



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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FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

June 14, 2019

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

California Highway Patrol
Mendocino County Sheriff's Office
Ukiah Valley Sanitation District
Millview Water District
Ukiah Valley Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: R_2019-0005

DATE FILED: 5/10/2019

OWNER/APPLICANT: MENDORICA, LLC.

AGENT: NICK CASTON

REQUEST: Rezone and Use Permit to rezone the subject parcel from General Commercial (C2) to Limited Industrial (I1) and allow for cannabis retail.

LOCATION: 2± miles north of Ukiah center, on the east side of N. State St. (CR 104), 0.3± miles north of its intersection with Orr Springs Rd. (CR 223), located at 2397 N. State St., Ukiah (APN 169-242-08).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: June 28, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

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

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

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

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: R_2019-0005 & U_2019-0008

OWNER:	MENDORICA LLC
APPLICANT:	MENDORICA LLC
AGENT:	NICK CASTON
REQUEST:	Rezone and Use Permit to rezone the subject parcel from General Commercial (C2) to Limited Industrial (I1) and allow for cannabis retail.
LOCATION:	2± miles north of Ukiah center, on the east side of N. State St. (CR 104), 0.3± miles north of its intersection with Orr Springs Rd. (CR 223). Located at 2397 N. State St., Ukiah (APN 169-242-08)
APN/S:	169-242-08
PARCEL SIZE:	0.5± Acres
GENERAL PLAN:	Industrial (I)
ZONING:	General Commercial (C2)
EXISTING USES:	Vacant
DISTRICT:	1 st Supervisorial District (Carre Brown)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>LOT SIZES (ACRES)</u>	<u>ADJACENT USES</u>
NORTH:	Commercial (C)	Limited Commercial (C1)	1.3±	Commercial
EAST:	Industrial (I)	General Industrial (I2)	20.5±	Commercial
SOUTH:	Industrial (I)	General Industrial (I2)	20.5±	Commercial
WEST:	Commercial (C)	General Commercial (C2)	1.4±	Commercial

REFERRAL AGENCIES

LOCAL

- ☒ Air Quality Management District
- ☒ Assessor's Office
- ☒ Building Division
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ Ukiah Valley Fire District

- ☒ Ukiah Valley Sanitation District
- ☒ Millview Water District
- ☒ Mendocino County Sheriff's Office

STATE

- ☒
- California Highway Patrol

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM 'VANDY' VANDEWATER

DATE: 6/6/19

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

N/A

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

N/A

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

N/A

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

Ukiah Valley Area Plan (UVAP)

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

N/A

23. HARBOR DISTRICT:

Sec. 20.512

N/A



Planning and Building
Services

Case No: R-2019-0005 / U-2019-0008
CalFire No: N/A
Date Filed: 5/10/19
Fee: \$7862.69
Receipt No: PBS 0027385 / 027386
Received By: Vandy

Office use only

APPLICATION FORM

APPLICANT

Name: Mendorica LLC

Phone: 707-322-6527

Mailing
Address: 1206 Fourth Street

City: Santa Rosa, CA

State/Zip: 95404

email: katy@katyclarkrealtor.com

PROPERTY OWNER

Name: Mendorica LLC

Phone: _____

Mailing
Address: _____

City: _____

State/Zip: _____

email: _____

AGENT

Name: Nick Caston Golden State Government Relations

Phone: Cell: 707-291-3470

Office: 707-978-4203

Mailing
Address: 2544 Cleveland Ave, Suite 204

City: Santa Rosa

State/Zip: 95403

email: nick@goldenstategr.com

Parcel Size: 2,660 Sq Ft.(Building) .68 acres (Sq. feet/Acres) Address of Property: 2397 No. State Street, Ukiah, CA

Assessor Parcel Number(s): 1692420801

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☒ Rezoning
- ☐ Use Permit-Cottage
- ☒ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Signature of Applicant/Agent

Date

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.

Applicant is proposing opening a retail cannabis dispensary operating under a typ 10 license at 2397 N State Ukiah, CA. This facility is approximately 2,660 sq ft on .68 acres. Minor exterior changes will be conducted to the building facade to enhance its appearance including a 6'x6' sign on the front of the building. Additionally a new parking lot to accommodate ten vehicles will be provided to the rear of the building.

Applicant is requesting rezoning of property to I2 for general plan consistency. Previous uses of the property include a mortuary, landscaping business and a radio station.

2. Structures/Lot Coverage	Number 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 checked="" type="checkbox"/> Other: <small>One Building</small> <input type="checkbox"/> Other:	One	One	2,660 Sq. Ft.	2,660 Sq. Ft.	2,660 Sq. Ft.
Total Structures Paved Area Landscaped Area Unimproved Area	N/A	N/A	N/A	N/A	N/A
GRAND TOTAL (Equal to gross area of Parcel) 2,660 Sq. Ft.					

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

Estimated employees per shift: ³⁻⁴ _____

Estimated shifts per day: ^{Two} _____

Type of loading facilities proposed: _____

4. Will the proposed 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 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
Number of covered spaces	None	
Number of uncovered spaces	Nine	9' x 18'
Number of standard spaces	Nine	9' x 18'
Number of handicapped spaces	1	9' x 18'
Existing Number of Spaces	Four	
Proposed Additional Spaces	Six	
Total	Ten	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

N/A

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

A. Amount of cut ^{N/A} _____ cubic yards

B. Amount of fill ^{N/A} _____ cubic yards

C. Maximum height of fill slope ^{N/A} _____ feet

D. Maximum height of cut slope ^{N/A} _____ feet

E. Amount of import or export ^{N/A} _____ cubic yards

F. Location of borrow or disposal site ^{N/A} _____

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or 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 plan and building plans.
Exterior lighting will be installed for security purposes, but will be directed downward to limit light pollution. Lighting is identified on the attached site plan.

17. Utilities will be supplied to the site as follows:
A. Electricity:
☒ Utility Company (service exists to the parcel)
☐ Utility Company (requires extension of service to site: _____ feet _____ miles)
☐ On Site Generation - Specify: _____
B. Gas:
☒ Utility Company/Tank
☐ On Site Generation - Specify: _____
☐ None
C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?
☒ Community sewage system - Specify supplier _____
☐ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☒ Community water system - Specify supplier _____
☐ 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:
 Rezoning to I2 to fr general plan consistency, Cannabis Facilities Bussiness License

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 Corner of Olive and North State St.

23. Are there existing structures on the property? ☒ Yes ☐ No
 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.

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 10 feet. Maximum height of proposed structures 10 feet.

26. Gross floor area of existing structures 2,660 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 2,660 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 68 ☐ square feet ☒ acres.

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.
 2,660 sq building onsite that acted as a prior mortuary.

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.
 North:Reinhart Oil, East: Dunnewood Vineyards and Winery, South: Agricultural area Vineyard, West: Uhaul

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural			x	
Commercial Industrial	x	x		x
Institutional Timberland				
Other				

FOR PROCESSING

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

N/A

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

N/A

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 ^{N/A}

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?

N/A

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

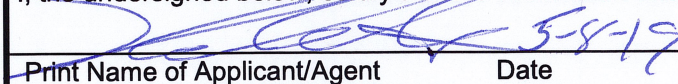
D01. How many vehicles will operate from this facility? ^{N/A} _____

FOR MICROBUSINESS

B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? ^{N/A} _____

B02. What are the accessory uses that are incidental to the primary use? ^{N/A} _____

I, the undersigned below, certify that the information submitted with this application is true and accurate:

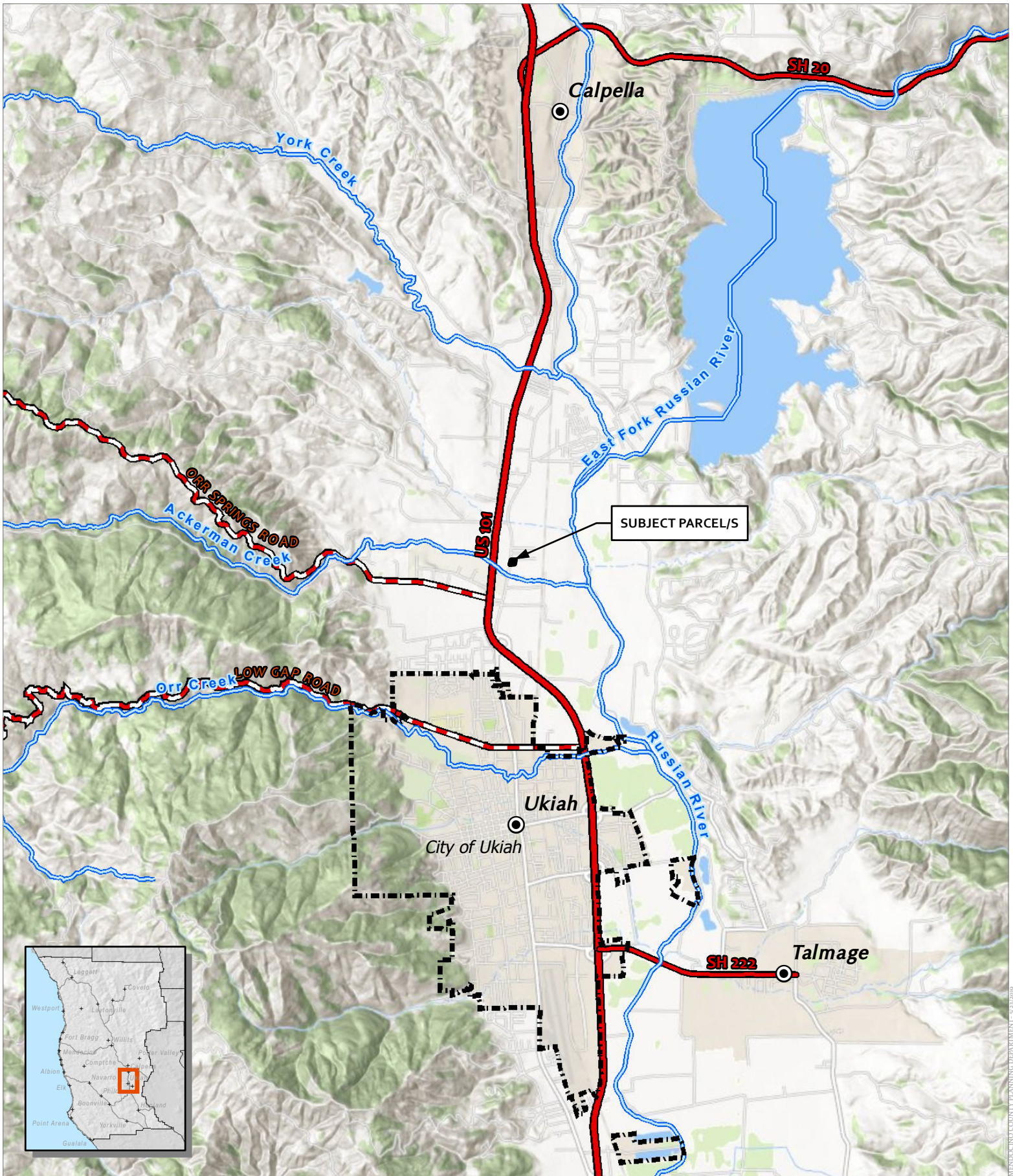
 5-8-19

Print Name of Applicant/Agent Date

Print Name of Owner Date

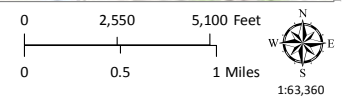
Signature of Applicant/Agent

Signature of Owner



CASE: R 2019-0005 / U 2019-0008
 OWNER: Mendorica, LLC
 APN: 169-242-08-01
 APLCT: Mendorica, LLC
 AGENT: Nick Caston
 ADDRESS: 2397 N. State Street, Ukiah

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

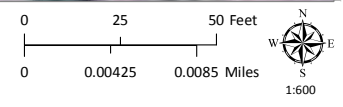


LOCATION MAP

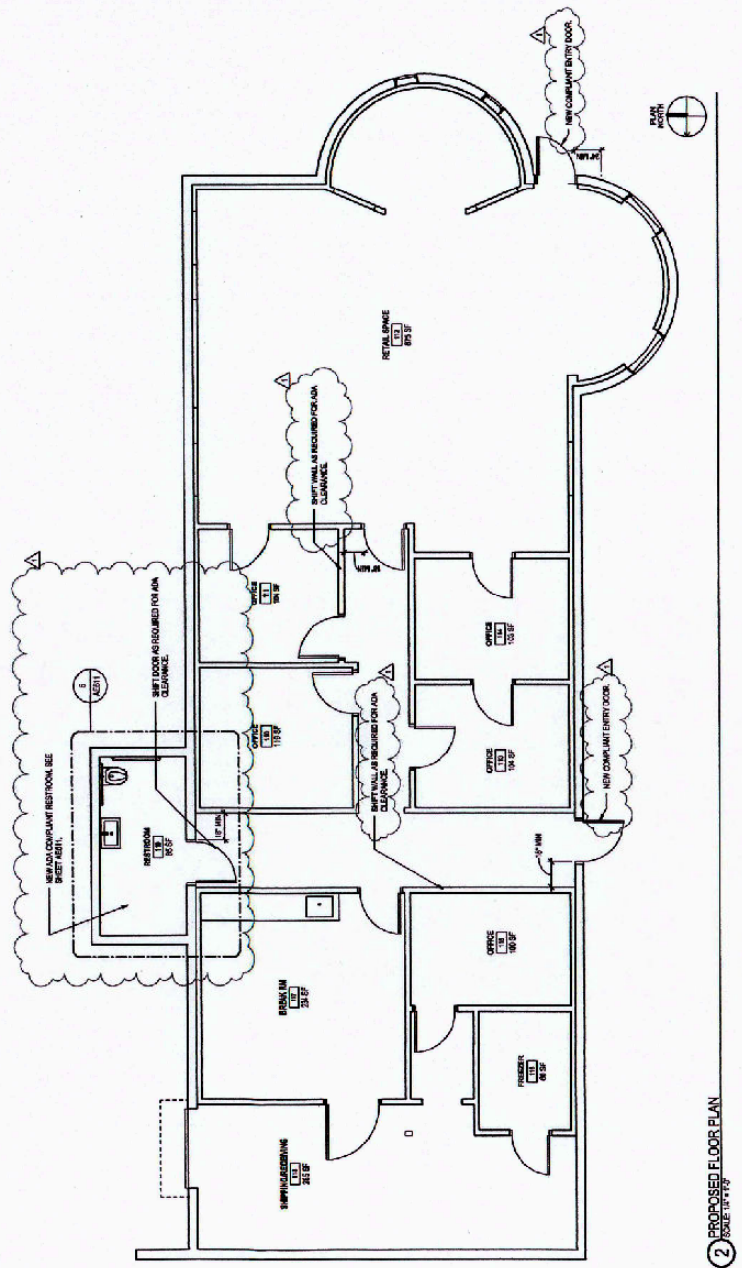
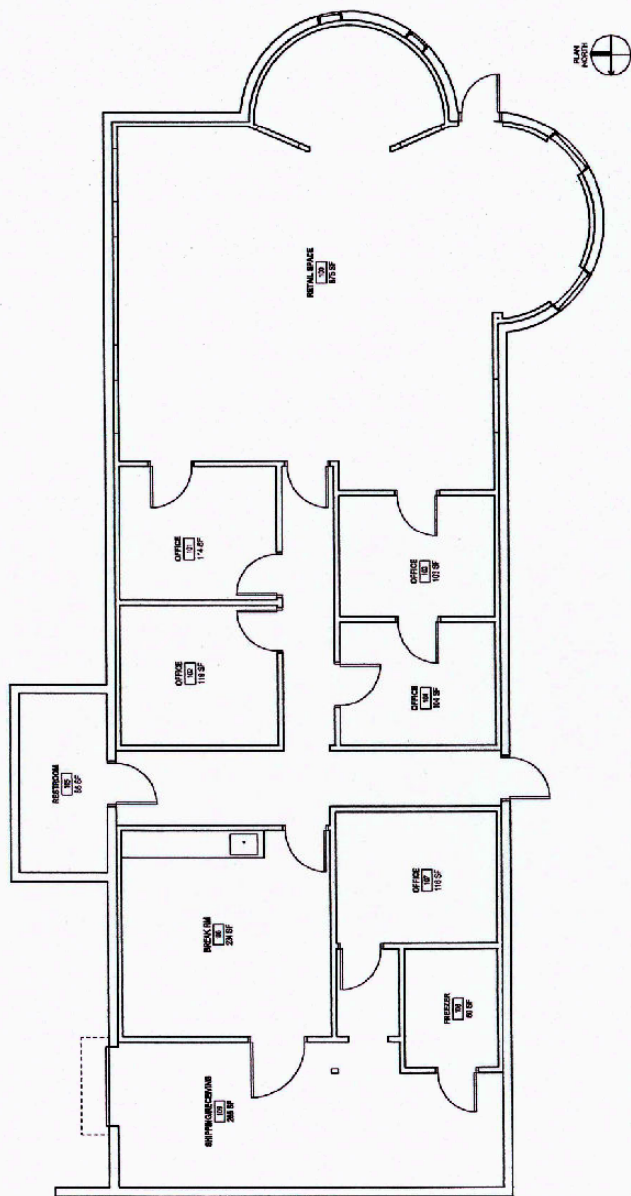


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APN: 169-242-08-01
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AGENT: Nick Caston
ADDRESS: 2397 N. State Street, Ukiah

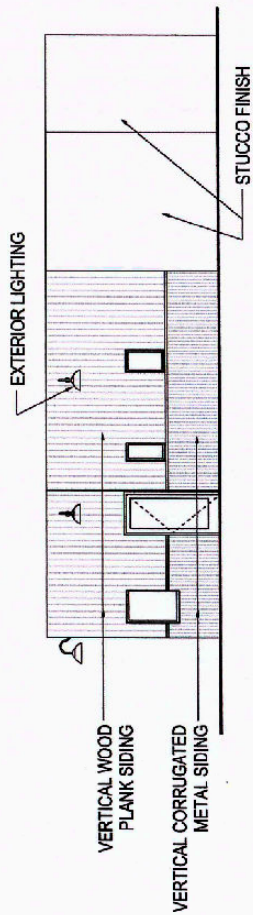
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



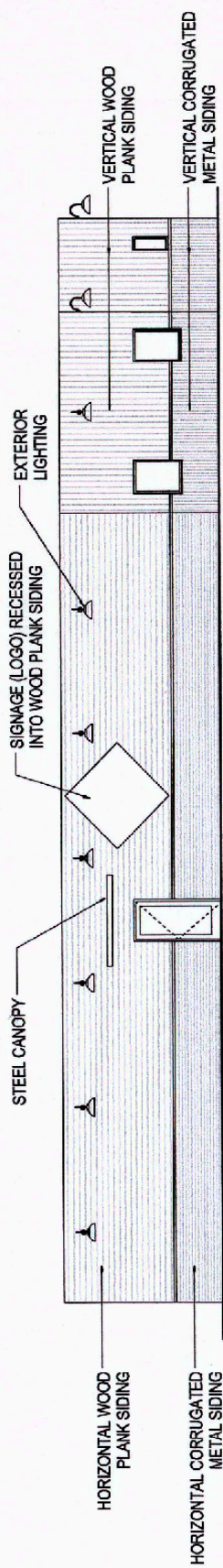
AERIAL IMAGERY



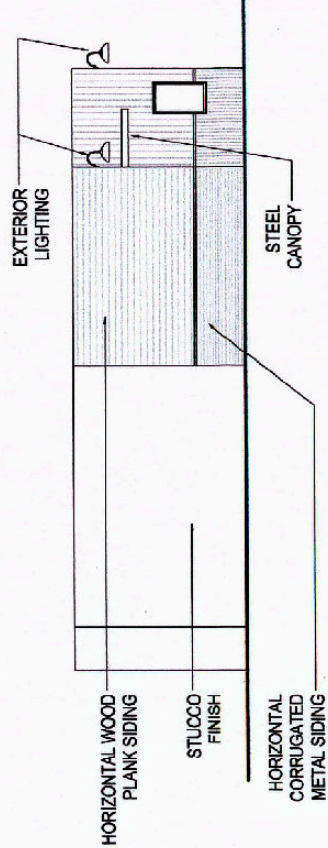
ALL NEW EXTERIOR
LIGHTING TO COMPLY WITH
THE ENERGY CODE
MANDATORY LIGHTING
MEASURE.



① EAST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

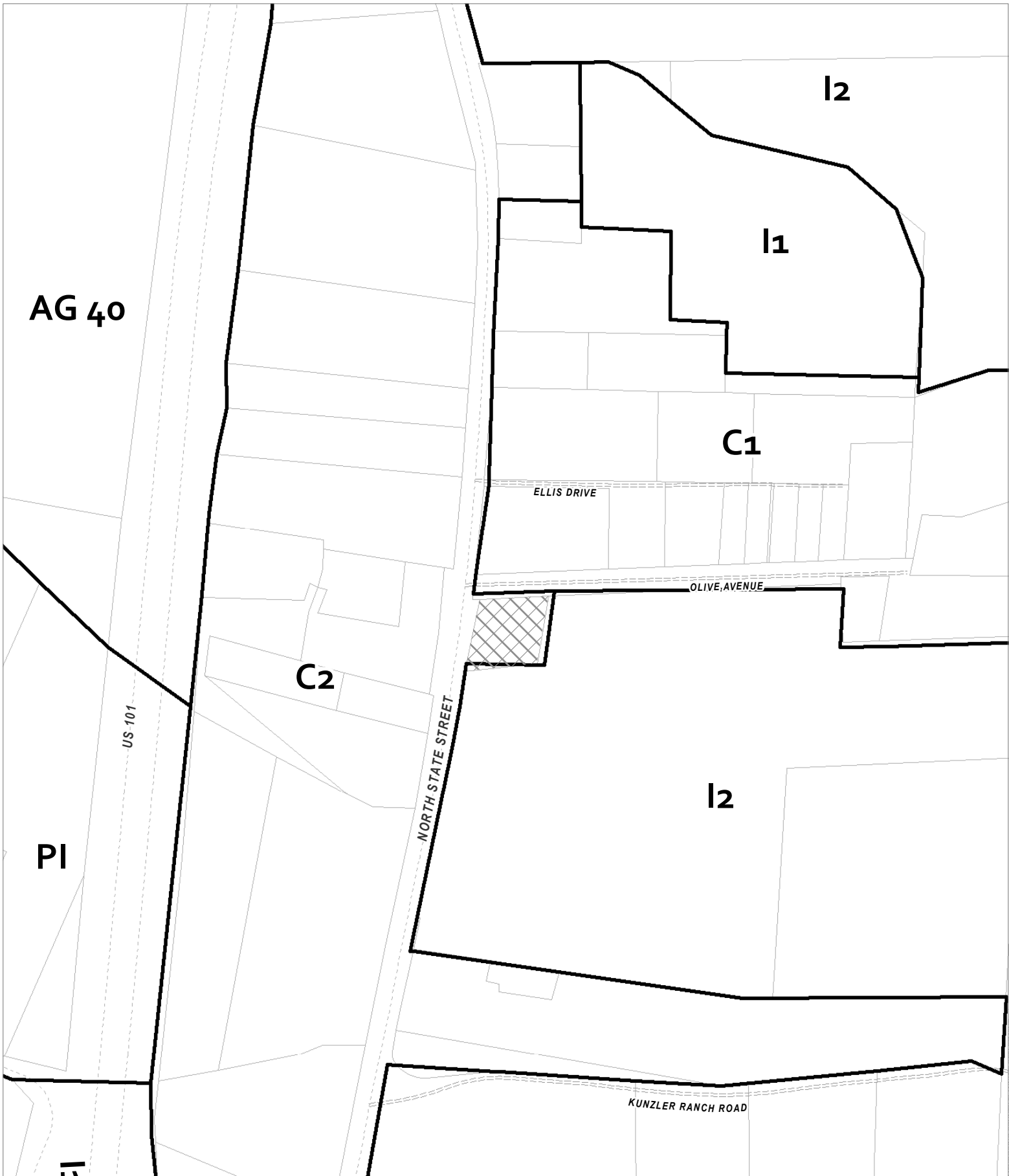


③ WEST ELEVATION
SCALE: 1/4" = 1'-0"



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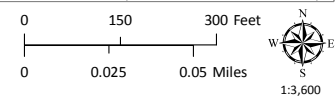
NO SCALE

ELEVATIONS



CASE: R 2019-0005 / U 2019-0008
OWNER: Mendocino, LLC
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AGENT: Nick Caston
ADDRESS: 2397 N. State Street, Ukiah


 Zoning Districts
 Public Roads

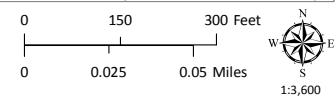


ZONING DISPLAY MAP



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 General Plan Classes

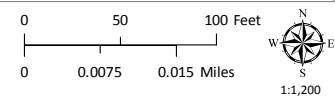


GENERAL PLAN CLASSIFICATIONS

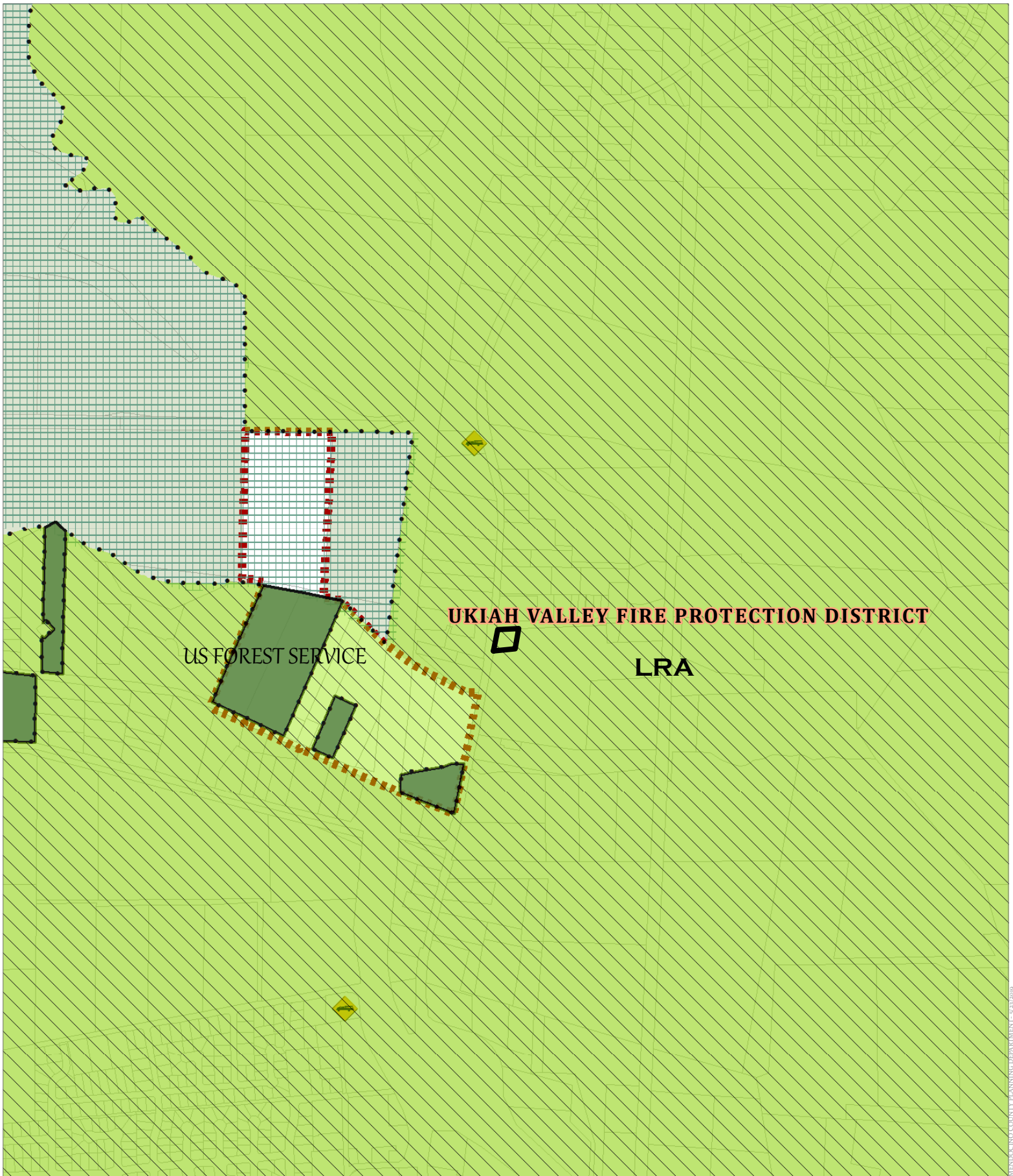


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- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads

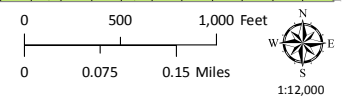


ADJACENT PARCELS

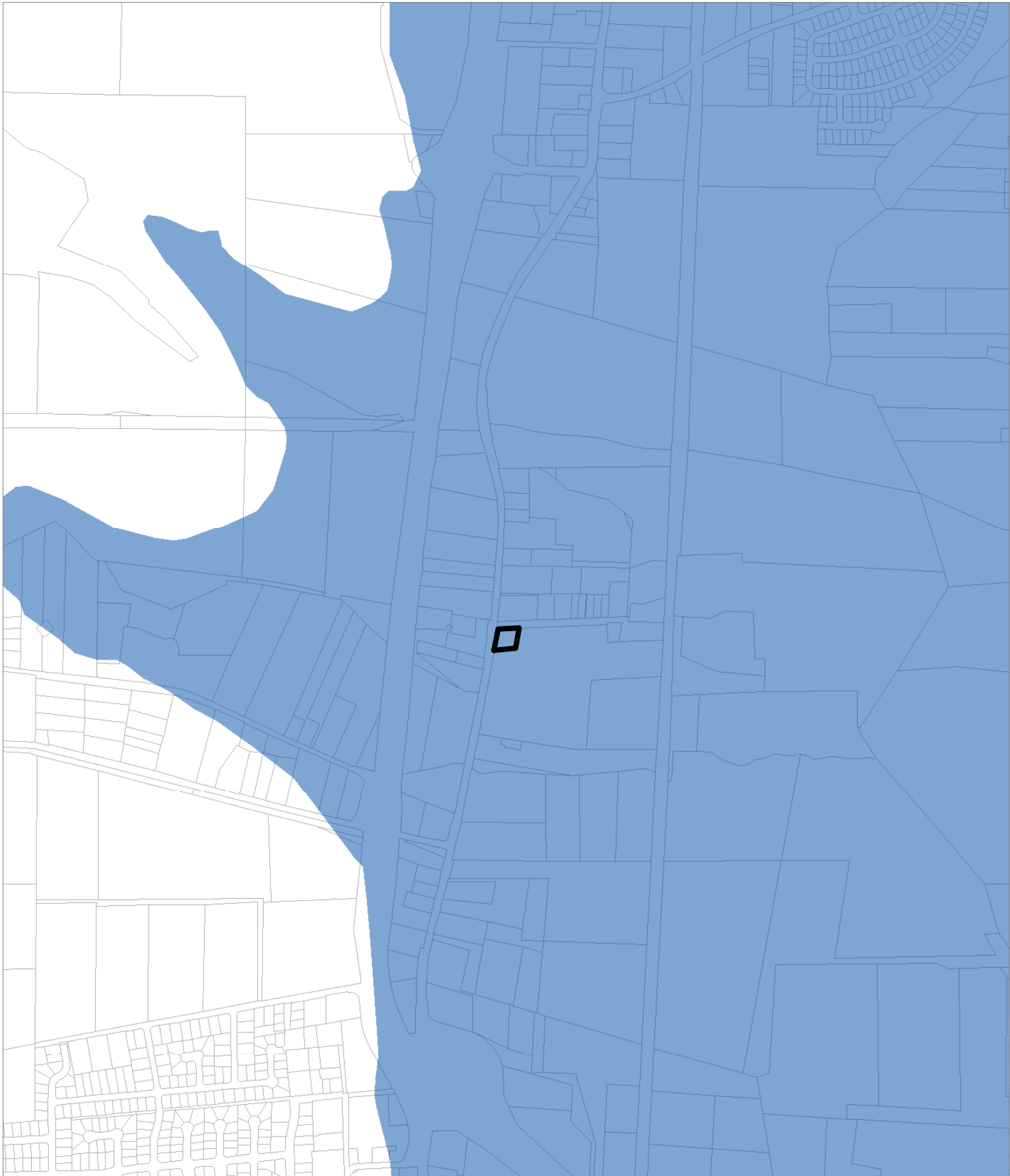


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-  Local Responsibility Areas
-  Fire Stations
-  Local Responsibility Area
-  County Fire Districts
-  Moderate Fire Hazard

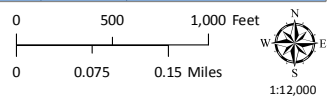


FIRE RESPONSIBILITY AREAS



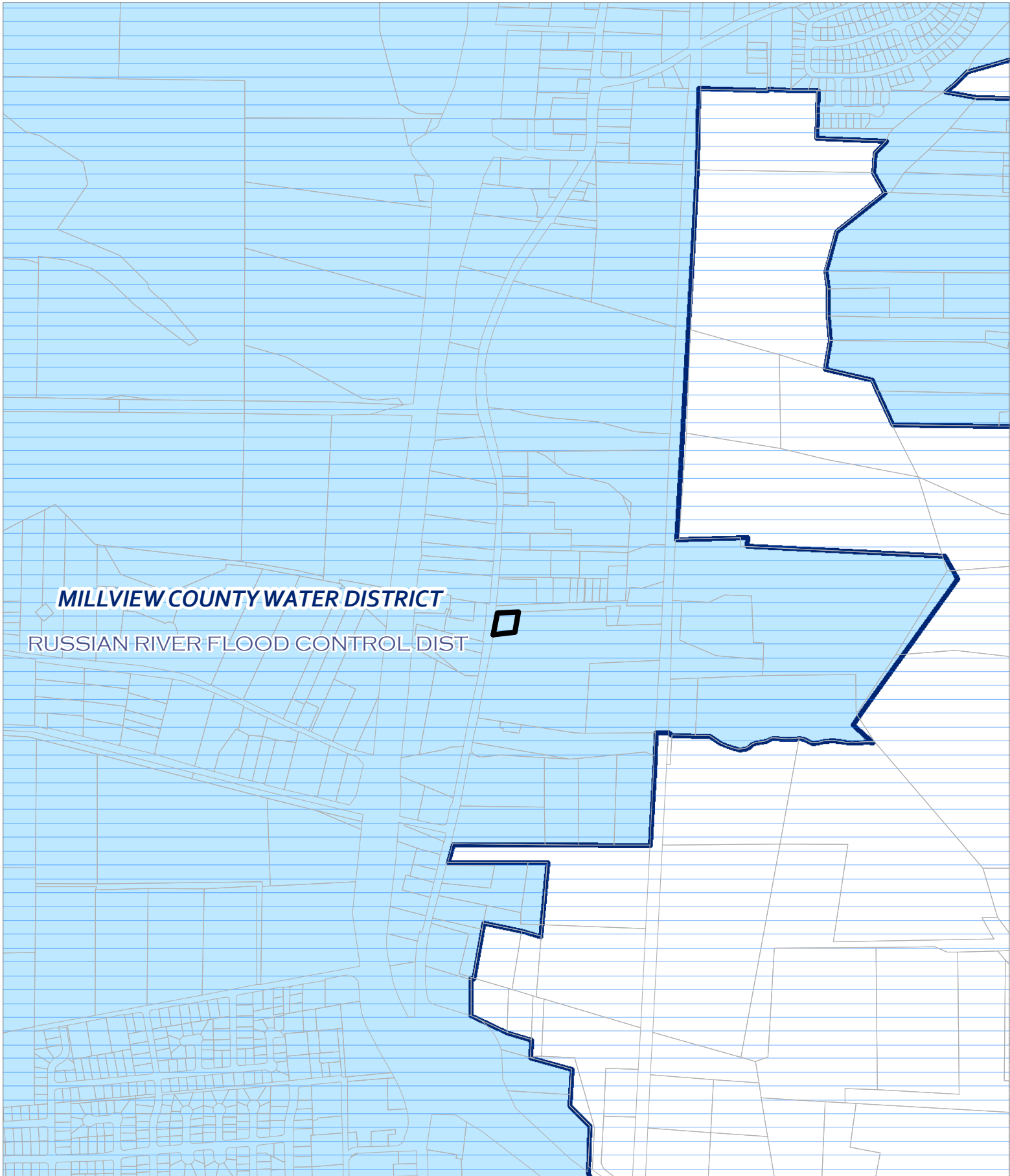
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 Estimated Inundation Zones





INUNDATION ZONES

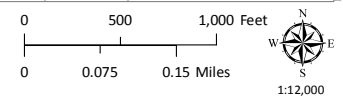
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/23/2019



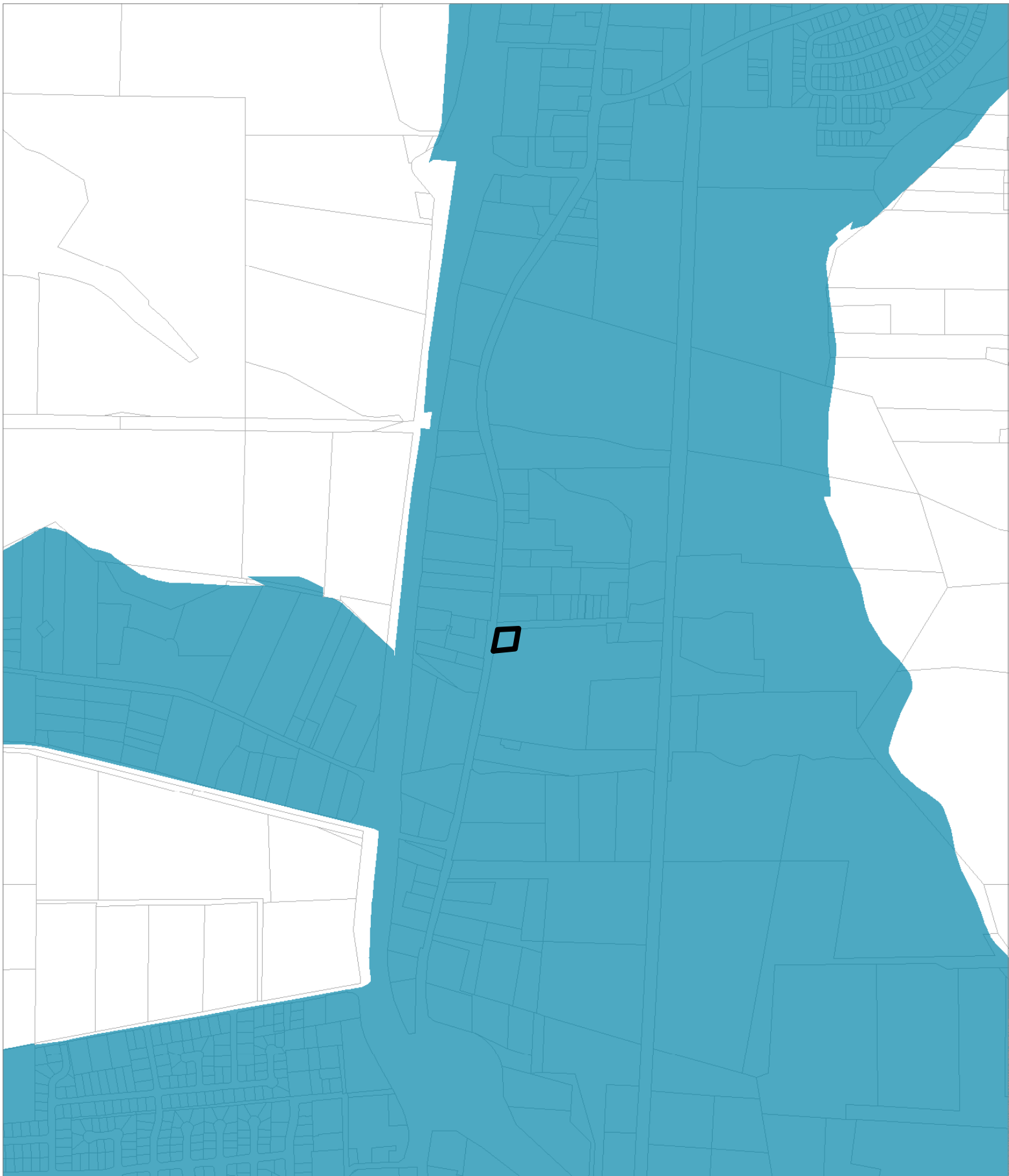
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/23/2019

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-  Russian River Flood District
-  County Water Districts

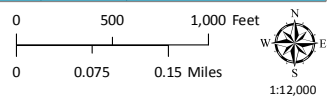


WATER DISTRICTS

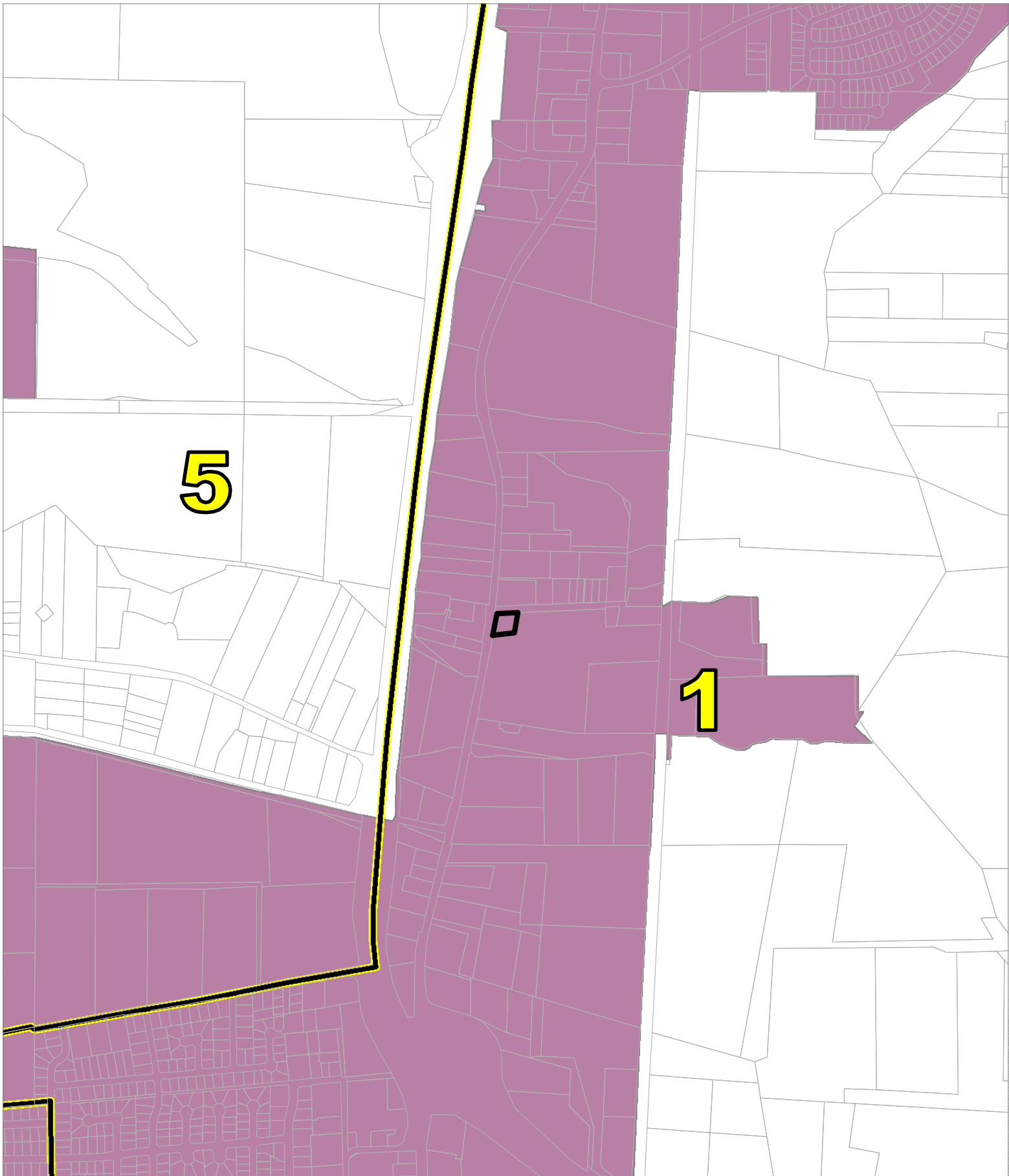


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 Ukiah Stormwater Areas



MS4 STORMWATER PERMITTING ZONES



CASE: R 2019-0005 / U 2019-0008
OWNER: Mendorica, LLC
APN: 169-242-08-01
APLCT: Mendorica, LLC
AGENT: Nick Caston
ADDRESS: 2397 N. State Street, Ukiah

-  UVAP Boundary
-  Supervisorial Districts 2010
-  Ukiah Valley Sanitation Dist.

