



**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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www.mendocinocounty.org/pbs

July 17, 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 Municipal Advisory Council  
Redwood Valley Water District

Redwood Valley Calpella Fire Department  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** U\_2019-0015

**DATE FILED:** 7/3/2019

**OWNER:** BRADLE LEAH TTEE

**APPLICANT:** TRI-COUNTY DEVELOPMENT INC

**AGENT:** ANNJE DODD

**REQUEST:** Use Permit to allow for cannabis distribution and non-volatile (level 1) manufacturing within existing structures.

**LOCATION:** 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with U.S. Highway 101 (US 101), located at 9651 N. State St., Redwood Valley (APN: 162-100-55).

**ENVIRONMENTAL DETERMINATION:** Class 1, Section 15301 Categorically Exempt

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** SAM VANDEWATER

**RESPONSE DUE DATE:** July 31, 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](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 \_\_\_\_\_

**RELATED CASES:** The subject parcel is undergoing a rezone (**R\_2019-0004**) which will change the parcel from Limited Commercial (C1) to General Commercial (C2). The development of a future gas station was also permitted on the eastern adjacent parcel (APN: 162-100-58) under **U\_2015-0009** and **V\_2015-0001**.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rangeland (RL)	Rangeland (RL:160)	39±	Agriculture
<b>EAST:</b>	Commercial (C)	General Commercial (C2)	4±, 1±	Commercial
<b>SOUTH:</b>	US Highway 101	US Highway 101	US Highway 101	US Highway 101
<b>WEST:</b>	Commercial (C)	General Commercial (C2)	0.5±, 3±	Commercial

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

**DATE: 7/17/2019**

ENVIRONMENTAL DATA

1. MAC:

GIS  
Redwood Valley

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
CalFire, Redwood Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS  
Semi-Agricultural and Rural Commercial

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 (124, 180)

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  
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](http://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

22. OAK WOODLAND AREA:

USDA  
YES

23. HARBOR DISTRICT:

Sec. 20.512  
N/A





Department of  
Planning and Building  
Services

Case No: U-2019-0015  
CalFire No: \_\_\_\_\_  
Business License No: \_\_\_\_\_  
Fee: \$3,190.38  
Receipt No: PRS-028642  
Received By: Nandy  
Date Filed: 7/13/19

Office use only

## Application for Facilities – Use Permit / Administrative Permit

### APPLICANT(S)

Name: Tri-County Development, Inc.

Phone: (707) 888-2433

Mailing

Address: 26861 Oriole Drive

City: Willits

State/Zip: CA/95490

email: ehconsulting@mail.com

### PROPERTY OWNER

Name: Leah Bradle

Phone: (707) 477-7729

Mailing

Address: P.O. Box 138

City: Santa Rosa

State/Zip: 95402

email: leah@lbfiduciary.com

### AGENT

Name: Annje Dodd

Phone: (707) 845-1340

Mailing

Address: 846 Centerville Road

City: Ferndale

State/Zip: CA/95536

email: adodd@housemoran.com

Address of Property: 9651 North State Street, Redwood Valley, CA 95470

Assessor Parcel Number(s): 162-100-55

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 checked="" 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"/> Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception) <input type="checkbox"/> Setback Reduction (Mendocino County Code Section 20.243.050(B)(1)) <input type="checkbox"/> Cottage Industry Use Permit (microbusiness) <input type="checkbox"/> Cottage Industry Use Permit (non-volatile manufacturing)							
*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.

Annje Dodd  
Signature of Applicant/Agent  
Agent: Annje Dodd

7/1/2019  
Date

Leah Bradle  
Signature of Owner  
Owner: Leah Bradle

07/02/2019  
Date



## 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.

Application to allow for manufacturing (non-volatile) and distribution of cannabis within existing structures. See Site Plans.

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

Site consists of existing facilities. No new improvements are proposed.

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?

YES

NO

☐

☒

B. Make substantial changes in terrain?

☐

☒

7. Will there be employees? ☒ YES ☐ NO If YES, how many employees will be present on the largest shift? 13-17

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): Store front to replace existing signs.

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

9. How many parking spaces will be on provided on-site? 39 How many accessible parking spaces? 3

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>A</u>	Existing Use: Retail/Commercial	Proposed Use: Retail/Dist/Manuf	Size: 8110	ft <sup>2</sup>
2.	<u>B</u>	Existing Use: Retail/Commercial	Proposed Use: Processing	Size: 4000	ft <sup>2</sup>
3.	<u>C</u>	Existing Use: Retail/Commercial	Proposed Use: Manufacturing	Size: 7800	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. Surrounding properties are zoned rangeland to the north, general commercial to the east and west, and US 101 to the south.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural	Rangeland to the north			
Commercial/Industrial	C2 to the east, and west & state highway to the south			
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 \_\_\_\_\_  
☒ Septic Tank  
☐ Other – Specify \_\_\_\_\_

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

From Ukiah, take State Route 101 North. In 9.7 miles, turn right onto N State Street. Destination is on your left.

**\*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?

See attached

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 See attached

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.

See attached

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

See attached

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

See attached

**\*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? See attached

**\*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:

Annje Dodd, Agent

7/1/2019

Leah Bradle

07/02/2019

Print Name of Applicant/Agent

Date

Print Name of Owner

Date

Signature of Applicant/Agent

Signature of Owner



## **Attachment to Application for Use Permit for Non-Volatile Manufacturing and Distribution**

APPLICANT: Tri-County Development, Inc.

LOCATION: 9651 North State Street, Redwood Valley, 95470

DATE: 7/2/2019

Hours of Operation: approximately 8:00 AM to 6:00 PM.

Manufacturing: The manufacturing facilities will be carried out in portions of existing Buildings A and C. A portion of Building A, Room 2 (approximately 2,800 SF), and Building C (see Sheet EX-1) will be utilized for manufacturing of bulk cannabis oil and products. Proposed premise layout Building C is summarized on Sheet EX-1. Manufacturing will include non-volatile crude cannabis oil extraction using an ethanol based extraction system. Building A, Room 2 includes an existing commercial kitchen that will be utilized to produce edibles. Building C includes non-volatile extraction, office, packaging room, intake/shipment room, packing room, break area, storage, pre-roll manufacturing room, ADA restroom, and material grinding. Distillation will be done using a falling film evaporator into cannabis distillate and will be decarboxylated under a ventilation hood using a hot plate or laboratory mantle (rated for contact with flammable solvents). Another portion of Building C will be used to manufacture infused pre-rolls (an infused pre-roll is a consumer-ready joint, infused with distillate, that comes ready to smoke), including packaging and labeling. All operations will meet the requirements of the California Building Code and include appropriate fire suppression and HVAC ventilation systems in case of spill. Odor mitigation will meet local requirements.

Hazardous materials utilized in the operation will include over 55 gallons of bulk 99% ethanol. Ethanol will be stored according to California Fire Code requirements in a well ventilated exterior overhand behind Building C.

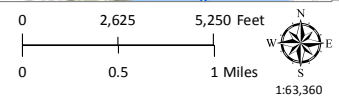
Hazardous (chemicals) and other materials (plastics) will be disposed of at a licensed facility. Natural (trimmings) will either be composted on-site or disposed of at a licensed facility.

Distribution: Distribution activities will be operated out of existing Building A, Room 3 (approximately 2,800 SF) which is designated as the dispatch and receiving area. With regards to distribution, the applicant will pick up material from local farms and drive it to the facility for intake and storage. Alternatively, licensed cultivators or distributors permitted to transport cannabis biomass to a licensed distribution facility may also drop off material at Building A for intake, which includes testing. Products received may include finished cannabis goods from licensed manufacturers or distributors for regional distribution to licensed dispensaries. Products distributed may include packaged flower and pre-rolls. Two vehicles are expected to be used; one for long distance distribution throughout the state and the other for local pick up of bulk flower and trim and regional delivery of cannabis goods to licensed dispensaries. Staff may include an operations manager, one full time driver, one part time driver, one full time team member - packaging, labeling pre-rolling, two part time team members - packaging, labeling, pre-rolling, and one farm relations manager.



CASE: U 2019-0015  
 OWNER: BRADLE, Leah  
 APN: 162-100-55  
 APLCT: Tri-County Development, Inc.  
 AGENT: Annje Dodd  
 ADDRESS: 9651 N. State Street, Redwood Valley

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



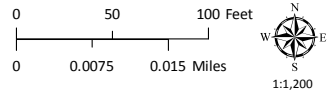
LOCATION MAP





CASE: U 2019-0015  
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Public Roads  
Driveways/Unnamed Roads



AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/12/2019





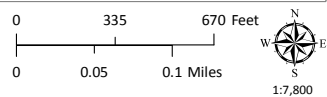
REDDWOOD COUNTY PLANNING DEPARTMENT - 7/13/2019

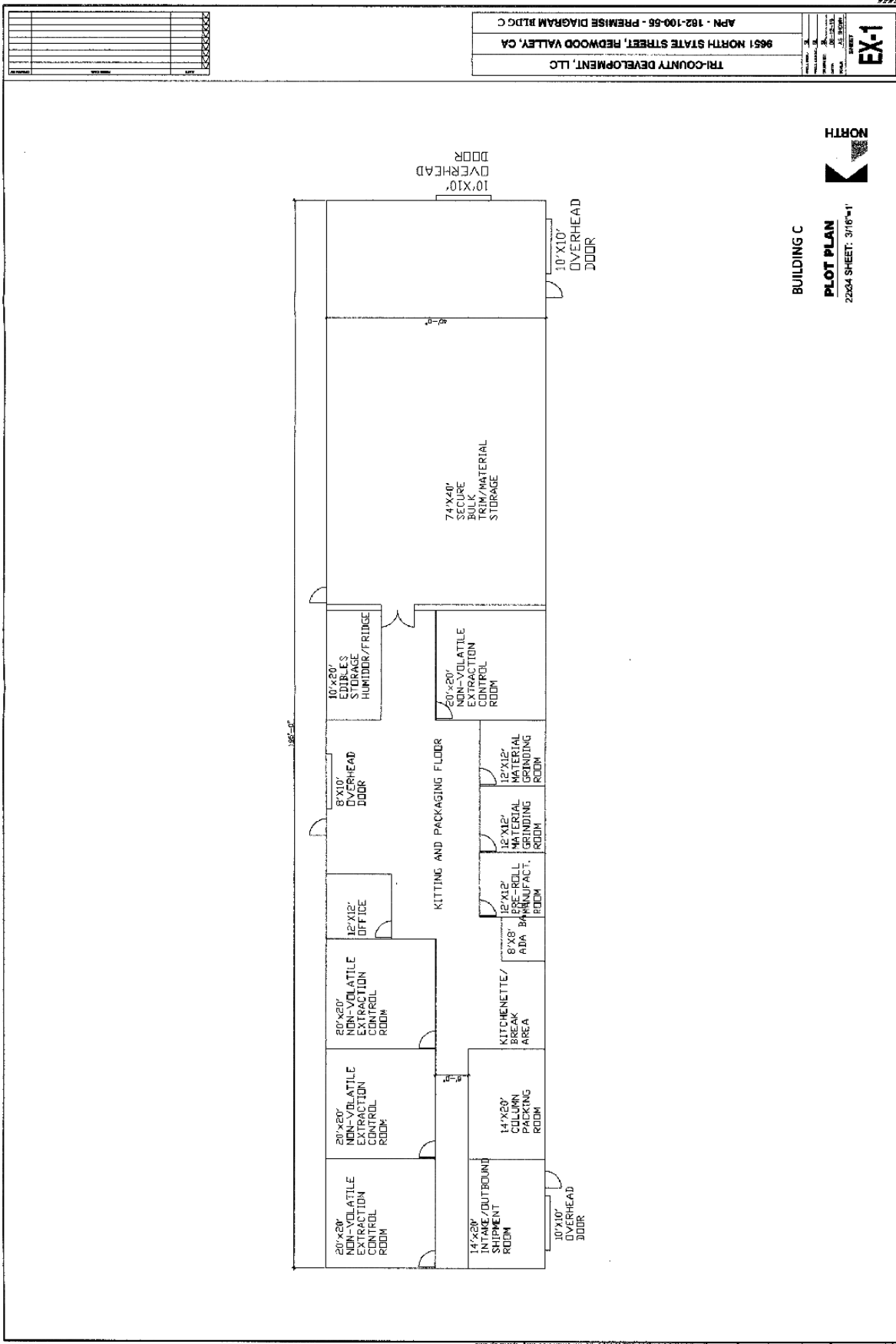
CASE: U 2019-0015  
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NO SCALE

SITE PLAN

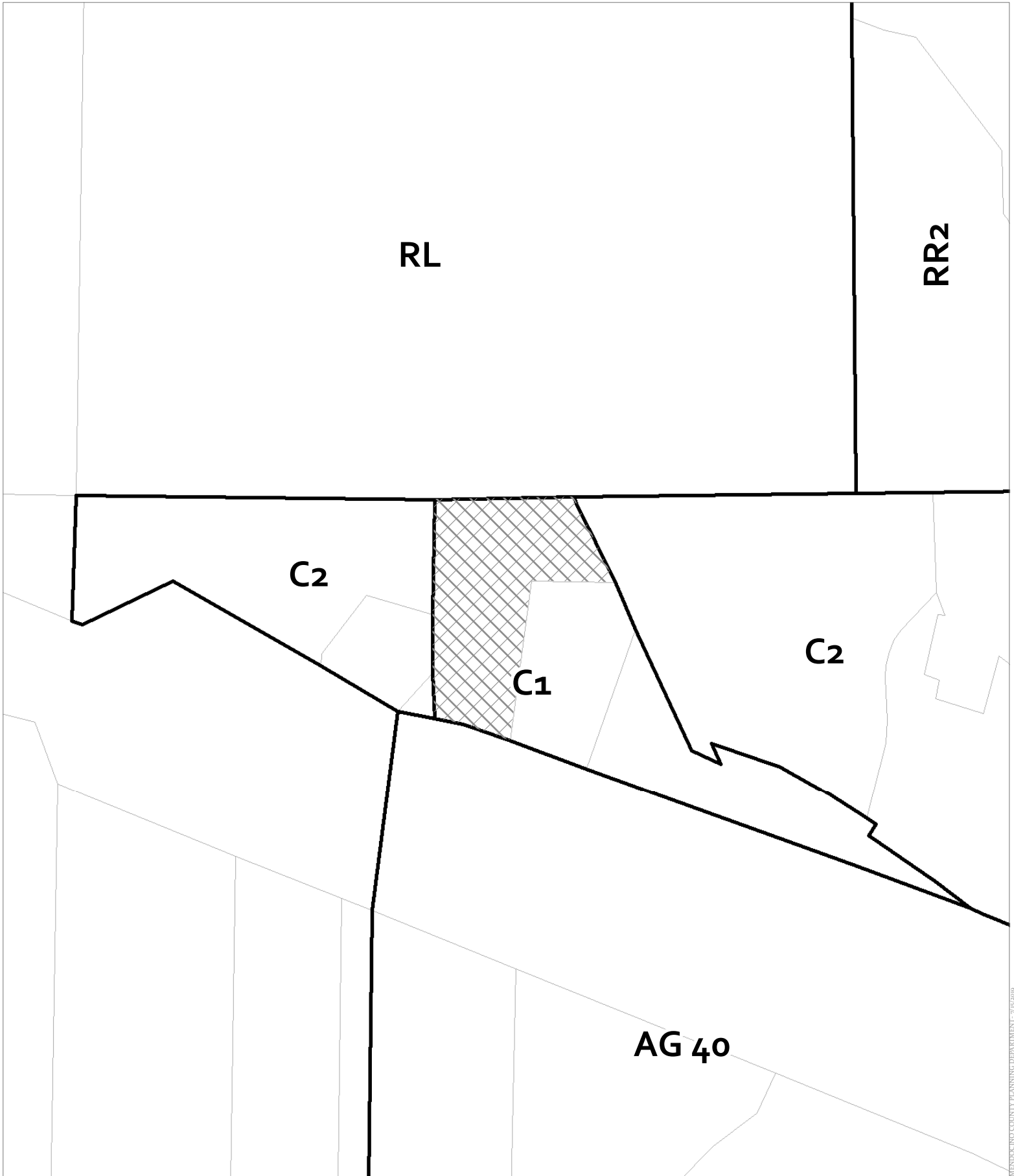






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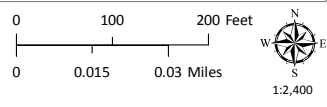




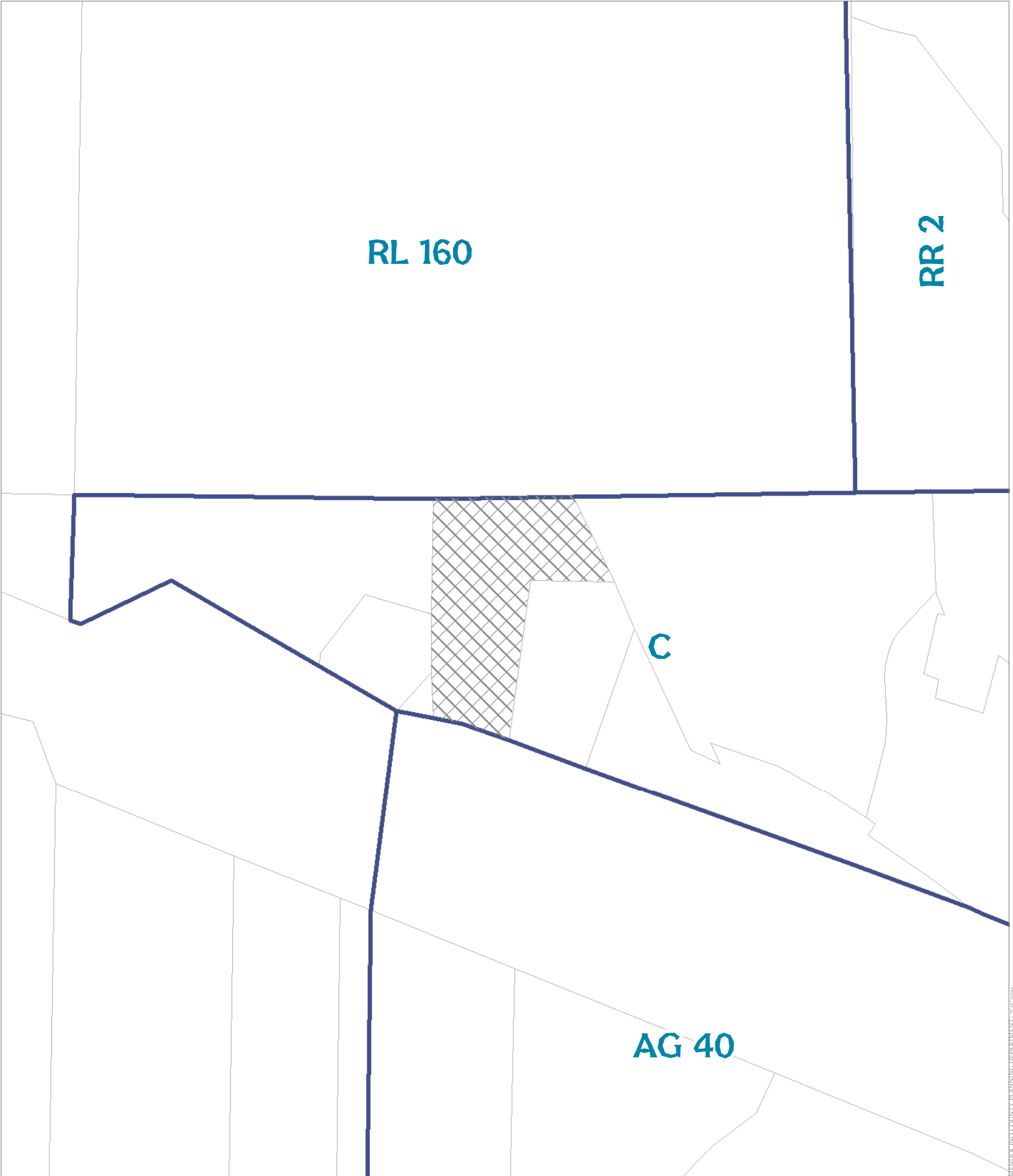
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 Zoning Districts

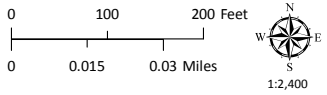


ZONING DISPLAY MAP



CASE: U 2019-0015  
OWNER: BRADLE, Leah  
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

162-070-01  
ALMETA RAWLES  
9581 NO STATE ST  
39.06 A±

162-100-68  
JAY WOIDA  
9711 NO STATE ST  
2.59 A±

162-100-55  
FRANK ROSE  
9651 NO STATE ST  
1.63 A±

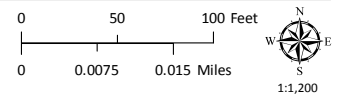
162-100-41  
GALLEGOS ALFONSO  
9551 NO STATE ST  
4.37 A±

162-100-67  
JAY WOIDA  
9701 NO STATE ST  
0.51 A±

162-100-58  
CORPORATIO FAIZAN  
9621 NO STATE ST  
1.08 A±

162-100-59  
VINCENT SCATURRO  
9601 NO STATE ST  
1.47 A±

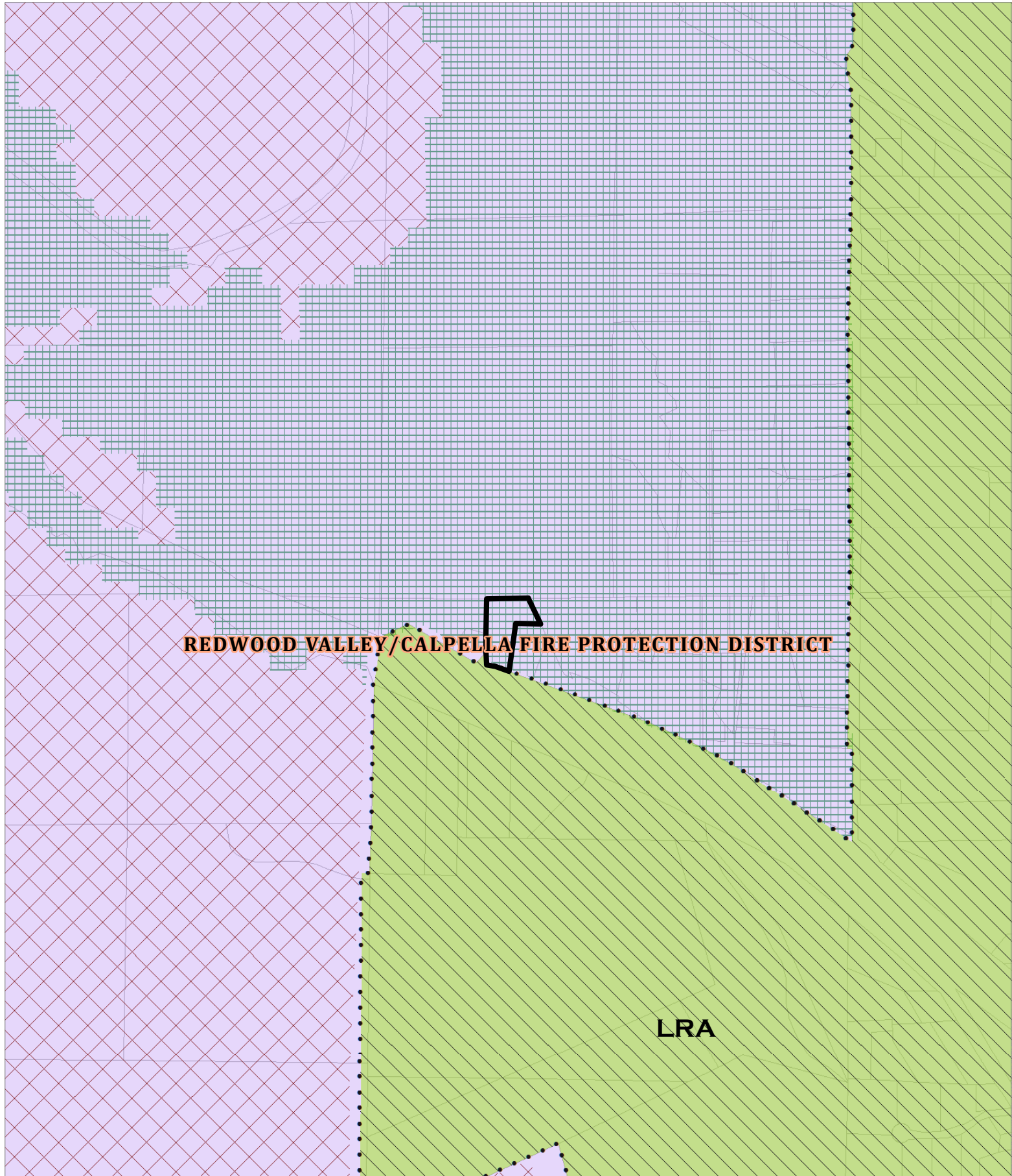
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ADJACENT PARCELS

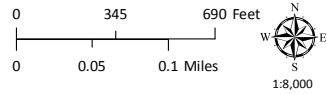
MENDOCINO COUNTY PLANNING DEPARTMENT 7/19/2019





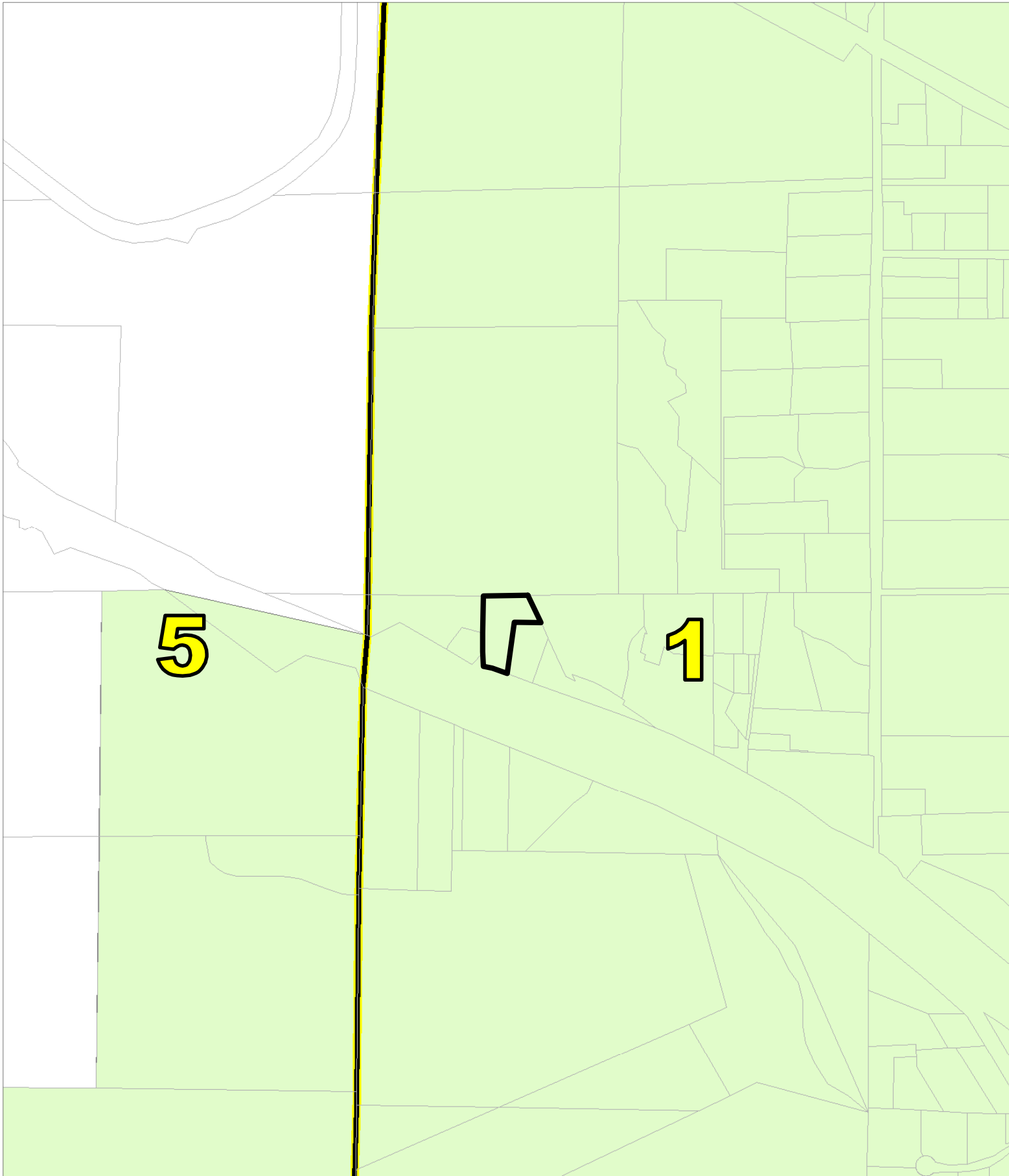
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-  Local Responsibility Areas
-  Local Responsibility Area
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts





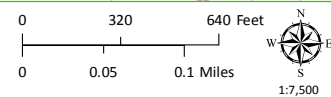
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

RENDERING COUNTY PLANNING DEPARTMENT 7/10/2019



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OWNER: BRADLE, Leah  
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 Supervisorial Districts 2010  
 Redwood Valley MAC



MISC DISTRICTS