



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

October 28, 2019

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

Caltrans
CalFire - Prevention
California Highway Patrol
Laytonville MAC
Laytonville Water District

Long Valley Fire Protection District
Laytonville Unified School District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0086

DATE FILED: 10/3/2019

OWNER: MICHAEL GORDON

APPLICANT: HANABAL DECARLOS

AGENT: MICHELE SCHOTT

REQUEST: Administrative Permit to allow for a cannabis processing facility.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the town of Laytonville, on the northeast corner of U.S. Highway 101 (US 101) and Laytonville-Dos Rios Road (CR 322); located at 45001 N Hwy 101, Laytonville (APN 014-100-69)

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: November 11, 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 _____

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Community (RC)	Limited Commercial (C1)	0.5	Commercial
EAST:	Rural Community (RC)	Limited Commercial (C1)	1.2	Vacant
SOUTH:	Rural Community (RC)	Limited Commercial (C1)	1.7, 0.2	Commercial
WEST:	Rural Community (RC)	Limited Commercial (C1)	0.5	Commercial

<u>LOCAL</u>	<input checked="" type="checkbox"/> Long Valley Fire Protection District	<input checked="" type="checkbox"/> California Highway Patrol
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Laytonville MAC	<input checked="" type="checkbox"/> CALTRANS
<input checked="" type="checkbox"/> Assessor's Office	<input checked="" type="checkbox"/> Laytonville Unified School District	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Building Division	<input checked="" type="checkbox"/> Laytonville Water District	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

DATE: 10/23/19

ENVIRONMENTAL DATA

1. MAC:

GIS
Laytonville MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
CalFire

4. FARMLAND CLASSIFICATION:

GIS
N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Eastern Soils

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
N/A

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
YES

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 (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
N/A

22. OAK WOODLAND AREA:

USDA
YES

23. HARBOR DISTRICT:

Sec. 20.512
NO



Department of
Planning and Building
Services

Case No:	AP-2019-0086
CalFire No:	N/A
Business License No:	N/A
Fee:	\$1121.00
Receipt No:	
Received By:	Vandy
Date Filed:	10-3-19
Office use only	

Application for Facilities – Use Permit / Administrative Permit

APPLICANT(S)

Name: Hanabal DeCarlos Phone: 707-841-8088
Mailing Address: PO Box 445
City: Laytonville State/Zip: 95454 email: micheleschott@gmail.com

PROPERTY OWNER

Name: Mike Gordon Phone: 707-357-2021
Mailing Address: PO Box 736
City: Laytonville State/Zip: 95454 email: elvanda@mcn.org

AGENT

Name: Michele Schott Phone: 707-841-7070
Mailing Address: PO Box 445
City: Laytonville State/Zip: Ca email: micheleschott@gmail.com

Address of Property: 45001 North Highway 101, Laytonville, Ca 95454
Assessor Parcel Number(s): 014-100-69

Please check the applicable permit type for which you are applying.

Type of Facility → Zoning District ↓	Processing	Manufacturing (non-volatile)	Manufacturing (volatile)	Testing	Retail / Dispensary	Distribution	Microbusiness
RC (Rural Community)	<input checked="" type="checkbox"/> - AP	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP
AG (Agriculture)	<input type="checkbox"/> - AP	-	-	-	-	-	-
UR (Upland Residential)	<input type="checkbox"/> - AP	-	-	-	-	-	-
RL (Rangeland)	<input type="checkbox"/> - AP	-	-	-	-	-	-
FL (Forest Land)	<input type="checkbox"/> - AP	-	-	-	-	-	-
C1 (Limited Commercial)	<input type="checkbox"/> - UP	-	-	-	ZC**	-	-
C2 (General Commercial)	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input type="checkbox"/> - AP
I1 (Limited Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
I2 (General Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
PI (Pinoleville Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
OTHER (check if applicable) <input type="checkbox"/> Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception) <input type="checkbox"/> Setback Reduction (Mendocino County Code Section 20.243.050(B)(1)) <input type="checkbox"/> Cottage Industry Use Permit (microbusiness) <input type="checkbox"/> Cottage Industry Use Permit (non-volatile manufacturing)							
*Note 1 – ZC = Zoning Clearance; AP = Administrative Permit; UP = Use Permit; “-” = Not Available **Note 2 – A zoning district that indicates a ZC (zoning clearance) DOES NOT require this permit.							

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 facility is located.

Signature of Applicant/Agent

Date

Signature of Owner

Date

FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																			
<ul style="list-style-type: none"> 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities. 																			
2. Please describe the project in full. Trimming, weighing, packaging and storage of cannabis <hr/> <hr/> <hr/> <hr/> <hr/>																			
3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc. Site is on the corner of Dos Rios Road and 101. The fully permitted commercial metal building has a permitted septic. No site improvements are necessary. <hr/> <hr/> <hr/> <hr/> <hr/>																			
4. Will the development of the proposed facility be phased? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, please describe the phases below. Include an attachment (Attachment A) if necessary. <hr/> <hr/> <hr/>																			
5. Are you grading, or plan to grade, for any roads or building sites? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, please complete the following: <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 40%;">A. Amount of cut:</td> <td style="width: 20%;"><hr/></td> <td style="width: 40%;">cubic yards</td> </tr> <tr> <td>B. Amount of fill:</td> <td><hr/></td> <td>cubic yards</td> </tr> <tr> <td>C. Maximum height of cut slope:</td> <td><hr/></td> <td>feet</td> </tr> <tr> <td>D. Maximum height of fill slope:</td> <td><hr/></td> <td>feet</td> </tr> <tr> <td>E. Amount being imported/exported:</td> <td><hr/></td> <td>cubic yards</td> </tr> <tr> <td>F. Location of borrow/disposal:</td> <td colspan="2"> <input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE </td> </tr> </table>		A. Amount of cut:	<hr/>	cubic yards	B. Amount of fill:	<hr/>	cubic yards	C. Maximum height of cut slope:	<hr/>	feet	D. Maximum height of fill slope:	<hr/>	feet	E. Amount being imported/exported:	<hr/>	cubic yards	F. Location of borrow/disposal:	<input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	
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F. Location of borrow/disposal:	<input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE																		
6. In order to develop the proposed facility, will it be necessary to: <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th></th> <th style="text-align: center;">YES</th> <th style="text-align: center;">NO</th> </tr> </thead> <tbody> <tr> <td>A. Remove oak species or commercial tree species?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>B. Make substantial changes in terrain?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </tbody> </table>			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"/>									
	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"/>																	
7. Will there be employees? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, how many employees will be present on the largest shift? <hr/>																			
8. Will there be any signs used to identify the facility? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, please provide the information below. Location on property (must also be shown on site plan): <hr/> Size: <hr/> ft ² Type (i.e. freestanding, wall, etc): <hr/>																			

9. How many parking spaces will be on provided on-site? _____ How many accessible parking spaces? 1

10. Please provide an inventory of the structures on the property. If additional space is needed, please provide a separate sheet. Please note improvements may be subject to permit requirements.

1.	<u>Metal Building</u>	Existing Use: <u>Offices</u>	Proposed Use: <u>cannabis processing</u>	Size: <u>4200</u> ft ²
2.	_____	Existing Use: _____	Proposed Use: _____	Size: _____ ft ²
3.	_____	Existing Use: _____	Proposed Use: _____	Size: _____ ft ²
4.	_____	Existing Use: _____	Proposed Use: _____	Size: _____ ft ²
5.	_____	Existing Use: _____	Proposed Use: _____	Size: _____ ft ²

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

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

The building is located in downtown Laytonville. The surrounding properties are commercial.

13. Please indicate the surrounding land uses.

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

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

A. Electricity

☒ Utility Company (existing)

☐ Utility Company (planned)

☐ On-Site Generation – Specify _____

B. Gas

☒ Utility Company (existing)

☐ Utility Company (planned)

☐ On-Site Generation – Specify _____

☐ None

C. Water

☒ Community water system – Specify provider Laytonville Water District

☐ Well

☐ Spring

☐ Pond

☐ Other – Specify _____

D. Sewage

☐ Community sewage system – Specify provider _____

☒ Septic Tank

☐ Other – Specify _____

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc).

North end of Laytonville at the intersection of Dos Rios Road and Highway 101.

FOR PROCESSING

P01. How will natural (trimmings) or other (plastics) materials be disposed?

Waste will go back to farm for composting

P02. What equipment (i.e. machines [specify], trimmers, hangers, etc) will be used for processing?

Storage racks, bins, scales, scissors

FOR MANUFACTURING

M01. What solvents will be used?

N/A

M02. Will *hazardous materials* (as defined by Mendocino County Code [MCC] Section 8.70.010) be used? ☐ YES ☐ NO

M03. Will *hazardous materials* be stored in quantities greater than 55 gallons, 500 pounds, or 200 cubic feet?

☐ NO

☐ YES; please specify

M04. Will *hazardous waste* (as defined by MCC section 8.70.010) be generated on-site? ☐ YES ☐ NO

M05. Please describe the extraction process. Provide an additional sheet if necessary.

N/A

M06. What products are being made? (i.e. edibles, topicals, tinctures, soap/skin products, etc)

N/A

M07. How will hazardous (chemicals), natural (trimmings), or other (plastics) materials be disposed?

FOR RETAIL/DISPENSARY

R01. Will there be consumption of cannabis products on-site?

☐ YES

☐ NO

R02. Will the facility have a mobile delivery component? ☐ YES ☐ NO If YES, number of vehicles to be used? _____

FOR DISTRIBUTION

D01. How many vehicles will operate from this facility? _____

FOR MICROBUSINESS

B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? _____

B02. What are the accessory uses that are incidental to the primary use? _____

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

Michele Schott

Print Name of Applicant/Agent

Date

Michele Schott 10-3-2019

Signature of Applicant/Agent

Mike Gordon

Print Name of Owner

Date

Mike Gordon 10/1/19

Signature of Owner

AUTHORIZATION OF AGENT

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

Mike Gordon

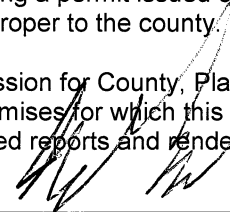

Owner

10/1/19
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.

Mike Gordon


Owner/Authorized Agent

10/1/19
Date

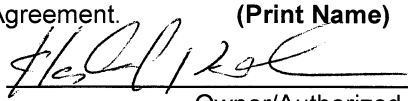
INDEMNIFICATION AND HOLD HARMLESS

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.

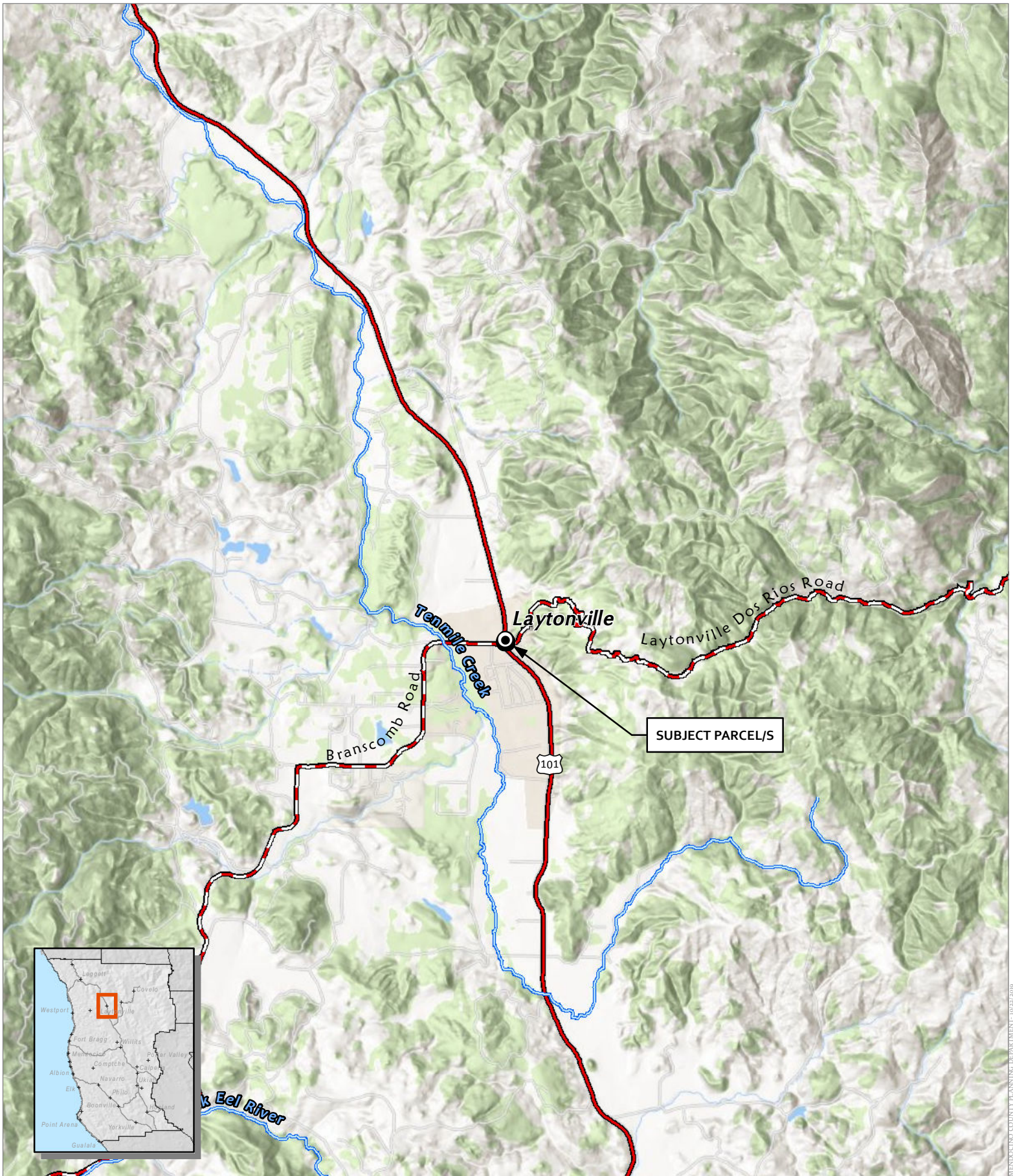
1. I, Hanabal DeCarlos, hereby agree to the above Indemnification Agreement. (Print Name)


Owner/Authorized Agent

10-1-19
Date

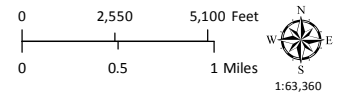
To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence mailed to if different from those identified on the application.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address



CASE: **AP 2019-0086**
 OWNER: **GORDON, Micheal**
 APN: **017-100-69**
 APLCT: **Hanabal DeCarlos**
 AGENT: **Michele Schott**
 ADDRESS: **45001 N. Highway 101, Laytonville**

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

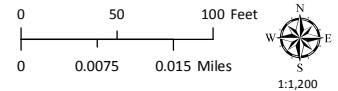


LOCATION MAP



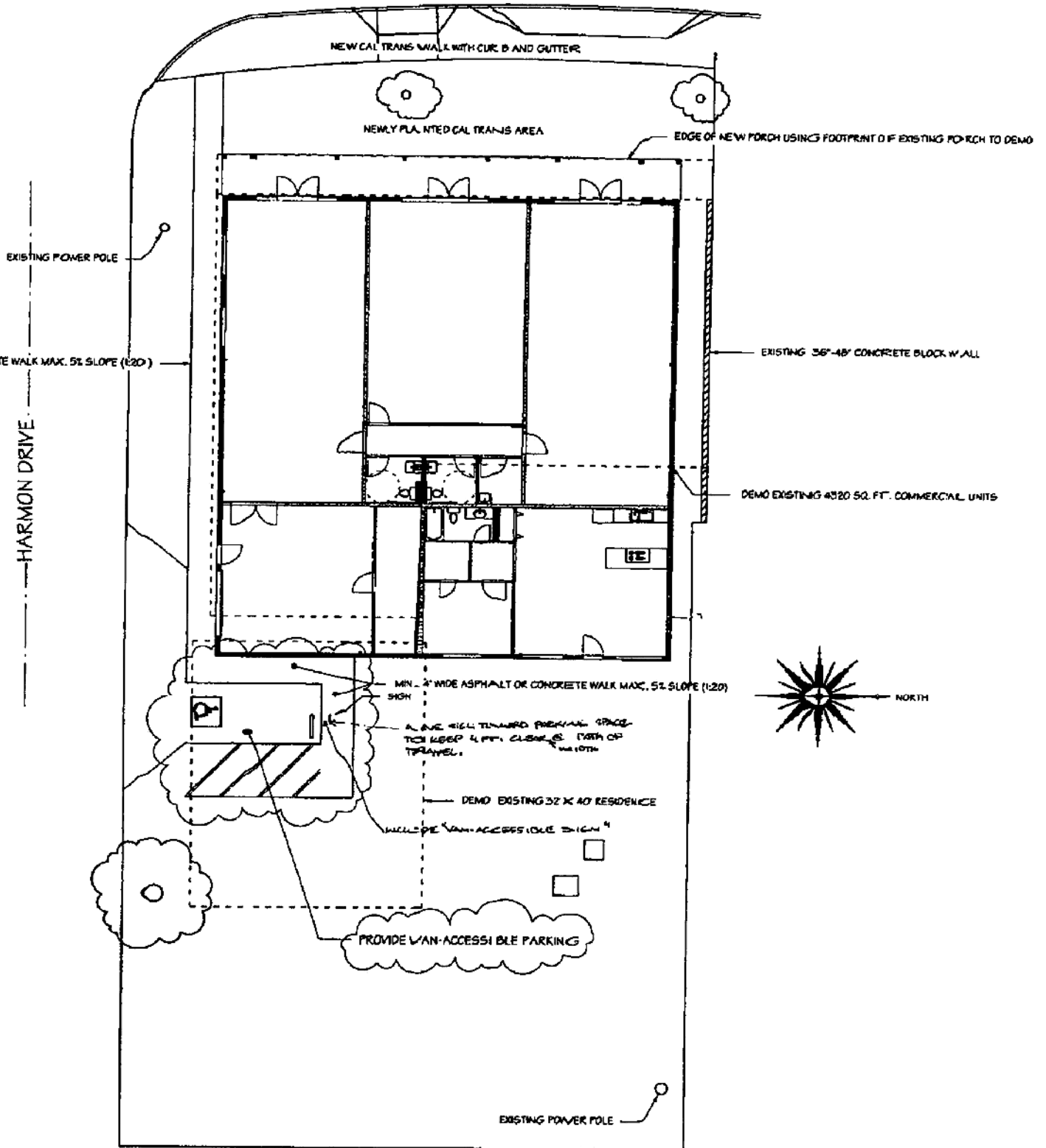
CASE: AP 2019-0086
OWNER: GORDON, Micheal
APN: 017-100-69
APLCT: Hanabal DeCarlos
AGENT: Michele Schott
ADDRESS: 45001 N. Highway 101, Laytonville

- Major Towns & Places
- Public Roads



AERIAL IMAGERY

NORTH HIGHWAY 101



CASE: AP 2019-0086

OWNER: GORDON, Micheal

APN: 017-100-69

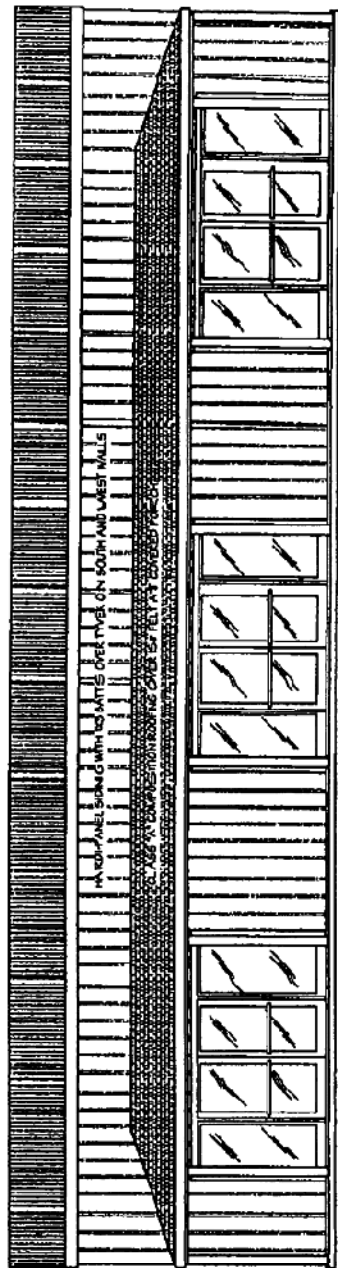
APLCT: Hanabal DeCarlos

AGENT: Michele Schott

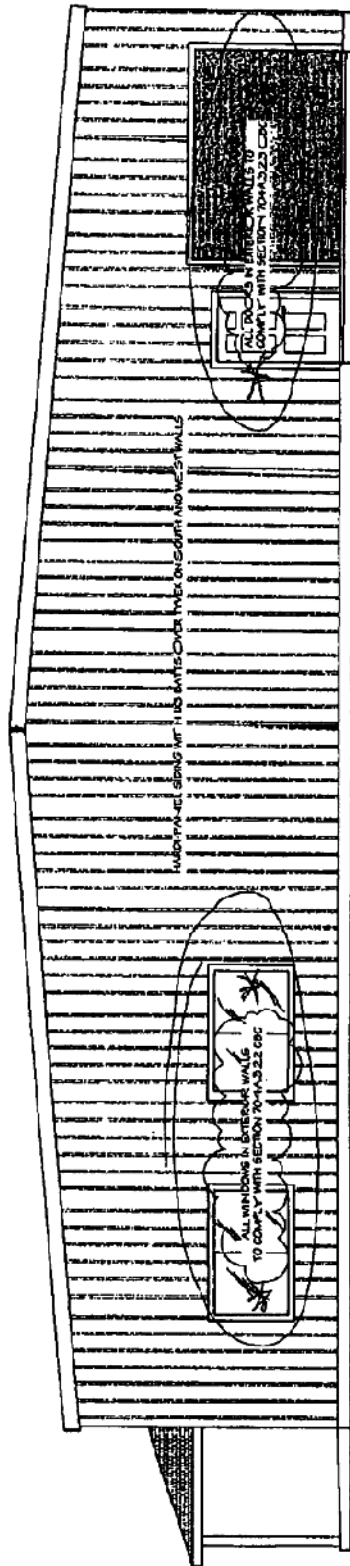
ADDRESS: 45001 N. Highway 101, Laytonville

NO SCALE

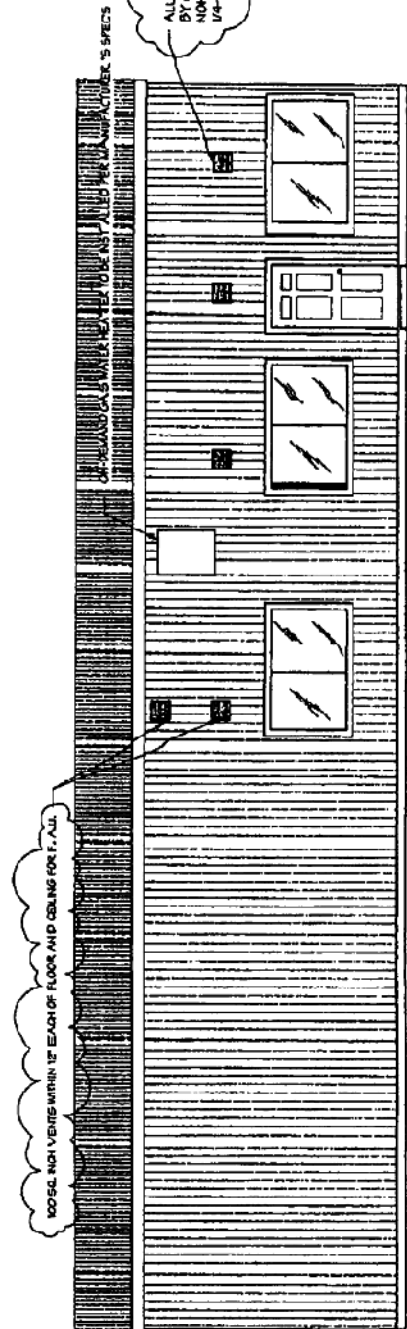
SITE PLAN



FRONT ELEVATION SCALE: 1/4" = 1'-0"

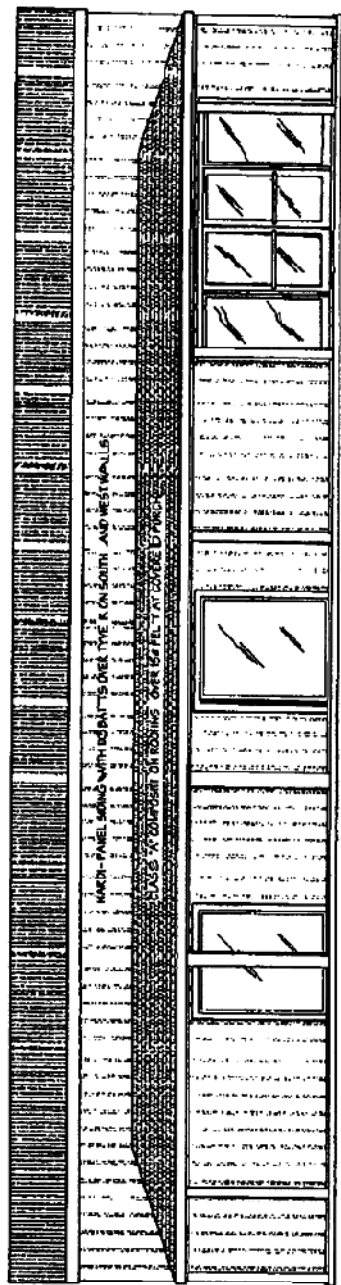


RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"

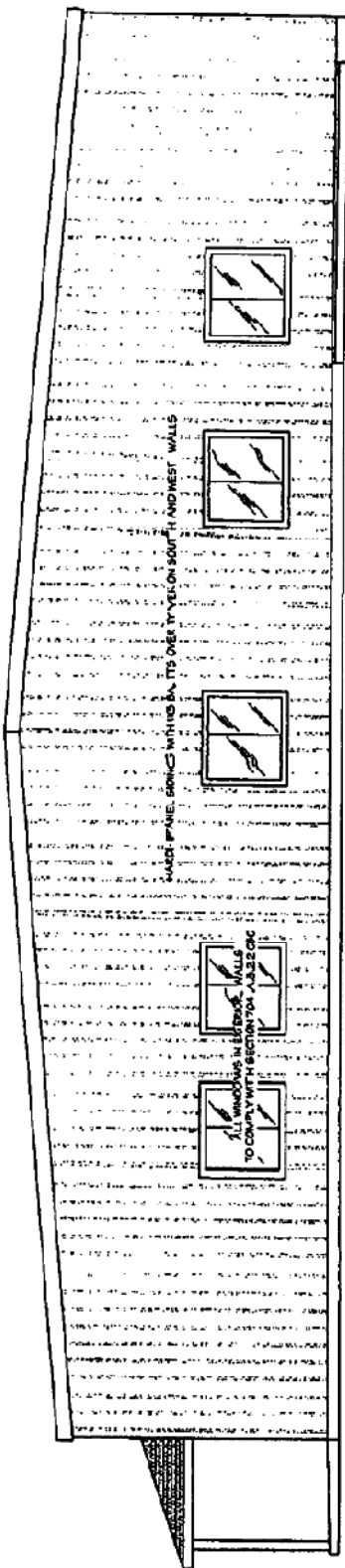


REAR ELEVATION SCALE: 1/4" = 1'-0"





FRONT ELEVATION SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

ALL WALL LATTICES TO BE PROTECTED BY CONCRETE OR STAINLESS STEEL BUSHING WITH 1/4" HOLES FOR 1/4" EQUIVALENT.




CASE: AP 2019-0086
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NO SCALE

ELEVATIONS

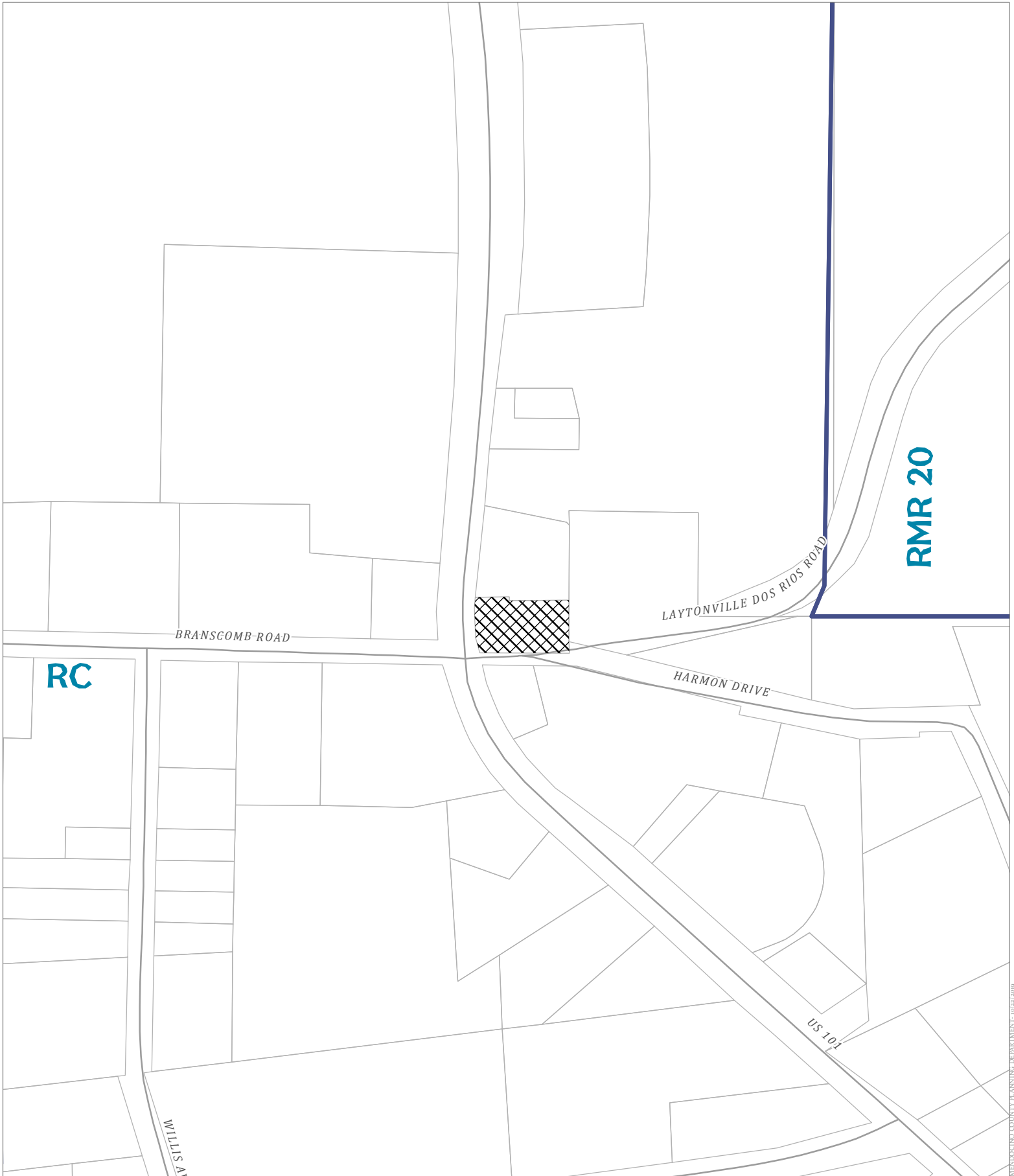


CASE: AP 2019-0086
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ADDRESS: 45001 N. Highway 101, Laytonville


 Zoning Districts
 Public Roads


0 50 100 Feet
0 0.0075 0.015 Miles
N
W E
S
1:1,200

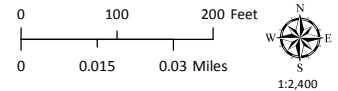
ZONING DISPLAY MAP



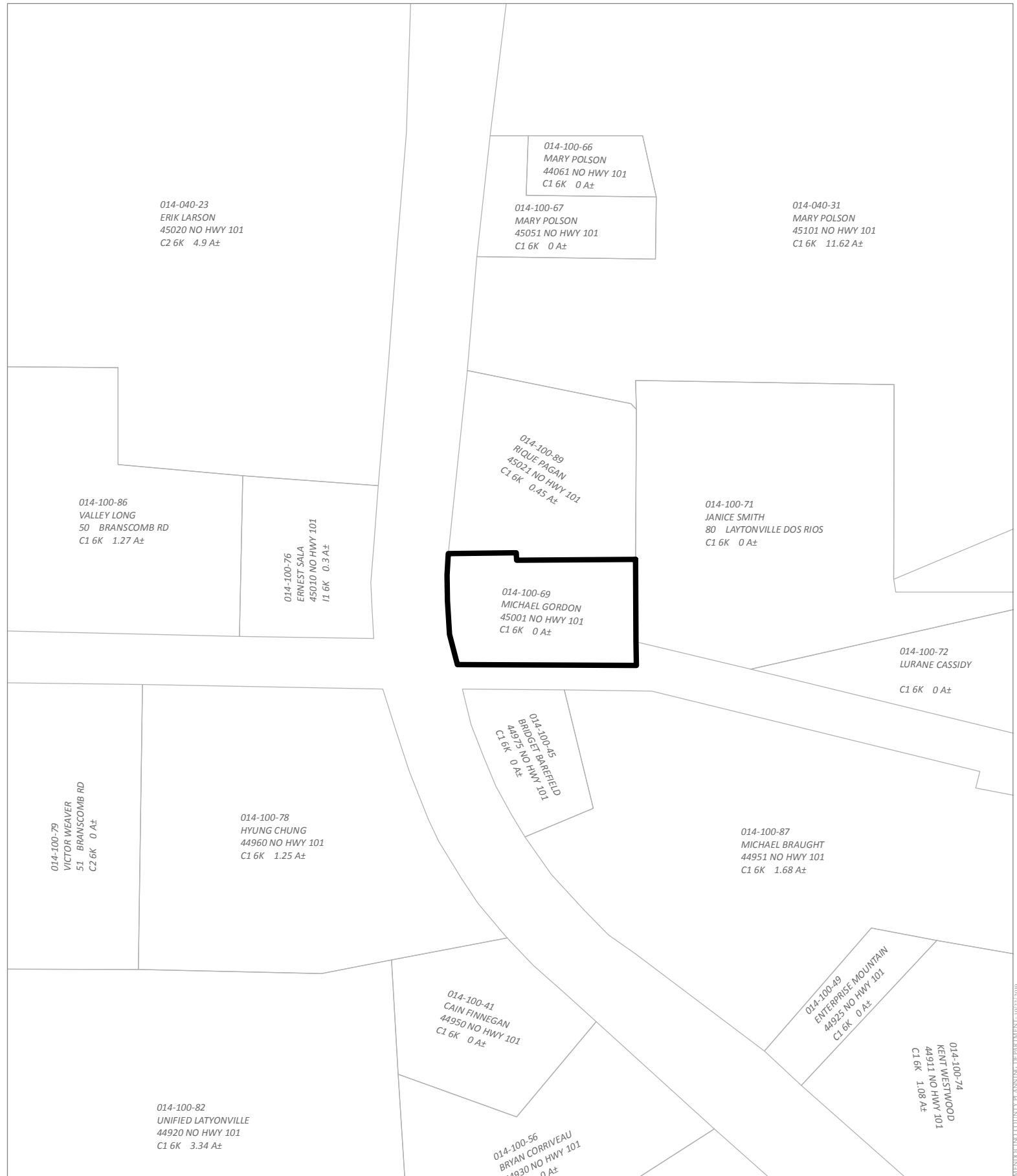
CASE: AP 2019-0086
OWNER: GORDON, Micheal
APN: 017-100-69
APLCT: Hanabal DeCarlos
AGENT: Michele Schott
ADDRESS: 45001 N. Highway 101, Laytonville

 General Plan Classes

 Public Roads

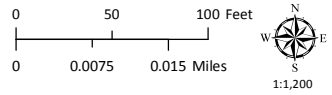


GENERAL PLAN CLASSIFICATIONS

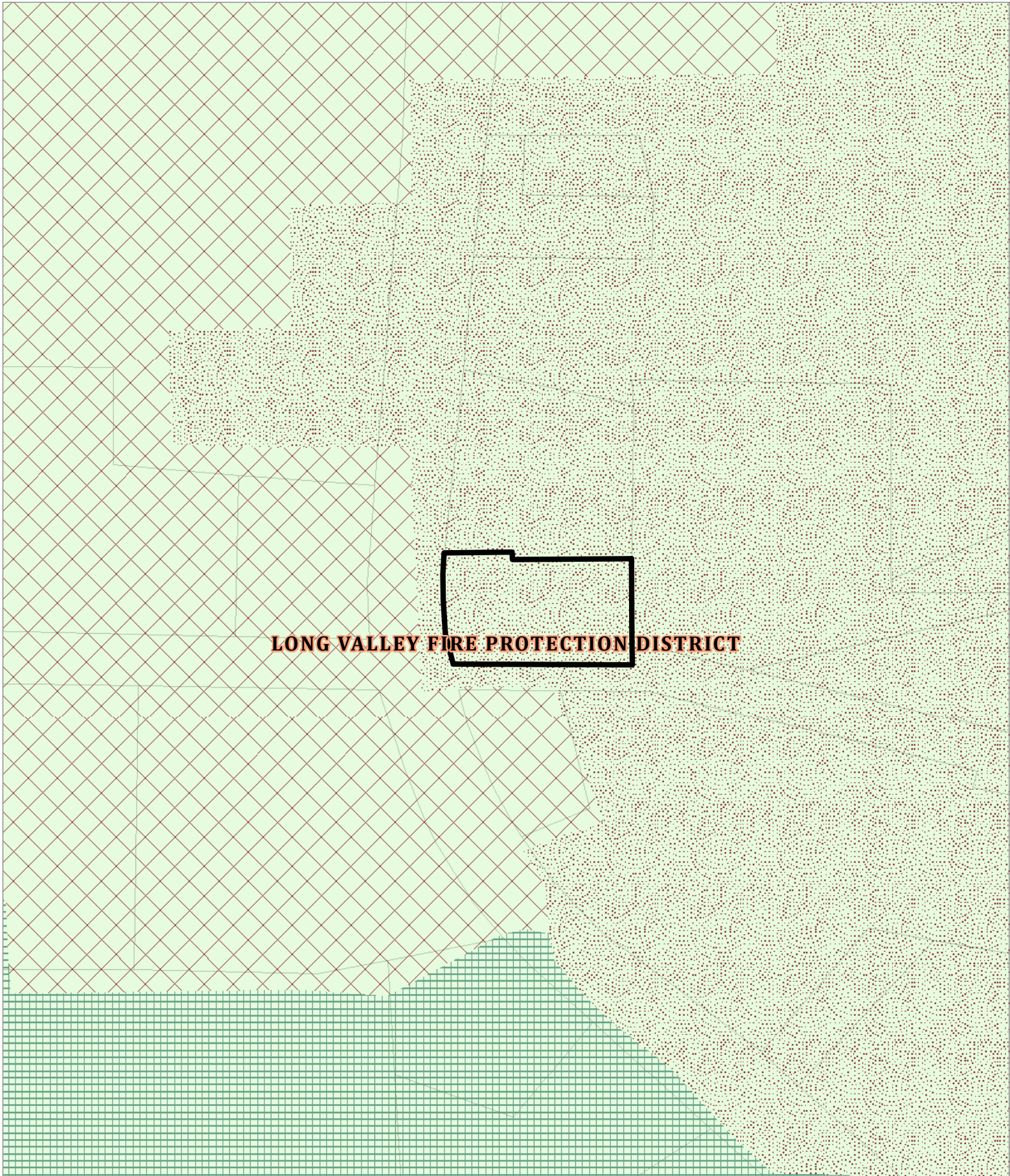


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2019

CASE: **AP 2019-0086**
OWNER: **GORDON, Micheal**
APN: **017-100-69**
APLCT: **Hanabal DeCarlos**
AGENT: **Michele Schott**
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ADJACENT PARCELS



LONG VALLEY FIRE PROTECTION DISTRICT

CASE: AP 2019-0086
OWNER: GORDON, Micheal
APN: 017-100-69
APLCT: Hanabal DeCarlos
AGENT: Michele Schott
ADDRESS: 45001 N. Highway 101, Laytonville

 Very High Fire Hazard
 High Fire Hazard
 Moderate Fire Hazard

 County Fire Districts

0 50 100 Feet
0 0.0075 0.015 Miles

N
W
S
E
1:1,200

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA