



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
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

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).

REVIEWED BY:

Signature _____ Department _____ Date _____

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)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Suburban Residential	Suburban Residential	1.03 ± Acres	Residential
EAST:	Suburban Residential	Suburban Residential	1.01 ± Acres	Residential
SOUTH:	Suburban Residential	Suburban Residential	0.05 ± Acre	Residential
WEST:	Suburban Residential	Suburban Residential	0.95 & 0.79 ± Acre	Residential

REFERRAL AGENCIES

<u>LOCAL</u> <input checked="" type="checkbox"/> Assessor’s Office <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Building Division (Ukiah) <input checked="" type="checkbox"/> Department of Transportation (DOT) <input checked="" type="checkbox"/> Environmental Health Ukiah (EH) <input checked="" type="checkbox"/> Redwood Valley Water District	<input checked="" type="checkbox"/> Redwood Valley/Calpella Fire District <input checked="" type="checkbox"/> Redwood Valley MAC <input checked="" type="checkbox"/> Resource Lands Protection Com. <input checked="" type="checkbox"/> County Addresser <u>STATE</u> <input checked="" type="checkbox"/> CALFIRE (Land Use) <input checked="" type="checkbox"/> CALFIRE (Resource Management)	<u>TRIBAL</u> <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
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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 Negative Declaration (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.

ENVIRONMENTAL DATA

1. MAC:

GIS

Yes (RVMAC)

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

NO

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A (Ukiah-Inland project)

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Pinole Very Gravelly Loam (181)

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

None

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 (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING
SERVICES

CASE NO:	2-2019-0011
DATE FILED:	10/29/19
FEE:	\$ 5,804.00
RECEIPT NO:	PRJ-031359
RECEIVED BY:	CCB
Office Use Only	

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: mendoblendo0@gmail.com

PROPERTY OWNER:

Name: Stephen Thatcher Phone: 707-391-7060
Mailing Address: 361 Milani Dr.
City: Ukiah State/Zip: 95482 Email: mendoblendo0@gmail.com

AGENT:

Name: _____ Phone: _____
Mailing Address: _____
City: _____ State/Zip: _____ Email: _____

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

TYPE OF APPLICATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division - Minor | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Major | <input type="checkbox"/> Use Permit - Minor |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division - Parcel | <input type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |

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


Stephen Thatcher

10/23/2019

 10/23/2019

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

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family <input checked="" type="checkbox"/> Mobile Home <i>MOH.</i> <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:					
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: A

Type of loading facilities proposed: _____

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: None cubic yards

Amount of fill: None cubic yards

Max. height of fill slope: None 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 be detailed maps showing all intersections and roads in the area.

Basically two intersections on Milani 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.

I, 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 areas 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 Accomidation 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.

The properties that we are attempting to connect for the Special Cannabis Accomodation District are parcels 168-181-02, 168-181-03, 168-181-05, 168-181-06, 168-181-07

168-181-08, 168-182-08, 168-182-09, 168-184-02, 168-184-03, 168-184-04, 168-184-05, 168-184-06, 168-184-07, 168-185-05, 168-185-06, 168-185-20, 168-185-21

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:

[illegible]

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
Stephen Thatcher

Owner/Authorized Agent

10/29/19
10/23/2019

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

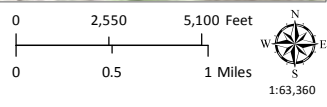
To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name Jim Shaw	Name	Name
Mailing Address 451 Milani Dr. Ukiah Ca. 95482	Mailing Address	Mailing Address

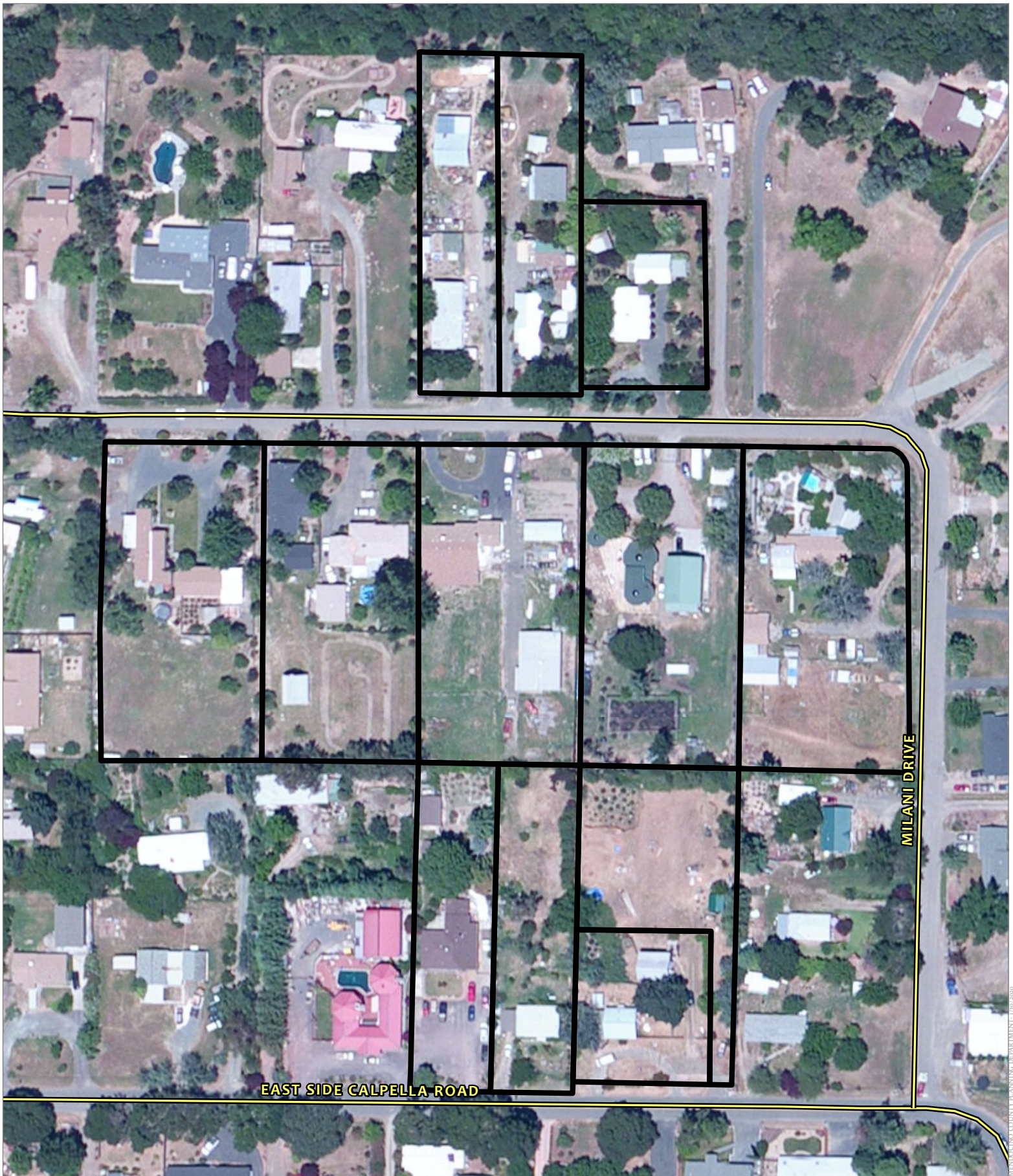


CASE: **R 2019-0011**
OWNER: **Various**
APN: **Various**
APLCT: **Stephen Thatcher**
AGENT:
ADDRESS: **Milani Drive, Ukiah**

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



LOCATION MAP

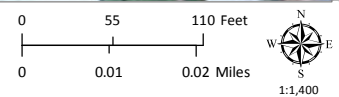


EAST SIDE CALPELLA ROAD

MILANI DRIVE

CASE: R 2019-0011
 OWNER: THATCHER, Stephen, ET AL
 APN: 168-184-02, ET AL
 APLCT: Stephen Thatcher
 AGENT:
 ADDRESS: 361 Milani Drive, Ukiah




Public Roads

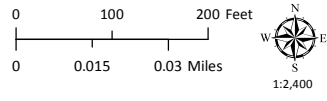


AERIAL IMAGERY



CASE: R 2019-0011
OWNER: THATCHER, Stephen, ET AL
APN: 168-184-02, ET AL
APLCT: Stephen Thatcher
AGENT:
ADDRESS: 361 Milani Drive, Ukiah

-  Zoning Districts
-  Public Roads
-  Assessors Parcels



ZONING DISPLAY MAP

RR 10

RR 5

DEGHI LANE

CHYANNE COURT

MILANI DRIVE

SR

EASTSIDE CALPELLA ROAD




RR 5

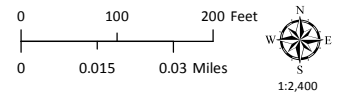
IVAN WAY

ANTONI LANE

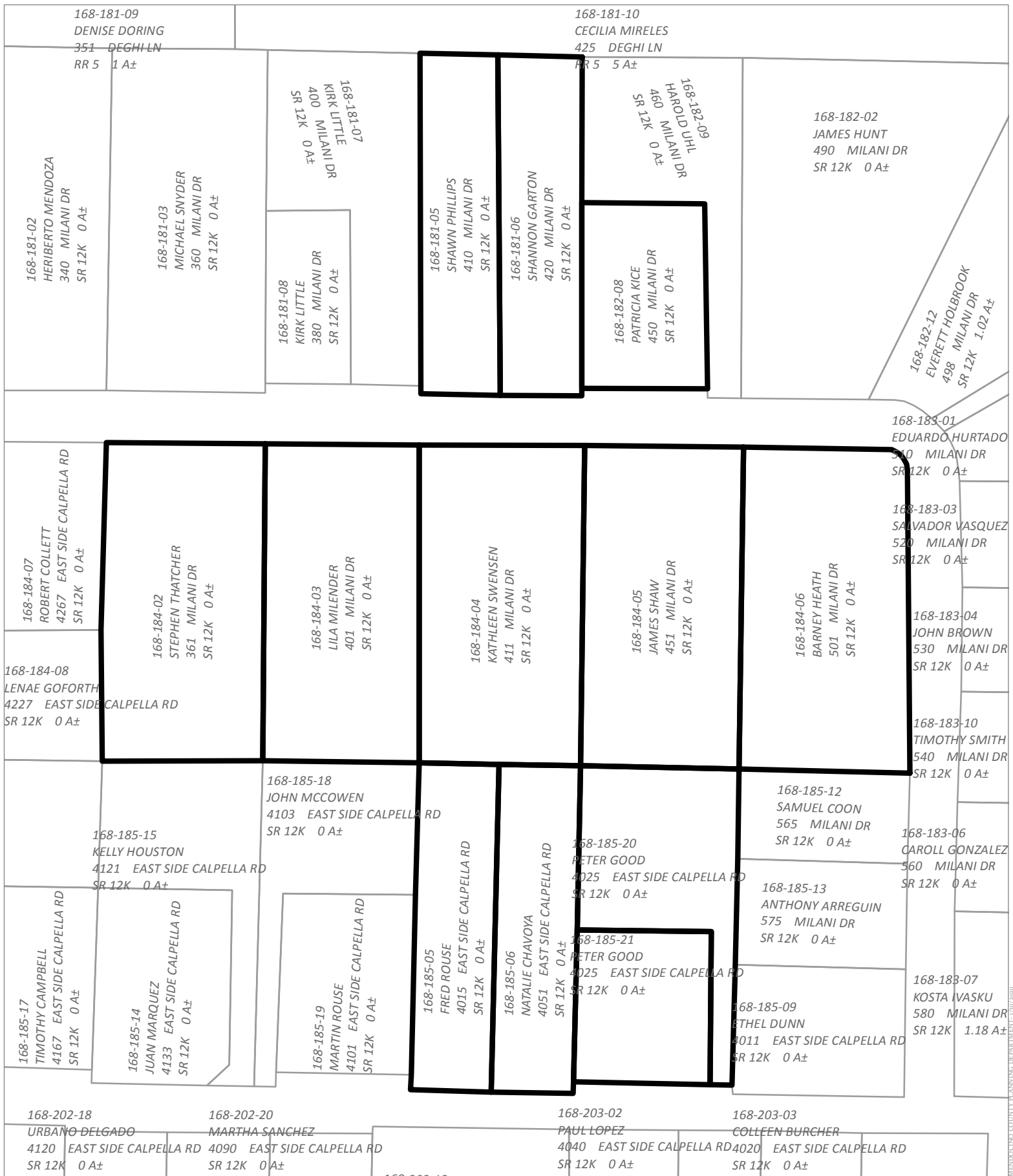
RICHEY LANE

CASE: R 2019-0011
OWNER: THATCHER, Stephen, ET AL
APN: 168-184-02, ET AL
APLCT: Stephen Thatcher
AGENT:
ADDRESS: 361 Milani Drive, Ukiah

-  General Plan Classes
-  Public Roads
-  Assessors Parcels



GENERAL PLAN CLASSIFICATIONS



CASE: R 2019-0011

OWNER: THATCHER, Stephen, ET AL

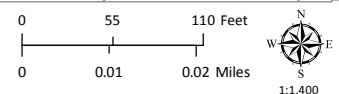
APN: 168-184-02, ET AL

APLCT: Stephen Thatcher

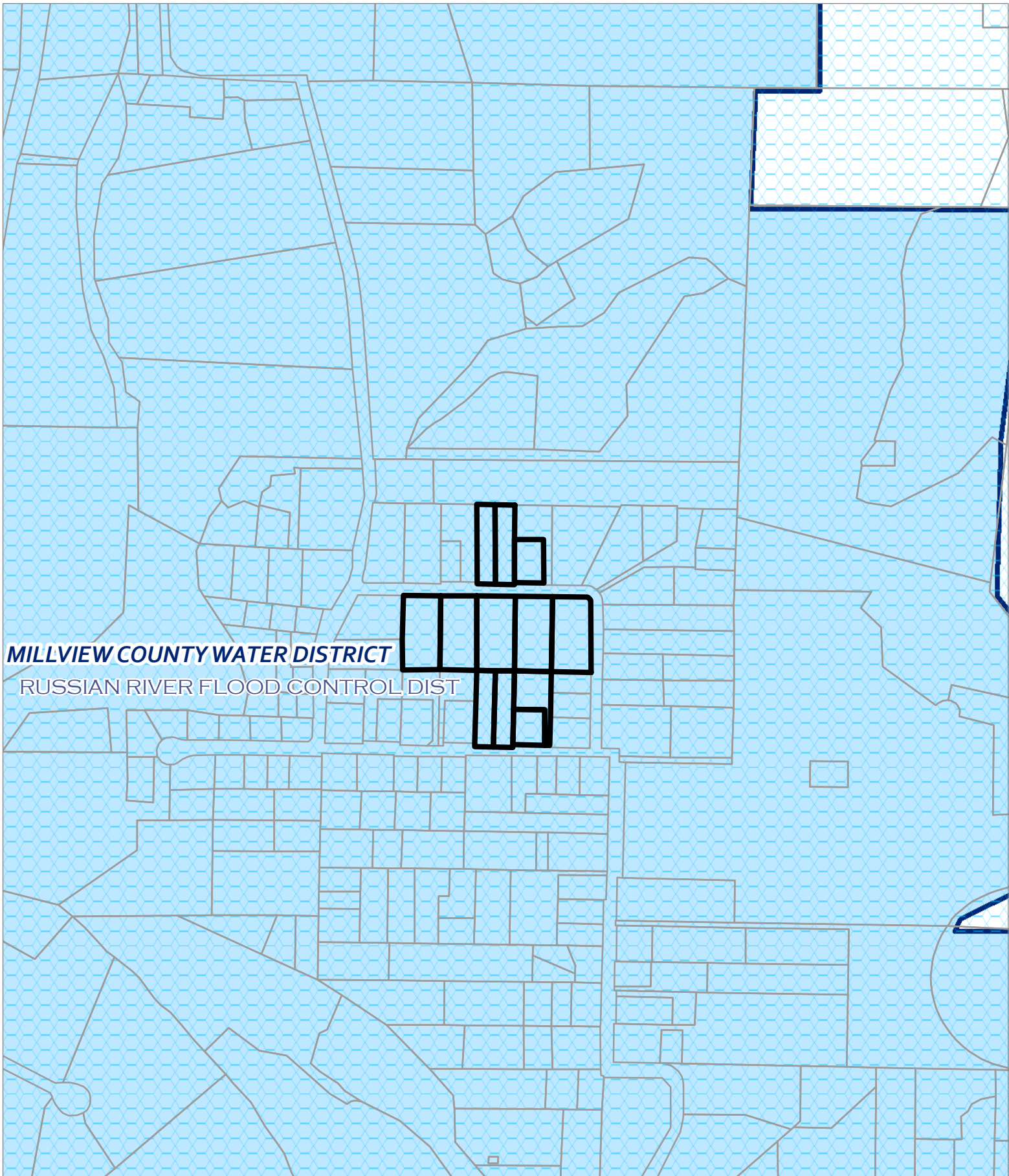
AGENT:

ADDRESS: 361 Milani Drive, Ukiah

Assessors Parcels



ADJACENT PARCELS



CASE: R 2019-0011
OWNER: THATCHER, Stephen, ET AL
APN: 168-184-02, ET AL
APLCT: Stephen Thatcher
AGENT:
ADDRESS: 361 Milani Drive, Ukiah

- Assessors Parcels
- Russian River Flood District
- County Water Districts

