February 18, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
County Addresser
Assessor

Air Quality Management
Resource Lands Protection Committee
CalFire – (Prevention)
CalFire (Resource Management)
Redwood Valley MAC

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

CASE#: R_2019-0011
DATE FILED: 10/29/2019
OWNER/APPLICANT: STEPHEN THATCHER
REQUEST: A Rezone request to create a Cannabis Accommodation District to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the ‘Sunset Provision for Residential Districts’ to facilitate continued operation.
LOCATION: 4.9± miles northeast of the City of Ukiah center, lying on the south side of Milani Drive (CR 227A), 0.05 mile west from its intersection with East Calpella Road (CR 227), located at 361 Milani Dr.; Ukiah (APN: 168-184-02).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: CHEVON HOLMES
RESPONSE DUE DATE: March 3, 2020

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).

______________________  ________________________  ________________________
Signature             Department              Date

REVIEWED BY:
CASE: R_2019-0011

OWNER: STEPHEN THATCHER

APPLICANT: STEPHEN THATCHER

REQUEST: A Rezone request to create a twelve parcel Cannabis Accommodation District to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the ‘Sunset Provision for Residential Districts’ to facilitate continued operation.

LOCATION: 4.9 ± miles northeast of the Ukiah town center, lying on the south side of Milani Drive (CR 227A), 0.05 ± mile west from its intersection with East Calpella Road (CR 227), located at 361 Milani Drive; Ukiah (APN: 168-184-02).

APN/S: 1681840200

PARCEL SIZE: 1.03 ± Acres

GENERAL PLAN: Suburban Residential 12,000 Square Foot Minimum (SR12K)

ZONING: Suburban Residential 12,000 Square Foot Minimum (SR:12K)

SUPERVISORIAL DISTRICT: 1st (Brown)

RELATED CASES:
BU_2019-0028 (Expansion of existing roof mount solar)
BU_2017-0568 (Class K Green House)
BU_2017-0567 (Pump house for well)
AG_2017-0360 (Issued Cannabis Cultivation Permit)

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
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<td>1.03 ± Acres</td>
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REFERRAL AGENCIES

LOCAL:
- Assessor’s Office
- Air Quality Management District
- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health Ukiah (EH)
- Redwood Valley Water District

STATE:
- CALFIRE (Land Use)
- CALFIRE (Resource Management)

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

ADDITIONAL INFORMATION: Rezone application to create a new Cannabis Accommodation District to include 14 parcels. No additional environmental evaluation is required pursuant to Section 15162 (a), California Code regulations, Title 14, Chapter 14, Guidelines for California Environmental Quality Act. The Addendum to the previously adopted Mitigated NegativeDeclaration (MND; SCH#2016112028) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA for amendments to Ordinance No. 4381 and determined that no conditions calling for preparation of a subsequent environmental document.

STAFF PLANNER: CHEVON HOLMES

DATE: 2/10/2020
<table>
<thead>
<tr>
<th><strong>ENVIRONMENTAL DATA</strong></th>
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<tr>
<td>1. MAC:</td>
<td>GIS</td>
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<td><strong>Yes (RVMAC)</strong></td>
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<td>2. FIRE HAZARD SEVERITY ZONE:</td>
<td>CALFIRE FRAP maps/GIS</td>
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<td>3. FIRE RESPONSIBILITY AREA:</td>
<td>Ukiah Valley Fire Protection District</td>
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<td>4. FARMLAND CLASSIFICATION:</td>
<td>Urban &amp; Built-Up Land (D)</td>
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<td>5. FLOOD ZONE CLASSIFICATION:</td>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
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<td>6. COASTAL GROUNDWATER RESOURCE AREA:</td>
<td>Coastal Groundwater Study/GIS</td>
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<td><strong>N/A (Ukiah-Inland project)</strong></td>
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<td>7. SOIL CLASSIFICATION:</td>
<td>Mendocino County Soils Study Eastern/Western Part</td>
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<td><strong>Pinole Very Gravelly Loam (181)</strong></td>
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<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</td>
<td>LCP maps, Pygmy Soils Maps; GIS</td>
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<td>9. WILLIAMSON ACT CONTRACT:</td>
<td>GIS/Mendocino County Assessor’s Office</td>
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<td>11. WETLANDS CLASSIFICATION:</td>
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<td>12. EARTHQUAKE FAULT ZONE:</td>
<td>Earthquake Fault Zone Maps; GIS</td>
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<td>13. AIRPORT LAND USE PLANNING AREA:</td>
<td>Airport Land Use Plan, DOI</td>
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<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</td>
<td>Environmental Plan 3-02</td>
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<td><strong>NO</strong></td>
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<td>15. NATURAL DIVERSITY DATABASE:</td>
<td>CA Dept. of Fish &amp; Wildlife Rarefied Database/GIS</td>
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<td><strong>NO</strong></td>
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<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</td>
<td>GIS/Government Plan 3-03</td>
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<td>17. LANDSLIDE HAZARD:</td>
<td>Hazards and Landslides Map; DOI</td>
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<td>18. WATER EFFICIENT LANDSCAPE REQUIRED:</td>
<td>Policy RM-7; General Plan 4-34</td>
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<td><strong>NO</strong></td>
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<td>19. WILD AND SCENIC RIVER:</td>
<td>Wild and Scenic Rivers Map; DOI</td>
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<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</td>
<td>Various Adopted Specific Plan Areas; DOI</td>
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<td>21. STATE CLEARINGHOUSE REQUIRED:</td>
<td>Policy</td>
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<td><strong>NO</strong></td>
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<td>22. OAK WOODLAND AREA:</td>
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<td>23. HARBOR DISTRICT:</td>
<td>Sec. 20.512</td>
</tr>
<tr>
<td><strong>NO</strong></td>
<td></td>
</tr>
</tbody>
</table>
APPLICATION FORM

APPLICANT:

Name: Stephen Thatcher  Phone: Home 707-485-1292 Cel 707-391-7060

Mailing Address: 361 Milani Dr.

City: Ukiah  State/Zip: 95482  Email: mendoblenlo0@gmail.com

PROPERTY OWNER:

Name: Stephen Thatcher  Phone: 707-391-7060

Mailing Address: 361 Milani Dr.

City: Ukiah  State/Zip: 95482  Email: mendoblenlo0@gmail.com

AGENT:

Name: 

Mailing Address: 

City:  State/Zip:  Email: 

ASSESSOR’S PARCEL NUMBER/S: 168-184-02-00

TYPE OF APPLICATION:

☐ Administrative Permit  ☐ Flood Hazard Development Permit  ☐ Reversion to Acreage
☐ Agricultural Preserve: New Contract  ☐ General Plan Amendment  ☐ Rezoning
☐ Agricultural Preserve: Cancellation  ☐ Land Division – Minor  ☐ Use Permit – Cottage
☐ Agricultural Preserve: Rescind & ReEnter  ☐ Land Division – Major  ☐ Use Permit – Minor
☐ Airport Land Use  ☐ Land Division – Parcel  ☐ Use Permit – Major
☐ Development Review  ☐ Land Division – Re-Subdivision  ☐ Variance
☐ Exception  ☐ Modification of Conditions  ☐ Other

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


Signature of Applicant/Agent  Date  Signature of Owner  Date

Mendocino County

OCT 29 2019
Planning & Building Services
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.

I have a Provision Ca. State License #PAL18-0001720 for cultivating cannabis.
I have a completed application with Mendocino county for cultivating 2500 Sq. Ft. With everything in compliance, now in review.
I have been working on this since 2017. After achieving all that work, the end of the sunset program can shut me down.
With not alot of time on my hands, I have been working with my neighbors to put together a Small Cannabis Special District. I'd have neighbors that are supporting this, that are not cultivators, and I have neighbors that are supporting this, that are cultivators looking be compliant, ones he district is in place.
All of these owners and owner neighbors have sign a document stating they are in favor of being part of a special Cannabis District. Enclosed will be copies of these documents.
I sent alot of neighbors in our area a letter asking them if they were interested in being part of the Cannabis district. I was very successful in approved signed documents returned to me. Some neighbors jumped on board to help. The neighbors that have not reply will not be put on the map if they are outside the area. Those that are in the area we'll also be shown in the maps we present. Please help us to be in compliance and part of the solution not the problem.
Thank you for your consideration

<table>
<thead>
<tr>
<th>2. Structures/Lot Coverage</th>
<th>NO. OF UNITS</th>
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<td>Mobile Home</td>
<td>M.O.G.</td>
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<td>Other</td>
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</table>

GRAND TOTAL (Equal to gross area of Parcel):

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

Estimated No. of Employees per shift: N/A
Estimated No. of shifts per day: N/A
Type of loading facilities proposed: N/A
4. Will the 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  If 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
   No. of covered spaces: ____________
   No. of uncovered spaces: ____________
   No. of standard spaces: ____________
   No. of accessible spaces: ____________
   Existing no. of spaces: ____________
   Proposed additional spaces: ____________
   Total: ____________

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

9. For grading or road construction, complete the following:
   Amount of cut: ____________ cubic yards
   Amount of fill: ____________ cubic yards
   Max. height of fill slope: ____________ feet
   Max. height of cut slope: ____________ feet
   Amount of import/export: ____________ cubic yards
   Location of borrow or disposal site: ____________
10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.
   ☐ YES    ☑ NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?
   ☐ YES    ☑ NO

12. Will the development provide public or private recreation opportunities?
   ☐ YES    ☑ NO   If yes, explain how:
   _____________________________________________________________
   _____________________________________________________________
   _____________________________________________________________

13. Is the proposed development visible from State Highway 1 or other scenic route?
   ☐ YES    ☑ NO

14. Is the proposed development visible from a park, beach or other recreational area?
   ☑ YES    ☑ NO

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
   Structures: ☑ Open Coastal Waters   ☑ Wetlands   ☑ Estuaries   ☑ Lakes

   If so, what is the amount of material to be dredged/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 and building plans.
   _____________________________________________________________
   _____________________________________________________________
   _____________________________________________________________

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

   Electricity: ☑ Utility Company (service exists to parcel)
   ☑ Utility Company (requires extension of service to site): _________ feet _________ miles
   ☑ On Site Generation – Specify: Solar

   Gas: ☑ Utility Company/Tank
   ☑ On Site Generation – Specify: 
   ☑ None

   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:
There is only one property that is licensed at this time, that parcel number is 168-184-02 (Stephen Thatcher, who is turning in this application for rezoning).
For the Parcels looking to become compliant, they will be applying with the state for a license and the county for a permit.

At this time there are no other related permits or public approvals required for this rezoning project. Each property owner will be responsible for ALL permitting for their parcel/property. The following property owners have stated that they will be looking to apply for licensing/permitting: parcel numbers 168-182-08, 168-184-05, 168-185-05, 168-185-20, 168-185-21.

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

Enclosed will are detailed maps showing all intersections and roads in the area.
Basically two intersections on Mitani Dr. & Eastside Calpella Rd. Mailboxes along both of them.

23. Are there existing structures on the property? 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.
☐ YES ☐ NO

This is a rezoning project for a Special Cannabis Accommodation District. Each property owner has buildings on their property, as thus each property owner is responsible for their parcel.
Steve Thatcher, have already submitted my structure usage plan to the Planning and Buildings Cannabis Micro Garden Permit Application. My structure documentation has been approved.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.
☐ YES ☐ NO
25. What is the maximum height of all structures? Not Applicable
   Existing: __________ feet
   Proposed: __________ feet

26. What is the gross floor area of all structures, including covered parking and accessory buildings? Not Applicable
   Existing: __________ square feet
   Proposed: __________ square feet

27. What is the total lot area within property lines? Total Lot Area: __________ □ acres □ square feet

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:
   This is a rezoning project. We are working to rezone the area from a residential to a Special Cannabis Accommodation District.

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.
   Parcel 168-184-06 is in the process of being sold. There are two potential buyers, BOTH are looking to be part of the Cannabis District.
   Parcel 168-181-03 is looking to sell and move out of state.

30. Indicate the surrounding land uses:

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<tr>
<th></th>
<th>Vacant</th>
<th>Residential</th>
<th>Agriculture</th>
<th>Commercial</th>
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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.

Stephen Thatcher
Owner/Authorized Agent

10/23/19
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _______________________________ to act as my representative and to bind me in all matters concerning this application.

__________________________________________
Owner

__________________________________________
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
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<tbody>
<tr>
<td>Jim Shaw</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mailing Address</td>
<td>451 Milani Dr.</td>
<td>Mailing Address</td>
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<td></td>
<td>Ukiah Ca. 95482</td>
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