



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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February 18, 2022

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Farm Advisor
 Cannabis Department
 Agriculture Commissioner

Air Quality Management
 Mendocino County Farm Bureau
 Department of Forestry/ CalFire
 -Land Use
 -Resource Management
 Department of Fish and Wildlife

Potter Valley Tribe
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Little Lake Fire District

CASE#: R_2021-0003
DATE FILED: 10/7/2021
OWNER: DAVID & ELLEN DRELL
APPLICANT: ROBERT CRONIN
AGENT: BRUCE JACKSON
REQUEST: Rezone request to establish a Cannabis Prohibition (CP) Combining District 24 assessor's parcels in Rock Tree Valley.
LOCATION: 3.8± miles east of Willits town center Located at Hearts-Willits Road (CR 306), Willits.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: KALLIE FORD
RESPONSE DUE DATE: March 4, 2022

PROJECT INFORMATION CAN BE FOUND AT:

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. 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: R_2021-0003

OWNER: Various

APPLICANT: Robert Cronin

AGENT: Bruce Jackson

REQUEST: Rezone request to establish a Cannabis Prohibition (CP) Combining District 24 assessor's parcels in Rock Tree Valley.

LOCATION: 3.8± miles east of Willits town center Located at Hearts-Willits Road (CR 306), Willits.

APN/S: 037-310-62; 037-221-55; 037-221-50; 037-310-73; 037-310-74; 037-221-43; 037-221-48; 037-310-53; 037-310-54; 037-310-68; 037-310-67; 037-221-42; 037-310-61; 037-221-52; 037-310-64; 037-221-49; 037-221-53; 037-310-54; 037-221-59; 037-221-57; 037-221-47; 037-221-51; 037-221-58; 108-090-24; 037-221-54

PARCEL SIZE: Various

GENERAL PLAN: RL 160; FL 160

ZONING: Rangeland (RL); Timberland Production Zoning (TPZ)

EXISTING USES: Residential

DISTRICT: 3 (Haschak)

RELATED CASES: AG_2017-0299; AG_2018-0042; AG_2018-0099; AG_2019-0155

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Range Lands (RL:160), FL 160	Range Lands (RL:160)	73.32±; 11.25±; 133.76±; 80.00±; 160.00±; 80.00±; 40.00±; 40.00±; acres	Agricultural; Residential
EAST:	Range Lands (RL:160)	Range Lands (RL:160)	191.00±	Agricultural; Residential
SOUTH:	Range Lands (RL:160); Public Lands (PL)	Range Lands (RL:160); Public Facilities (PF); Timberland Production Zoning (TPZ)	8.40±; 60.00±; 9.50±; 80.00±; 40.00±; 40.00±; 40.00±; 40.00±; 149.01±acres	Agricultural; Residential
WEST:	Range Lands (RL:160)	Range Lands (RL:160)	21.7±; 20.1±; 20.8± acres	Agricultural; Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Building Division Ukiah
- Cannabis Department
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor

- Little Lake Fire District
- Mendocino County Farm Bureau

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

The "CP" Commercial Cannabis Prohibition Combining District (CP Combining District or CP district) is intended to allow the County to designate specific areas where commercial cannabis operations are prohibited. The regulations in this section are supplemental to the regulations for the applicable underlying zoning district.

STAFF PLANNER: KALLIE FORD

DATE: 2/18/2022

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Little Lake Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS
Grazing (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
NA

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
NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
Freshwater Emergent Wetland

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
Baker's meadowfoam; Fisher; spotted owl locations

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NA

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NA

22. OAK WOODLAND AREA:

USDA
NA

23. HARBOR DISTRICT:

Sec. 20.512
NA



PLANNING & BUILDING SERVICES

CASE NO: R 2021-0003
DATE FILED: 10/1/21
FEE: \$5,804
RECEIPT NO: 46133
RECEIVED BY: Rof
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Robert Cronin Phone: 707.459.3353
Mailing Address: 6201 Hearst Willits Road
City: Willits State/Zip: CA Email: nomofungwillits@gmail.com

PROPERTY OWNER:

Name: Various Phone:
Mailing Address:
City: State/Zip: Email:

AGENT:

Name: NA Bruce Jackson Phone: 707.456.9425
Mailing Address: 6800 Hearst Rd
City: Willits State/Zip: CA 95490 Email: bruce.david.jackson@yahoo.com

ASSESSOR'S PARCEL NUMBER/S: See Attachment A.

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve: New Contract, Flood Hazard Development Permit, General Plan Amendment, Reversion to Acreage, Rezoning, Use Permit - Cottage, etc.

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

Signature of Applicant/Agent: [Signature] Date: 9-21-2021
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.

The designation of a Commercial Cannabis Prohibition Combining District in the neighborhood of Rock Tree Valley as provided for by Chapter 20.119 of the Mendocino County Code. See Attachment B for a full description.

Also, see Attachment C for the petitions demonstrating support for the proposed district signed by over 60% of the affected property owners as required by Chapter 20.119.

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 type="checkbox"/> Other: <input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel): NA					

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

Estimated No. of Employees per shift: NA

Estimated No. of shifts per day: _____

Type of loading facilities proposed: _____

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

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

YES NO If no, explain:

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:

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

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

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.)

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

Amount of cut: NA 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:

NA

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.

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): NA
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): NA
- 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.)

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:

None

**22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)
See attached Proposed Rock Tree Valley CP District map, dated 15 July 2021.**

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

NA

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

NA

25. What is the maximum height of all structures?

Existing: NA _____ feet

Proposed: _____ feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: NA _____ square feet

Proposed: _____ square feet

27. What is the total lot area within property lines?

Total Lot Area: NA _____ acres square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

See Attachment B.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

See Attachment B.

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
East:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
South:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
West:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 _____ 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.

Name Robert Cronin	Name Maude Honemann	Name
Mailing Address 6201 Hearst Willits Road Willits, CA 95490	Mailing Address 6800 Hearst Willits Road Willits, CA 95490	Mailing Address

Attachment A
Proposed Rock Tree Valley CP District, 15 July 2021
Parcels Within the Proposed District

The proposed district is comprised of the following parcels:

	<u>APN's</u>	<u>Street Address</u>
1	037-221-42	6150 Hearst Willits Road
2	037-221-43 & 037-310-61	6170 Hearst Willits Road
3	037-221-47	5100 Hearst Willits Road
4	037-221-48 & 037-221-49	24250 String Creek Road
5	037-221-50	5500 Hearst Willits Road
6	037-221-51 & 037-221-52	5200 Hearst Willits Road
7	037-221-53 & 037-221-54	(1)
8	037-221-55 & 037-221-57	5501 Hearst Willits Road
9	037-221-58	5701 Hearst Willits Road
10	037-221-59	5721 Hearst Willits Road
11	037-310-53 & 037-310-54	8500 Hearst Willits Road
12	037-310-62	7501 Hearst Willits Road
13	037-310-64	6800 Hearst Willits Road
14	037-310-67	7001 Hearst Willits Road
15	037-310-68	6651 Hearst Willits Road
16	037-310-73	6201 Hearst Willits Road
17	037-310-74	6501 Hearst Willits Road
18	108-090-24	5000 Hearst Willits Road

(1) Address not posted and not known to the Assessor

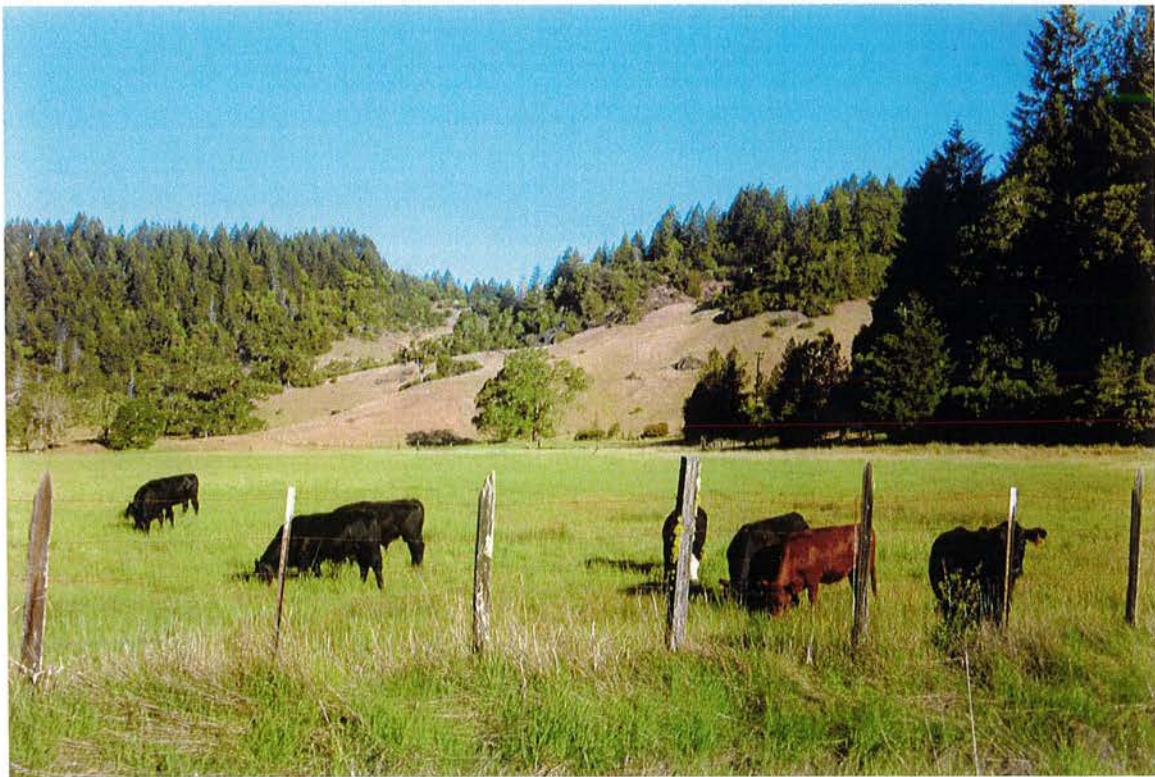
Attachment B

Proposed Rock Tree Valley CP District

Project Description

Project: The designation of a Commercial Cannabis Prohibition Combining District in the neighborhood of Rock Tree Valley as provided for by Chapter 20.119 of the Mendocino County Code.

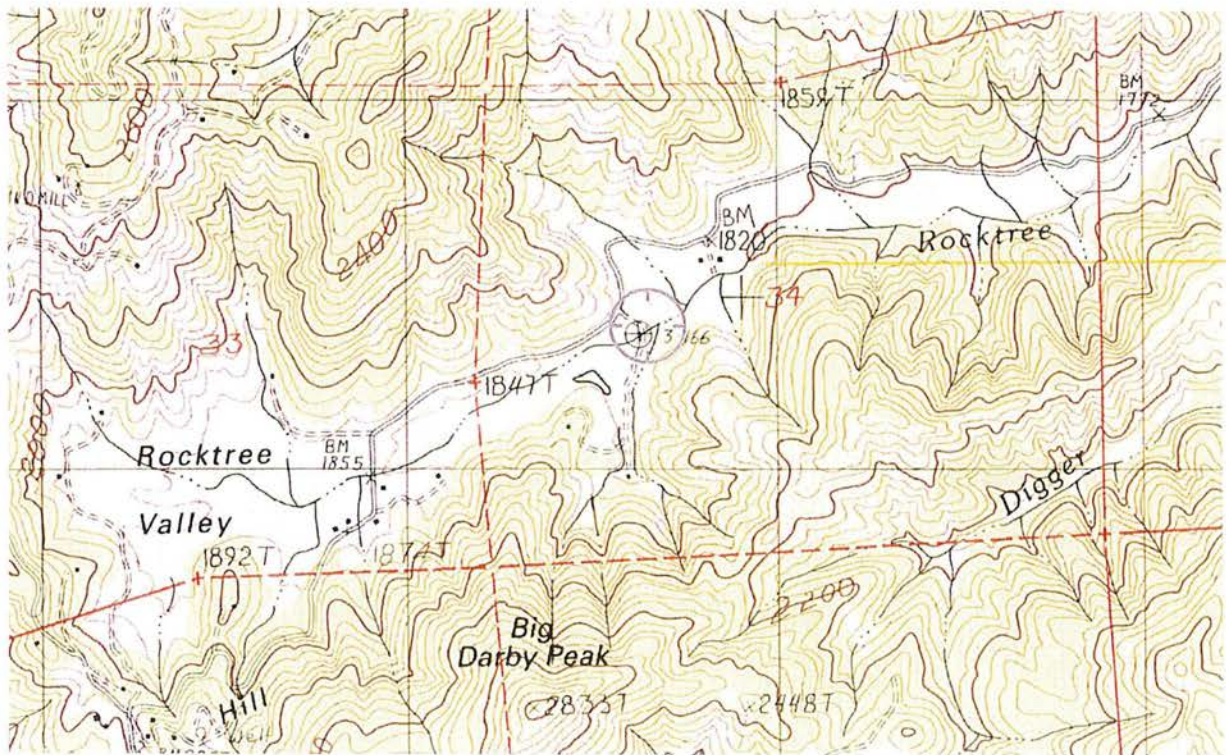
The neighborhood is located east of Willits in a small, isolated, pocket valley along Rock Tree Creek and Hearst-Willits Road. The parcels within and bordering the proposed district are currently zoned as rangeland, forestland and TPZ. The proposed district comprises 18 contiguous legally-created parcels which exceeds the minimum of ten parcels required by Chapter 20.119. As required, over 60% of the affected property owners have demonstrated support for the proposed district by petition.



Current and recent historical use of the neighborhood has been residential with small-scale cattle grazing, horse ranching, and non-commercial gardening. The parcels within the proposed district allow residential use by right and most are in fact currently in such use. Many of the residents settled and built their homes in the neighborhood for the very reason that it was free of commercial and industrial operations and was protected by county codes from the degrading impacts of commercial cannabis.

Attachment B, page 2

The proposed district includes the flatlands in the valley floor which are predominantly meadows, pastures and wetlands as well as some of the surrounding slopes of forests, oak woodlands, chaparral and grasslands. A prominent feature of the neighborhood is Rock Tree Creek, a salmon and steelhead-bearing creek that runs the length of the proposed district and is part of the Eel River drainage. The watershed supports diverse plant and animal communities including bear, mountain lion, bobcat, fox, coyote and eagle.



The neighborhood is accessed from the Willits valley via a narrow and tightly winding county road, Hearst-Willits Road. The road is an old stage coach route that has been partially paved over which serves the needs of light residential use but is very unsuitable for commercial traffic. Within the proposed district this road transitions from aged pavement to chip seal to unpaved dirt, and in places is only a single lane in width.

Privately developed by each property owner, water for homes and livestock in the neighborhood comes from wells in the small aquifer beneath the valley floor and a few springs in the surrounding hills. The available water is limited but sufficient for the current modest usage. Due to the small, finite size of the watershed, the valley's available water could easily be depleted if used for commercial cannabis and with no public water supply or alternative sources available, the current residents would be adversely affected. In addition, any increased water

Attachment B, page 3

usage for commercial cannabis would harm the fragile salmon and steelhead habitat in the valley. Commercial water usage would jeopardize the dry-season pools in the creek bed whose existence is tenuous at best, and which are essential for the reproductive cycle of the endangered fish.

The neighborhood is located in a Wildfire Risk Exposure area rated “Very High” (data from Cal Fire, CPUC) due to the dense vegetation and rugged terrain surrounding the valley floor, and to the arid microclimate of the valley. This risk-rating is significantly higher than the risk-ratings for the majority of the county, in part because of the extreme low humidity during the fire season that is characteristic of inland valleys located east of the coastal marine influence. Further, with the neighborhood’s distance from firefighting resources and the steep and narrow access road, the predicted firefighting response time is accordingly long. As with any increase in human activity in a dry, fire-prone area, commercial cannabis operations would further increase the already high wildfire danger.



The applicant and the supporting property owners wish to preserve the character of the neighborhood which has remained essentially unchanged for decades and is notable for its beauty and tranquility. They wish to have all commercial cannabis operations prohibited in the proposed district to avoid undesirable traffic, dust, noise, visual impact on the landscape, environmental degradation, increased water consumption, and increased risk of wildfire.

Attachment B, page 4

To date, with three exceptions, the proposed district has avoided the impact of any significant commercial operations of any kind. The three exceptions have been commercial cannabis operations:

1. In 2018 a commercial cannabis operation located on rangeland within the proposed district caused over 700 gallons of diesel fuel to spill and flow into Rock Tree Creek. Cleanup was court-ordered but has never been completed. At some point, under a provisional county application, commercial cannabis activities resumed but were ended by the California Department of Fish & Wildlife and the county application was cancelled. Nonetheless, cannabis operations resumed yet again. Then in the spring of 2021 Fish & Wildlife once more raided the now illegal operation and shut it down. No signs of any active cleanup activities are apparent.
2. Fencing for a second commercial cannabis operation, provisionally allowed by the county, was begun on another rangeland parcel within the proposed district. Ultimately the permit was cancelled but the unused, collapsing fencing remains as a visual blight.
3. An illegal commercial cannabis operation was established this year on a third parcel within the proposed district and remains active. A forested area has been cleared without a timber harvest plan, cannabis growing supplies have been hauled in, and a large hoophouse/greenhouse structure, which can be clearly seen on aerial photos taken in 2021 and available on Google Maps, has been constructed.

Despite their intent, the existing cannabis regulations, permit processes and enforcement options have not protected the neighborhood from the undesirable effects of commercial cannabis. Recent and future movements to change the regulations are uncertain and may further weaken protections. The applicant and supporting property owners wish to have any such commercial cannabis activity clearly prohibited by the designation of a Commercial Cannabis Prohibition Combining District.

Attachment C
Proposed Rock Tree Valley CP District, 15 July 2021
Petitions Demonstrating Support

Owners of 61% of the parcels within the district have signed petitions.
There are 18 parcels within the district and owners of 11 of these parcels have signed petitions.
11/18 = 61%

Signed petitions for the parcels listed below are enclosed:

	<u>APN's</u>	<u>Street Address</u>
1	037-221-42	6150 Hearst Willits Road
2	037-221-43 & 037-310-61	6170 Hearst Willits Road
3	037-221-47	5100 Hearst Willits Road
4	037-221-48 & 037-221-49	24250 String Creek Road
5	037-221-51 & 037-221-52	5200 Hearst Willits Road
6	037-221-58	5701 Hearst Willits Road
7	037-310-53 & 037-310-54	8500 Hearst Willits Road
8	037-310-64	6800 Hearst Willits Road
9	037-310-73	6201 Hearst Willits Road
10	037-310-74	6501 Hearst Willits Road
11	108-090-24	5000 Hearst Willits Road

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature: David Drell

Name (printed): David Drell

Address of parcel: 6150 Hearst Willits Road

Assessor's Parcel Number(s): 037-221-42

Date signed: 7/18/21

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature: Denny C. Pison
Name (printed): DENNY C. PISON
Address of parcel: 6170 Hearst Willits Road
Assessor's Parcel Number(s): 037-221-43 + 037-310-61
Date signed: 8-8-21

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature: Pauline Halper

Name (printed): PAULINE HALPER

Address of parcel: 5100 Hearst Willits Road

Assessor's Parcel Number(s): 037-221-47

Date signed: 7/23/21

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

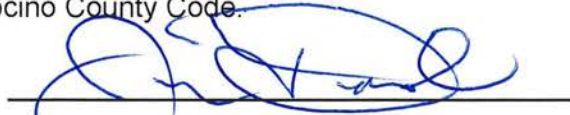
I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature: Rosalie Anchor Doguy / Henry Shebitz
Name (printed): Rosalie Anchor Doguy / Henry Shebitz
Address of parcel: 24250 String Creek Road
Assessor's Parcel Number(s): 037-221-48 & 037-221-49
Date signed: 7/22/21

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature:



Name (printed):

GEORGE JAMES DOOLEY

Address of parcel:

5200 Hearst Willits Road

Assessor's Parcel Number(s):

037-221-51 & 037-221-52

Date signed:

8/6/21

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature:

Stephen A. Anderson

Name (printed):

Stephen A Anderson

Address of parcel:

5701 Hearst Willits Road

Assessor's Parcel Number(s):

037-221-58

Date signed:

8 8 21

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

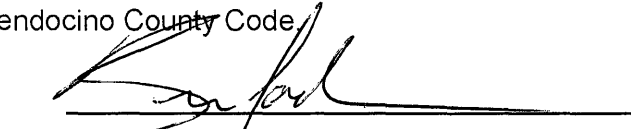
I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature: Mary Ann Cury Barber (widow of David Barber)
Name (printed): MARY ANN BARBER
Address of parcel: 8500 Hearst Willits Rd
Assessor's Parcel Number(s): 037-310-53 & 037-310-54
Date signed: 7/23/21

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code

Signature:



Name (printed):

Bruce Jackson

Address of parcel:

6800 Hearst Willits Road

Assessor's Parcel Number(s):

037-310-64

Date signed:

18 July 2021

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature:

RAH

Name (printed):

ROBERT P CRONIN

Address of parcel:

6201 Hearst-Willits Road

Assessor's Parcel Number(s):

037-310-73

Date signed:

8-17-2021

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature: Jon Patton & Lorraine Patton
Name (printed): JON PATTON & LORRAINE PATTON
Address of parcel: 6501 Hearst Willits Road
Assessor's Parcel Number(s): 037-310-74
Date signed: July 22, 2021

Petition for Designation of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley

I do hereby state that I am an owner of the legal parcel identified below and that I support the establishment of a Commercial Cannabis Prohibition Combining District in Rock Tree Valley which would prohibit all commercial cannabis operations within the district as provided for by Chapter 20.119 of the Mendocino County Code.

Signature: Clifford Rhode

Name (printed): CLIFFORD RHODE

Address of parcel: 5000 Hearst Willits Road

Assessor's Parcel Number(s): 108-090-24

Date signed: 7-23-21



Mendocino County Planning and Building Services

Date: 10/1/2021

860 North Bush Street
Ukiah, CA 95482
(707) 463-4281

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

PROJECT FEE ESTIMATE

Contact: RUSSELL FORD

Situs Address:

Applicant Name:

Project Number: EST_2021-0202

Type: GENERAL PLAN

Desc: Rock Tree CP Dist

<u>Fee Description</u>	<u>Account</u>	<u>Qty</u>	<u>Amount</u>
✓ENVIRONMENTAL REVIEW	1100-2851-826184		\$735.00
✓GENERAL PLAN	1100-2851-826188		\$116.00
GP OA R DEV COB	1100-1010-826390		\$250.00
R BASE	1100-2851-822500		\$4,342.00
R DOT2F	1100-1910-826182		\$250.00
✓RECORDS MANAGEMENT	1222-2852-826260		\$111.00

Total Fee Estimate for EST_2021-0202 : \$5,804.00

TOTAL ESTIMATE: \$5,804.00



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: BRUCE JACKSON
6800 HEARST RD

WILLITS

CA 95490

Project Number: R_2021-0003

Project Description: Rock Tree CP Dist. Willits

Site Address: 6150 HEARST WILLITS RD

R_2021-0003

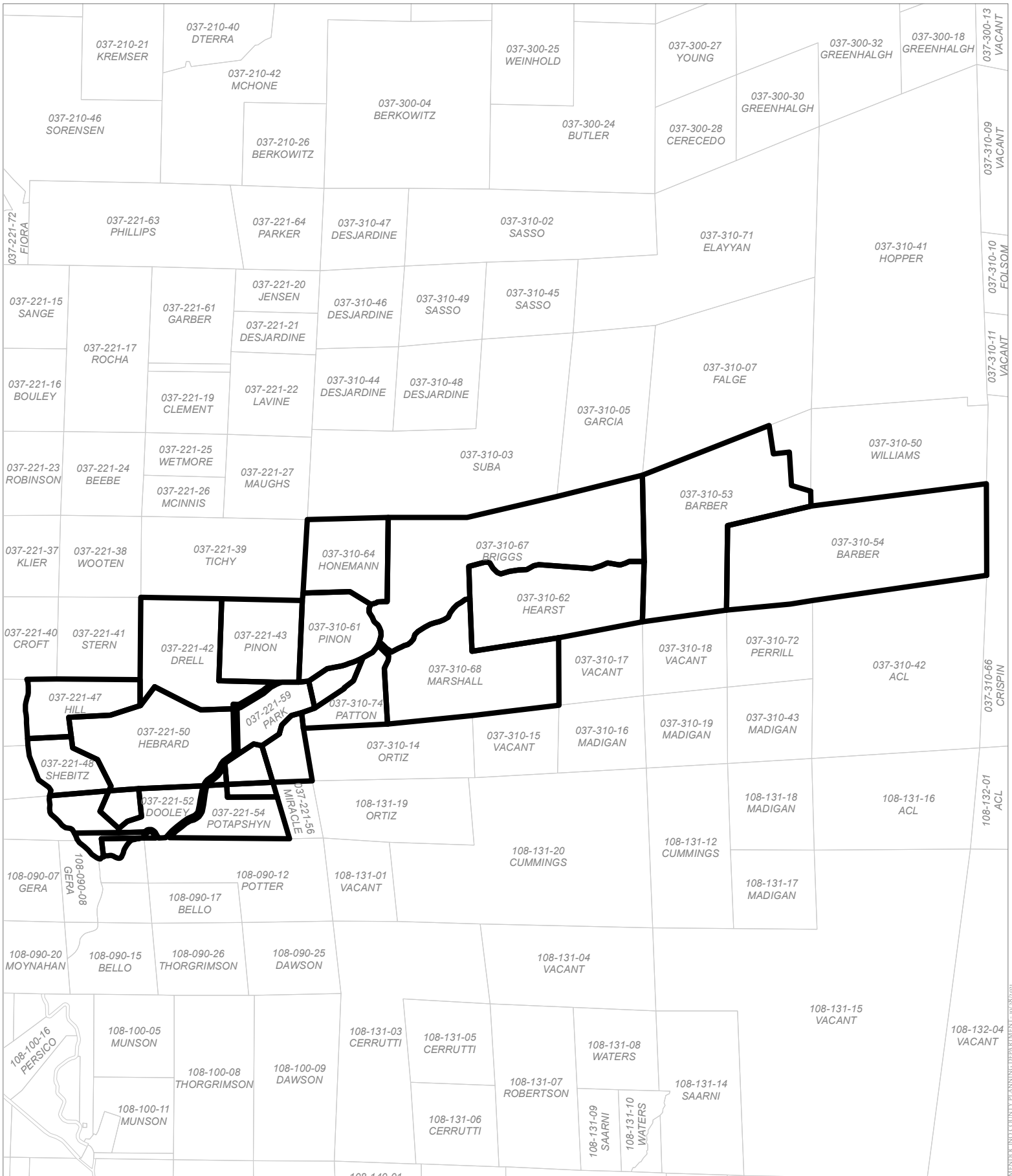
Receipt: PRJ_046133

Date: 10/28/2021

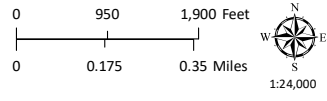
Pay Method: CHECK 1077

Received By: RUSSELL FORD

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822500		\$4,342.00
R BASE			\$4,342.00
DOT FEES	1100-1910-826182		\$250.00
R DOT2F			\$250.00
ENVIRONMENTAL REVIEW	1100-2851-826184		\$735.00
			\$735.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
PROJECT SPECIFIC FEES	1100-1010-826390		\$250.00
GP OA R DEV COB			\$250.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$5,804.00

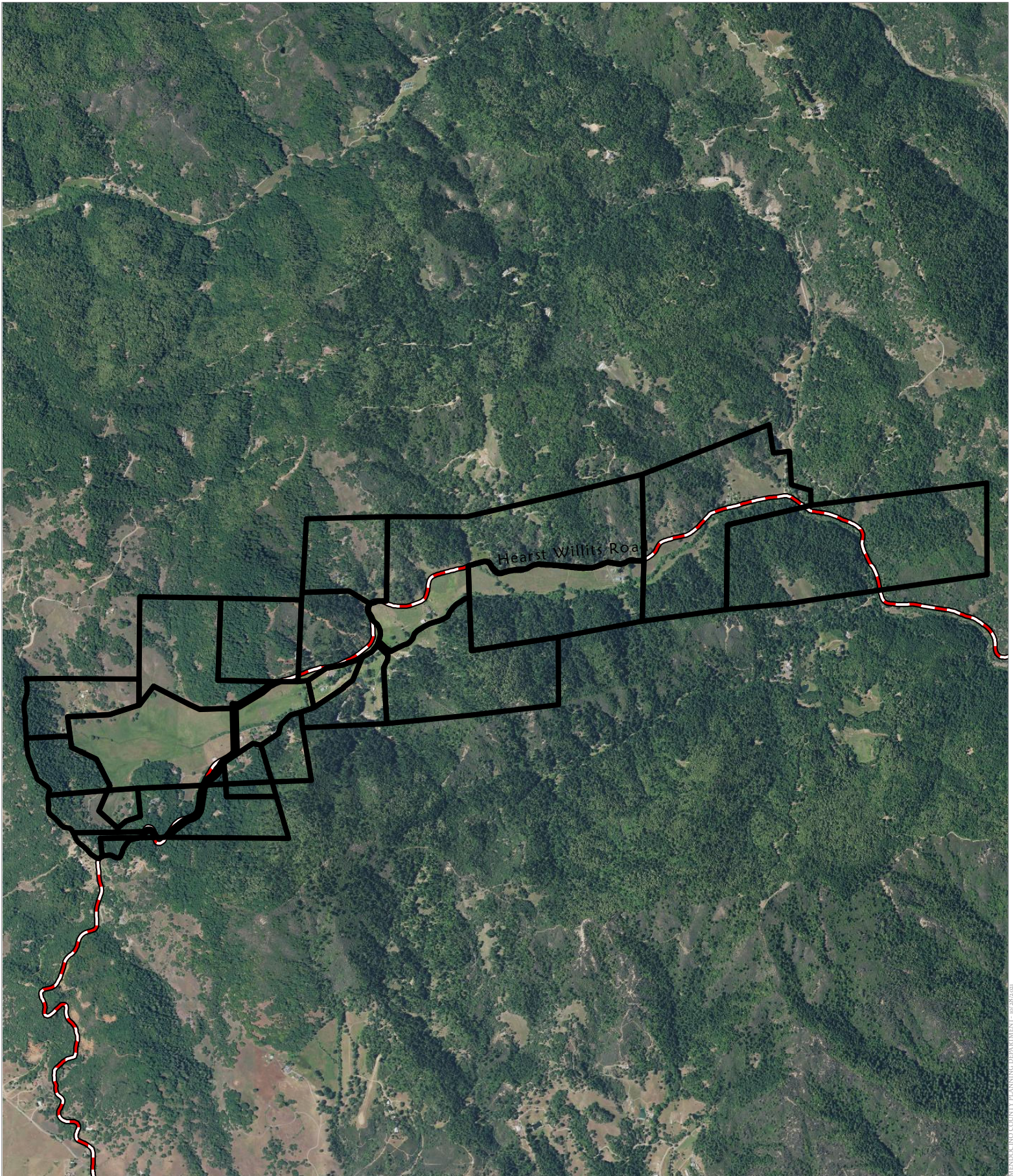


CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits



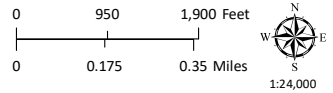
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 07/28/2021



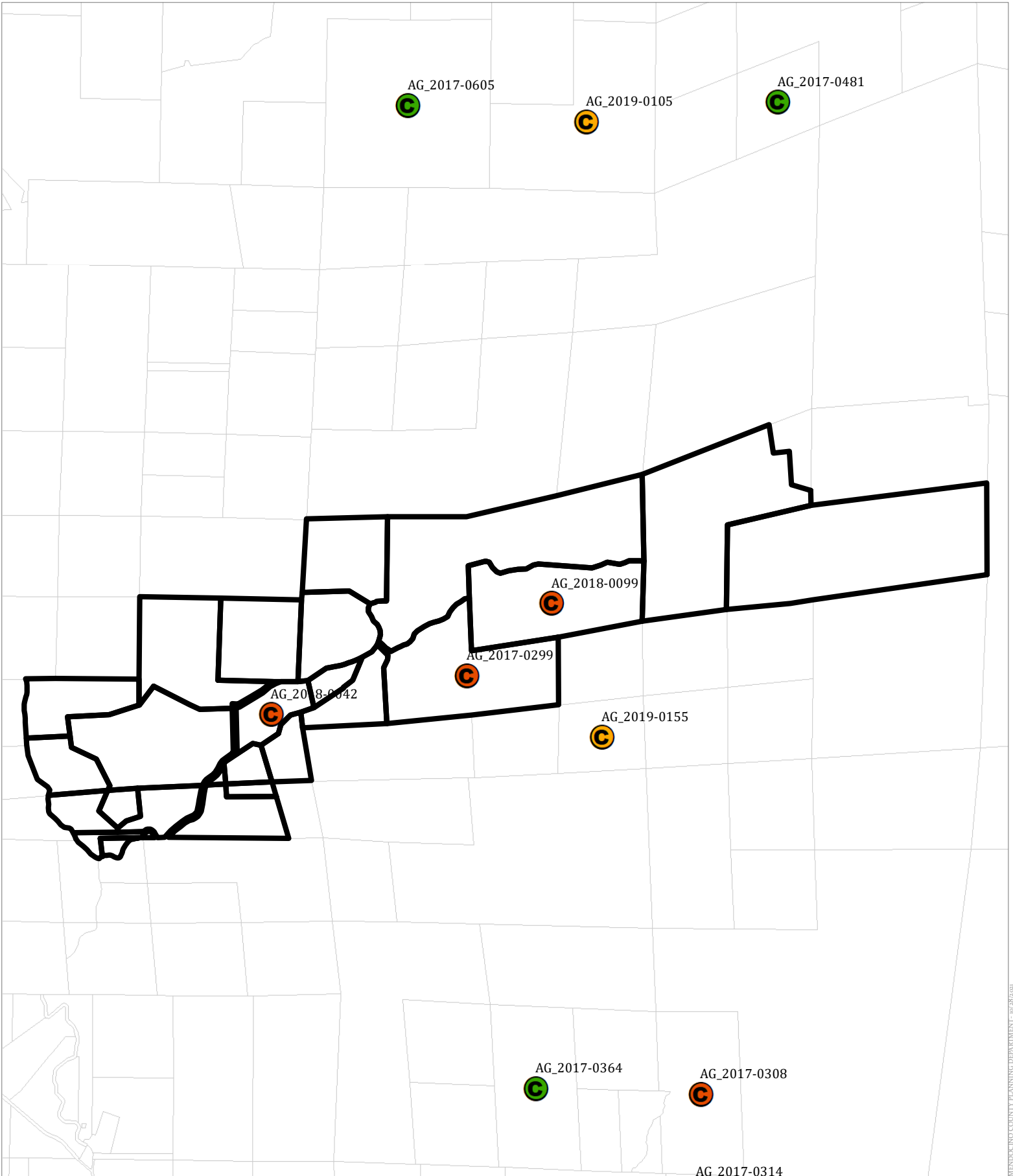
CASE: R 2021-0003
OWNER: Various
APN: Various
APLCT: Robert Cronin
AGENT: Bruce Jackson
ADDRESS: Hearst-Willits Road, Willits

 Major Roads



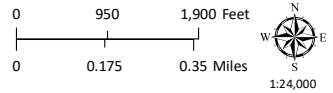
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/28/2021

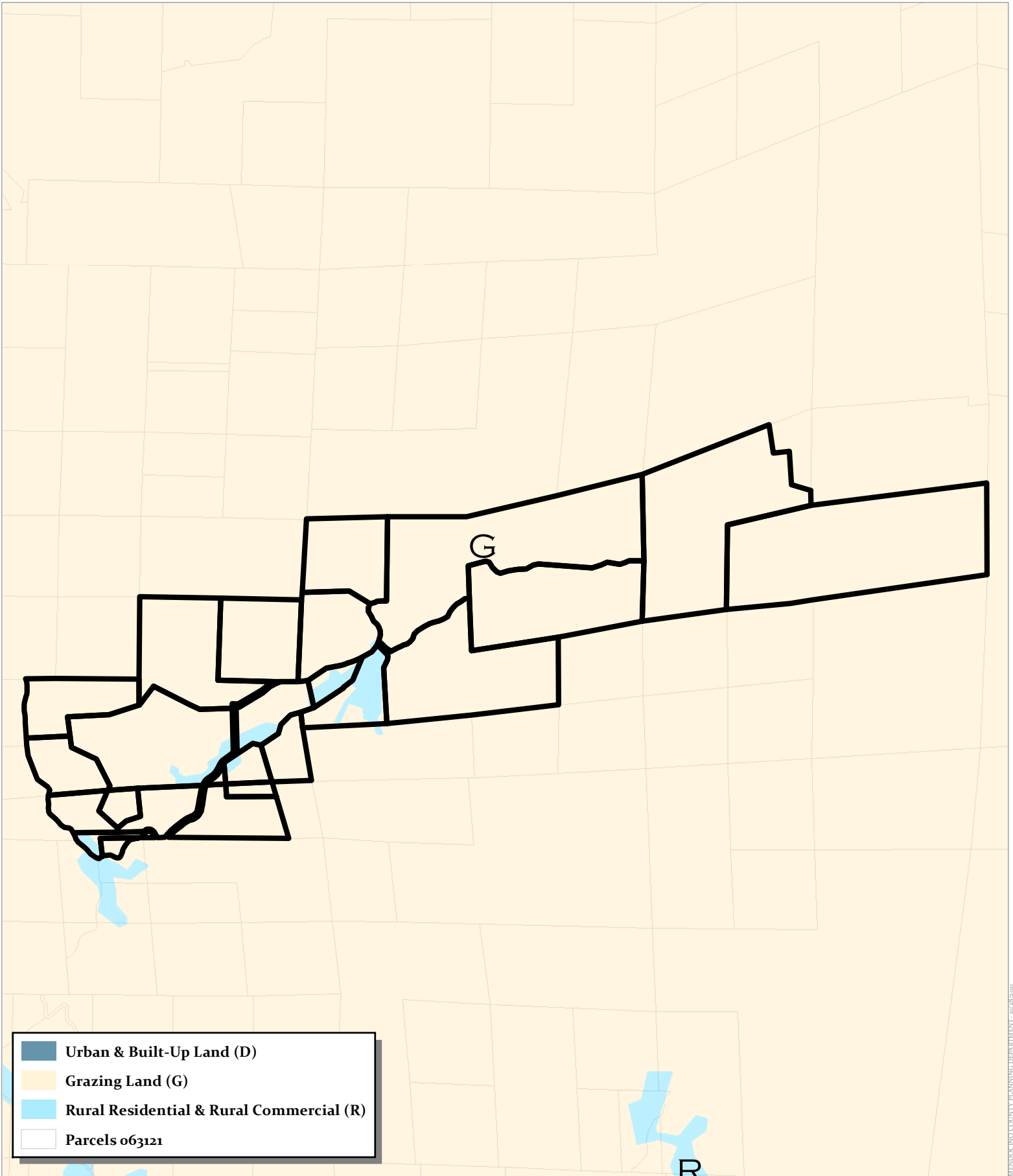






MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2021

CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits

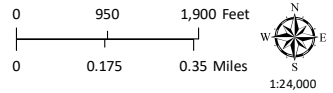


CANNABIS SITES

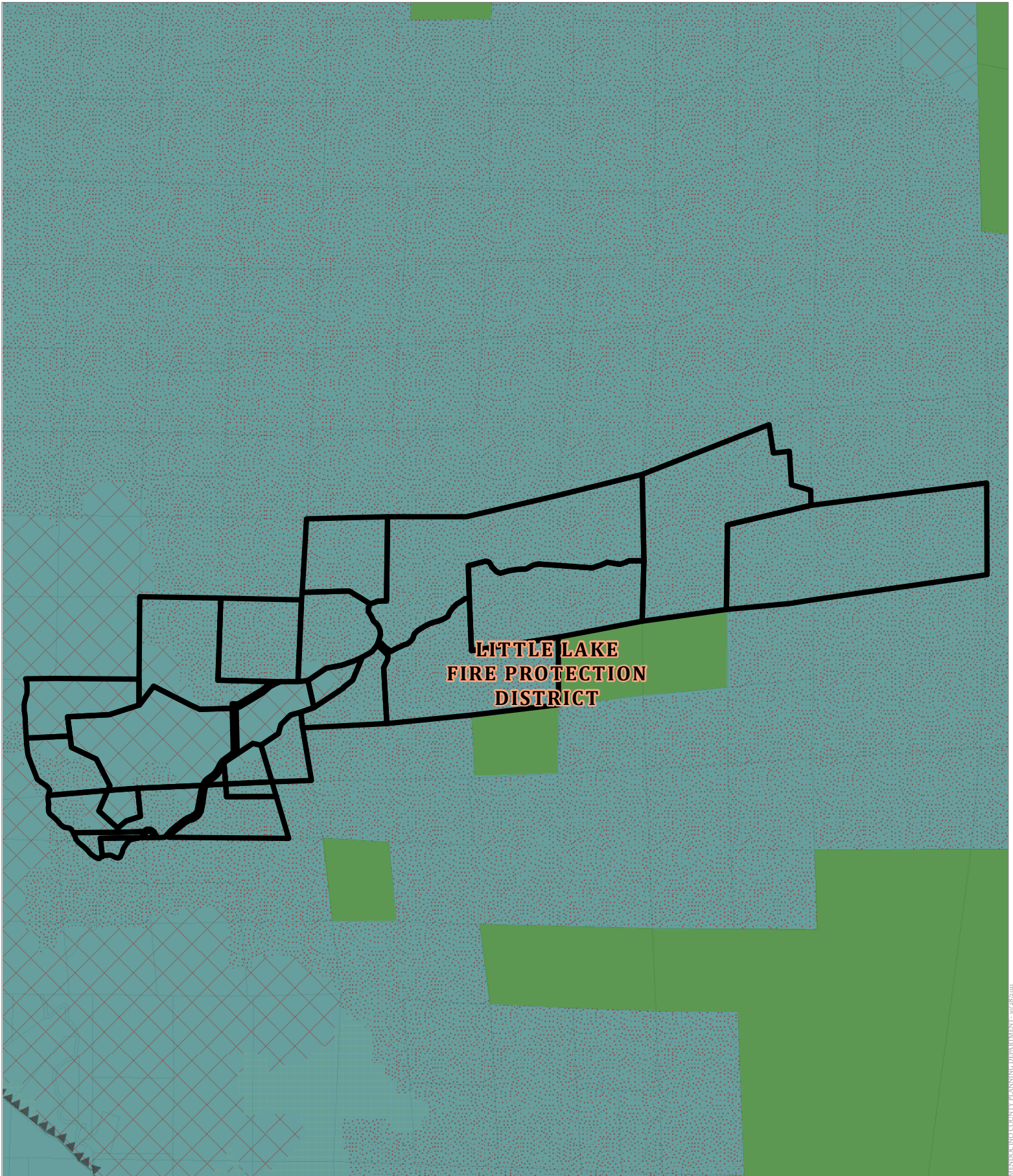


	Urban & Built-Up Land (D)
	Grazing Land (G)
	Rural Residential & Rural Commercial (R)
	Parcels 063121

CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits









FARMLAND CLASSIFICATIONS

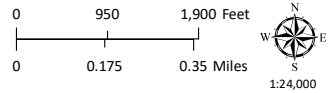


**LITTLE LAKE
FIRE PROTECTION
DISTRICT**

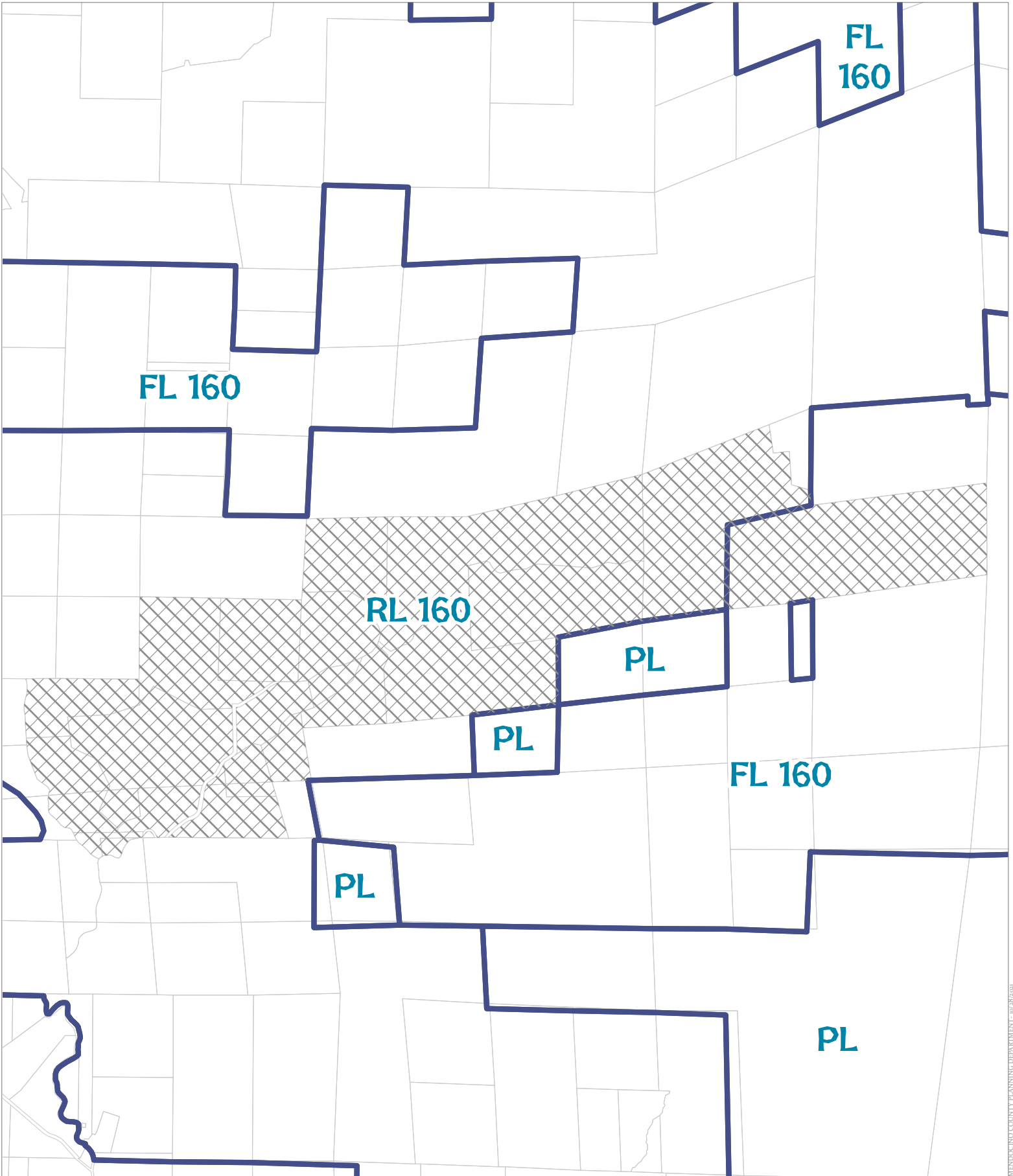
CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits

 FRA
 LRA
 Very High Fire Hazard

 High Fire Hazard
 Moderate Fire Hazard
 Count




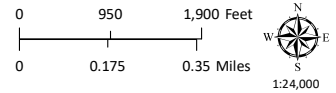
Count FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



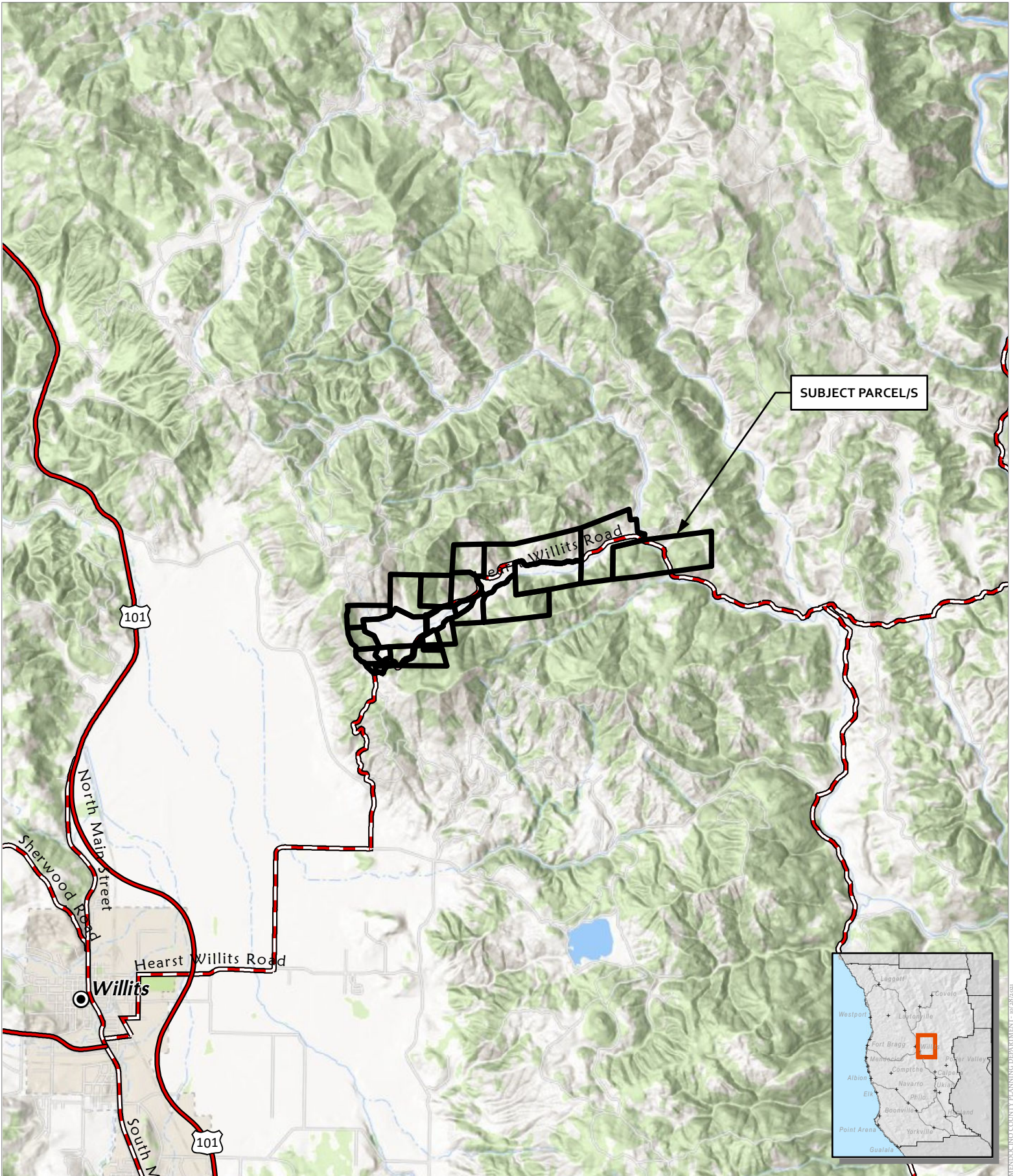
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2021

CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits

 General Plan Classes



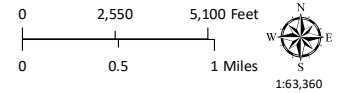
GENERAL PLAN CLASSIFICATIONS



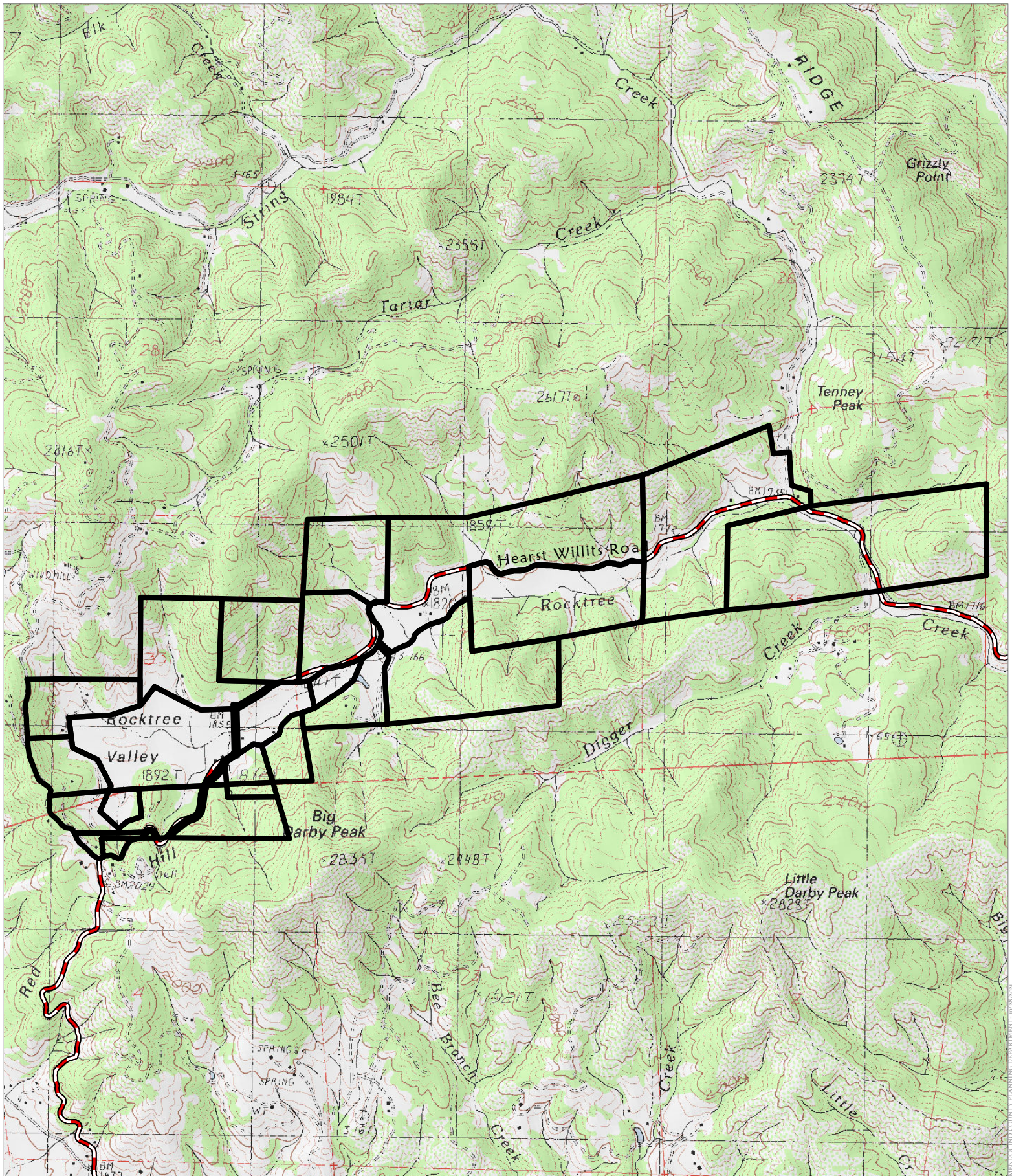
SUBJECT PARCEL/S

CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits

- Major Towns & Places
- Highways
- Major Roads

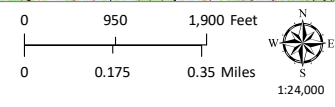


LOCATION MAP

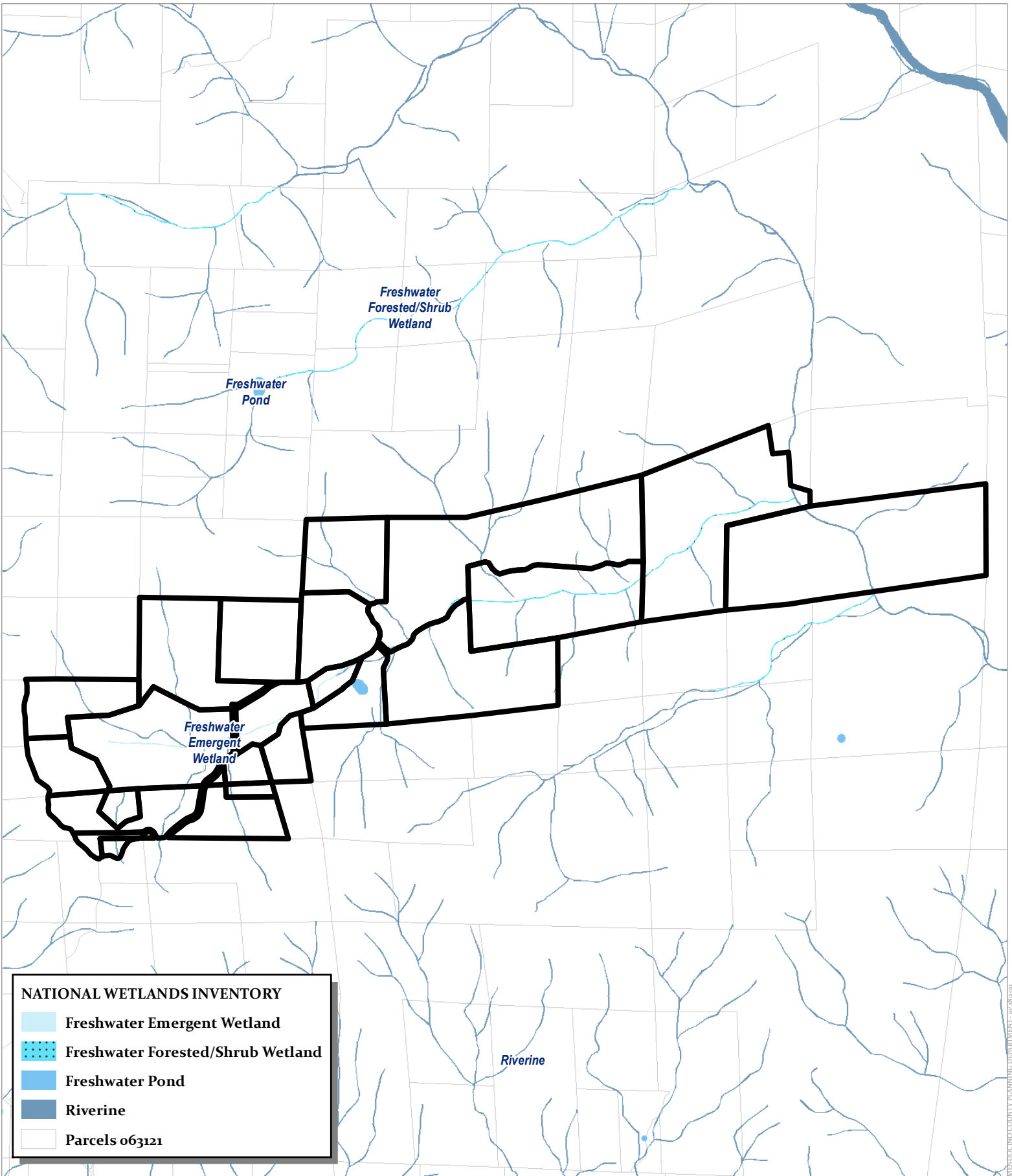


CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits

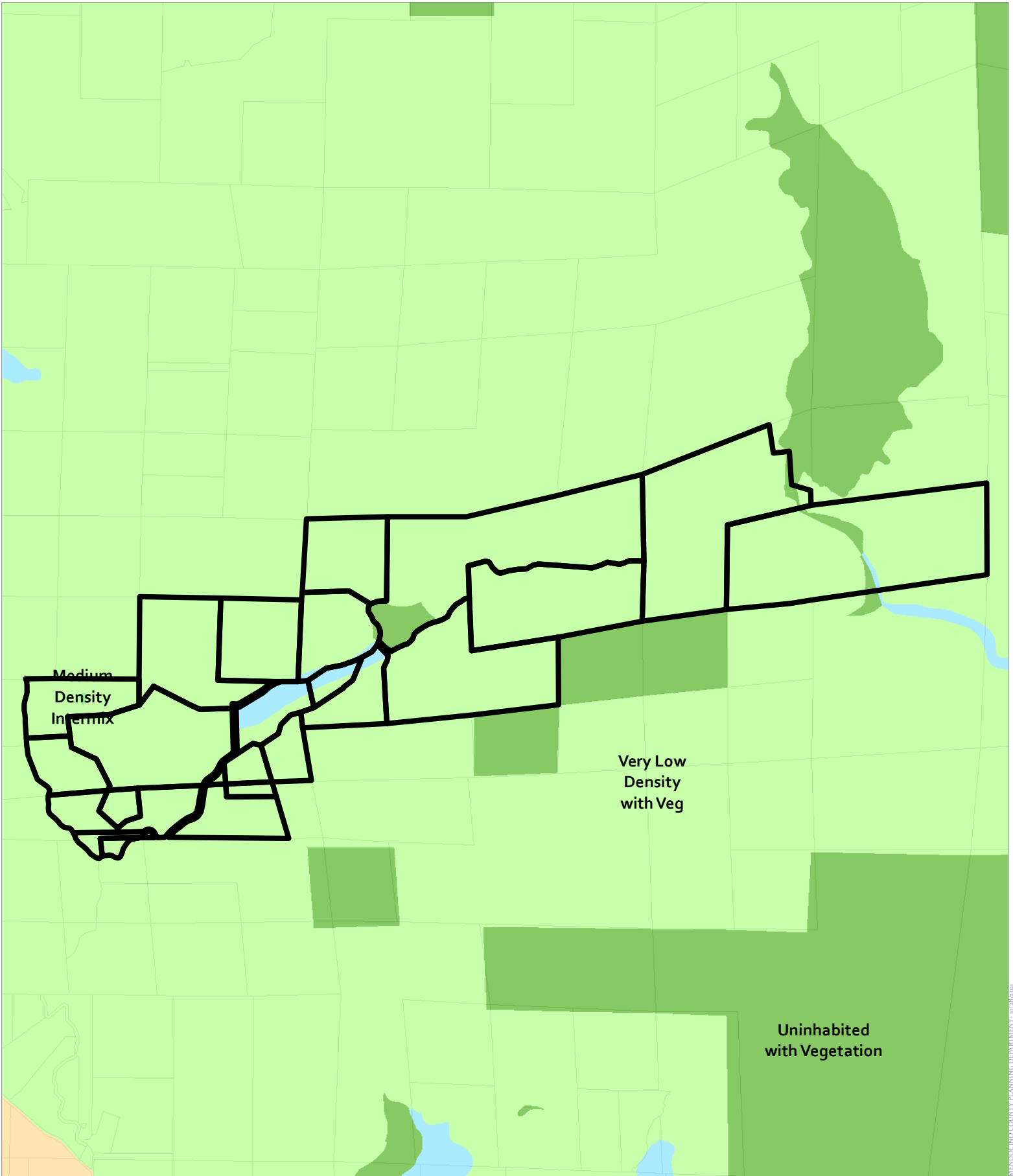
 Major Roads



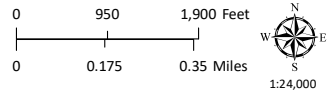
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

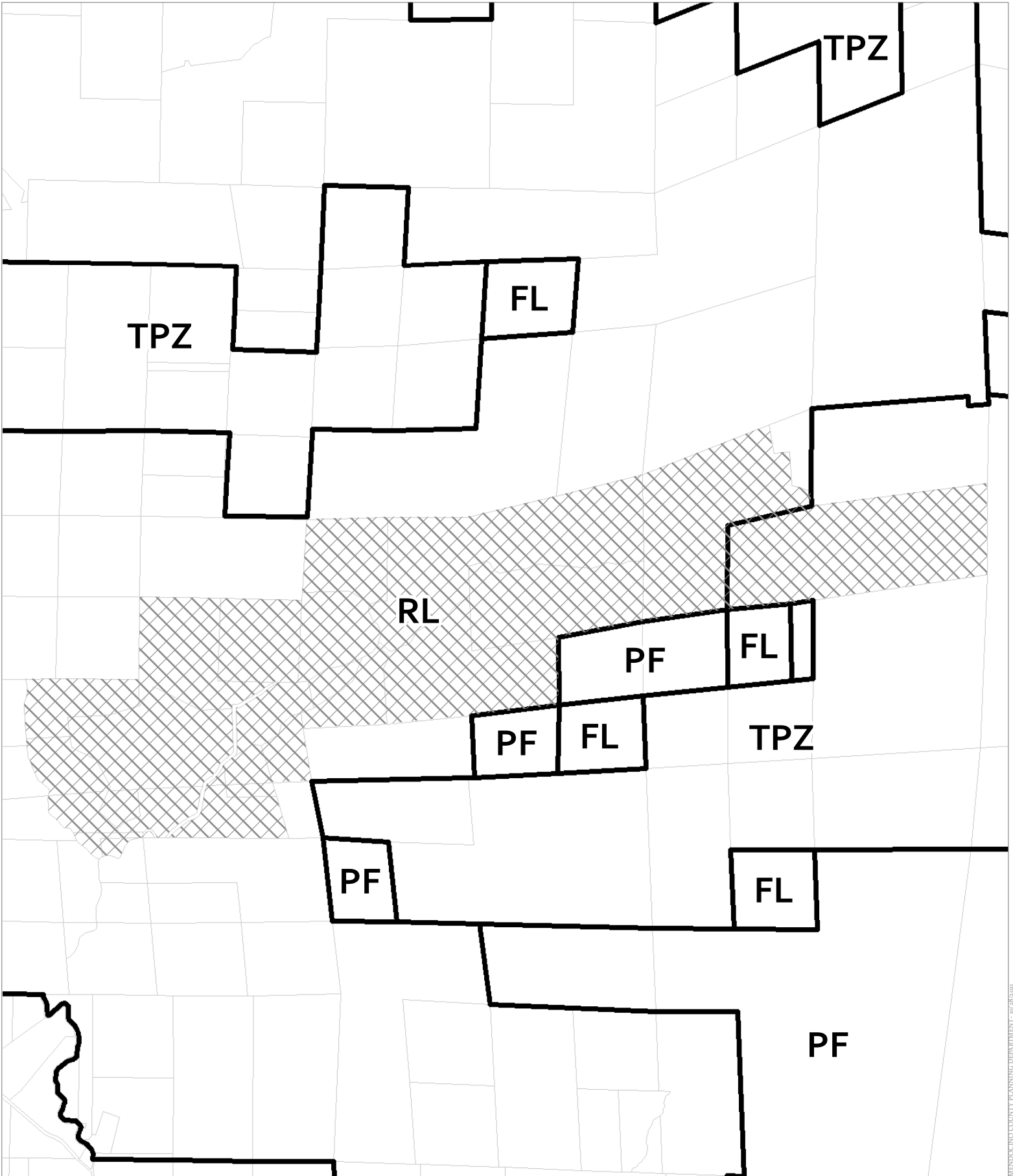


CASE: R 2021-0003
 OWNER: Various
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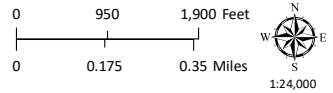
CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits





CASE: R 2021-0003
 OWNER: Various
 APN: Various
 APLCT: Robert Cronin
 AGENT: Bruce Jackson
 ADDRESS: Hearst-Willits Road, Willits

 Zoning Districts



ZONING DISPLAY MAP