November 6, 2019

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

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_2019-0085
DATE FILED: 10/1/2019
OWNER/APPLICANT: JOSEPH EMIL & JULIAN STAFSLIEN
REQUEST: Administrative Permit for a large outdoor cannabis cultivation site (Type 2B (10,000 sq. ft.); AG_2017-0040) of no more than 10,000 sq. ft. of canopy.
LOCATION: 5.6± miles southeast of Leggett town center, lying on the north side of Foster Creek Road (Private), 2.0± miles northwest of its intersection with Bell Springs Road (CR 324), located at 58950 Foster Creek Rd. (Formerly 58950 Bell Springs Rd.), Laytonville (APN: 012-690-48).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: November 20, 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 ______________
REPORT FOR: ADMINISTRATIVE PERMIT

CASE: AP_2019-0085

OWNER: JOSEPH EMIL & JULIAN STAFSLIEN

APPLICANT: JOSEPH STAFSLIEN

AGENT: NA

REQUEST: Administrative Permit for a large outdoor cannabis cultivation site (Type 2B (10,000 sq. ft.); AG_2019-0040) of no more than 10,000 sq. ft. of canopy.

LOCATION: 5.6± miles southeast of Leggett town center, lying on the north side of Foster Creek Road (Private), 2.0± miles northwest of its intersection with Bell Springs Road (CR 324), located at 58950 Foster Creek Rd. (Formerly 58950 Bell Springs Rd.), Laytonville (APN: 012-690-48).

APN/S: 012-690-48-00

PARCEL SIZE: 80 ± acres

GENERAL PLAN: FL160:

ZONING: FL:160

EXISTING USES: Cannabis

DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES: AG 2019-0040 (Agriculture)

ADJACENT GENERAL PLAN ADJACENT ZONING ADJACENT LOT SIZES ADJACENT USES
NORTH: FL160 TP:160 40±; 40± acres Institutional
EAST: FL160 TP:160 100± acres Institutional
SOUTH: FL160 TP:160 30±; 50± acres Institutional
WEST: FL160 FL:160 78± acres Institutional

LOCAL
Forestry Advisor
Air Quality Management District
Archaeological Commission
Building Division Ukiah
Department of Transportation (DOT)
Environmental Health (EH)

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

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

REFERRAL AGENCIES

ADDITIONAL INFORMATION: Located in an area of naturally occurring asbestos

STAFF PLANNER: MARK CLISER

DATE: 11/2/2019
<table>
<thead>
<tr>
<th>ENVIRONMENTAL DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. MAC: GIS</td>
</tr>
<tr>
<td>2. FIRE HAZARD SEVERITY ZONE: CALFIRE FRAP maps/GIS High</td>
</tr>
<tr>
<td>3. FIRE RESPONSIBILITY AREA: CALFIRE FRAP maps/GIS CalFire</td>
</tr>
<tr>
<td>4. FARMLAND CLASSIFICATION: GIS NA</td>
</tr>
<tr>
<td>5. FLOOD ZONE CLASSIFICATION: FEMA Flood Insurance Rate Maps (FIRM) NO</td>
</tr>
<tr>
<td>6. COASTAL GROUNDWATER RESOURCE AREA: Coastal Groundwater Study/GIS NA</td>
</tr>
<tr>
<td>7. SOIL CLASSIFICATION: Mendocino County Soils Study/Eastern/Western Part Western</td>
</tr>
<tr>
<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: GIS/GIS/GIS/GIS NA</td>
</tr>
<tr>
<td>9. WILLIAMSON ACT CONTRACT: GIS/Mendocino County Assessor’s Office NO</td>
</tr>
<tr>
<td>10. TIMBER PRODUCTION ZONE: GIS NO</td>
</tr>
<tr>
<td>11. WETLANDS CLASSIFICATION: GIS NA</td>
</tr>
<tr>
<td>12. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS NO</td>
</tr>
<tr>
<td>13. AIRPORT LAND USE PLANNING AREA: Airport Land Use Plan; GIS NO</td>
</tr>
<tr>
<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE: GIS; General Plan 3-11 NO</td>
</tr>
<tr>
<td>15. NATURAL DIVERSITY DATABASE: CA Dept. of Fish &amp; Wildlife Rarified Database/GIS YES</td>
</tr>
<tr>
<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT: GIS; General Plan 3-10 NA</td>
</tr>
<tr>
<td>17. LANDSLIDE HAZARD: Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44 NA</td>
</tr>
<tr>
<td>18. WATER EFFICIENT LANDSCAPE REQUIRED: Policy RM-7; General Plan 4-34 NA</td>
</tr>
<tr>
<td>19. WILD AND SCENIC RIVER: <a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS NA</td>
</tr>
<tr>
<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA: Various Adopted Specific Plan Areas; GIS NA</td>
</tr>
<tr>
<td>21. STATE CLEARINGHOUSE REQUIRED: Policy NA</td>
</tr>
<tr>
<td>22. OAK WOODLAND AREA: USDA NA</td>
</tr>
<tr>
<td>23. HARBOR DISTRICT: Sec. 20.512 NA</td>
</tr>
</tbody>
</table>
Application for Cannabis Administrative Permit

☐ ADMINISTRATIVE PERMIT (AP)
  □ Type C-A Cottage Indoor (500 ft²)
  □ Waive RR:10 Housing Requirement
  □ Acreage (3.5 Acres-4.9 Acres: Type 1 Allowance)
  □ Acreage (7.0 Acres-9.9 Acres: Type 2 Allowance)
  □ Setback Reduction Request
  ☑ TPZ or FL (Type 1 or Type 2)
  □ RR5 (3.5-4.9 Acres) Waive Sunset

APPLICANT(S)
Name: Joseph Stafslien
Phone: (707) 498-8917
Mailing Address: 575 Eubanks Road, Petaluma, CA 95467
City: Petaluma  State/Zip: CA/95467
email: jstafslien@gmail.com

PROPERTY OWNER
Name: Joseph Stafslien
Phone: (707) 498-8917
Mailing Address: 575 Eubanks Road, Petaluma, CA 95467
City: Petaluma  State/Zip: CA/95467
email: jstafslien@gmail.com

AGENT
Name: 
Phone: 
Mailing Address: 
City: 
State/Zip: 
email: 

Parcel Size: 80 acres
Address of Property: 58590 Bell Springs Road
Assessor Parcel Number(s): 012-690-48

TYPE OF CULTIVATION PERMIT:

<table>
<thead>
<tr>
<th>Size</th>
<th>Type of Permit</th>
<th>OUTDOOR</th>
<th>INDOOR</th>
<th>MIXED LIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small: (≤2500 ft²)</td>
<td>□ C</td>
<td>□ C-A (≤500 ft²)</td>
<td>□ C-B</td>
<td></td>
</tr>
<tr>
<td>Medium: (2501 – 5000 ft²)</td>
<td>□ 1</td>
<td>□ 1-A</td>
<td>1-B</td>
<td></td>
</tr>
<tr>
<td>Large: (5001 – 10,000 ft²)</td>
<td>□ 2</td>
<td>□ 2-A</td>
<td>2-B</td>
<td></td>
</tr>
<tr>
<td>Nursery: (≤12,000 ft²)</td>
<td>□ 4</td>
<td>□ 4</td>
<td>4</td>
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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 cultivation site is located.

Signature of Applicant/Agent  Date  Signature of Owner  Date
1. Does the proposed cultivation site meet the following setbacks?  
- 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?  

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.  
   One existing garage/shop structure (~1,800 ft^2) is constructed on the property. Two landings left over from legacy logging activities exist, and are connected by a private access road which runs through the parcel. The building is tied to grid power (PG&E).

4. Will the development of the proposed cultivation site be phased?  
   If YES, please describe the phases briefly.  
   1. Water tanks will be brought onsite to facilitate storage of diverted water for use in the growing season, when diversion is restricted.  
   2. A point of diversion will be established.
   3. hoop houses will be constructed on the proposed cultivation area.
   4. Porta potties will be brought onsite.

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?  
   Natural (trimmings) or cannabis plant waste will be composted onsite. Hazardous and/or other materials will be stored in lidded trash cans stored out of the elements, & shall be removed at frequent intervals by the operator/guide/truck. Materials will be taken to the nearest licensed waste disposal facility.

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading?  
   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:

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

H. OTHER (Explain)? A well may be installed in the future, but is not part of the proposed plan, and is not required for the success of the project.

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

<p>| | |</p>
<table>
<thead>
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<tbody>
<tr>
<td>1. Garage/Shop building, m 1,800 ft²</td>
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<td>9.</td>
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<td>10.</td>
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9. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership? □ YES  X NO

10. Will the proposed cultivation site convert land currently or previously used for agriculture? □ YES  X 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?

   X 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. The project site straddles Tolar Creek, and is zoned EL. The hilly terrain is heavily forested. The surrounding properties are also heavily forested with some meadow / prairie opening punctuating the landscape. Surrounding residential density appears to be quite low, with large surrounding parcels 5-40 Acres, averaging 1 residence per parcel. Animal / cultural / historic assets, unknown.

13. Please indicate the surrounding land uses.

<table>
<thead>
<tr>
<th>NORTH</th>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
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<tbody>
<tr>
<td>Vacant</td>
<td></td>
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<tr>
<td>Residential/Agricultural</td>
<td></td>
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<tr>
<td>Commercial/Industrial</td>
<td></td>
<td></td>
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<tr>
<td>Institutional/Timberland</td>
<td>Timberland</td>
<td>Timberland</td>
<td>Timberland</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
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</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
   - [x] None

C. Water
   - [ ] Community water system – Specify supplier
   - [ ] Well
   - [ ] Spring
   - [ ] Pond
   - [ ] Other – Specify (Surface water diversion)

D. Sewage
   - [ ] Community sewage system – Specify supplier
   - [ ] Septic Tank
   - [x] Other – Specify (Portable toilets will be brought onsite & serviced @ regular intervals)

15. Will there be any security lighting?  [x] YES   [ ] NO
   If YES, will the light be cast downward?  [x] YES   [ ] NO

16. Will you have employees?  [x] YES   [ ] NO
   If YES, how many employees will you have?  4
   If employees are residing onsite, please indicate the structure they will be residing.
   Employees will reside onsite.

17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)?  [x] YES   [ ] NO

18. If you answered YES to the previous question (17), please describe the activities.
   Harvested cannabis will be dried & cured and then hung trimmed in the existing garage/shop building onsite.

19. Have you discussed this proposal with adjacent property owners and other concerned parties?  Yes

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.
   Locked gates & posted signs along with security cameras & security lighting will keep unauthorized persons from entering the site. All stock materials (harvested plants, tools, etc.) will be kept out of sight in a shielded/locked structure (garage/shop building). Sufficient distance from the grow site to the nearest possible residence (~1,450 ft) will keep drifting odors from reaching neighboring residents. No large or noisy generators are required or used as part of cultivation operations, keeping noise related disturbance to a minimum.
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:

Past cultivation on the subject parcel primarily consisted of outdoor grown (full sun) cannabis grown in potting soil imported to the property (Roots to soil). Most of the cultivation activities consisted of above ground pots, soil bags grown in encased gardens set within the treeline and native brush. Some hoop house cultivation in 2 hoops was conducted on the existing flat.

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

The proposed location and operation takes advantage of the largest flat space on the parcel site. By utilizing existing infrastructure, no additional earthwork related development is required for the success or realization of the proposed project. The areas outlined for the cultivation area are outside of the required riparian setback distances as required in the State Waterboard's "Special Order" (Order No 2019 - 0023 - DWG). The proposed point of division and tank (rigid plastics) array are located such that gravity flow will suffice for the procurement & delivery of water used for irrigation. There are no other existing landings/flat on the parcel which would adhere to the setback requirements or provide adequate space for the proposed outdoor cultivation.

23. Are you aware of any Archaeological 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?  ☐ YES  ☒ NO

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 Signature of Owner Date

FOR STAFF PURPOSES ONLY

Zoning District:

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.

Owner ___________________________ 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.

Owner/Authorized Agent ___________________________ 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.

(Print Name) ___________________________ Date ______________

Owner/Authorized Agent ___________________________ Date ______________

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
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<tbody>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
</tr>
</tbody>
</table>
CASE: AP 2019-0085
OWNER: STAFSLIEN, Joseph & Julian
APN: 012-690-48
AFLCT: Joseph Stafslien
AGENT:
ADDRESS: 58950 Bell Springs Road, Laytonville

Cannabis Cultivation Sites

- Named Rivers
- Private Roads
- Driveways/Unnamed Roads

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2019
AERIAL IMAGERY