



**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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August 20, 2018

Department of Transportation  
Environmental Health – Land Use  
Environmental Health – Hazmat  
Building Inspection - Ukiah  
Assessor

Tax Collector  
Air Quality Management  
California Highway Patrol  
Mendocino County Sheriff's Office – Van Patten  
Mendocino Cannabis Program

Russian River Flood Control  
Millview Water District  
Ukiah Valley Fire Protection District

**CASE#:** U\_2018-0017

**DATE FILED:** 7/20/2018

**OWNER:** ELIAS AND LINDA TANNOUS

**APPLICANT:** WHITE LABEL INC.

**REQUEST:** Use Permit to allow non-volatile (Level 1) cannabis manufacturing.

**LOCATION:** 2± mile north of Ukiah center, on the west side 0.3± miles north of the intersection of N. State St. (CR 104) and Orr Springs Rd. (CR 223), located at 2350 N. State St., Ukiah (APN 169-211-25).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Sam "Vandy" Vandewater

**RESPONSE DUE DATE:** September 3, 2018

**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](mailto: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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ELIAS AND LINDA TANNOUS

APPLICANT:

WHITE LABEL INC.

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Use Permit to allow non-volatile (Level 1) cannabis manufacturing.

LOCATION:

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ACREAGE:

1.37± acres

GENERAL PLAN:

Commercial (C)

ZONING:

Commercial General (C2:12K)

COASTAL ZONE:

NO

EXISTING USES:

Commercial

SUPERVISORIAL DISTRICT:

1

TOWNSHIP:

Yokayo

RANGE:

Rancho

SECTION:

141

USGS QUAD#:

50 (Ukiah)

**RELATED CASES ON SITE:** Boundary line adjustment **B81-92** was approved and established the existing legal parcel configuration. Prior to the existing boundary, the parcel hosted a used car sales business, as well as vehicle storage, allowed per Use Permit **U36-81**.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES (Acres)	ADJACENT USES
<b>NORTH:</b>	Commercial (C)	Commercial General (C2)	0.7±, 2.7±	Commercial
<b>EAST:</b>	Commercial (C)	Commercial General (C2)	2.5±, 0.7±	Vacant
<b>SOUTH:</b>	Commercial (C)	Commercial General (C2)	0.4±, 0.7±	Commercial
<b>WEST:</b>	Commercial (C)	Commercial General (C2)	1.3±	Vacant

REFERRAL AGENCIES:

☒ Department of Transportation

☒ Environmental Health (Land Use)

☒ Environmental Health (Hazmat)

☒ Building Inspection (Ukiah)

☒ Tax Collector

☒ Sheriff's Office (to Van Patten)

☒ CHP

☒ Ukiah Valley Fire Protection District

☒ Air Quality Management District

☒ Assessor

☒ Mendocino Cannabis Program

☒ Millview Water District

☒ Russian River Flood Control

**ADDITIONAL INFORMATION:** The parcel has hosted a variety of businesses, mostly related to the automotive industry. Operations include fleet storage, auto repairs, car sales, and business offices. In addition to these uses, the parcel has been subject to a number of boundary line adjustments and subdivisions. The above mentioned boundary line adjustment is the most recent reconfiguration of the parcel.

**ASSESSOR'S PARCEL #:** 169-211-25

**STAFF PLANNER:** Sam 'Vandy' Vandewater **DATE:** 7/24/2018

ENVIRONMENTAL DATA  
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / NO	3. Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# Ukiah Valley Fire Protection District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area. Ukiah Valley Area Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area



Department of  
Planning and Building  
Services

Case No:	U-2018-0017
CalFire No:	LRA
Business License No:	EBL-2018-0048/0049
Fee:	\$3,216.00
Receipt No:	
Received By:	Vandy
Date Filed:	7/20/18
Office use only	

## Application for Cannabis Facilities – Use Permit / Administrative Permit

### APPLICANT(S)

Name: White Label, Inc. Phone: 619-988-3466  
Mailing Address: PO Box 529  
City: Boonville State/Zip: California email: brady@acmeoil.com

### PROPERTY OWNER

Name: Elias Tannous Phone: 707-272-7057  
Mailing Address: 6098 Bennett Valley Road  
City: Santa Rosa State/Zip: California email: \_\_\_\_\_

### AGENT

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

Address of Property: 2350 North State Street, Ukiah California 95482

Assessor Parcel Number(s): 1692112500

Please check the applicable permit type for which you are applying.

Type of Facility → Zoning District ↓	Processing	Manufacturing (non-volatile)	Manufacturing (volatile)	Testing	Retail / Dispensary	Distribution	Microbusiness
RC (Rural Community)	<input type="checkbox"/> - AP	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP
AG (Agriculture)	<input type="checkbox"/> - AP	-	-	-	-	-	-
UR (Upland Residential)	<input type="checkbox"/> - AP	-	-	-	-	-	-
RL (Rangeland)	<input type="checkbox"/> - AP	-	-	-	-	-	-
FL (Forest Land)	<input type="checkbox"/> - AP	-	-	-	-	-	-
C1 (Limited Commercial)	<input type="checkbox"/> - AP	-	-	-	ZC**	-	-
C2 (General Commercial)	<input type="checkbox"/> - AP	<input checked="" type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input type="checkbox"/> - AP
I1 (Limited Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
I2 (General Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
PI (Pinoleville Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
OTHER (check if applicable) <input type="checkbox"/> Mendocino County Code 20.243.070 Exception: Existing Packaging and Processing Facility							
*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: July, 17, 2018  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_



# CANNABIS FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks?

☒ YES

☐ NO

- 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

2. Please describe the project in full.

The facility will be a non-volatile CO2 extraction plant. The only operations in this facility will be dedicated to the extraction of oil from cannabis biomass using CO2. No other solvents will be used. No other products will be produced. All products are sold to other manufactures. No direct public sales will be made.

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

The property has an existing 9,200 sqft metal building which will house the extraction operation. An electrical permit has been pulled to allow for the connection of the facility machinery. A building permit is being pulled for the actual installation of machinery.

4. Will the development of the proposed facility be phased?

☐ YES

☒ NO

If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.

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

☐ YES

☒ NO

If YES, please complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards  
 B. Amount of fill: \_\_\_\_\_ cubic yards  
 C. Maximum height of cut slope: \_\_\_\_\_ feet  
 D. Maximum height of fill slope: \_\_\_\_\_ feet  
 E. Amount being imported/exported: \_\_\_\_\_ cubic yards  
 F. Location of borrow/disposal: ☐ ON-SITE ☐ OFF-SITE

6. In order to develop the proposed facility, will it be necessary to:

- A. Remove oak species or commercial tree species?  
 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? 4

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: \_\_\_\_\_ ft<sup>2</sup> Type (i.e. freestanding, wall, etc): \_\_\_\_\_

9. How many parking spaces will be on provided on-site? 15 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. <u>Metal Building</u>	Existing Use: <u>None</u>	Proposed Use: <u>Manufacturing</u>	Size: <u>9200</u> ft <sup>2</sup>
2. <u>Office/Retail</u>	Existing Use: <u>office</u>	Proposed Use: <u>office</u>	Size: <u>2000</u> ft <sup>2</sup>
3. _____	Existing Use: _____	Proposed Use: _____	Size: _____ ft <sup>2</sup>
4. _____	Existing Use: _____	Proposed Use: _____	Size: _____ ft <sup>2</sup>
5. _____	Existing Use: _____	Proposed Use: _____	Size: _____ ft <sup>2</sup>

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.

North - Mini Storage

South - Veterinarian and an irrigation company

West - Vacant lot and Hwy 101

East - N State Street, across street a proposed cannabis dispensary

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant		<u>vacant</u>		<u>vacant</u>
Residential/Agricultural				
Commercial/Industrial	<u>commercial</u>		<u>commercial</u>	
Institutional/Timberland				
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 Ukiah

☐ 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).

Travel northbound on State Street. 2350 North State Street is on the  
left hand side while driving north. There is currently a sign "Warranty  
Motor" with the address on it.



**\*FOR PROCESSING\***

P01. How will natural (trimmings) or other (plastics) materials be disposed?

\_\_\_\_\_

P02. What equipment (i.e. machines [specify], trimmers, hangers, etc) will be used for processing?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*FOR MANUFACTURING\***

M01. What solvents will be used?

Carbon Dioxide

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.

Biomass will packed into the extraction system (20 pounds at a time).  
Once packed, system is sealed shut and system run. Runtime is approx  
15 hours. At end of run biomass is removed (waste) and oil is retrieved  
from collection cup. Raw oil is then de-watered using a spinning hot  
plate. Once completed product is catalog and ready for sale

M06. What products are being made? (i.e. edibles, topicals, tinctures, soap/skin products, etc)

Extracted cannabis oil

M07. How will hazardous (chemicals), natural (trimmings), or other (plastics) materials be disposed?

Biomass will be disposed of per California State Regulations

**\*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:

Brady Glauthier July 17, 2018

Print Name of Applicant/Agent

Date

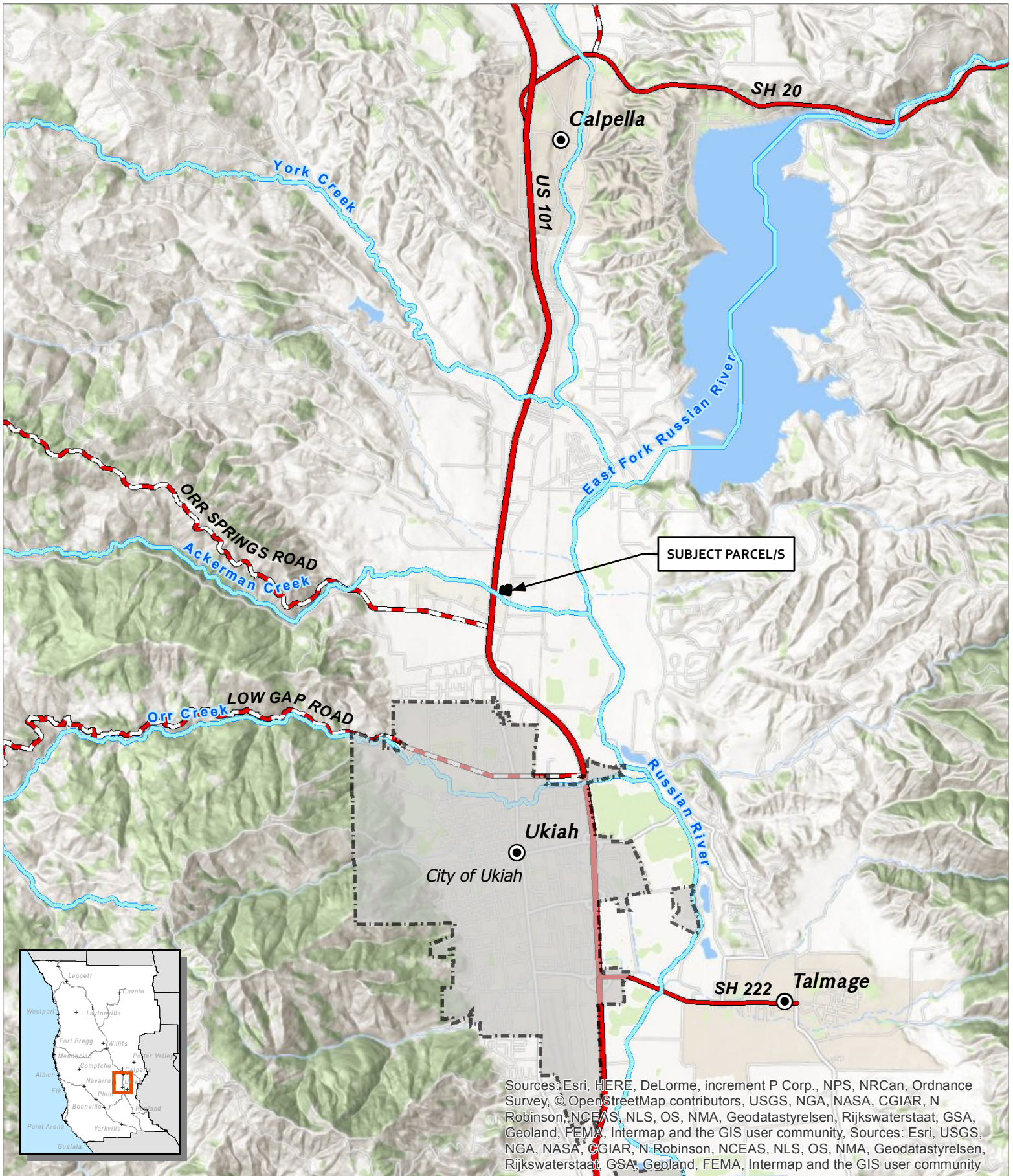
Print Name of Owner

Date

Signature of Applicant/Agent

Signature of Owner





CASE: U 2018-0017  
 OWNER: TANNOUS, Elias & Linda  
 APN: 169-211-25  
 APLCT: White Label, Inc.  
 AGENT:  
 ADDRESS: 2350 N. State Street, Ukiah

LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

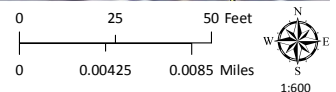




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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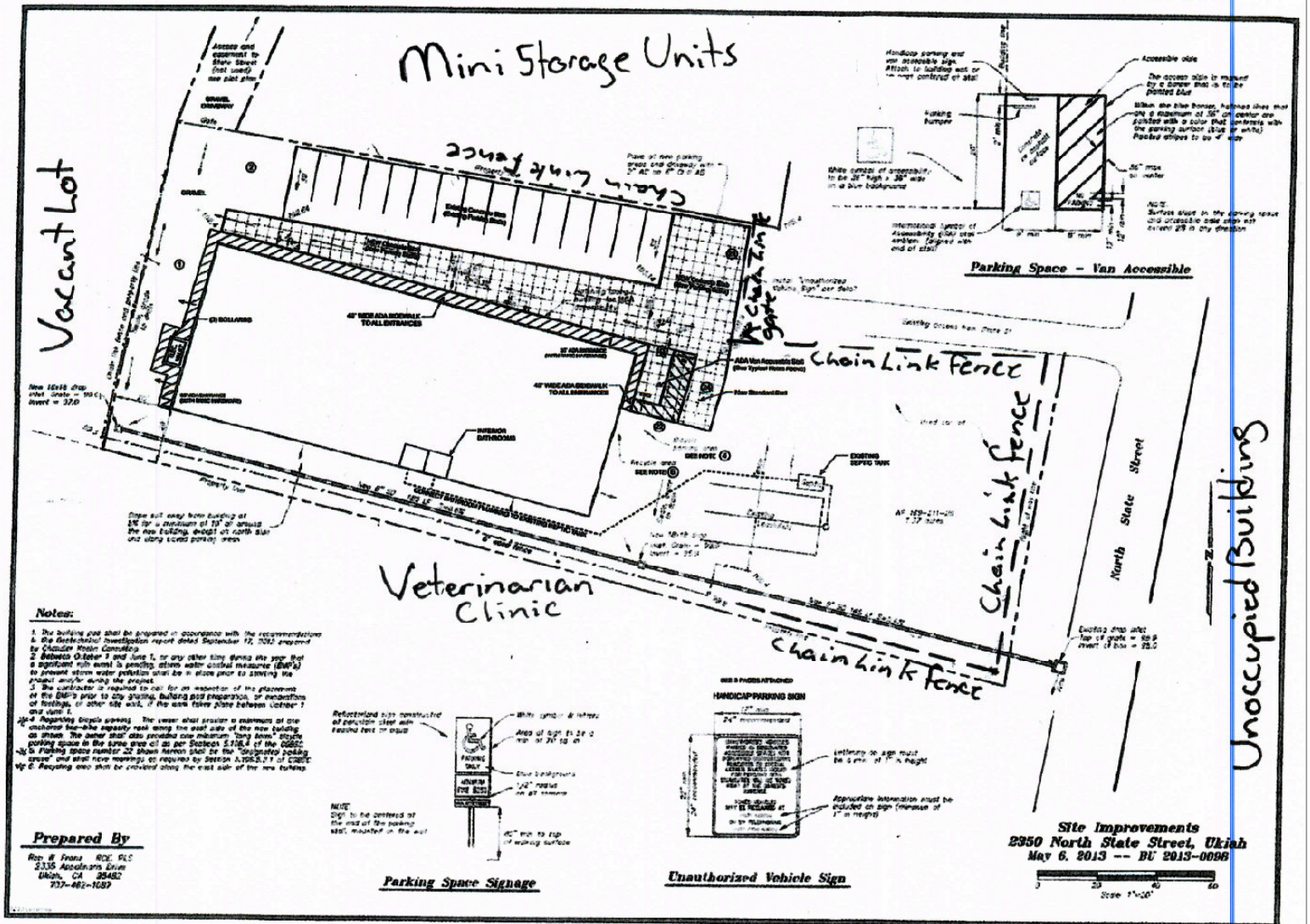
- F** Cannabis Facilities
- Public Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

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Applicant: White Label, Inc.  
 Owner: Elias Tannous

Address: 2350 N State Street, Ukiah CA 95482  
 APN: 169-211-25

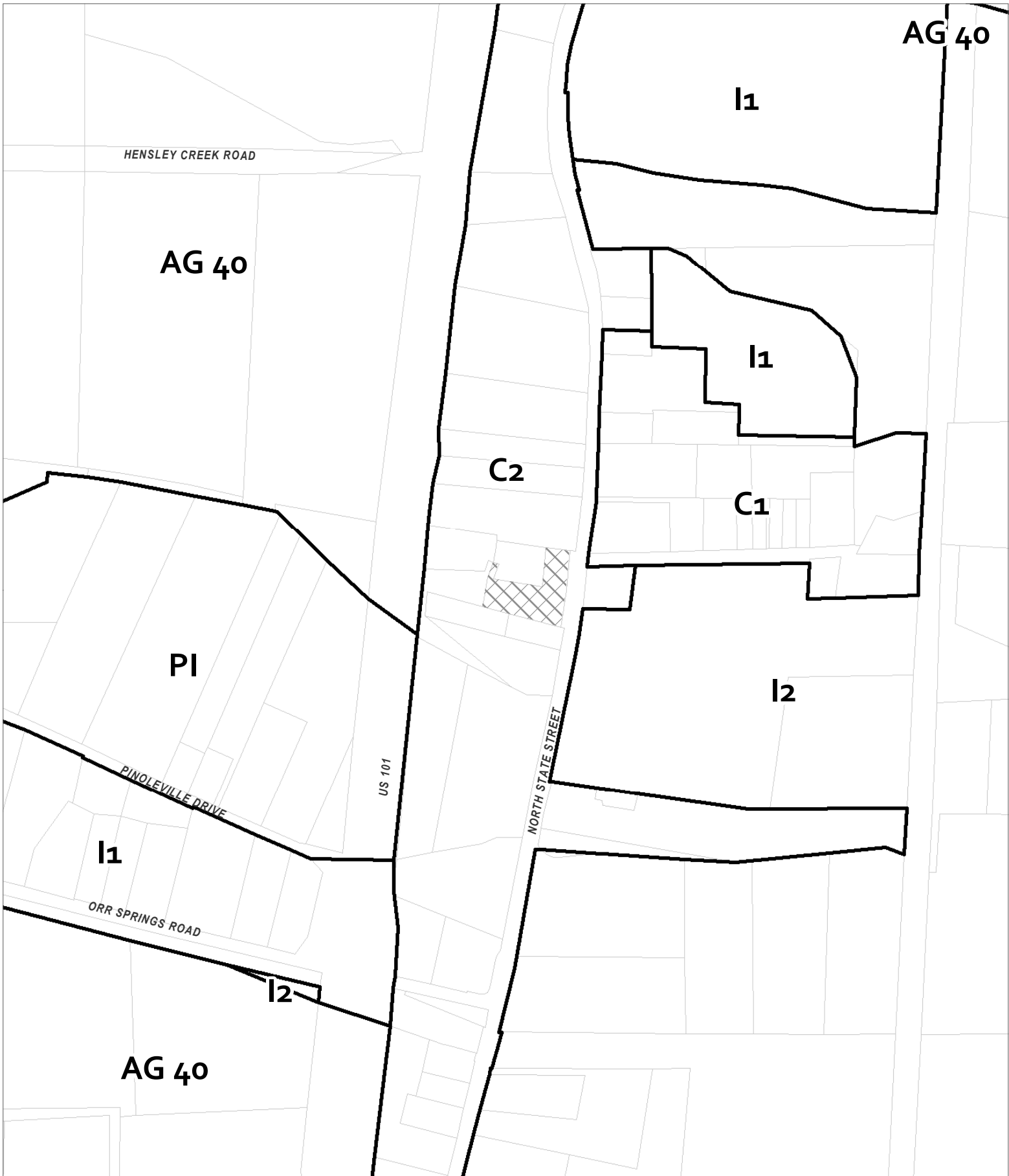
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NO SCALE


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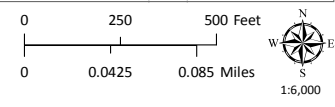
SITE PLAN





CASE: U 2018-0017  
OWNER: TANNOUS, Elias & Linda  
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AGENT:  
ADDRESS: 2350 N. State Street, Ukiah

 Zoning Districts  
 Public Roads



AG 40


C

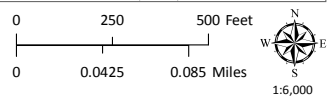
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AG 40

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CASE: U 2018-0017  
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 General Plan Classes

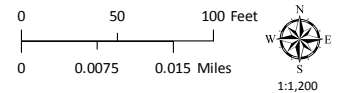


GENERAL PLAN CLASSIFICATIONS

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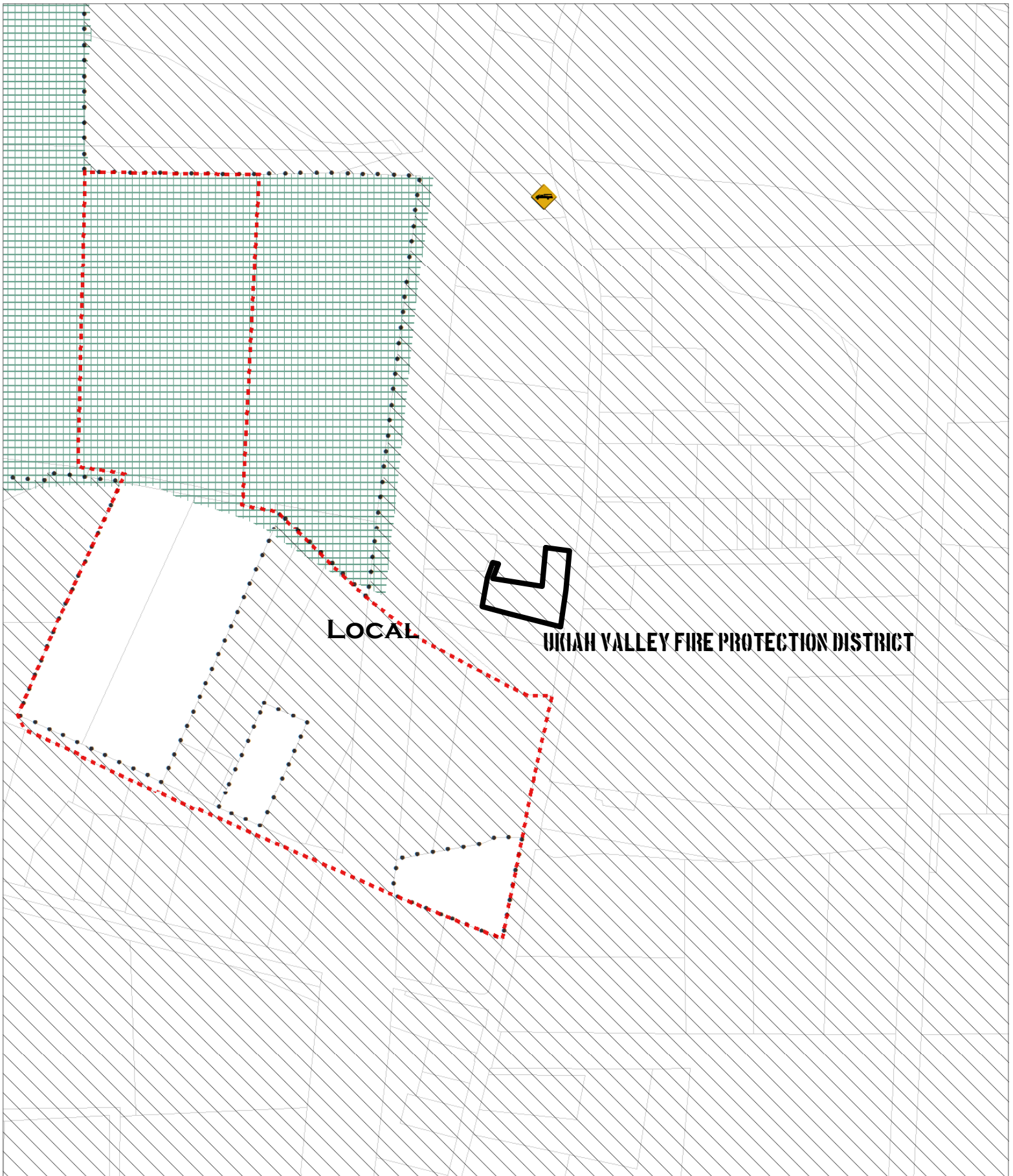


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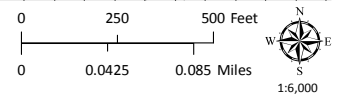
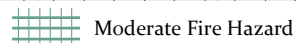
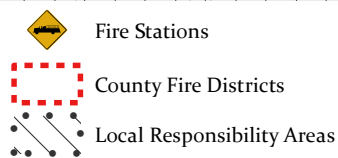


ADJACENT PARCELS

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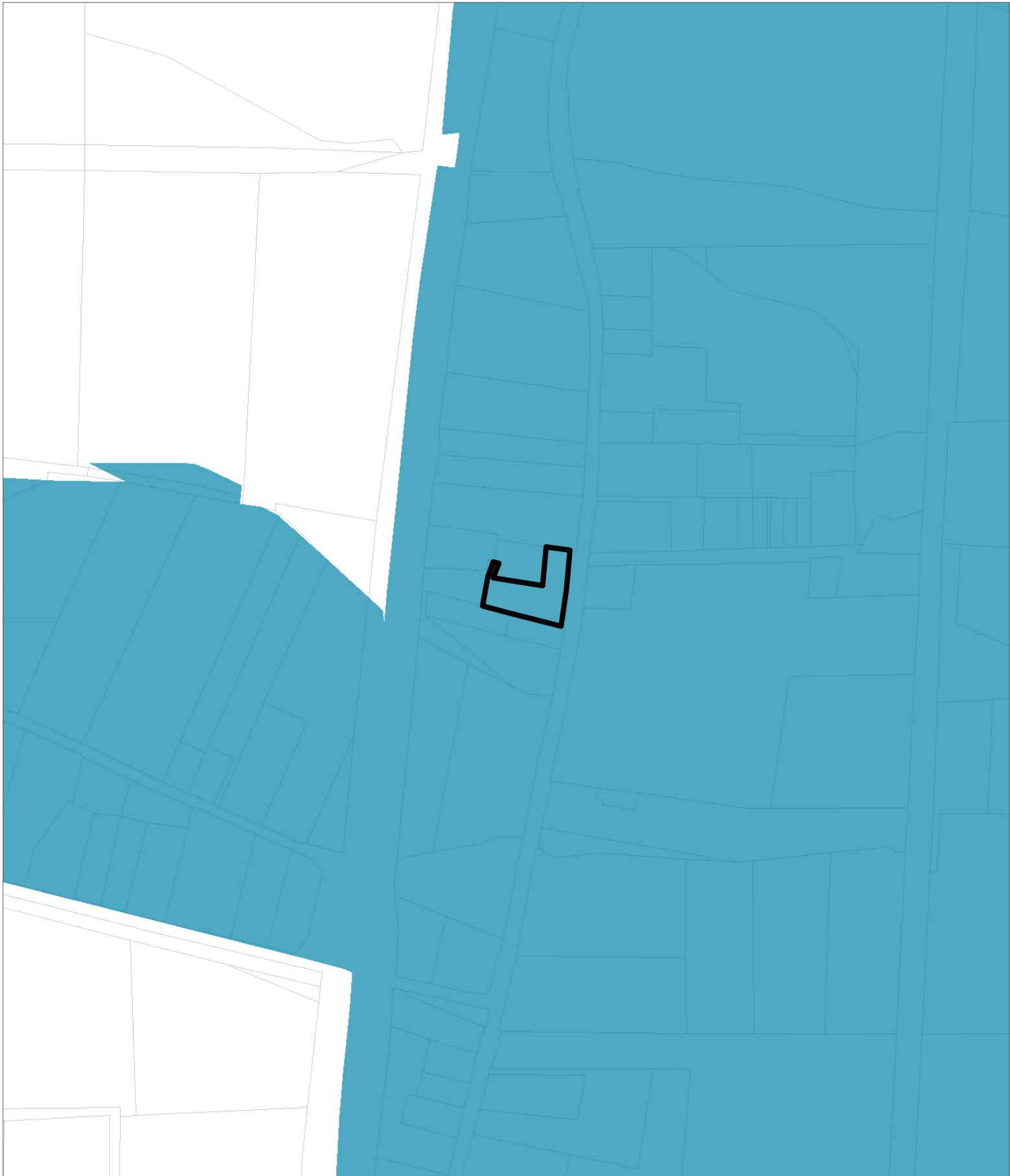


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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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 Ukiah Stormwater Areas

0 250 500 Feet  
0 0.0425 0.085 Miles  
N  
W E  
S  
1:6,000

**STORMWATER PERMITTING ZONES**

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