



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

February 27, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Airport Land Use Commission
MCSO – Cpt. Van Patten

Mendocino Cannabis Program
Caltrans
CalFire
California Highway Patrol
Round Valley Sanitation District
Round Valley Water District

Round Valley Fire Protection District
Round Valley Area Municipal Advisory Council
Covelo Community Services District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0002

DATE FILED: 1/15/2020

OWNER: MENDOCINO NATURAL FARMS INC

APPLICANT: IVO LOPEZ

REQUEST: Administrative Permit to allow for cannabis processing and cannabis microbusiness with retail, distribution, and non-volatile (level 1) manufacturing components within an existing structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 0.5± miles south of Covelo town center, on the southeast corner of Covelo Road (SR 162) and Commercial St. (private); located at 75887 Covelo Road, Covelo (APN 034-210-27).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: March 12, 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: AP_2020-0002

| | |
|----------------|--|
| OWNER: | MENDOCINO NATURAL FARMS INC |
| APPLICANT: | IVO LOPEZ |
| REQUEST: | Administrative Permit to allow for cannabis processing and cannabis microbusiness with retail, distribution, and non-volatile (level 1) manufacturing components within an existing structure. |
| LOCATION: | 0.5± miles south of Covelo town center, on the southeast corner of Covelo Road (SR 162) and Commercial St. (private); located at 75887 Covelo Road, Covelo (APN 034-210-27). |
| APN/S: | 034-210-27 |
| PARCEL SIZE: | 0.3± Acres |
| GENERAL PLAN: | Commercial (C) |
| ZONING: | General Commercial (C2:12K) |
| COMBINING: | Flood Plain (FP) Airport Zone (AZ) Airport Height (AH) Community Character (CC) |
| EXISTING USES: | Vacant |
| DISTRICT: | District 3 (Haschak) |

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES (Acres) | ADJACENT USES |
|--------|-----------------------|-------------------------|----------------------------|---------------|
| NORTH: | Commercial (C) | General Commercial (C2) | 0.5± | Industrial |
| EAST: | Commercial (C) | General Commercial (C2) | 0.6± | Residential |
| SOUTH: | Commercial (C) | General Commercial (C2) | 0.6± | Agricultural |
| WEST: | Commercial (C) | General Commercial (C2) | 1±, 0.6± | Commercial |

REFERRAL AGENCIES

| | | |
|---|---|---|
| <u>LOCAL</u> <input checked="" type="checkbox"/> Airport Land Use Committee <input checked="" type="checkbox"/> Assessor's Office <input checked="" type="checkbox"/> Building Division (Ukiah) <input checked="" type="checkbox"/> Department of Transportation (DOT) <input checked="" type="checkbox"/> Environmental Health (EH) <input checked="" type="checkbox"/> Mendocino Cannabis Program <input checked="" type="checkbox"/> MCSO – Cpt. Van Patten <input checked="" type="checkbox"/> Covelo Community Services District <input checked="" type="checkbox"/> Round Valley Fire Protection District <input checked="" type="checkbox"/> Round Valley MAC <input checked="" type="checkbox"/> Round Valley Sanitation District <input checked="" type="checkbox"/> Round Valley Water District | <u>STATE</u> <input checked="" type="checkbox"/> CALFIRE (Land Use) <input checked="" type="checkbox"/> California Highway Patrol <input checked="" type="checkbox"/> CALTRANS | <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 |
|---|---|---|

ADDITIONAL INFORMATION:

Cannabis processing includes the drying, curing, trimming, and packaging of flower, as well as the making of non-value added pre-rolls. The manufacturing component of the microbusiness would allow for non-volatile methods of manufacturing, or the use of ethanol or alcohol in non-volatile processes, in addition to the retail and distribution of cannabis and cannabis products.

ENVIRONMENTAL DATA

1. MAC:

GIS
Round Valley Municipal Advisory Council

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
N/A

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Local

4. FARMLAND CLASSIFICATION:

GIS
N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
YES

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
N/A

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
YES

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
N/A

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy
N/A

22. OAK WOODLAND AREA:

USDA
N/A

23. HARBOR DISTRICT:

Sec. 20.512
N/A



Department of
Planning and Building
Services

Case No: AP 2020 0002
CalFire No: N/A
Business License No: _____
Fee: \$1121.00
Receipt No: _____
Received By: Pirk L.
Date Filed: 1/15/20

Office use only

Application for Facilities – Use Permit / Administrative Permit

APPLICANT(S)

Name: Ivo Lopez Phone: 707.354.2267
Mailing Address: Po Bx 150
City: Corvallis State/Zip: 95420 email: mendocino Natural Farms@gmail.com

PROPERTY OWNER

Name: Ivo Lopez Phone: 707 354 2267
Mailing Address: Po Bx 150
City: Corvallis State/Zip: 95420 email: Mendocino Natural Farms@gmail.com

AGENT

Name: Sam Phone: _____
Mailing Address: _____
City: _____ State/Zip: _____ email: _____

Address of Property: 75887 Corvallis Rd
Assessor Parcel Number(s): _____

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"/> - UP | - | - | - | ZC** | - | - |
| C2 (General Commercial) | <input checked="" 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) ☐ Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception)
☐ Setback Reduction (Mendocino County Code Section 20.243.050(B)(1))
☐ Cottage Industry Use Permit (microbusiness)
☐ 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.

Signature of Applicant/Agent

Date

Signature of Owner

Date

FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks?

☒ YES

☐ NO

- ⁶⁰⁰~~1,000~~ feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

2. Please describe the project in full.

Same as last application -
Process, construction & distribution
All ADA compliant requirements have been met.

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

New Flooring & Paint

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?
 B. Make substantial changes in terrain?

YES

NO

☐

☒

☐

☒

7. Will there be employees? ☒ YES ☐ NO If YES, how many employees will be present on the largest shift? 1

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):

Size: _____ ft² Type (i.e. freestanding, wall, etc):

9. How many parking spaces will be on provided on-site? 3 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. <u>house/shop</u> | <u>vacant</u> | <u>retail, micro, pro</u> | | |
| 2. _____ | Existing Use: | Proposed Use: | Size: | ft ² |
| 3. _____ | Existing Use: | Proposed Use: | Size: | ft ² |
| 4. _____ | Existing Use: | Proposed Use: | Size: | ft ² |
| 5. _____ | Existing Use: | Proposed Use: | Size: | ft ² |

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.

Motel across Street to Right Fire Dept -
next door Trucking company

13. Please indicate the surrounding land uses.

| | NORTH | EAST | SOUTH | WEST |
|--------------------------|----------|----------|----------|----------|
| Vacant | | | | |
| Residential/Agricultural | <u>X</u> | <u>X</u> | <u>X</u> | |
| Commercial/Industrial | | | | <u>X</u> |
| 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).

101 to 102 Corral - Right side across
from motel

FOR PROCESSING

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

Compost

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

see attached email

FOR MANUFACTURING

M01. What solvents will be used?

see attached email

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.

see attached email

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

see attached email

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

see attached email

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? 1

FOR MICROBUSINESS

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

B02. What are the accessory uses that are incidental to the primary use? processing

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

Print Name of Applicant/Agent

Date

Print Name of Owner

Date

Signature of Applicant/Agent

Signature of Owner

Vandy Vandewater - Fwd: Re: Administrative Permit Application questions

From: ivophoto@gmail.com (Vandy Vandewater)
To: Vandy Vandewater
Date: 1/16/2020 9:01 AM
Subject: Fwd: Re: Administrative Permit Application questions

>>> ivo lopez <ivophoto@gmail.com> 1/16/2020 9:01 AM >>>

We will use some trim-pal machines, very simple trim machines. For solventless hash we will use bubble bags and ice, possibly for Rosin extraction we could use a Rosin Press which is like a panini press. So very simple machine that heats the cannabis or kief and squeezes the rosin out of the material.




1. What solvents will be used? **No solvents will be used.**
2. Will hazardous material be used? (Note that almost all solvents are considered hazardous by the State, even CO2)
No solvents will be used.
3. Will hazardous material be used stored in quantities greater than 55 gallons, 500 pounds, or 200 cubic feet?
No solvents will be used.
4. Will hazardous waste be generated on-site?
No
5. Please describe any extraction processes you will be using.
Ice water extraction using Ice, buckets and water and screens. Possible future Rosin press.
6. What products are being made? (i.e. edibles, topicals, cartridges, tinctures, etc.)
Ice water hash, (literally those are the only 3 things you need for this)
If we can make edibles without any big upgrades we will make some cookies , gummies?
Prerolls will also be made.
7. How will hazardous (solvents), natural (trimmings, plant waste), and other materials (plastics) be disposed?
No hazardous solvents will be used. All plant waste will be taken to dump or composted for use in gardens.

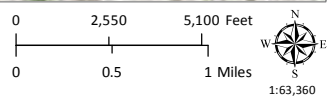
Thanks so much
Please let me know if you need anything.

Ivo



CASE: **AP 2020-0002**
 OWNER: **Mendocino Natural Farms, Inc.**
 APN: **034-210-27**
 APLCT: **Ivo Lopez**
 AGENT: **Ivo Lopez**
 ADDRESS: **75887 Covelo Road, Covelo**




-  Major Towns & Places
-  Highways
-  Major Roads

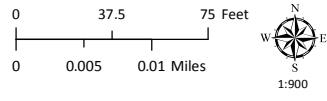


LOCATION MAP



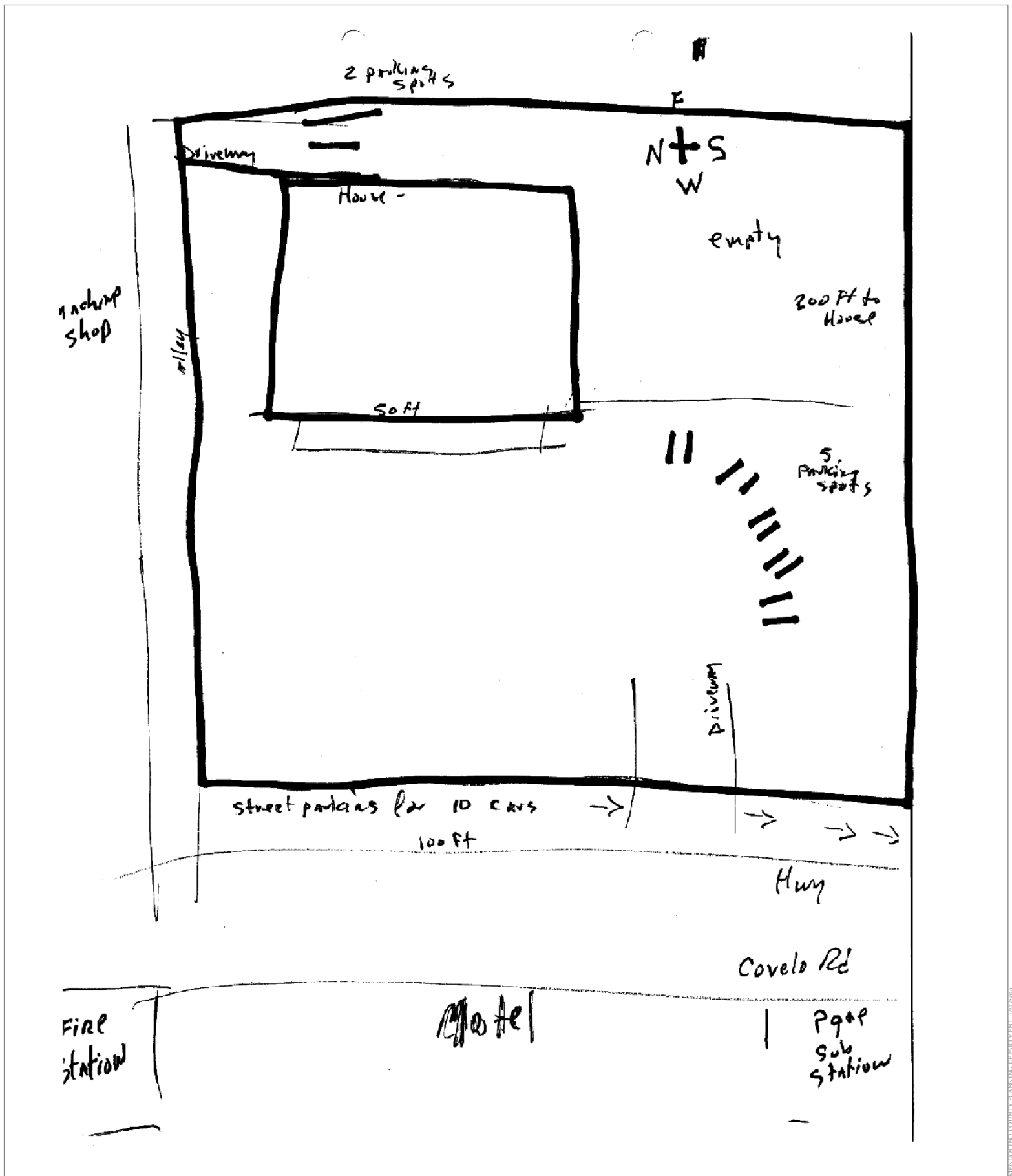
CASE: **AP 2020-0002**
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 ADDRESS: **75887 Covelo Road, Covelo**

-  Cannabis Facilities
-  Named Rivers
-  Public Roads



AERIAL IMAGERY

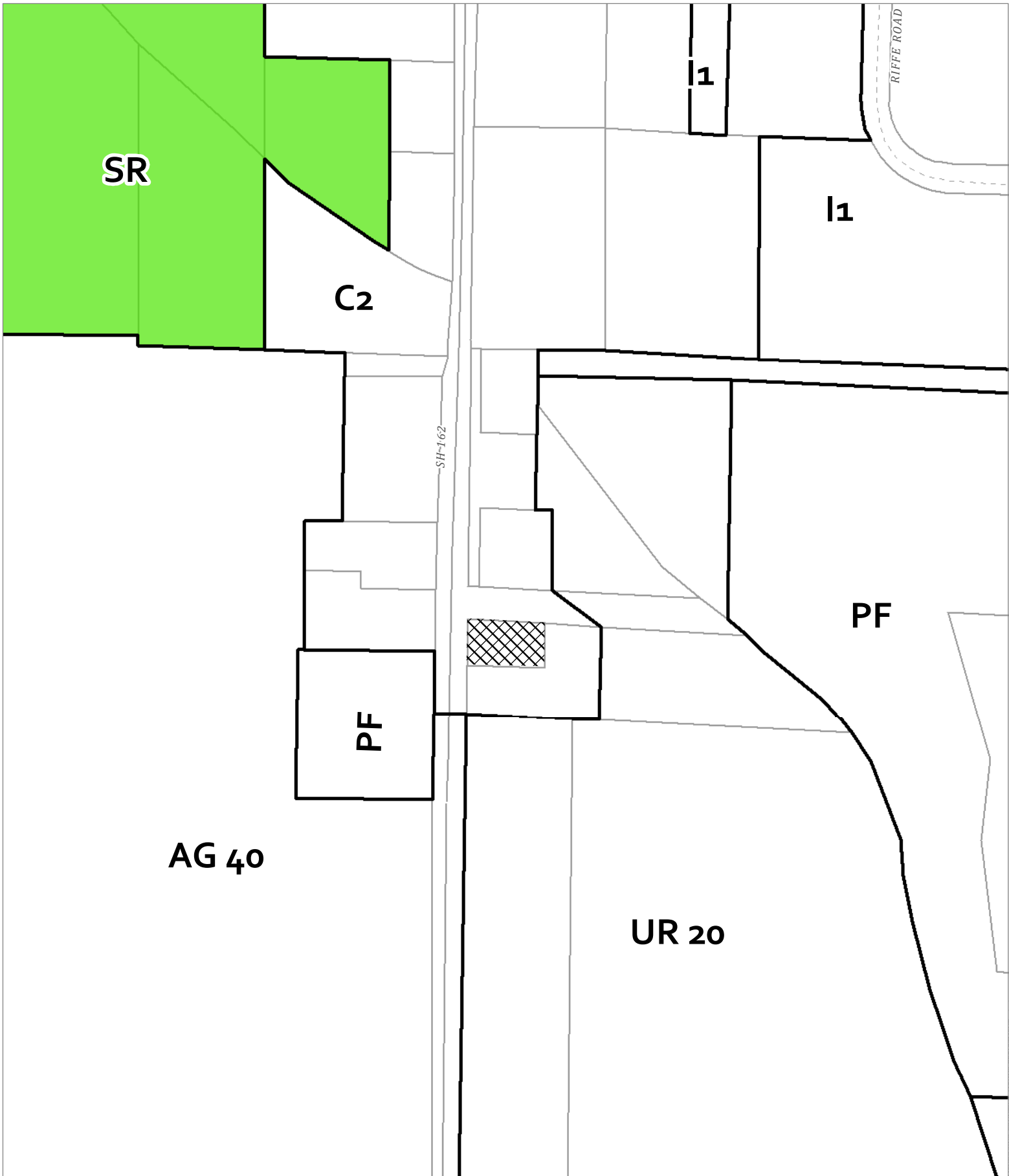
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020



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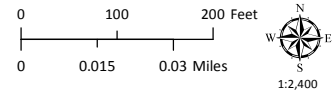
NO SCALE

SITE PLAN

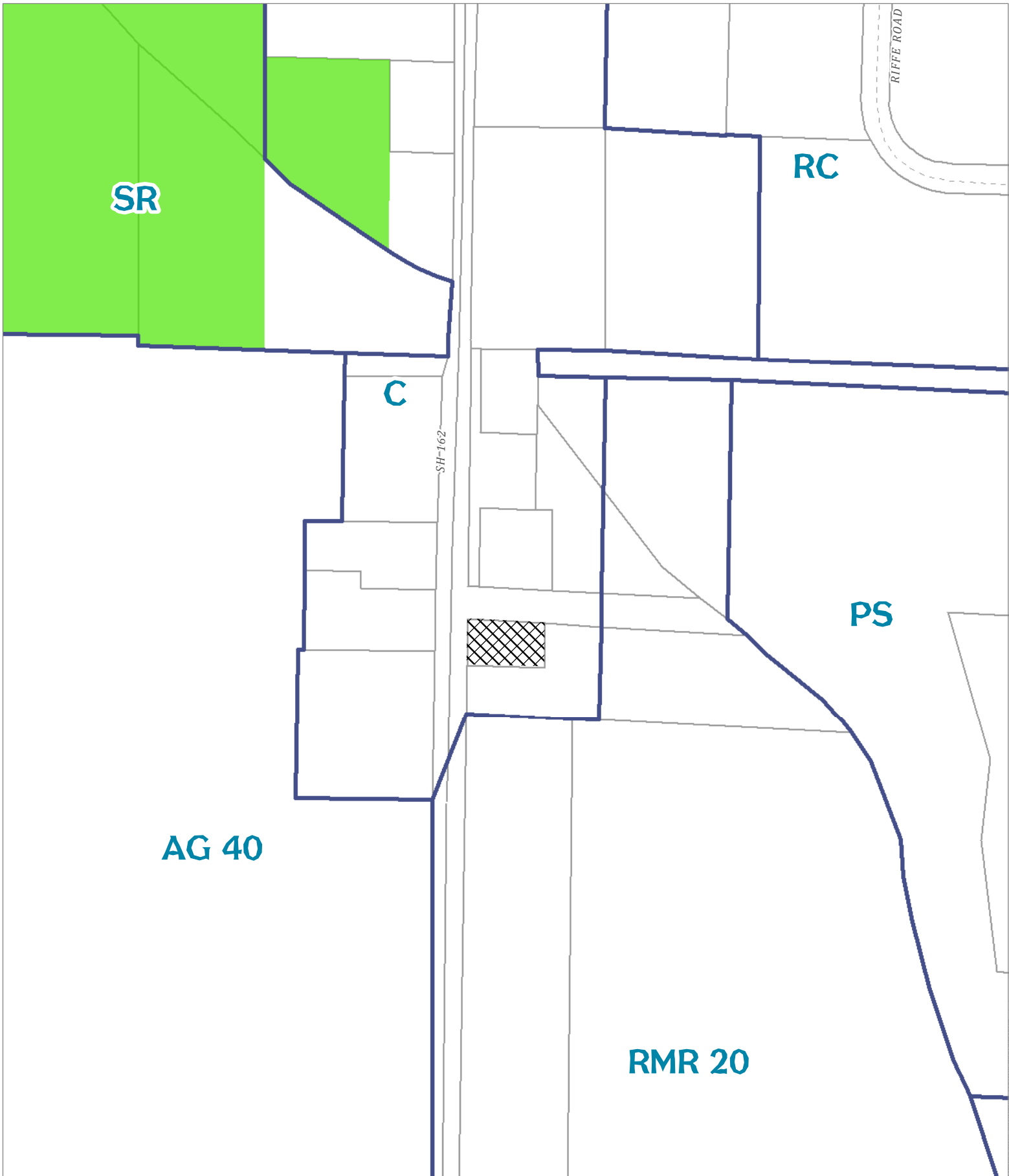


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OWNER: Mendocino Natural Farms, Inc.
APN: 034-210-27
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AGENT: Ivo Lopez
ADDRESS: 75887 Covelo Road, Covelo

-  Zoning Districts
-  Accommodation Districts
-  Public Roads
-  Assessors Parcels

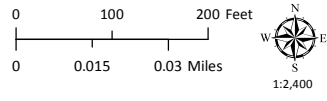


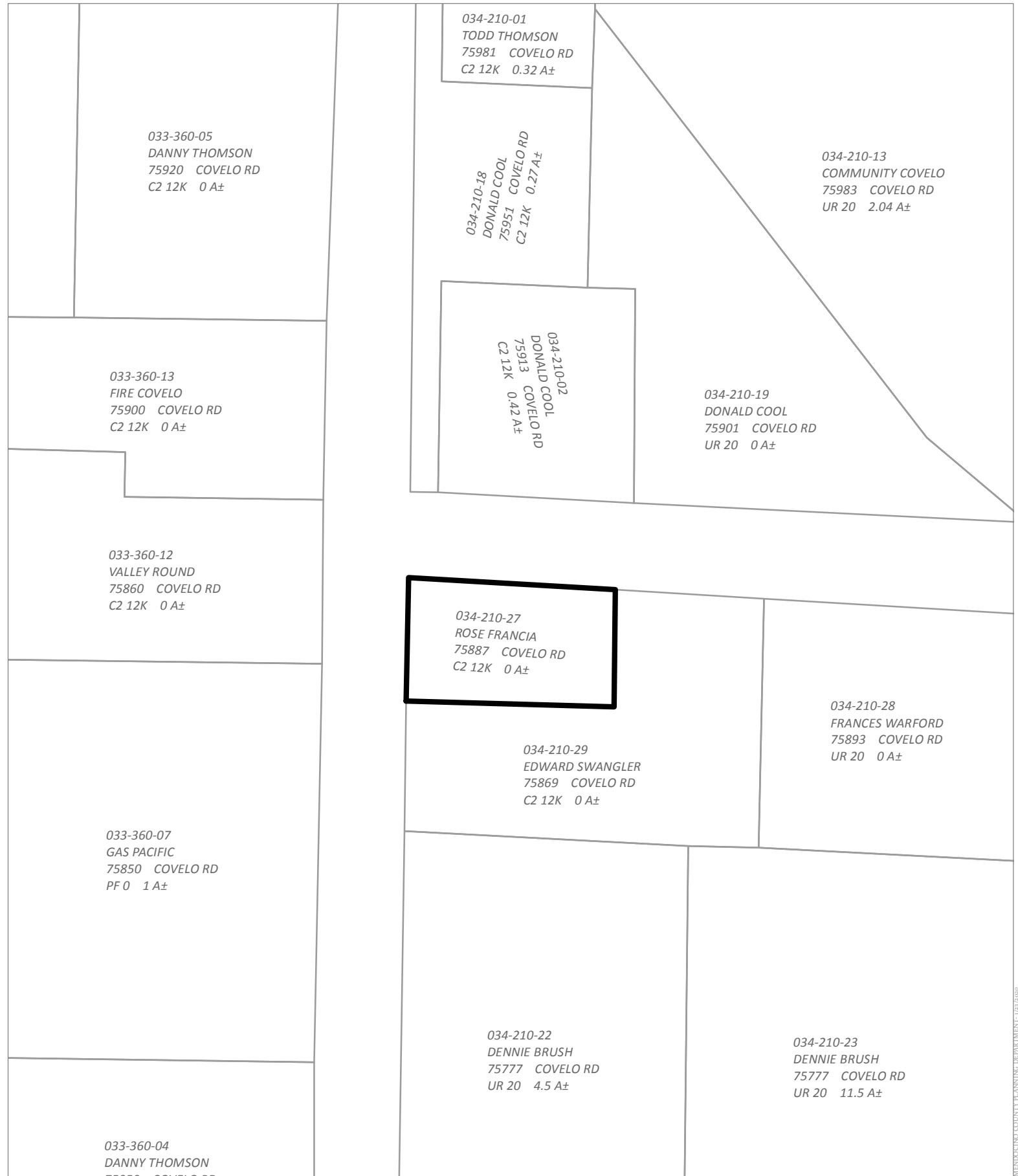
ZONING DISPLAY MAP



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- General Plan Classes
- Assessor's Parcels
- Accommodation Districts
- Public Roads





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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020