



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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www.mendocinocounty.org/pbs

July 12, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection – Ukiah
Cannabis
Assessor
Forestry Advisor

Air Quality Management
Archaeological Commission
Sonoma State University
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

Regional Water Quality Control Board
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Little Lake Fire Protection District

CASE#: AP_2022-0013

DATE FILED: 4/27/2022

OWNER/APPLICANT: ELYAH & JULIE GORDON

REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

LOCATION: 4.4± miles north-northeast of Willits city center, on a private drive off the west side of String Creek Rd, 1.8± miles north of its intersection with Hearst Willits Rd (CR 306); located 25993 String Creek Rd, Willits.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: July 26, 2023

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: AP_2022-0012

OWNER/

APPLICANT: Elyah Gordon

REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

LOCATION: 4.4± miles north-northeast of Willits city center, on a private drive off the west side of String Creek Rd, 1.8± miles north of its intersection with Hearst Willits Rd (CR 306); located 25993 String Creek Rd, Willits.

APN: 037-221-06

PARCEL SIZE: 40.9± acres

GENERAL PLAN: Forest Lands (FL:160)

ZONING: Timberland Production (T-P)

EXISTING USES: Commercial Cannabis Cultivation

DISTRICT: 3, Haschak

RELATED CASES: AG_2018-0015

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	FL	T-P	40±	Woodlands
EAST:	RL	RL	40±	Woodlands
SOUTH:	RL	RL	40±	Woodlands
WEST:	AG	RL	160±	Woodlands

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- Cannabis Department
- Department of Transportation (DOT)
- Environmental Health (EH)

- Forestry Advisor
- Little Lake Fire Protection District
- Sonoma State University
- STATE**
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board

FEDERAL

TRIBAL

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

ADDITIONAL INFORMATION:

It appears tree removal may have occurred on the parcel between 8/2013 and 8/2017, in the vicinity of the processing/packaging structure and the southern edge of the cultivation clearing.

Although the applicant proposes only the use of the well as the cultivation's sole water source, they do appear to have a Lake or Streambed Alteration Agreement with CDFW on file (EPIMS-07865-R1). The status of this agreement is unclear.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 7/11/2023

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High/Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
LRA (Local Responsibility Area)

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (G)

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
*172 – Pardaloe-Kekawaka-Casabonne complex,
50 to 75% slopes
233 – Yorkville-Squawrock-Witherell complex, 30
to 50% slopes
154 – Kekawaka-Casabonne-Wohly loams, 15 to
30% slopes*

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
YES

11. WETLANDS CLASSIFICATION:

GIS
Riverine

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
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
YES

23. HARBOR DISTRICT:

Sec. 20.512
NO



Department of
Planning and Building
Services

Case No:	AP 2022-0013
CalFire No:	
Cultivation No:	AG 2018-0015
Fee:	\$1,544.00
Receipt No:	PR5 049266 PR5 049271
Received By:	STEVEN SWITZER
Date Filed:	4.27.2022
Office use only	

Application for Cannabis – Use Permit / Administrative Permit

What type of Review Permit is required?

ADMINISTRATIVE PERMIT (AP)

Expansion Forego RR:10 Housing Requirement C-A (cottage indoor; up to 500ft²) Setback Reduction
(Phases II and III only)

USE PERMIT (UP)

C-A (cottage indoor; between 501 ft² and 2,500 ft²)

APPLICANT(S)

Name: Elyah Gordon Phone: 530-414-0477
 Mailing Address: 14776 Russel Valley Dr.
 City: Truckee State/Zip: CA 96161 email: elyahgordon@icloud.com

PROPERTY OWNER

Name: Same Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ email: _____

AGENT

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

Parcel Size: 40.45 acres
 Address of Property: 25996 String Creek Rd Willits, CA 95490
 Assessor Parcel Number(s): 037-221-06-01

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft ²)	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft ²) <input type="checkbox"/> C-A (501 – 2500 ft ²)	<input type="checkbox"/> C-B	<input type="checkbox"/> C-B
Medium: (2501 – 5000 ft ²)	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	<input type="checkbox"/> 1-B
Large: (5001 – 10,000 ft ²)	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	<input type="checkbox"/> 2-B
Nursery: (≤22,000 ft ²)	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4

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] 4-23-22 [Signature] 4-23-22
 Signature of Applicant/Agent Date Signature of Owner Date

CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks? YES NO

- 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. If expansion, what is the original size of the cultivation site? _____ square feet
What is the expanded size of the cultivation site? _____ square feet

Not an expansion.

3. Please describe the project; include the reason for seeking this permit and activities associated with that reason.

Cannabis cultivation on TPZ land originally 9.31

4. Is the cultivation site visible from any public right of way or publically traveled private road? YES NO

5. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

There are two wells w/ permits. The barn and house have permitted septic systems. The greenhouses and hoop houses are built in an existing garden area. Roads are existing and the house is existing. The barn has ADA compliant plans ready to submit

6. Will the development of the proposed cultivation site be phased? YES NO

If YES, please describe the phases briefly.

7. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?

Recycling at transfer station, plant material composted or self hauled. Hazardous material brought to transfer station on special drop off days

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

9. In order to develop the proposed cultivation site, will it be necessary to:

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| A. Remove oak species or commercial tree species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Make substantial changes in terrain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Connect to existing water district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Connect to existing sewer district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Install a septic system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F. Connect to existing septic system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Install an individual well? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- ST 27097
- Permit on file

H. OTHER (Explain)? _____

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. Please include size of structures.

1. Barn 24x50
2. Greenhouse 1 20x36
3. GH 2 30x72
4. GH 3 30x84
5. 4 hoop houses 12x80
6. 3 hoop houses 8x100
7. House 20x40
8. Shed 10x12
9. _____
10. _____

11. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership? YES NO

12. Will the proposed cultivation site convert land currently or previously used for agriculture? YES NO

If YES, how much land is being converted? _____ (ft² / acres)

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

14. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?

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

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

Private residences far enough apart for good privacy. Houses on each. Wooded and range land.

16. Please indicate the surrounding land uses.

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

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

- A. Electricity
 - Utility Company (existing)
 - Utility Company (planned)
 - On-Site Generation - Specify Solar w/ generator backup (35HP)
- B. Gas
 - Utility Company (existing)
 - Utility Company (planned)
 - On-Site Generation - Specify propane tank at house (500gal)
 - None
- C. Water
 - Community water system - Specify supplier _____
 - Well
 - Spring
 - Pond
 - Other - Specify _____
- D. Sewage
 - Community sewage system - Specify supplier _____
 - Septic Tank
 - Other - Specify _____

18. Will you have employees? YES NO

If YES, how many employees will you have? 2-6

If employees are residing onsite, please indicate the structure they will be residing.

1-2 employees reside in house on south side of site map

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

20. If you answered YES to the previous question (19), please describe the activities.

Leaf removal periodically through summer and fall.
Drying, curing and trimming occur in building #2
Twice per year.

21. Please provide driving directions to the cultivation site using identifiable landmarks (streets, mile posts, mailboxes).

From Willits go out commercial to heart Willits.
make a right on Red Hill and left String Creek. Driveway
is on left after 2 miles. Google maps works well

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

[Signature] 4/23/22
Signature of Applicant/Agent Date

[Signature] 4/23/22
Signature of Owner Date

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

4-23-22
Date

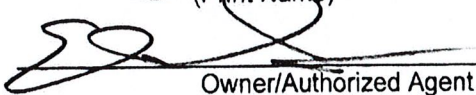
INDEMNIFICATION AND HOLD HARMLESS

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.

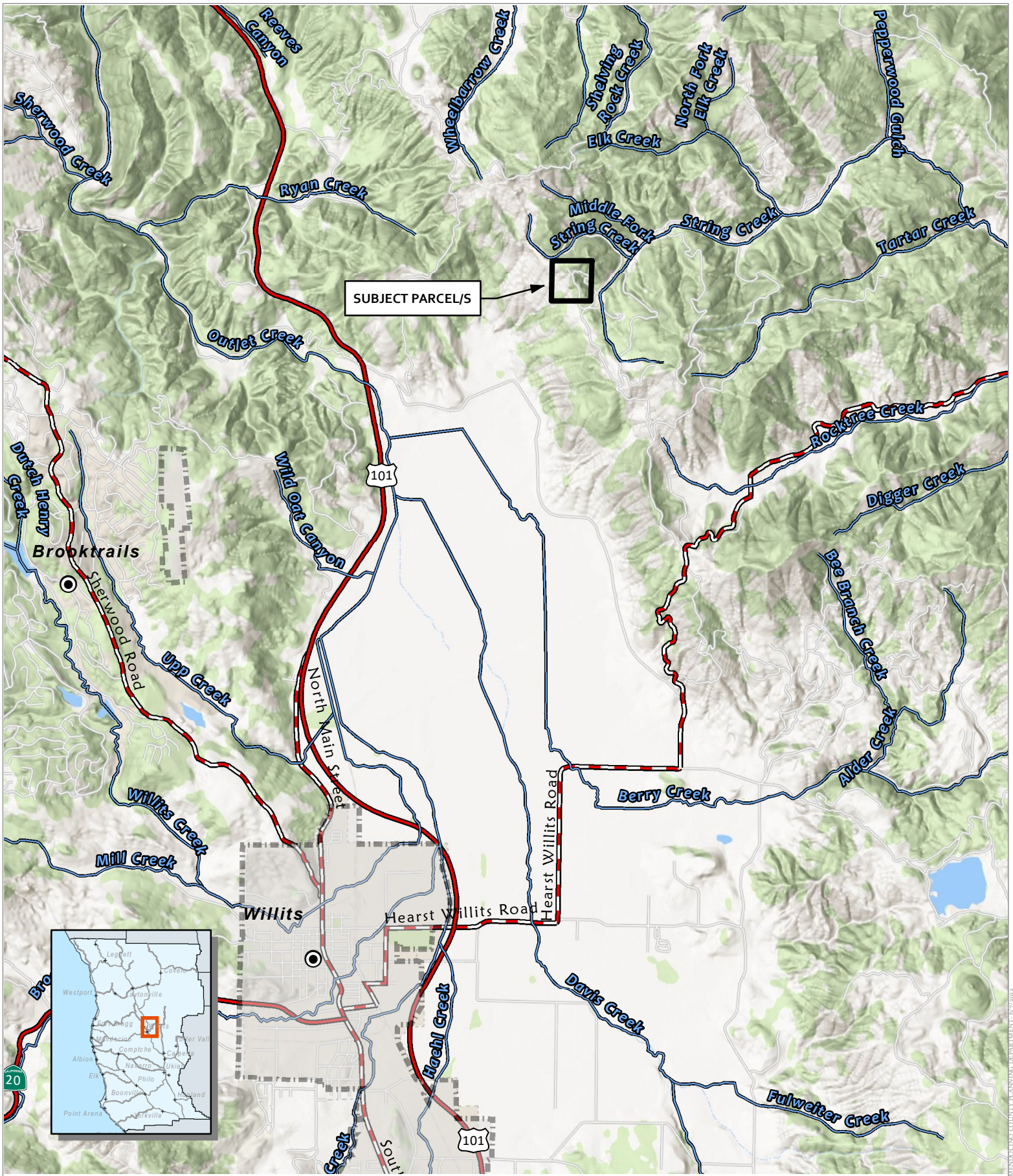
1. I, Elyah Gordon, hereby agree to the above Indemnification Agreement.
(Print Name)


Owner/Authorized Agent

4-23-22
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.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

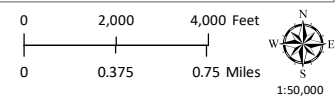


SUBJECT PARCEL/S



CASE: AP 2022-0013
OWNER: Elyah Gordon
APN: 037-221-06
APLCT: Elyah Gordon
AGENT: Elyah Gordon
ADDRESS: 25996 String Creek, Willits

- Major Towns & Places
- City Limits
- Major Roads
- Highways

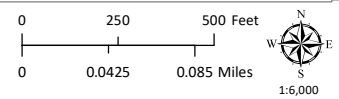


LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2023

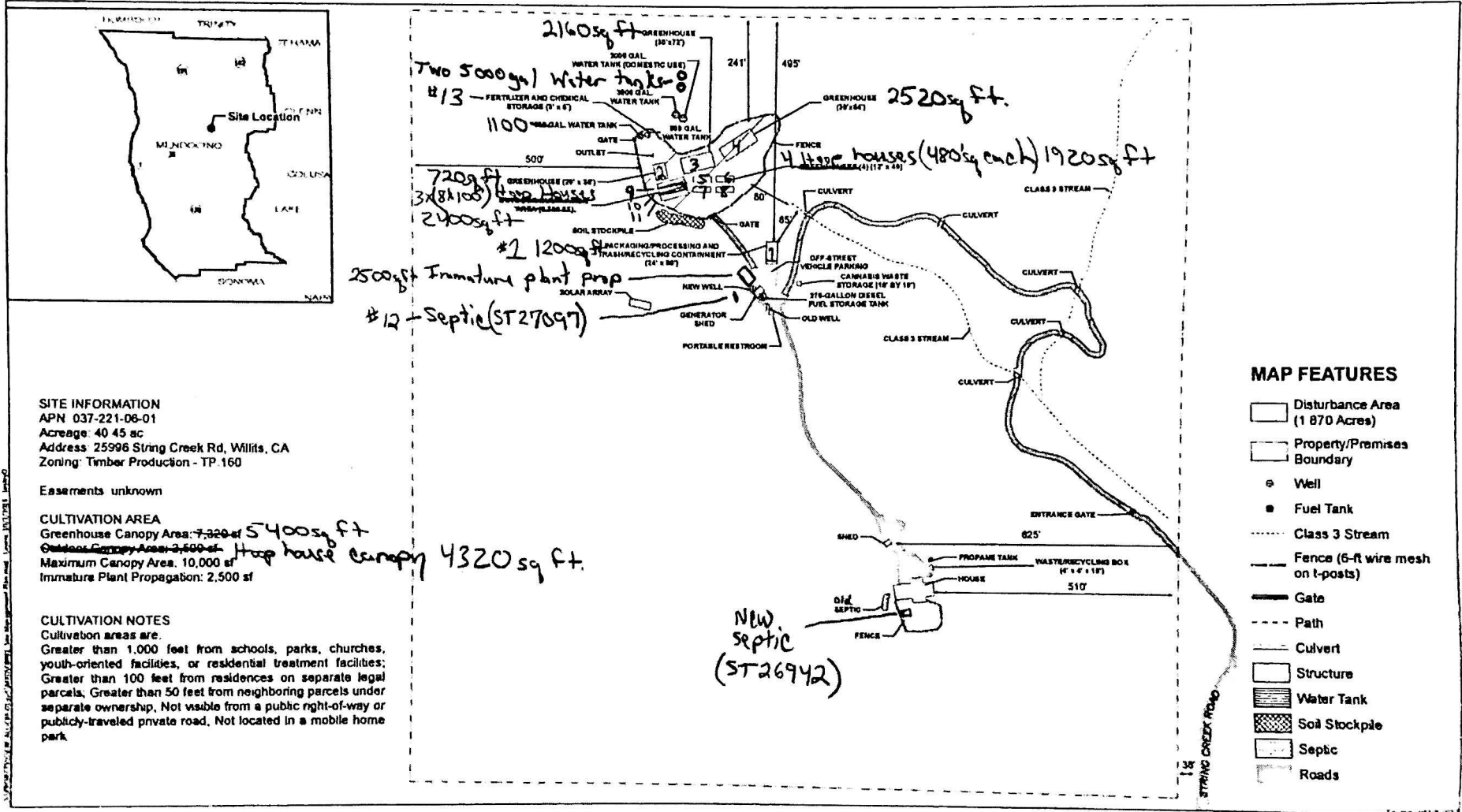


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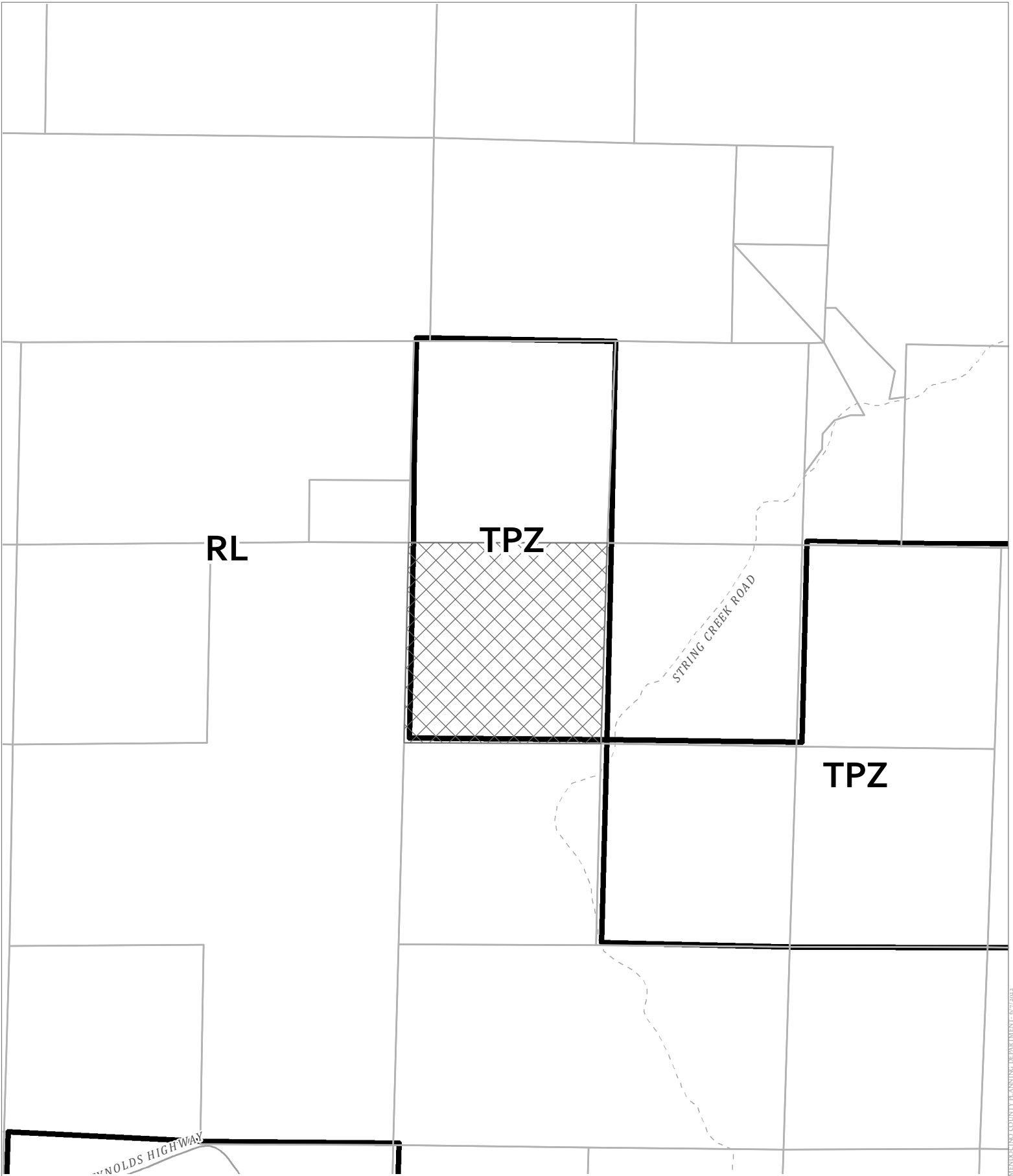


AERIAL IMAGERY


Owner: Elijah Gordon
 Applicant: Elijah Gordon
 AG #: 2018-0015

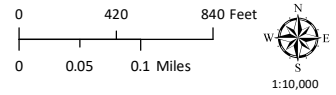


Site Management Plan

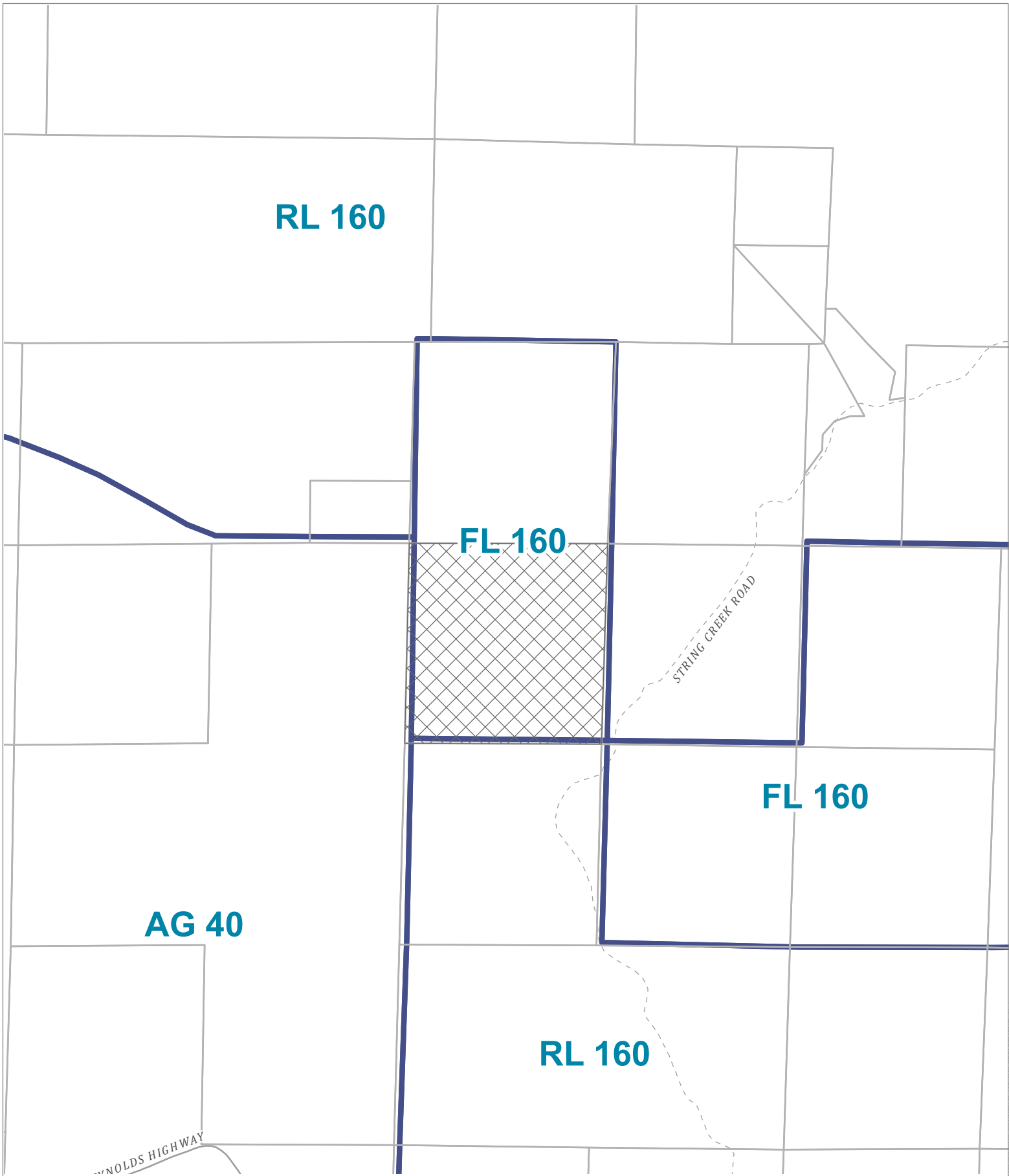


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OWNER: Elyah Gordon
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 Zoning Districts
 Public Roads

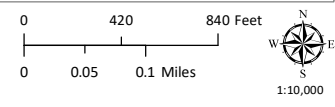


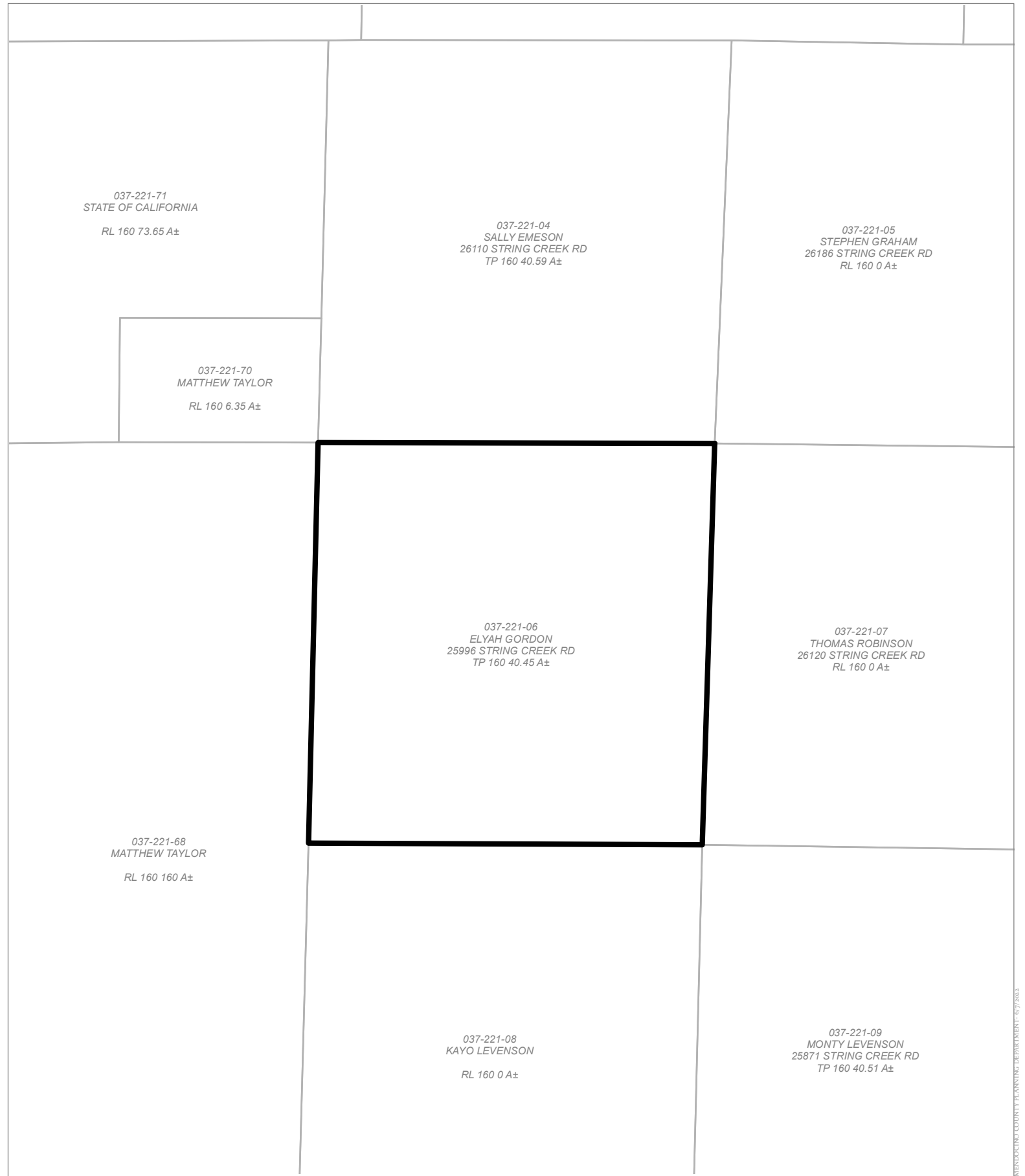
ZONING DISPLAY MAP



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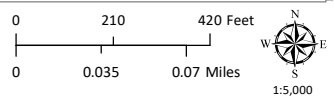
 General Plan Classes
 Public Roads



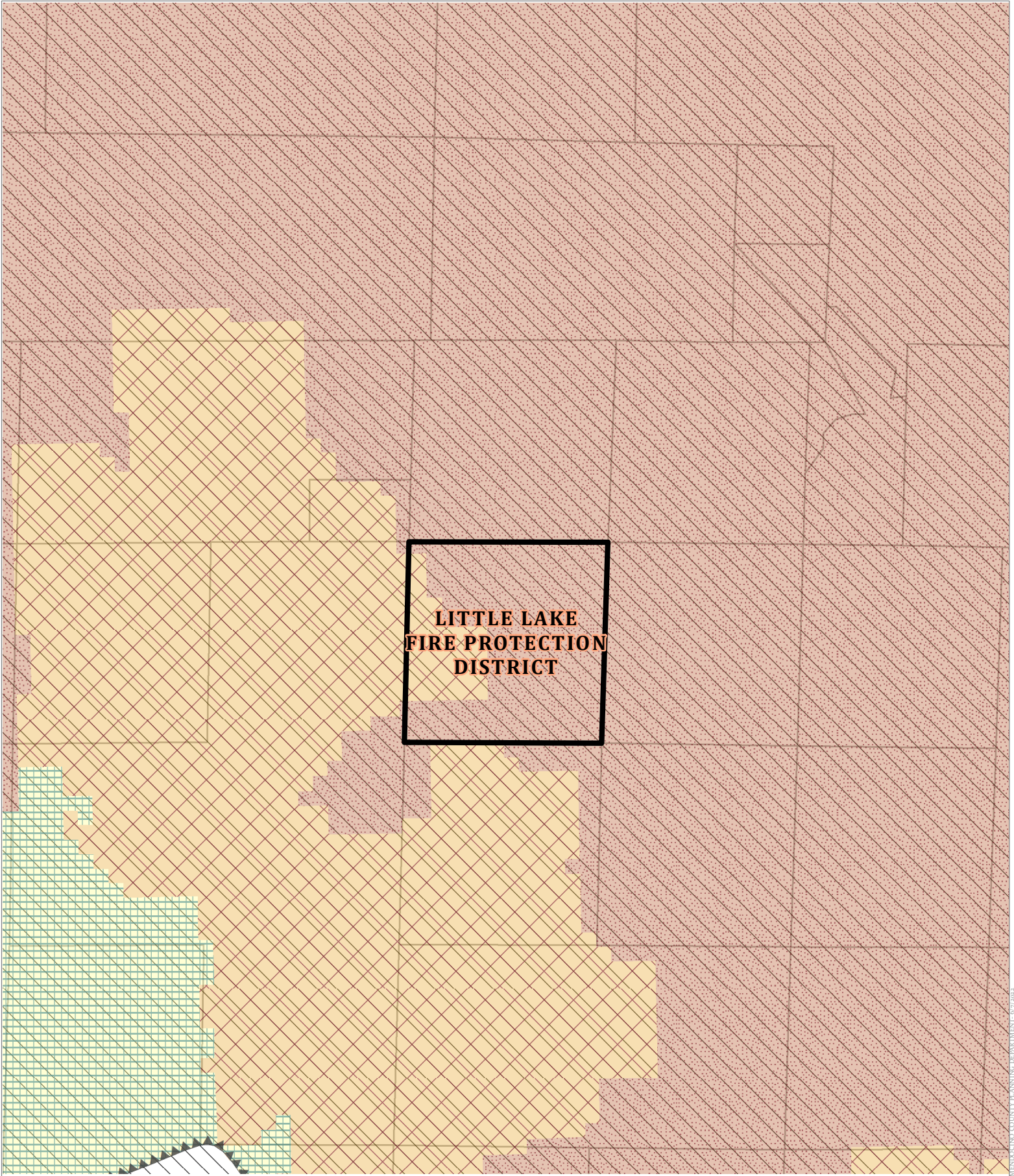


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2023




CASE: AP 2022-0013
OWNER: Elyah Gordon
APN: 037-221-06
APLCT: Elyah Gordon
AGENT: Elyah Gordon
ADDRESS: 25996 String Creek, Willits



ADJACENT PARCELS



CASE: AP 2022-0013
OWNER: Elyah Gordon
APN: 037-221-06
APLCT: Elyah Gordon
AGENT: Elyah Gordon
ADDRESS: 25996 String Creek, Willits

-  LRA
-  Very High Fire Hazard
-  High Fire Hazard

