February 19, 2020

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

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. The request also includes a reduction in the setback requirement from the standard 600 ft. down to a new setback requirement of 250 ft.
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).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: March 4, 2020

PROJECT INFORMATION CAN BE FOUND AT:
https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.
☐ Recommend conditional approval (attached).
☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
☐ Recommend denial (Attach reasons for recommending denial).
☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
☐ Other comments (attach as necessary).

________________________________________________________

REVIEWED BY:

Signature ____________________ Department ____________________ Date __________
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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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REFERRAL AGENCIES

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

STATE
- Long Valley Fire Protection District
- Laytonville MAC
- Laytonville Unified School District
- Laytonville Water District
- CALFIRE (Land Use)

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

ADDITIONAL INFORMATION:

The setback reduction request is for the baseball field and playground at the Laytonville Elementary School. There are strong barriers between the sensitive receptors and the proposed facility including fencing, additional businesses, and Highway 101. The processing of cannabis includes the drying, curing, trimming, and packaging of flower, as well as making pre-rolls with no additives.

STAFF PLANNER: SAM VANDY VANDEWATER DATE: 2/19/2020
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 Rarefied 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
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
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>
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<tr>
<td>AG (Agriculture)</td>
<td>☑ - AP</td>
<td>☑ - AP</td>
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<td>☑ - UP</td>
<td>☑ - UP</td>
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<td>RL (Rangeland)</td>
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<td>☑ - UP</td>
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<td>☑ - UP</td>
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<tr>
<td>FL (Forest Land)</td>
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<td>☑ - AP</td>
<td>☑ - UP</td>
<td>☑ - UP</td>
<td>☑ - UP</td>
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<tr>
<td>C1 (Limited Commercial)</td>
<td>☑ - AP</td>
<td>☑ - AP</td>
<td>☑ - UP</td>
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<tr>
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<td>☑ - AP</td>
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<td>PI (Pineville Industrial)</td>
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</table>

OTHER (check if applicable)
- Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception)
- Setback Reduction (Mendocino County Code Section 20.243.050(B)(1))
- Cottage Industry Use Permit (microbusiness)
- 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: [Signature]
Date: 10/15/19

Signature of Owner: [Signature]
Date: 10/15/19
## FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks?  
   - 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

   - YES  
   - NO

2. Please describe the project in full.
   - Trimming, weighing, packaging and storage of cannabis

   (Blank lines for description)

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.

   (Blank lines for description)

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.**

   (Blank lines for description)

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? 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. Metal Building
      Existing Use: Offices
      Proposed Use: cannabis processing
      Size: 4200 ft²

   2. Existing Use:
      Proposed Use:
      Size: ft²

   3. Existing Use:
      Proposed Use:
      Size: ft²

   4. Existing Use:
      Proposed Use:
      Size: ft²

   5. Existing Use:
      Proposed Use:
      Size: ft²

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.

   Vacant
   Residential/Agricultural
   Commercial/Industrial X
   Institutional/Timberland X
   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

Signature of Applicant/Agent

Print Name of Applicant/Agent Date

Print Name of Owner Date

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.

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.

Mike Gordon
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, Hanabal DeCarlos (Print Name), hereby agree to the above Indemnification Agreement.

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
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</tbody>
</table>
CASE: AP 2019-0086
OWNER: GORDON, Micheal
APN: 017-100-69
APLCT: Hanabal DeCarlos
AGENT: Michele Schott
ADDRESS: 45001 N. Highway 101, Laytonville