October 28, 2019

Department of Transportation  Caltrans  Long Valley Fire Protection District
Environmental Health - Ukiah  CalFire - Prevention  Laytonville Unified School District
Building Inspection - Ukiah  California Highway Patrol  Cloverdale Rancheria
Assessor  Laytonville MAC  Redwood Valley Rancheria
Air Quality Management  Laytonville Water District  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 ____________
CASE: AP_2019-0086

OWNER: MICHAEL GORDON
APPLICANT: HANABAL DECARLOS
AGENT: MICHELE SCHOTT
REQUEST: Administrative Permit to allow for a cannabis processing facility.
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).
APN/S: 014-100-69
PARCEL SIZE: 0.3± Acres
GENERAL PLAN: Rural Community (RC)
ZONING: Limited Commercial (C1:6K)
EXISTING USES: Commercial
DISTRICT: District 3 (Haschak)
RELATED CASES: Not Applicable

<table>
<thead>
<tr>
<th>NORTH:</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
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<tr>
<td>EAST:</td>
<td>Rural Community (RC)</td>
<td>Limited Commercial (C1)</td>
<td>0.5</td>
<td>Commercial</td>
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<tr>
<td>SOUTH:</td>
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<td>Limited Commercial (C1)</td>
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<td>Vacant</td>
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<td>Rural Community (RC)</td>
<td>Limited Commercial (C1)</td>
<td>1.7, 0.2</td>
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REFERRAL AGENCIES

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

STATE
- CALFIRE (Land Use)
- California Highway Patrol
- CALTRANS

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

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM VANDY VANDEWATER
DATE: 10/23/19
<table>
<thead>
<tr>
<th><strong>1. MAC:</strong></th>
<th>GIS</th>
<th>Laytonville MAC</th>
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</thead>
<tbody>
<tr>
<td><strong>2. FIRE HAZARD SEVERITY ZONE:</strong></td>
<td>Very High Fire Hazard</td>
<td></td>
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<tr>
<td><strong>3. FIRE RESPONSIBILITY AREA:</strong></td>
<td>CalFire</td>
<td></td>
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<tr>
<td><strong>4. FARMLAND CLASSIFICATION:</strong></td>
<td>N/A</td>
<td></td>
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<tr>
<td><strong>5. FLOOD ZONE CLASSIFICATION:</strong></td>
<td>N/A</td>
<td></td>
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<tr>
<td><strong>6. COASTAL GROUNDWATER RESOURCE AREA:</strong></td>
<td>N/A</td>
<td></td>
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<tr>
<td><strong>7. SOIL CLASSIFICATION:</strong></td>
<td>Eastern Soils</td>
<td></td>
</tr>
<tr>
<td><strong>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>9. WILLIAMSON ACT CONTRACT:</strong></td>
<td>No</td>
<td></td>
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<tr>
<td><strong>10. TIMBER PRODUCTION ZONE:</strong></td>
<td>No</td>
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<tr>
<td><strong>11. WETLANDS CLASSIFICATION:</strong></td>
<td>N/A</td>
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<td><strong>12. EARTHQUAKE FAULT ZONE:</strong></td>
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<td><strong>13. AIRPORT LAND USE PLANNING AREA:</strong></td>
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<td><strong>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong></td>
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<td><strong>15. NATURAL DIVERSITY DATABASE:</strong></td>
<td>Yes</td>
<td></td>
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<td><strong>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong></td>
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<td><strong>17. LANDSLIDE HAZARD:</strong></td>
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<td><strong>18. WATER EFFICIENT LANDSCAPE REQUIRED:</strong></td>
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<td><strong>19. WILD AND SCENIC RIVER:</strong></td>
<td>No</td>
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<td><strong>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
<td>No</td>
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<tr>
<td><strong>21. STATE CLEARINGHOUSE REQUIRED:</strong></td>
<td>No</td>
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<tr>
<td><strong>22. OAK WOODLAND AREA:</strong></td>
<td>Yes</td>
<td></td>
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<tr>
<td><strong>23. HARBOR DISTRICT:</strong></td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Zoning District</th>
<th>Processing</th>
<th>Manufacturing (non-volatile)</th>
<th>Manufacturing (volatile)</th>
<th>Testing</th>
<th>Retail / Dispensary</th>
<th>Distribution</th>
<th>Microbusiness</th>
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<tbody>
<tr>
<td>RC (Rural Community)</td>
<td>- AP</td>
<td>- AP</td>
<td>- UP</td>
<td>- UP</td>
<td>- UP</td>
<td>- UP</td>
<td>- UP</td>
<td>- AP</td>
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<tr>
<td>AG (Agriculture)</td>
<td>- AP</td>
<td>-</td>
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<tr>
<td>UR (Upland Residential)</td>
<td>- AP</td>
<td>-</td>
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<tr>
<td>RL (Rangeland)</td>
<td>- AP</td>
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<td>FL (Forest Land)</td>
<td>- AP</td>
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<tr>
<td>C1 (Limited Commercial)</td>
<td>- UP</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
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<tr>
<td>C2 (General Commercial)</td>
<td>- AP</td>
<td>- UP</td>
<td>ZC**</td>
<td>ZC**</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>I1 (Limited Industrial)</td>
<td>ZC**</td>
<td>ZC**</td>
<td>- AP</td>
<td>ZC**</td>
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<td>ZC**</td>
<td>ZC**</td>
<td>- AP</td>
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<tr>
<td>I2 (General Industrial)</td>
<td>ZC**</td>
<td>ZC**</td>
<td>- AP</td>
<td>ZC**</td>
<td>- UP</td>
<td>ZC**</td>
<td>ZC**</td>
<td>- AP</td>
</tr>
<tr>
<td>PI (Pinoleville Industrial)</td>
<td>ZC**</td>
<td>ZC**</td>
<td>- AP</td>
<td>ZC**</td>
<td>- UP</td>
<td>ZC**</td>
<td>ZC**</td>
<td>- AP</td>
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<tr>
<td>OTHER (check if applicable)</td>
<td>Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception)</td>
<td>-</td>
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</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 facility is located.

Signature of Applicant/Agent: [Signature]
Date: 10/13/19

Signature of Owner: [Signature]
Date: 10/13/19

Created 10/17/17  Shared/1 Current Planning/Cannabis Property Profile/3 Forms & Templates/ ApplicationforCannabisFacilities
1. Does the proposed facility meet the following setbacks? ☐ YES ☑ NO
   - 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

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.

4. Will the development of the proposed facility be phased? ☐ YES ☑ NO
   If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.

5. Are you grading, or plan to grade, for any roads or building sites? ☑ 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

6. In order to develop the proposed facility, will it be necessary to:
   A. Remove oak species or commercial tree species? ☐ YES ☑ NO
   B. Make substantial changes in terrain? ☐ YES ☑ NO

7. Will there be employees? ☑ YES ☐ NO If YES, how many employees will be present on the largest shift?

8. Will there be any signs used to identify the facility? ☑ YES ☐ NO If YES, please provide the information below.

Location on property (must also be shown on site plan):
Size: __________ ft² Type (i.e. freestanding, wall, etc):
9. How many parking spaces will be on provided on-site? [ ] How many accessible parking spaces? [ ]

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.

<table>
<thead>
<tr>
<th></th>
<th>Metal Building</th>
<th>Existing Use:</th>
<th>Proposed Use:</th>
<th>Size:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Offices</td>
<td>cannabis processing</td>
<td>4200 ft²</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>Proposed Use:</td>
<td></td>
<td>ft²</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>Existing Use:</td>
<td>Proposed Use:</td>
<td>Size: ft²</td>
</tr>
<tr>
<td>4</td>
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<td>Existing Use:</td>
<td>Proposed Use:</td>
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<tr>
<td>5</td>
<td></td>
<td>Existing Use:</td>
<td>Proposed Use:</td>
<td>Size: ft²</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th></th>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
</tr>
</thead>
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<tr>
<td>Vacant</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Residential/Agricultural</td>
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<tr>
<td>Commercial/Industrial</td>
<td>√</td>
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<tr>
<td>Institutional/Timberland</td>
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<tr>
<td>Other</td>
<td></td>
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</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

   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
Signature of Applicant/Agent
Print Name of Owner
Signature of Owner
Date 10-3-2015
Date 10/1/15
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

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.

Mike Gordon
Owner/Authorized Agent
10/1/19

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. [Print Name] hereby agree to the above Indemnification Agreement.

Hanabal DeCarlos
Owner/Authorized Agent
10/1/19

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
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