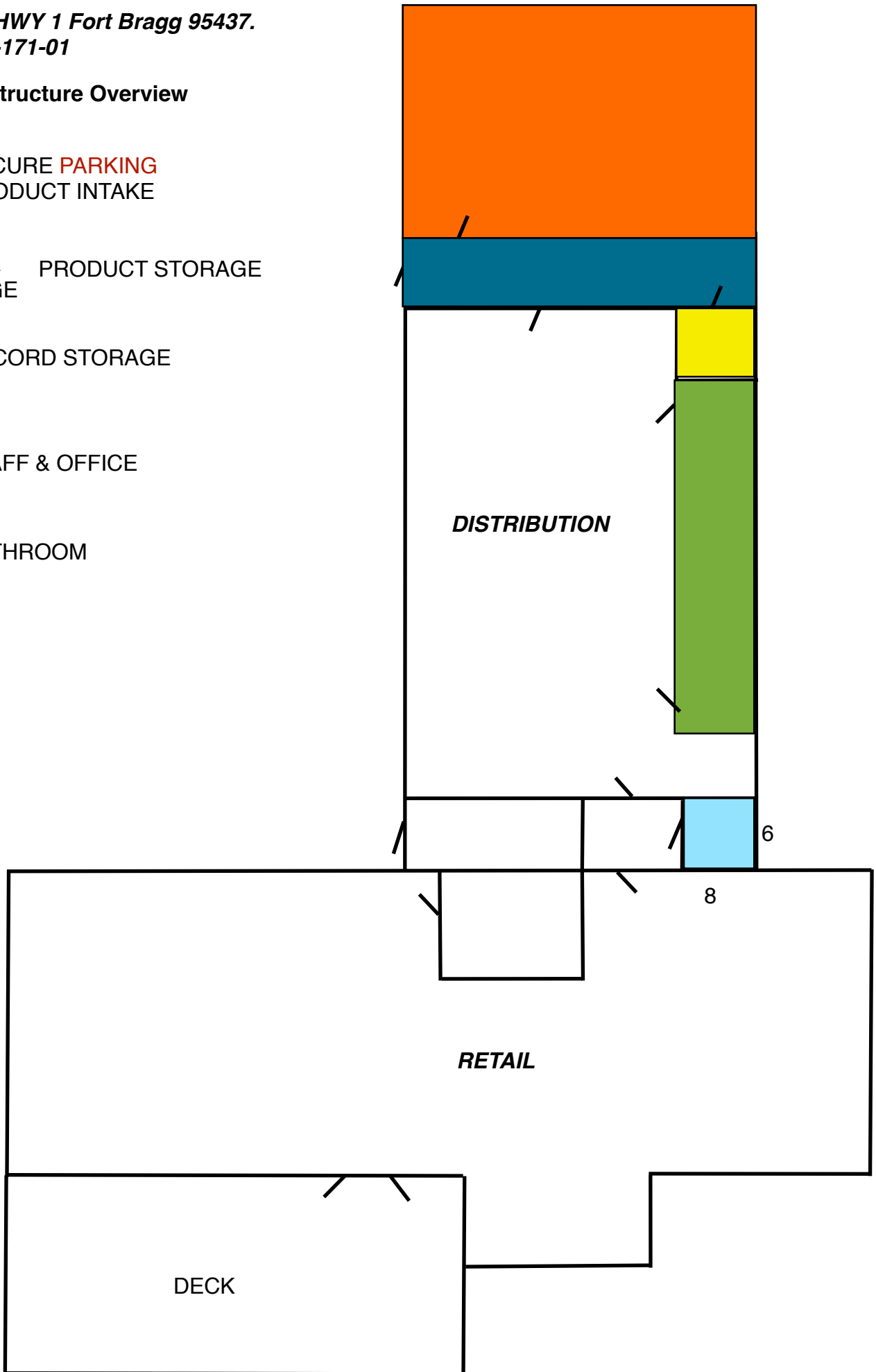
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**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

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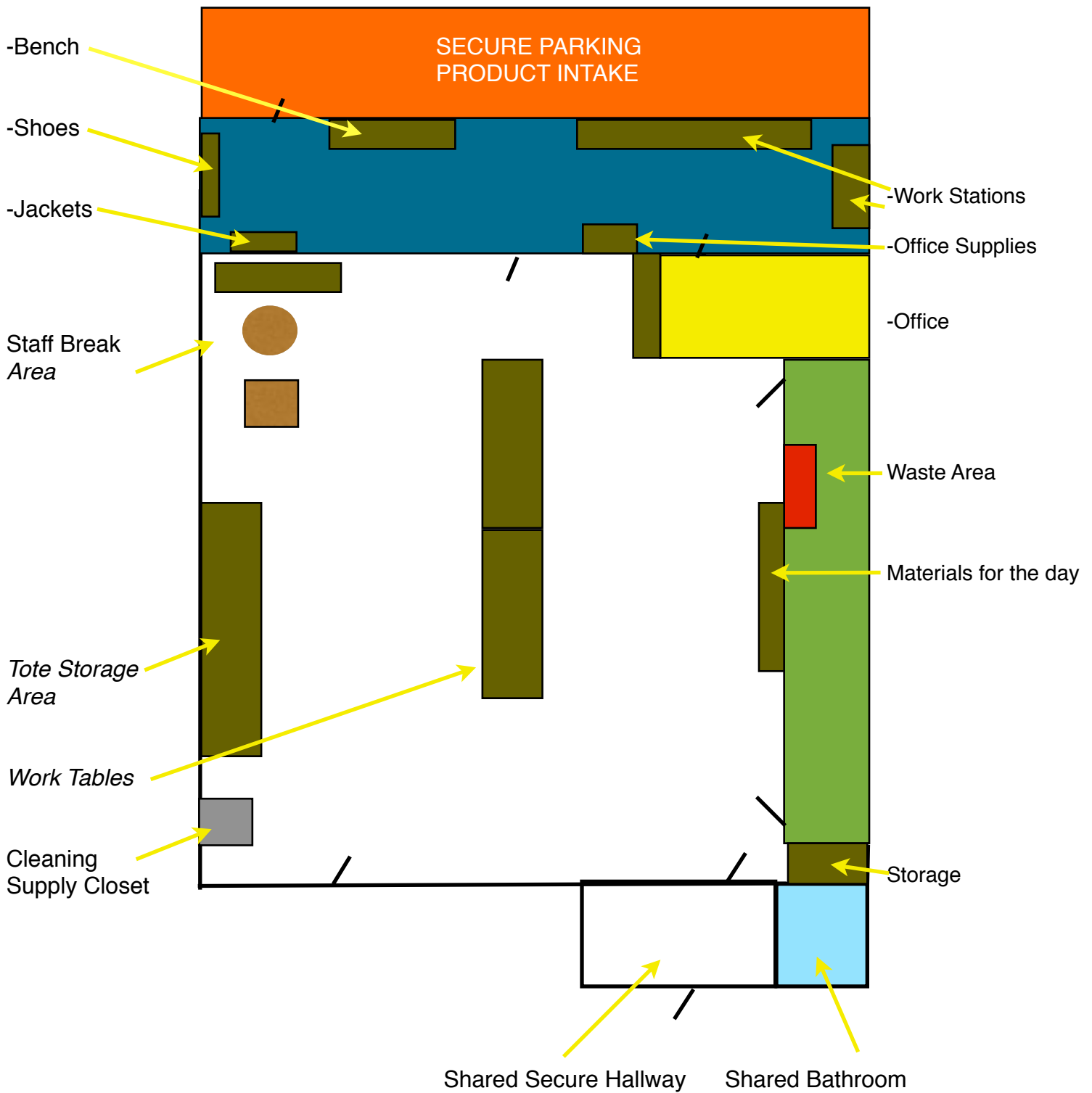
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APN-017-171-01

Existing Structure Overview

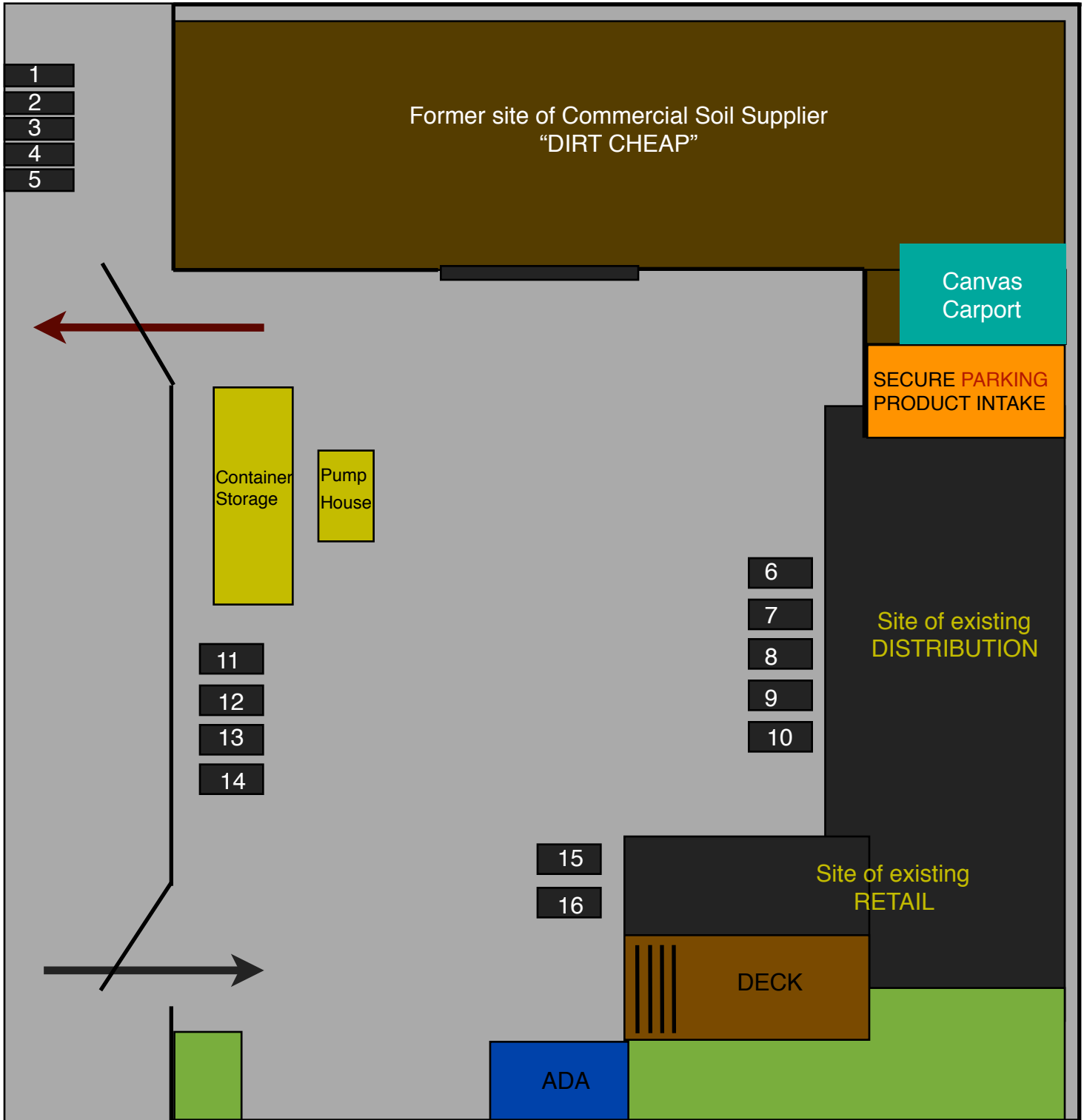
-  SECURE **PARKING**  
PRODUCT INTAKE
-  DEA PRODUCT STORAGE  
CAGE
-  RECORD STORAGE
-  STAFF & OFFICE
-  BATHROOM

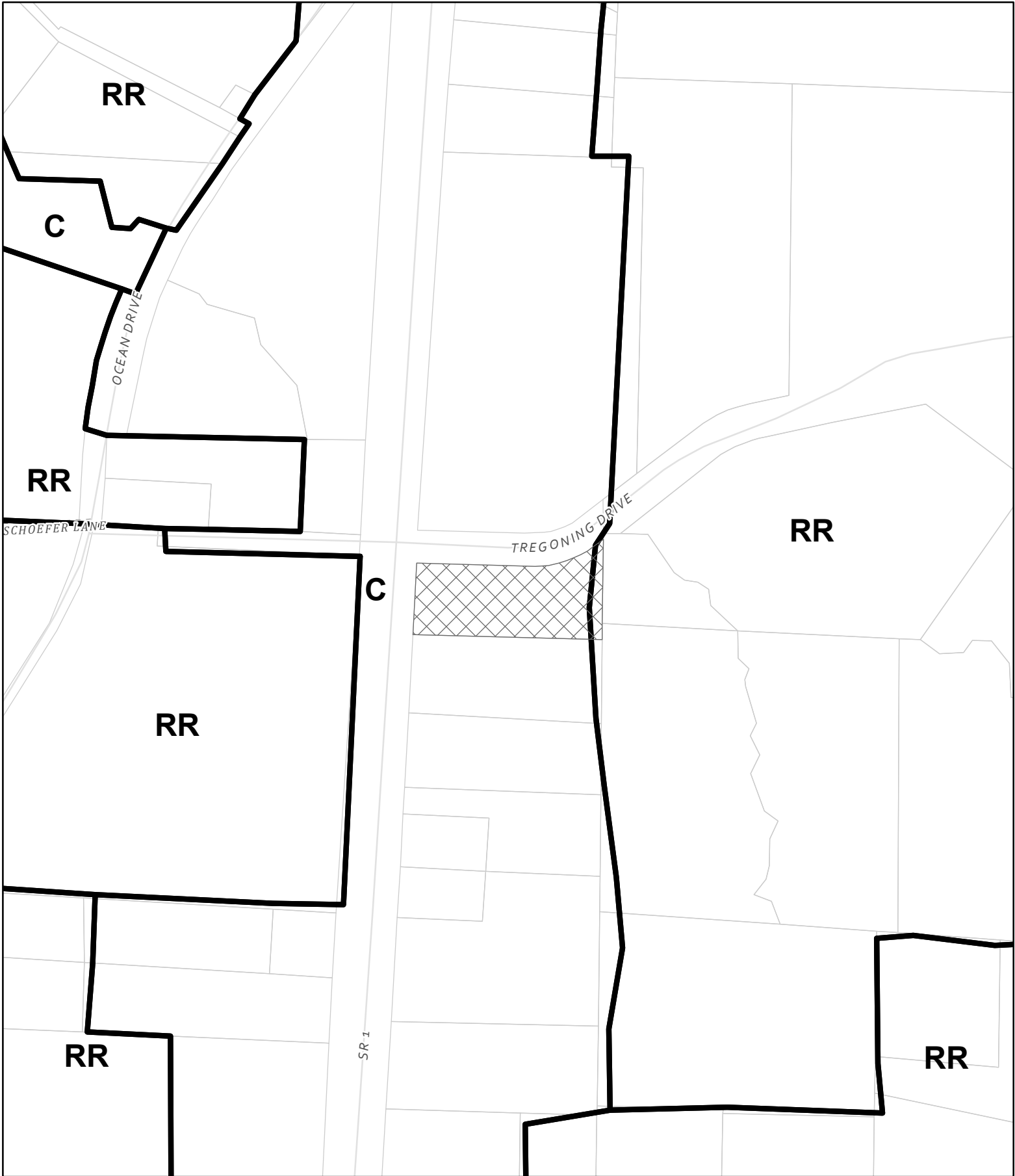


# Expanded Distribution Site Map







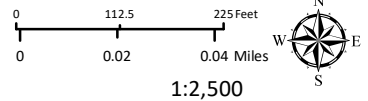
# Parcel Site Map





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**ADDRESS: 17975 N Hwy 1**

-  Zoning Districts
-  Assessor's Parcels
-  Public Roads
-  Private Roads

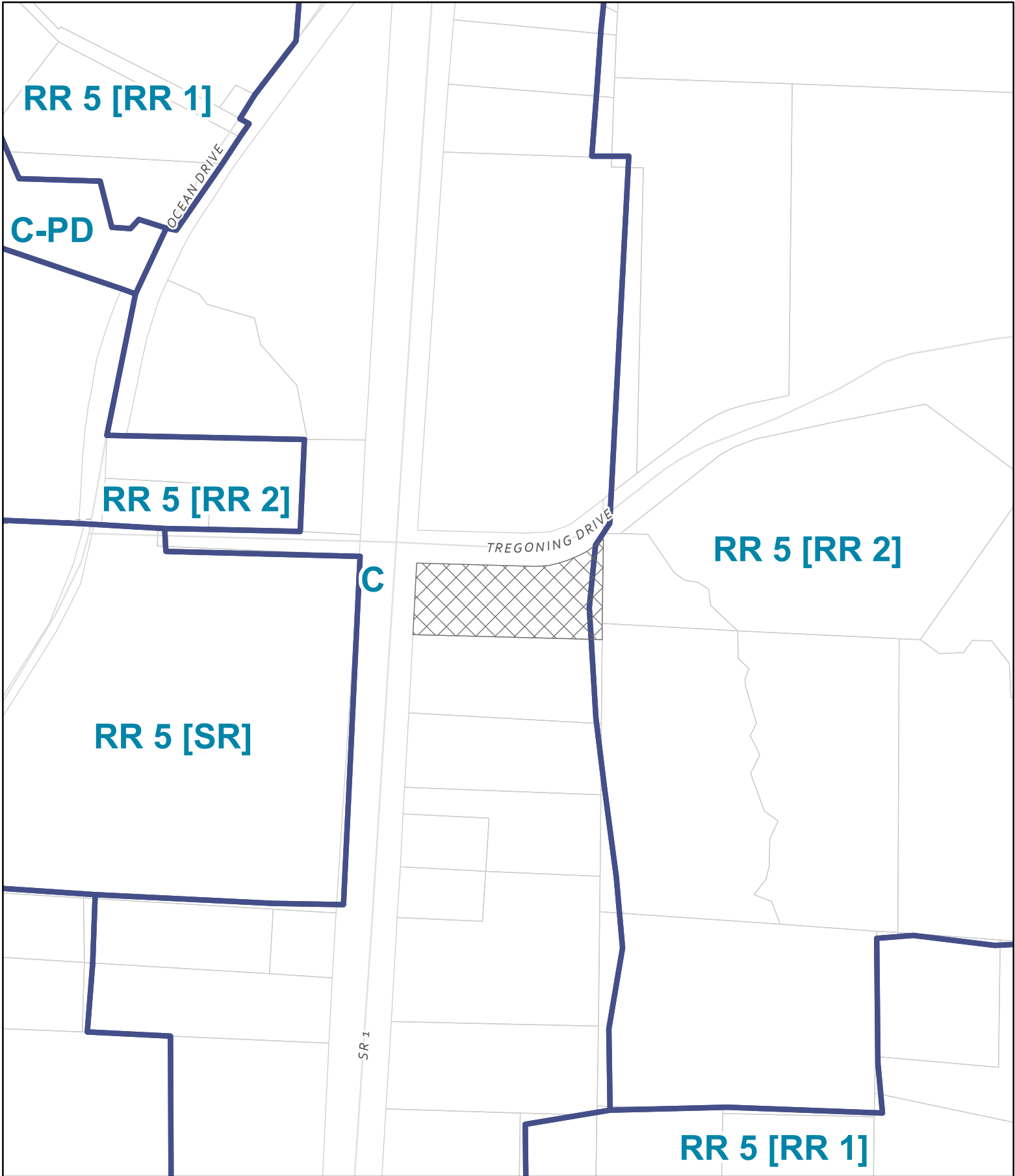


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ZONING

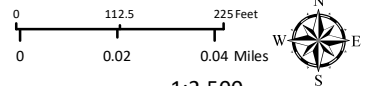
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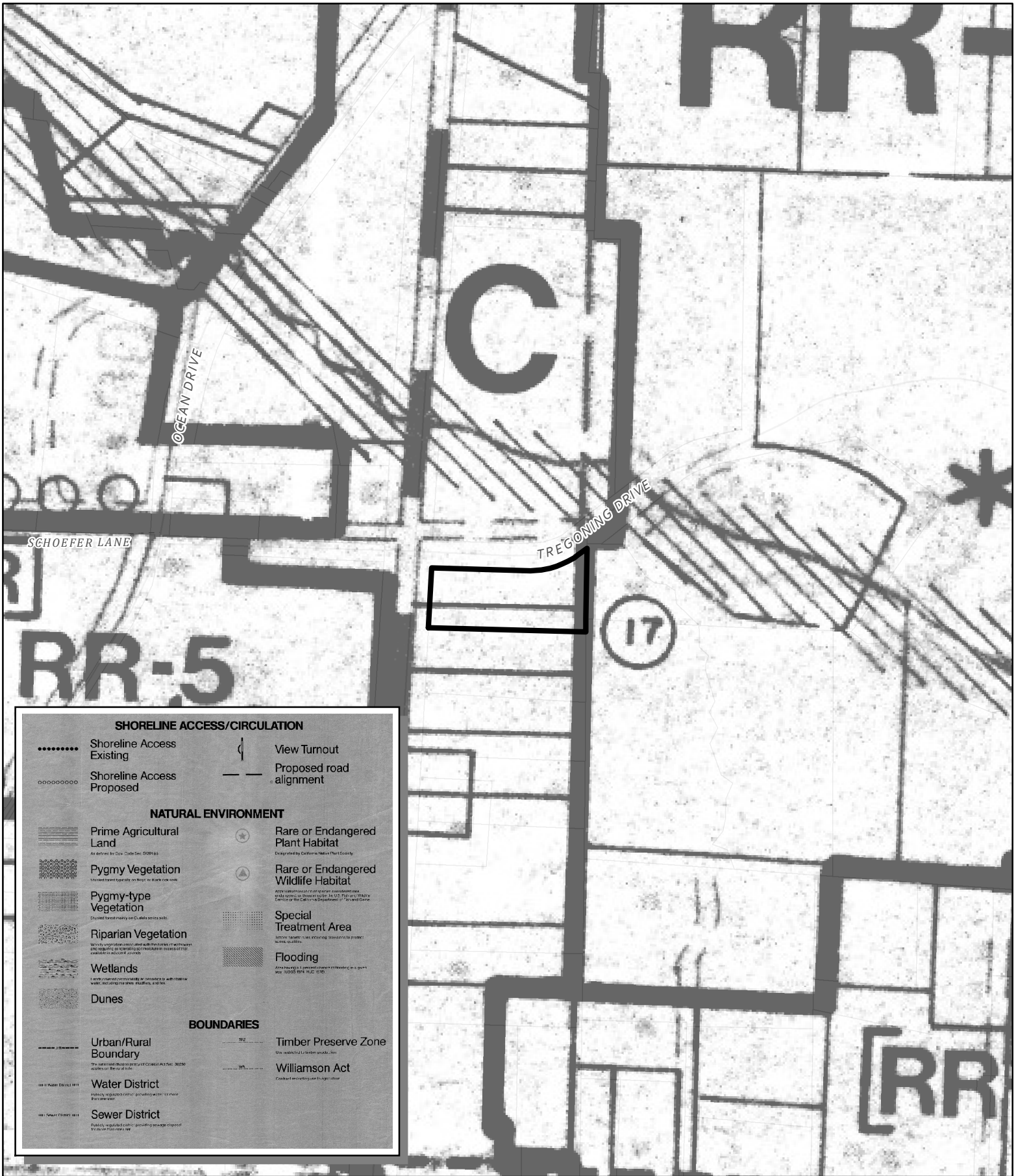
-  Public Roads
-  Private Roads
-  Assessors Parcels



1:2,500

GENERAL PLAN

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**SHORELINE ACCESS/CIRCULATION**

..... Shoreline Access Existing  
 oooooooooo Shoreline Access Proposed

— View Turnout  
 — Proposed road alignment

**NATURAL ENVIRONMENT**

**Prime Agricultural Land**  
As defined by Gov. Code Sec. 51080.05

**Pygmy Vegetation**  
Unshaded forest typically on steep or black oak soils

**Pygmy-type Vegetation**  
Shaded forest usually on Oakleaf or oak soils

**Riparian Vegetation**  
Moist vegetation associated with riparian corridors and requires a minimum 300' riparian buffer in riparian corridors of 100' or more

**Wetlands**  
Wetlands are areas that are saturated with water under normal high tide, flood, and low tide

**Dunes**

**Rare or Endangered Plant Habitat**  
Designated California Native Plant Society

**Rare or Endangered Wildlife Habitat**  
Approximate location of riparian woodlands and other critical habitats for the U.S. Fish and Wildlife Service or the California Department of Fish and Game

**Special Treatment Area**  
Forest lands that require special treatment

**Flooding**  
Approximate location of floodplains existing in a park way 10/20/88 and 11/2/1970

**BOUNDARIES**

Urban/Rural Boundary  
The boundary between the jurisdiction of the County and the State

Water District  
Publicly regulated utility providing water supply to the area

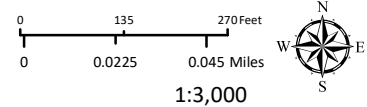
Sewer District  
Publicly regulated utility providing sewage disposal to the area

Timber Preserve Zone  
State designated timber preserve

Williamson Act  
Contract farming for agriculture

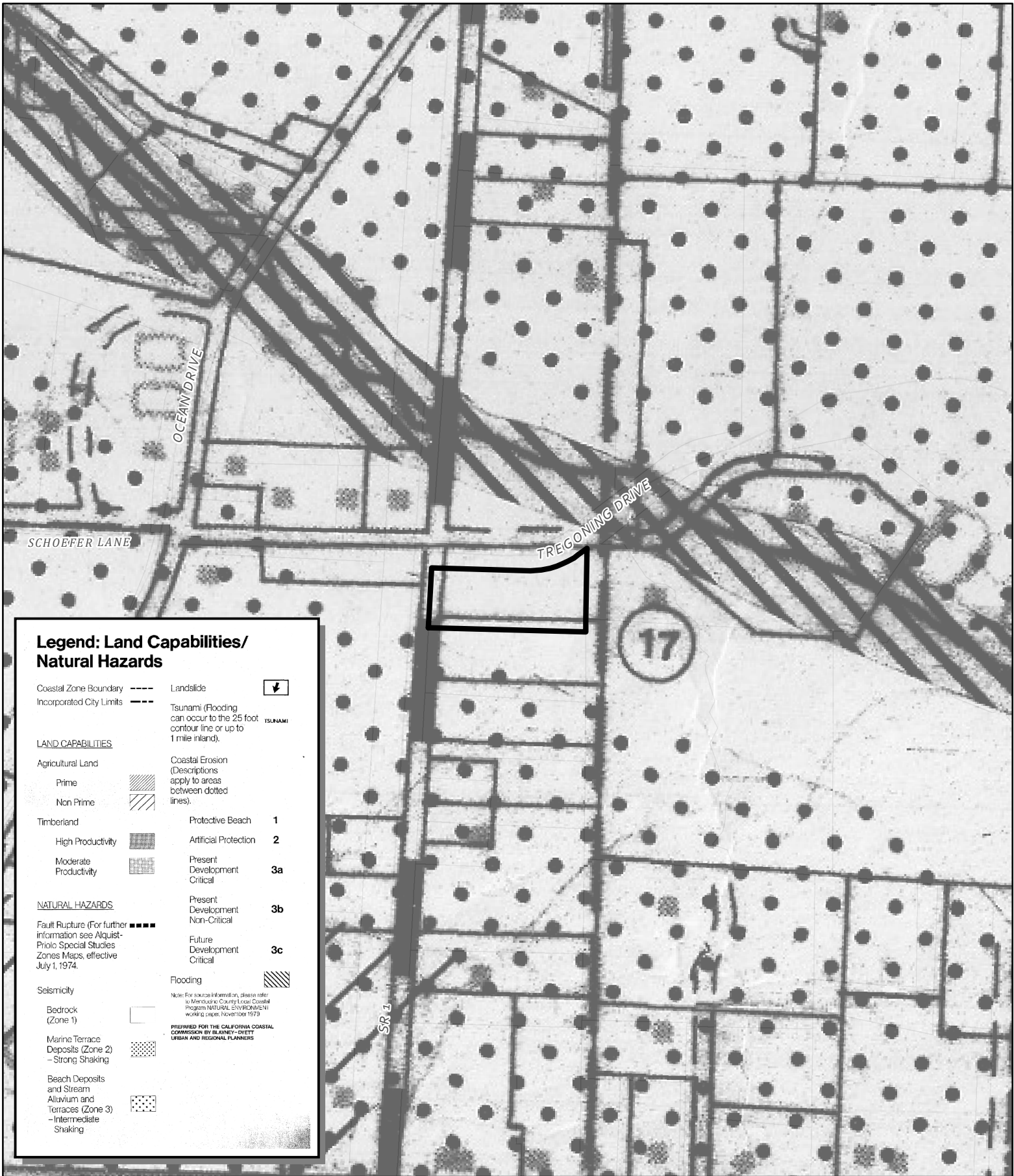
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- Public Roads
- Private Roads
- Assessors Parcels



**LCP LAND USE MAP 14: BEAVER**

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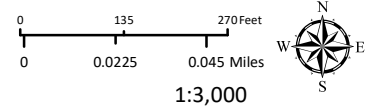


**Legend: Land Capabilities/  
Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
<b>LAND CAPABILITIES</b>			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
<b>NATURAL HAZARDS</b>			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.	---	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-OYETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

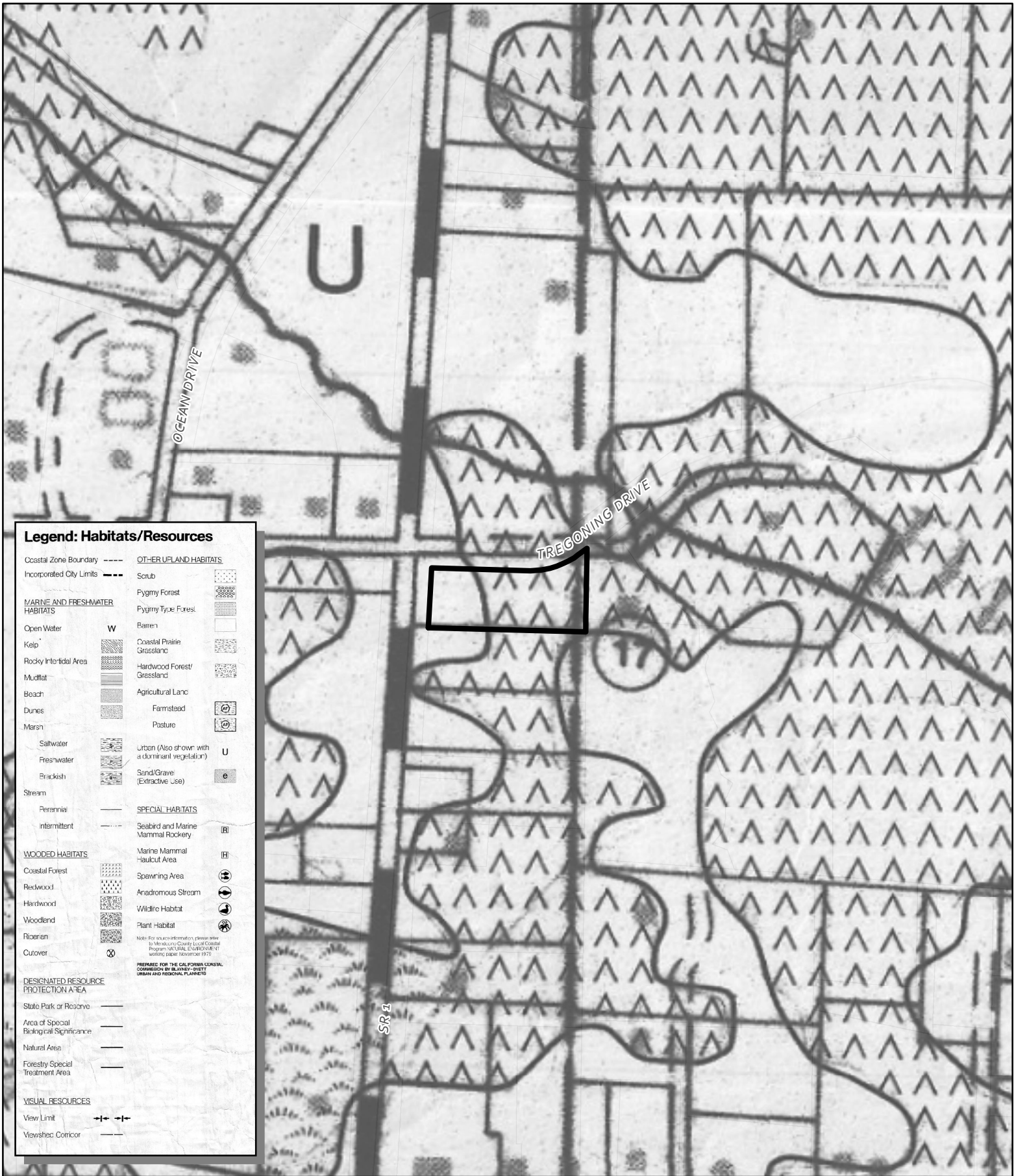
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Public Roads  
Private Roads  
Assessors Parcels



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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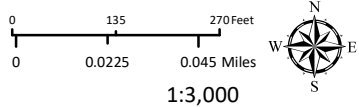


**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OT-HER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Tree Forest	[Pattern]
Keel	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/	[Pattern]
Beach	[Pattern]	Gressland	[Pattern]
Dunes	[Pattern]	Agricultural Land	[Pattern]
Marsh	[Pattern]	Farmstead	[Pattern]
Saltwater	[Pattern]	Pasture	[Pattern]
Freshwater	[Pattern]	Urban (Also shown with	U
Brackish	[Pattern]	a dominant vegetation)	
Stream		Sand/Grave	e
Perennial	---	(Extractive Use)	
Intermittent	---	<b>SPECIAL HABITATS</b>	
<b>WOODED HABITATS</b>		Seabird and Marine	[Symbol]
Coastal Forest	[Pattern]	Mammal Rockery	[Symbol]
Redwood	[Pattern]	Marine Mammal	[Symbol]
Hardwood	[Pattern]	Haulcut Area	[Symbol]
Woodland	[Pattern]	Spawning Area	[Symbol]
Roecroen	[Pattern]	Anadromous Stream	[Symbol]
Cuover	[Symbol]	Wildfire Habitat	[Symbol]
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		Plant Habitat	[Symbol]
State Park or Reserve	---	<small>Note: For more information, please refer to Marin County Local Coastal Program NATURAL ENVIRONMENT Working Paper November 1992.</small>	
Area of Special Biological Significance	---	<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-SHETT URBAN AND REGIONAL PLANNERS</small>	
Natural Area	---		
Forestry Special Treatment Area	---		
<b>VISUAL RESOURCES</b>			
View Limit	---+---+---		
Viewshed Corridor	---		

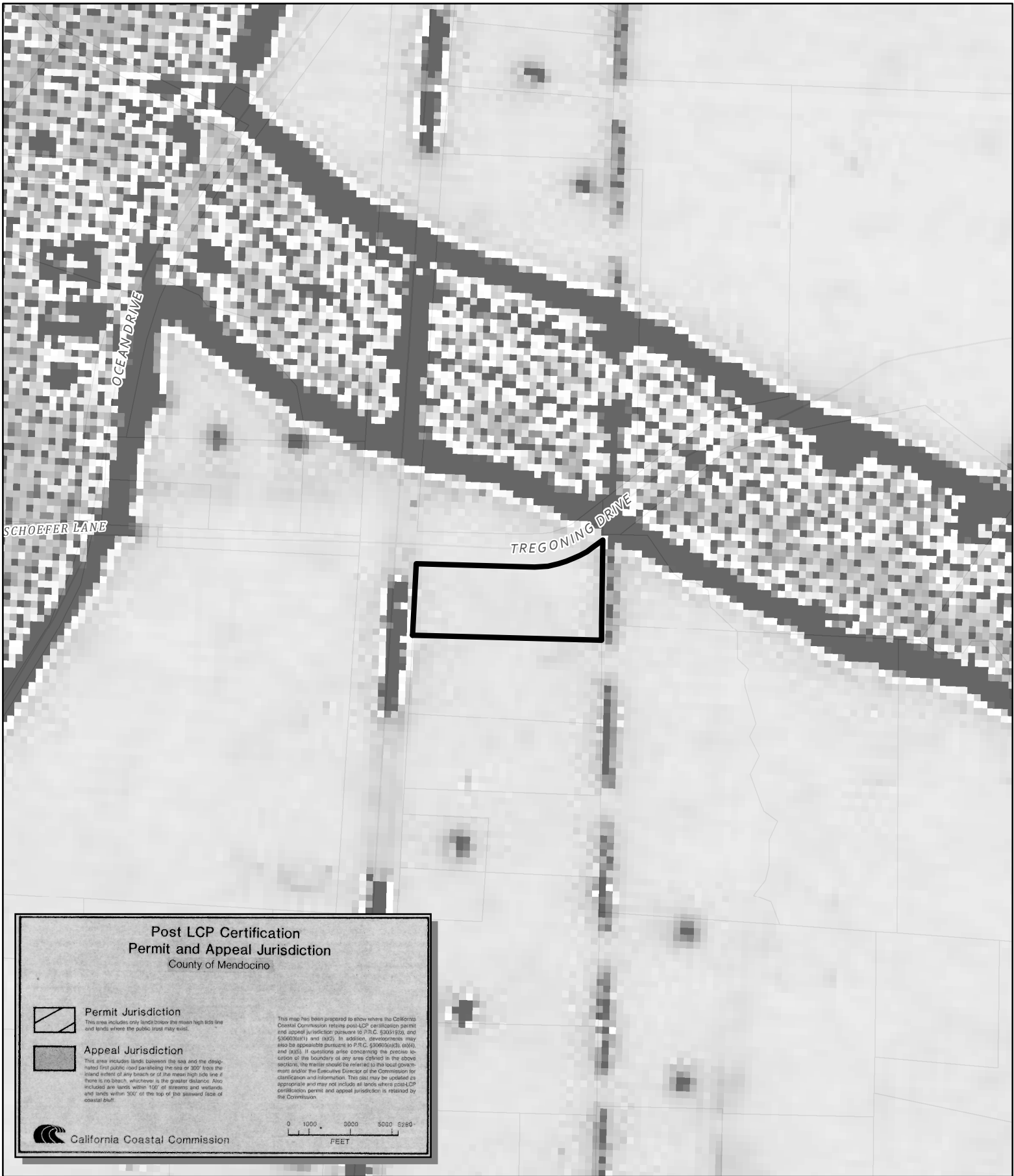
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**ADDRESS: 17975 N Hwy 1**

- Public Roads
- Private Roads
- Assessors Parcels






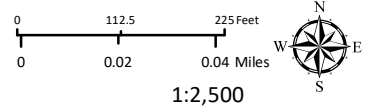
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**LCP HABITATS & RESOURCES**

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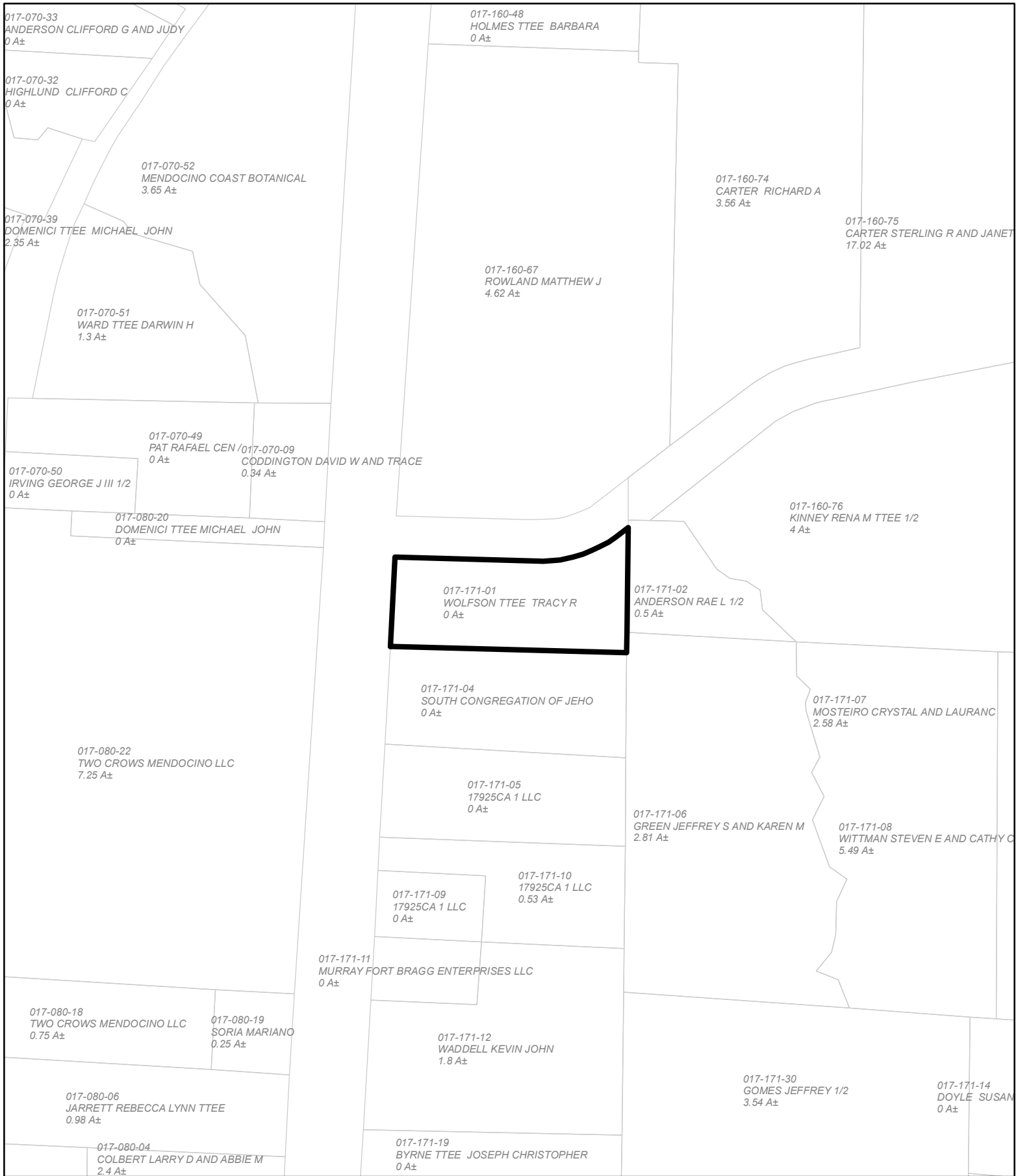
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-  Private Roads
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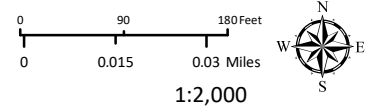
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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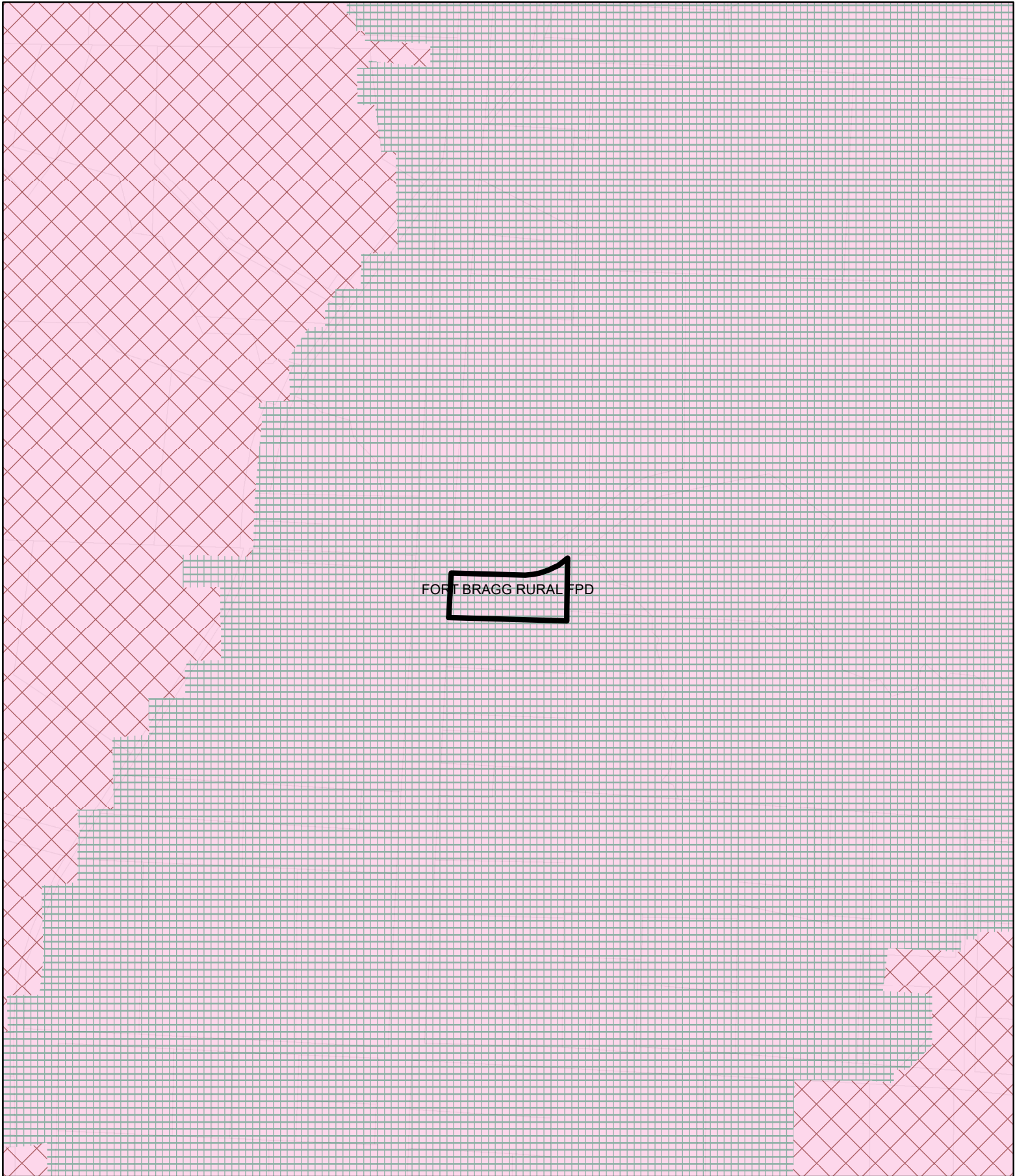
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Assessors Parcels



ADJACENT PARCELS

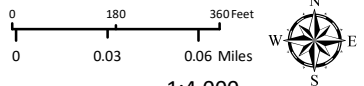
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FOFF BRAGG RURAL FPD

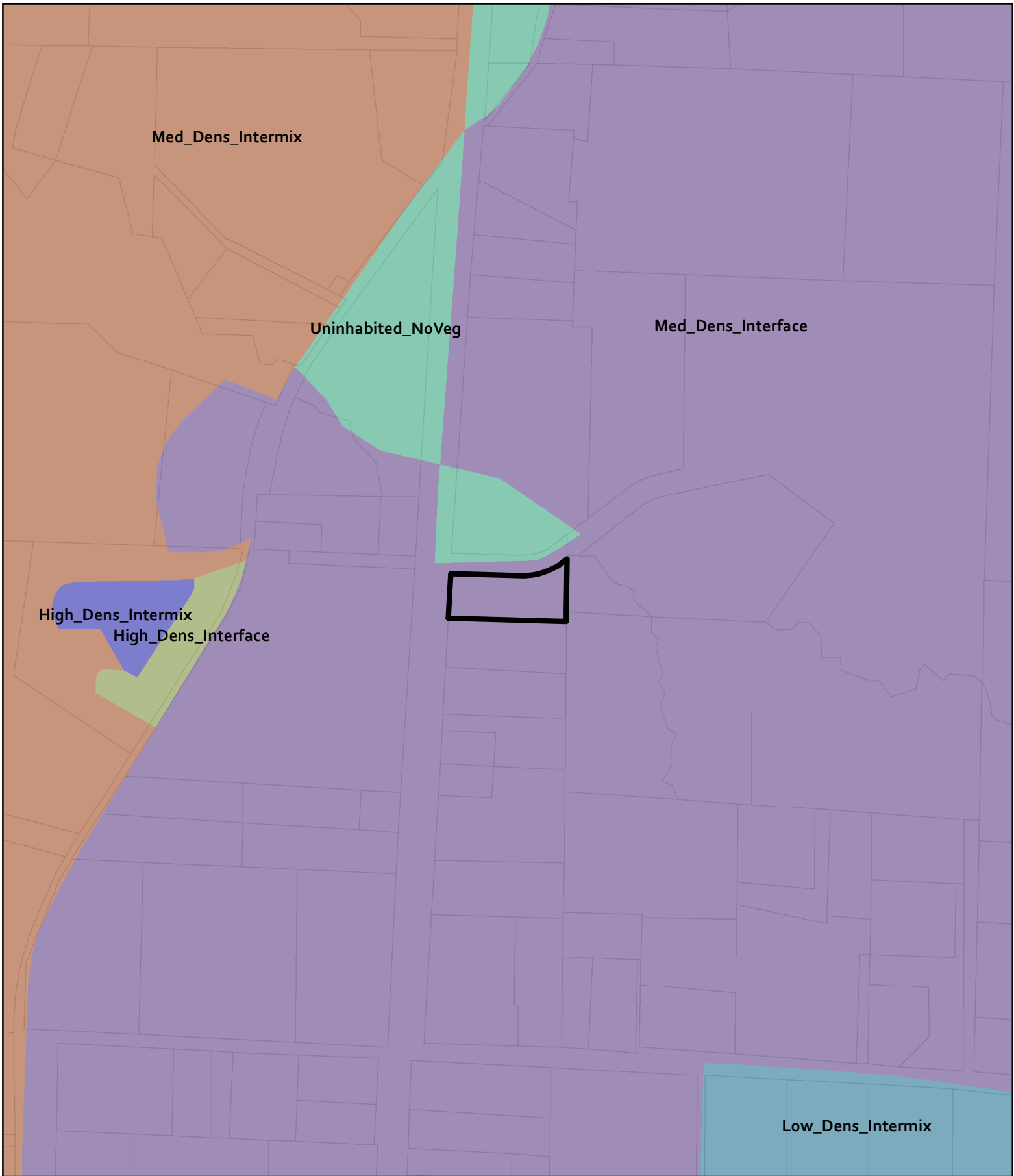
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels




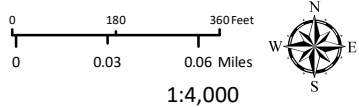
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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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 Assessors Parcels

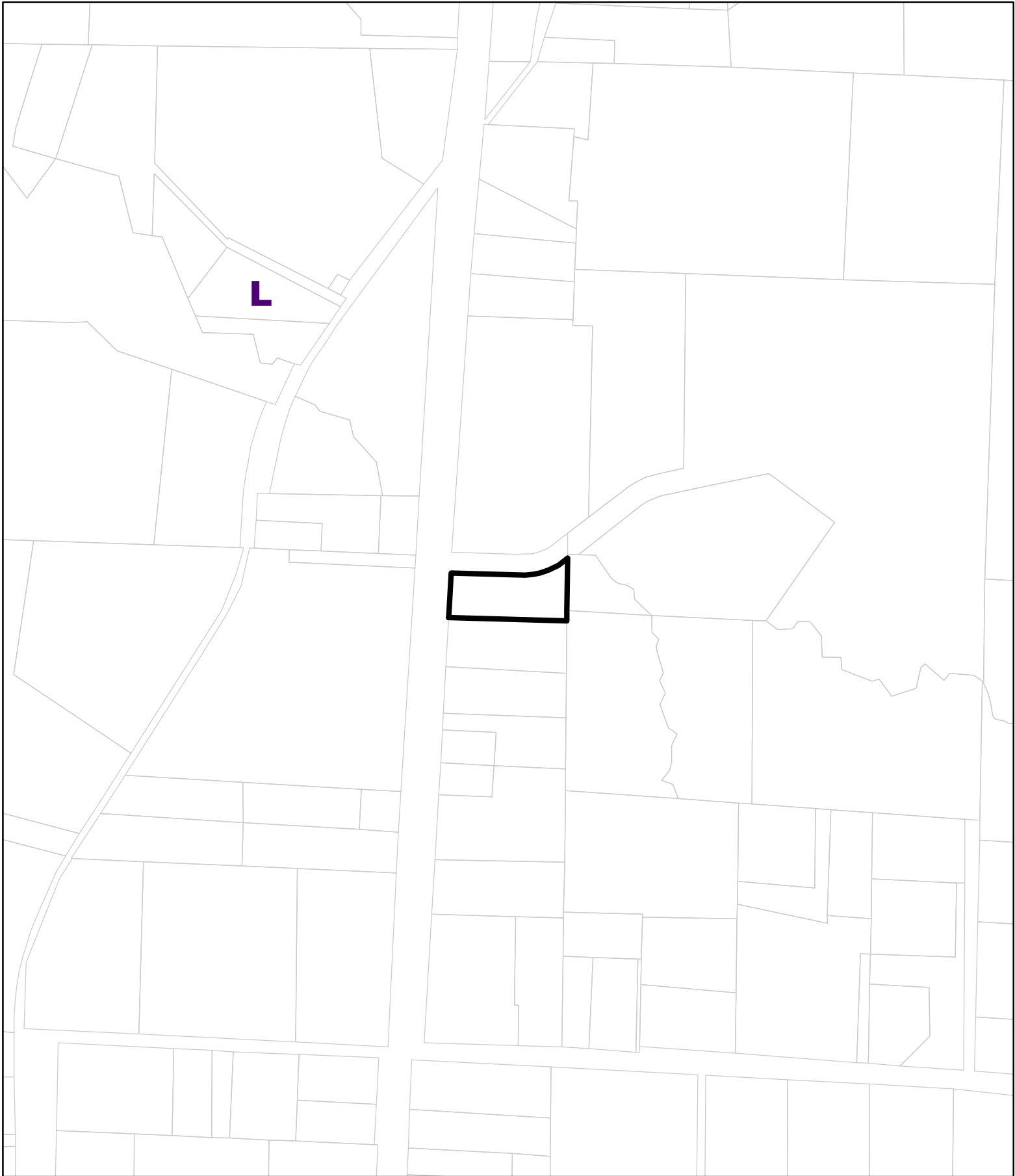


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**WILDLAND-URBAN INTERFACE**

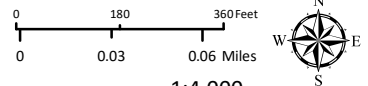
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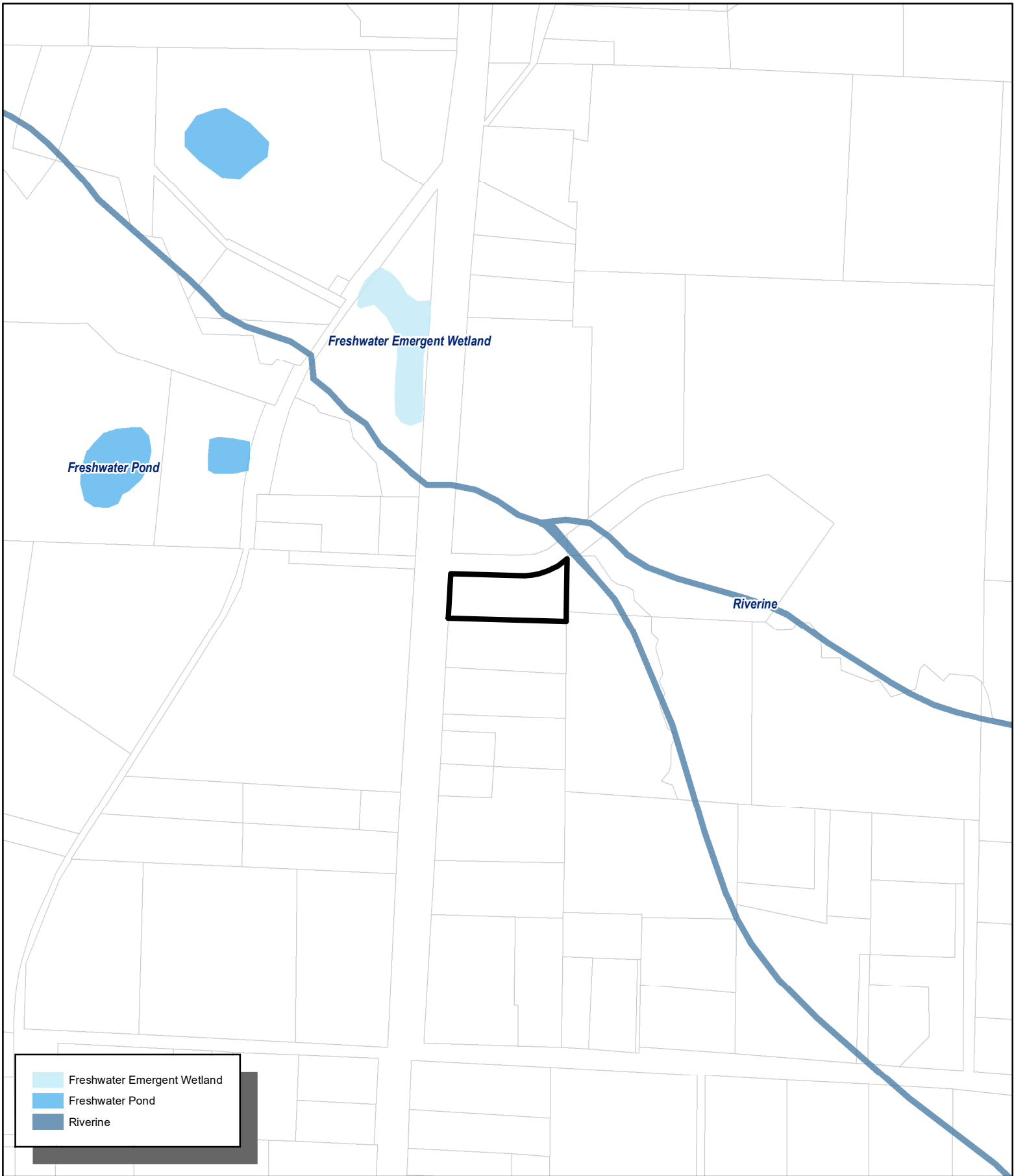
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 LOMA Letters  
 Assessors Parcels




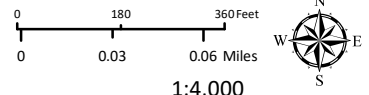
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**FLOOD ZONE**

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 Assessor's Parcels





1:4,000

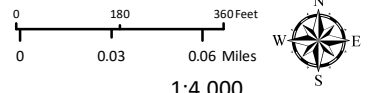
**WETLANDS**

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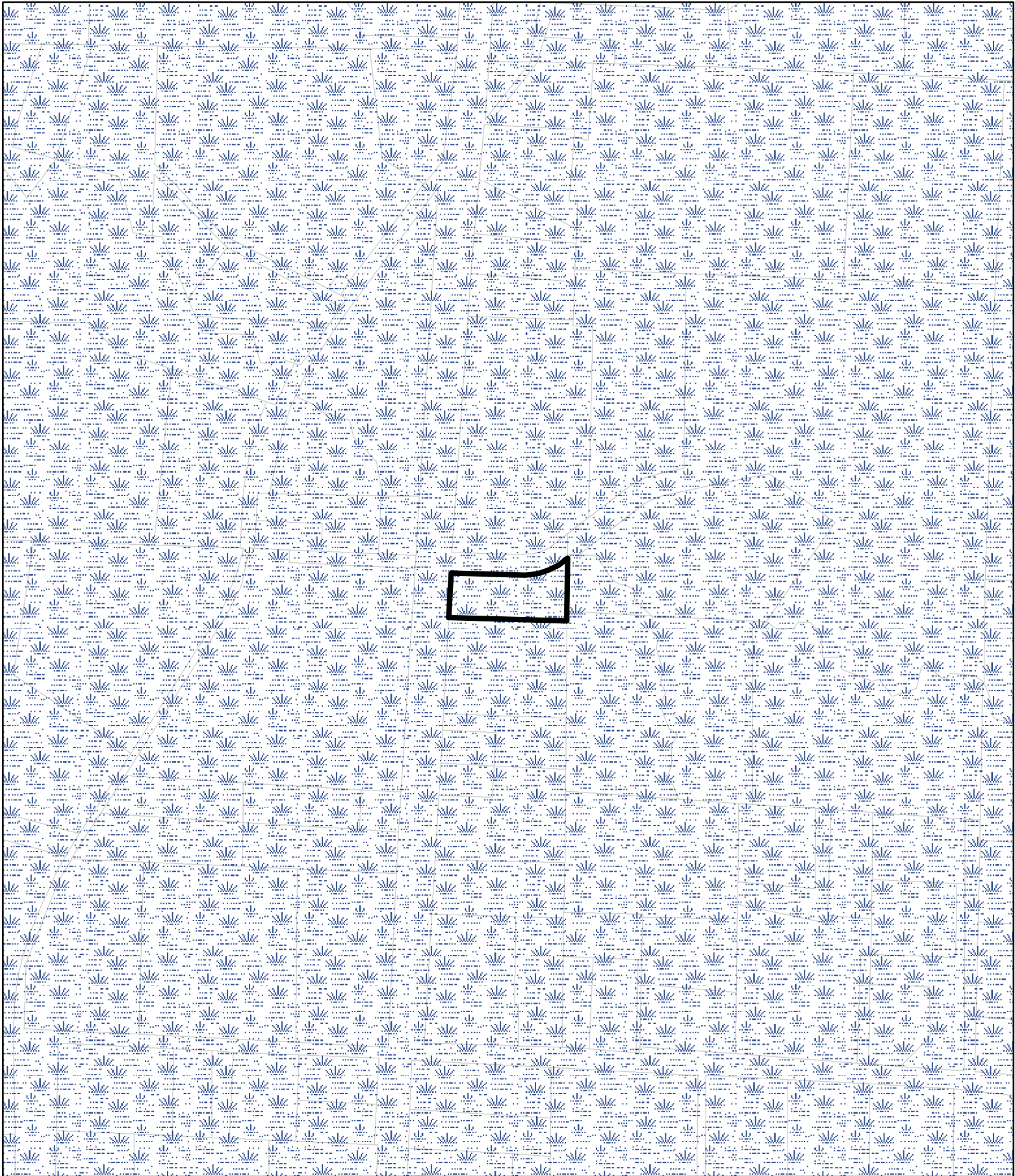
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-  Fort Bragg Stormwater Areas
-  Assessors Parcels





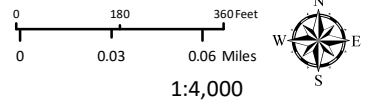
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**MS4 STORMWATER**

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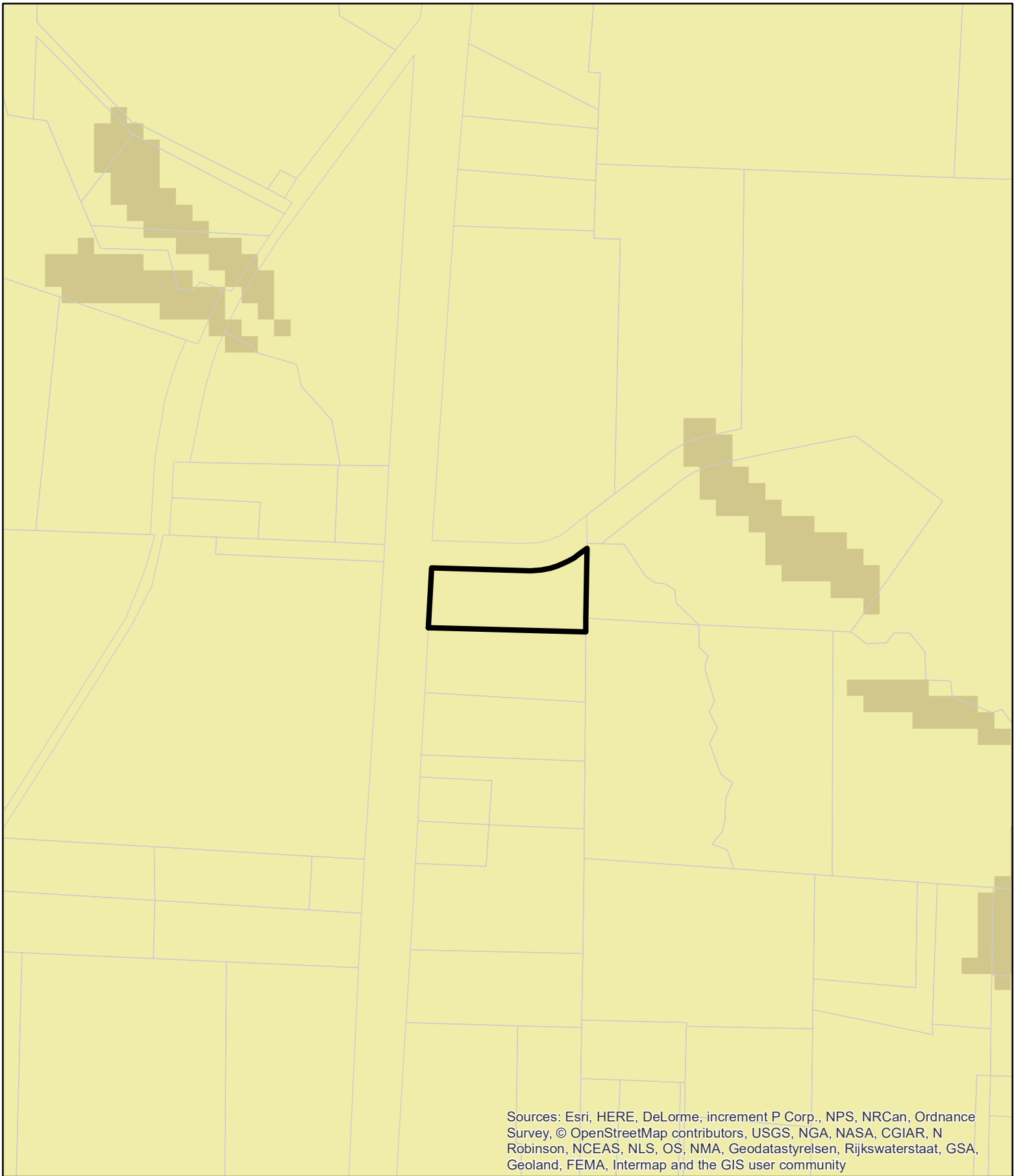
 Marginal Water Resources  
 Assessor's Parcels



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

### COASTAL GROUND WATER RESOURCES

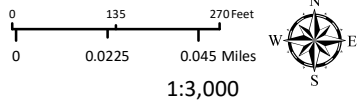
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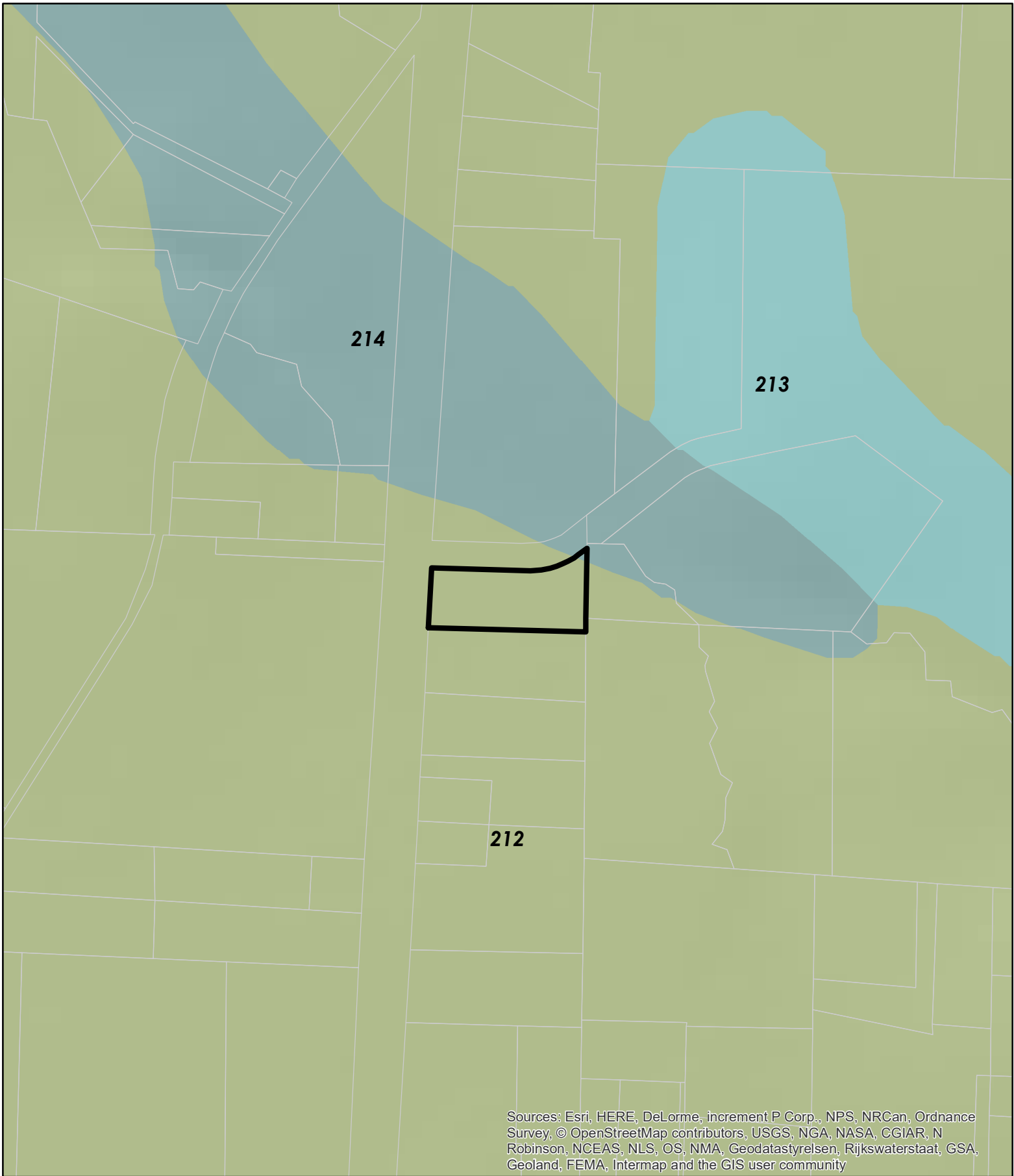
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-  Assessors Parcels
-  0° - 14°
-  14° - 30°




1:3,000  
**ESTIMATED SLOPE**

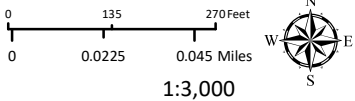
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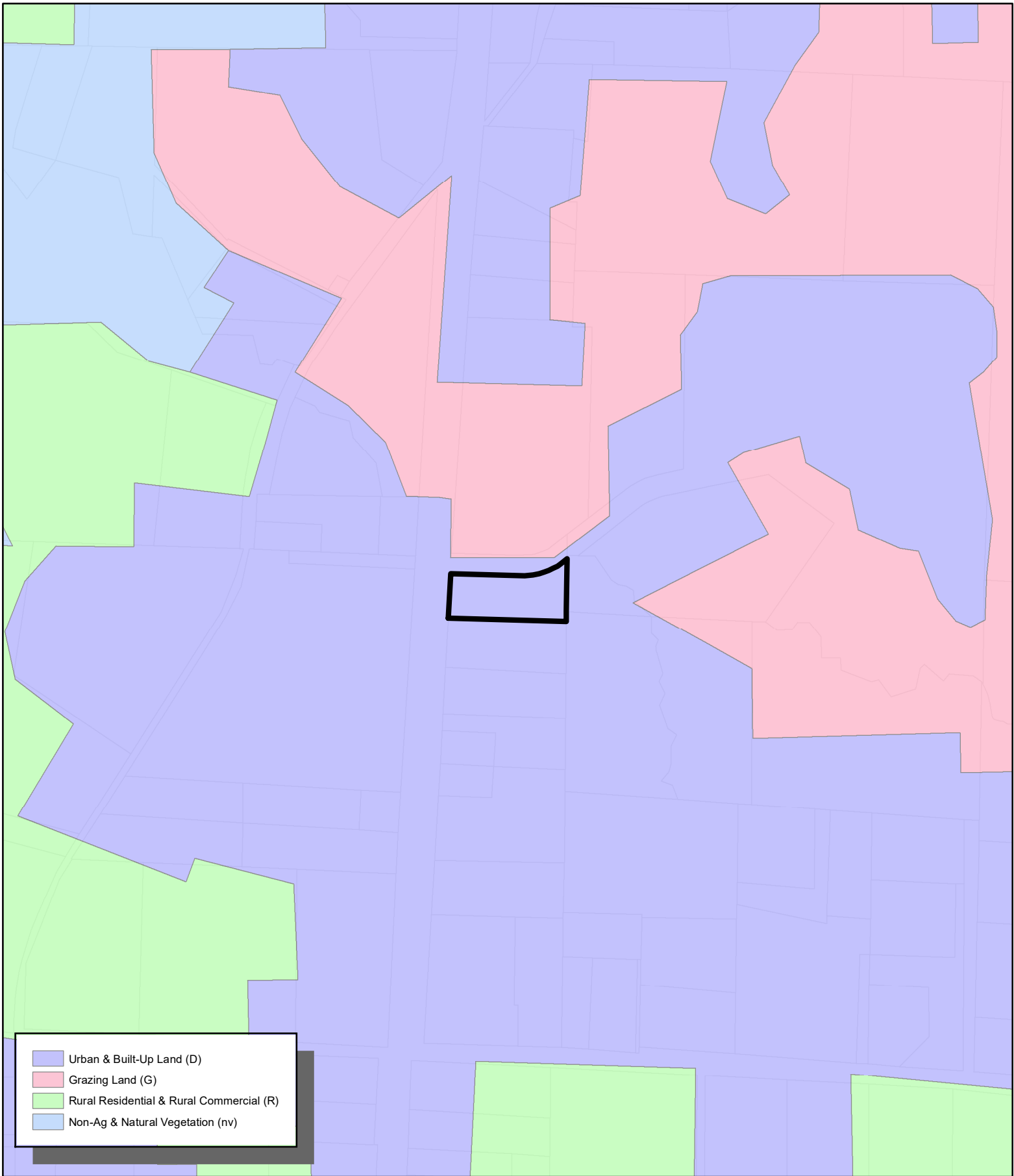
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 Assessors Parcels



**WESTERN SOIL CLASSIFICATIONS**

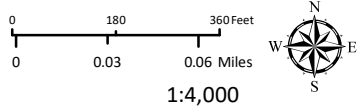
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**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

Assessors Parcels

**CASE: U 2023-0015**  
**OWNER: WOLFSON, Tracy**  
**APN: 017-171-01**  
**APLCT: Nathaniel Buttrich**  
**AGENT: Nathaniel Buttrich**  
**ADDRESS: 17975 N Hwy 1**




1:4,000  
**IMPORTANT FARMLANDS**

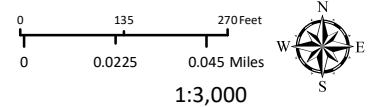
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# Fort Bragg Unified

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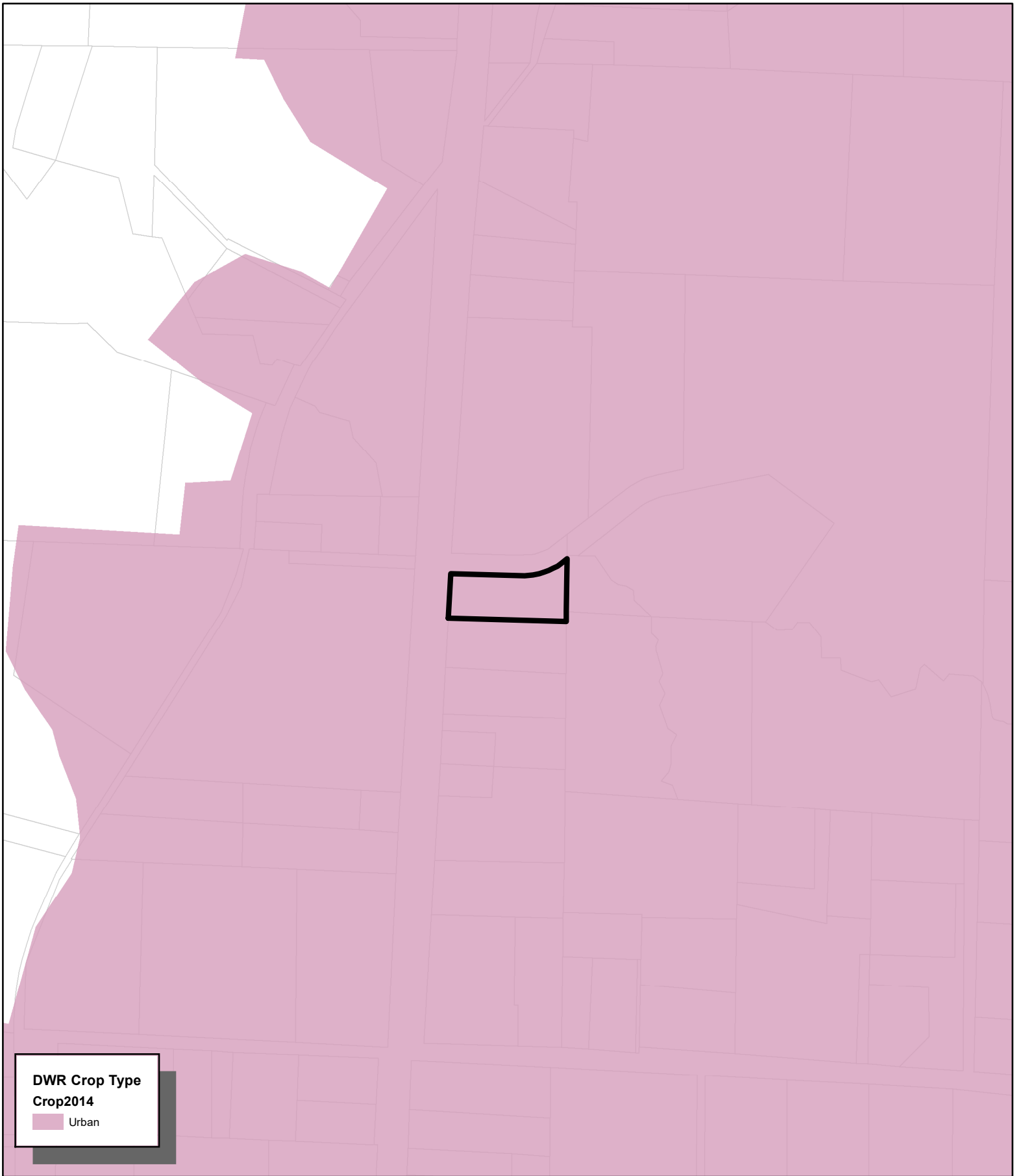
 Assessors Parcels



1:3,000  
**SCHOOL DISTRICT**

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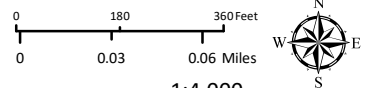




**DWR Crop Type**  
**Crop2014**  
 Urban

Assessors Parcels

**CASE: U 2023-0015**  
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1:4,000

**CROP TYPES**

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