



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

June 28, 2019

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

Mendocino County Cannabis Program
Mendocino County Sheriff's Office
Caltrans
CalFire – Prevention
California Highway Patrol

Redwood Valley Water District
Redwood Valley - Calpella Fire Dept.
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0052

DATE FILED: 5/21/2019

OWNER: DUSTIN FRASER

APPLICANT: GARDEN MANUFACTURES

REQUEST: Administrative Permit to allow for a cannabis microbusiness. Retail would be the primary activity, complemented by distribution and non-volatile (level 1) manufacturing.

LOCATION: In Covelo center, on the northeast corner of State Route 162 and East Lane (CR 317C), located at 24040 East Ln., Covelo (APN: 034-280-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: July 12, 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 _____

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APN/S: 034-280-02

PARCEL SIZE: 0.8± Acres

GENERAL PLAN: Commercial (C)

ZONING: General Commercial (C2:12K)

COMBINING: Airport Zone (AZ); Airport Height Zone (AH); Community Character (CC)

EXISTING USES: Commercial/Vacant

DISTRICT: 5th Supervisorial District (John Haschak)

RELATED CASES: The existing structure on the parcel was permitted through **Use Permit #U140-73**, while the existing zoning was established in 1976 with **Rezone #R65-76**, which rezoned a majority of Round Valley from an unclassified designation to more current zoning districts, such as the subject parcels being rezoned from Unclassified (A-1) to Commercial General (C2).

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES (ACRES)</u>	<u>ADJACENT USES</u>
NORTH:	Commercial (C)	Suburban Residential (SR)	2±	Vacant
EAST:	Commercial (C)	General Commercial (C2)	0.5±	Residential
SOUTH:	Commercial (C)	General Commercial (C2)	0.5±	Commercial
WEST:	Commercial (C)	General Commercial (C2)	0.3±, 0.3±	Commercial

REFERRAL AGENCIES

<u>LOCAL</u>		
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Mendocino County Sheriff’s Office	<input checked="" type="checkbox"/> CalTrans
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> Round Valley Water District	
<input checked="" type="checkbox"/> Building Division	<input checked="" type="checkbox"/> Round Valley Fire Protection District	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Department of Transportation (DOT)		<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Environmental Health (EH)	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Mendocino County Cannabis Program	<input checked="" type="checkbox"/> CalFire (Land Use)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
	<input checked="" type="checkbox"/> California Highway Patrol	

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM ‘VANDY’ VANDEWATER

DATE: 6/28/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

ROUND VALLEY FIRE PROTECTION DISTRICT

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

ROUND 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

Eastern Soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

ZONE C

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

N/A

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



Department of
Planning and Building
Services

Case No:	AP-2019-0052
CalFire No:	
Business License No:	
Fee:	\$ 1121.00
Receipt No:	
Received By:	Nandy
Date Filed:	5/21/19
Office use only	

Application for Cannabis Facilities – Use Permit / Administrative Permit

APPLICANT(S)

Name: Garden Manufacturers Direct Phone: 818.653.9628
Mailing Address: 24040 East Lane
City: Covelo State/Zip: CA, 95428 email: dan@centralcoastgarden.com

PROPERTY OWNER

Name: Dustin Fraser Phone: 707.972.8425
Mailing Address: P.O. Box 571
City: Covelo State/Zip: CA, 95428 email: dustin@centralcoastgarden.com

AGENT

Name: Dan Balma Phone: 818.653.9628
Mailing Address: 1354 Dayton Street, Suite N
City: Salinas State/Zip: CA, 93901 email: dan@centralcoastgarden.com

Address of Property: 24040 East Lane, Covelo, CA 95428

Assessor Parcel Number(s): 034-280-0100, 034-280-0200, 034-280-0300

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 type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input checked="" 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

April 22nd, 2019
Date

Signature of Owner

4/22/19
Date

FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																			
• 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.																			
2. Please describe the project in full. High Country Genetics is applying for a microbusiness license with the intent to retail, distribute and manufacture cannabis products. We will provide local jobs and work with other local licensed farms to help create a successful cannabis industry.																			
3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc. The project site is located at 24040 East Lane in Covelo, CA on approx. _____ commercially zoned acres. The building is 4,400 sq ft with retail, office and warehouse space. It has well sourced water and utilizes Covelo Community Services Sewer Department as a sewage provider.																			
4. Will the development of the proposed facility be phased? <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, please complete the following: <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 40%;">A. Amount of cut:</td> <td style="width: 20%;"></td> <td style="width: 40%;">cubic yards</td> </tr> <tr> <td>B. Amount of fill:</td> <td></td> <td>cubic yards</td> </tr> <tr> <td>C. Maximum height of cut slope:</td> <td></td> <td>feet</td> </tr> <tr> <td>D. Maximum height of fill slope:</td> <td></td> <td>feet</td> </tr> <tr> <td>E. Amount being imported/exported:</td> <td></td> <td>cubic yards</td> </tr> <tr> <td>F. Location of borrow/disposal:</td> <td colspan="2"> <input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE </td> </tr> </table>		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:	<input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	
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E. Amount being imported/exported:		cubic yards																	
F. Location of borrow/disposal:	<input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE																		
6. In order to develop the proposed facility, will it be necessary to: <table style="width: 100%; margin-top: 10px;"> <tr> <td></td> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> </tr> <tr> <td>A. Remove oak species or commercial tree species?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>B. Make substantial changes in terrain?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>			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"/>									
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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"/>																	
7. Will there be employees? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If YES, how many employees will be present on the largest shift? 10																			
8. Will there be any signs used to identify the facility? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If YES, please provide the information below. Location on property (must also be shown on site plan): Size: 36 ft ² Type (i.e. freestanding, wall, etc): Freestanding																			

9. How many parking spaces will be on provided on-site? 12 How many accessible parking spaces? 2

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.

	Existing Use:	Proposed Use:	Size:	ft ²
1. 034-280-0100	Office	Retail		
2. 034-280-0200	Warehouse	Distribution		
3. 034-280-0300	Warehouse	Manufacturing		
4. _____	_____	_____		
5. _____	_____	_____		

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.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural	X	X		
Commercial/Industrial			X	X
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 _____

☒ Well

☐ Spring

☐ Pond

☐ Other – Specify _____

D. Sewage

☒ Community sewage system – Specify provider Covelo Community Services Sewer Department

☐ Septic Tank

☐ Other – Specify _____

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc).

Driving North on Hwy 162 through Covelo, East Lane is on the North end of town. The entrance to 24040 East Lane is directly past East Lane immediately right off

Hwy. 162

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?

Ethanol

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.

Plant bio mass is saturated with ethanol. The extraction is separated from the solvent and plant material.

Crude extraction is then run through a vacuum oven to remove any residual solvents.

Leftover ethanol is recycled for future extractions.

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

Distillates

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

All materials will disposed of according to local 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? 1

FOR DISTRIBUTION

D01. How many vehicles will operate from this facility? 2

FOR MICROBUSINESS

B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? Retail

B02. What are the accessory uses that are incidental to the primary use? Distribution & Manufacturing

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

Don Balma
Print Name of Applicant/Agent

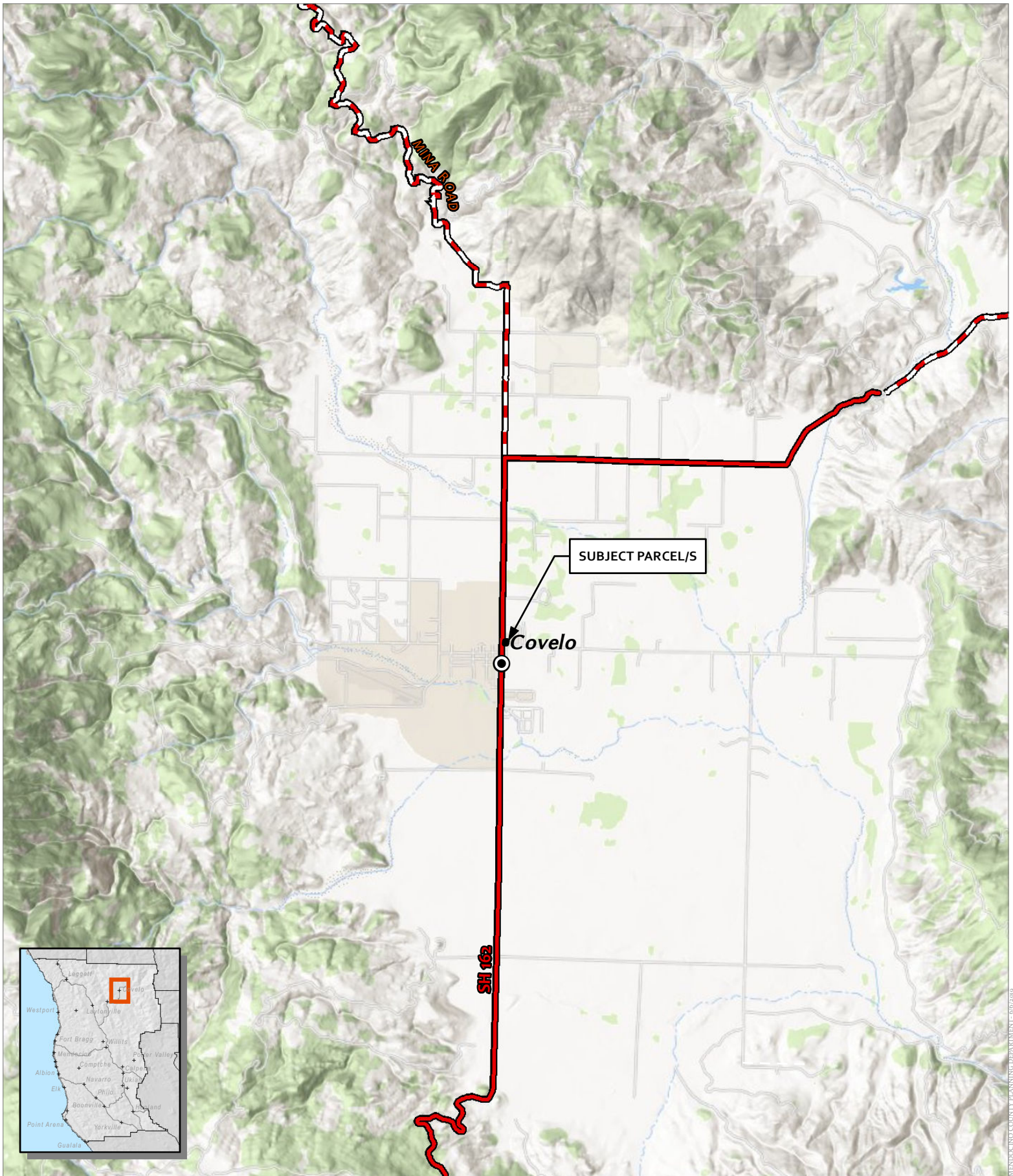
12/21/18
Date

Print Name of Owner




Date

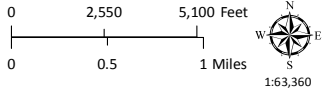
[Signature]
Signature of Applicant/Agent

Signature of Owner

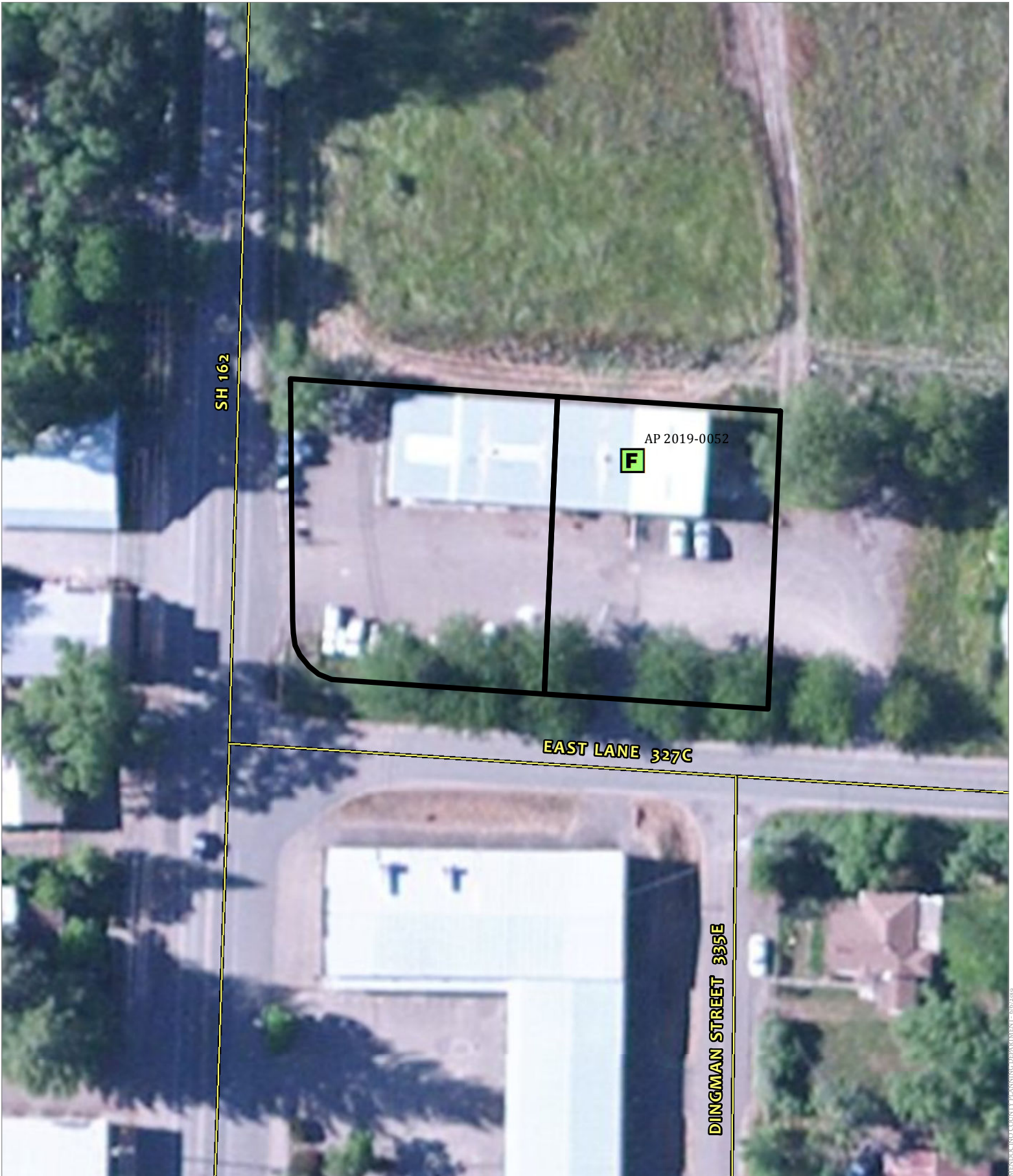


CASE: **AP 2019-0052**
 OWNER: **FRASER, Dustin**
 APN: **034-280-02**
 APLCT: **Garden Manufacturers Direct**
 AGENT: **Dan Balma**
 ADDRESS: **24040 East Lane, Covelo**

-  Major Towns & Places
-  Highways
-  Major Roads

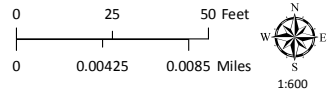


LOCATION MAP



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F Cannabis Facilities
Public Roads



AERIAL IMAGERY

UR 20

SR

C₂


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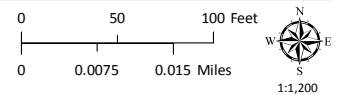
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 Zoning Districts



ZONING DISPLAY MAP


RMR 20

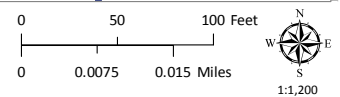
SR

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RMR 20

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 General Plan Classes



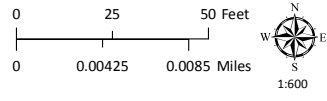
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2019



MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2019

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ADJACENT PARCELS

US FOREST SERVICE

COVELO FIRE PROTECTION DISTRICT

LRA

CASE: AP 2019-0052
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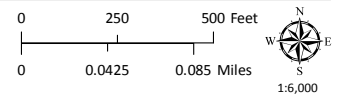
Local Responsibility Areas



Local Responsibility Area



County Fire Districts




FIRE RESPONSIBILITY AREAS

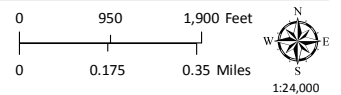
ROUND VALLEY COUNTY WATER DISTRICT



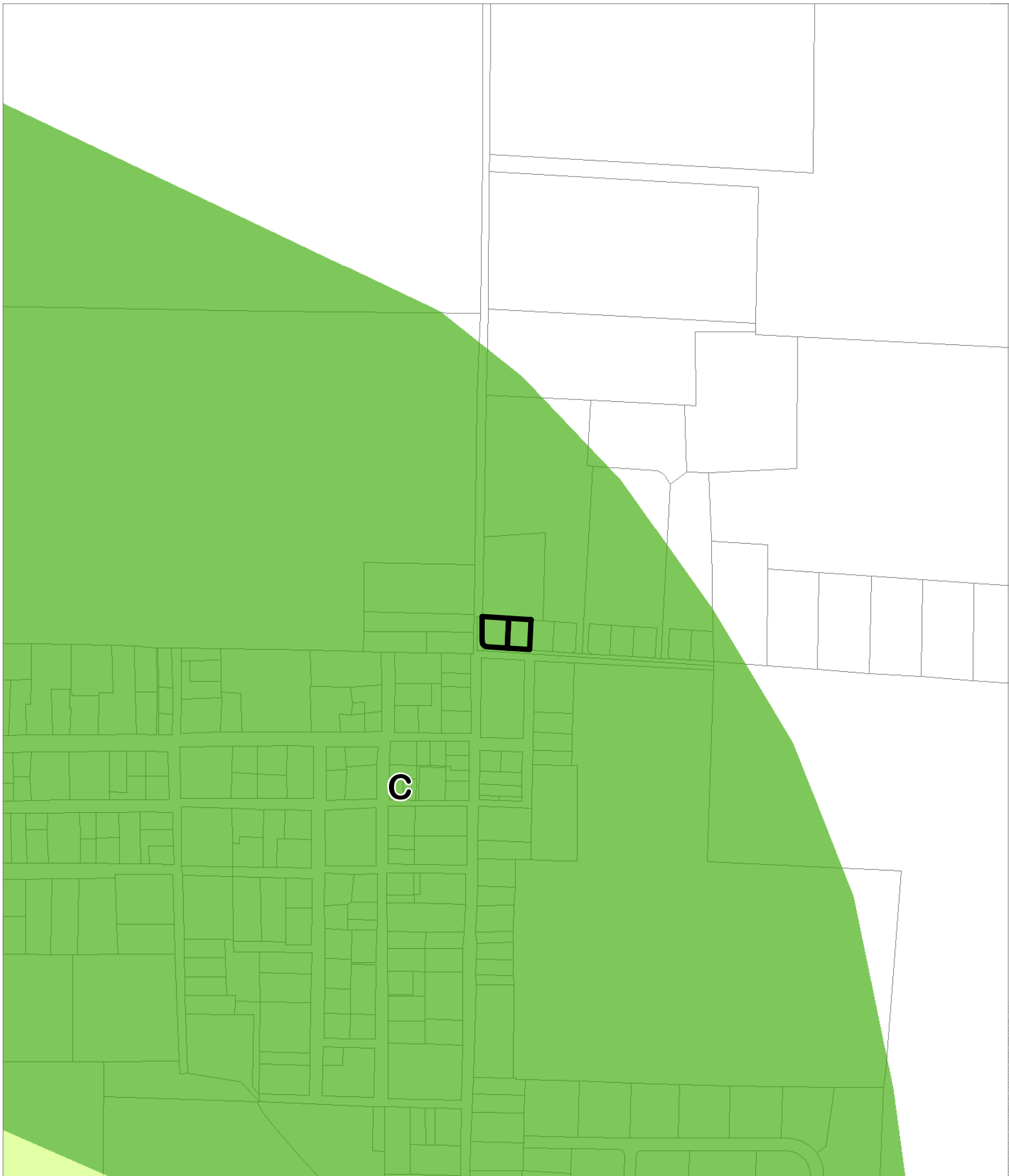
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2019

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 County Water Districts

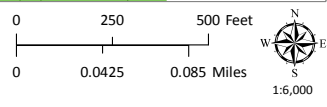


WATER DISTRICTS



MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2019

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AIRPORT ZONES