February 27, 2020

Mendocino County Planning & Building Services

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).

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☐ 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)
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☐ 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: 034-210-27

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)

<table>
<thead>
<tr>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES (Acres)</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH:</td>
<td>General Commercial (C2)</td>
<td>0.5±</td>
<td>Industrial</td>
</tr>
<tr>
<td>EAST:</td>
<td>General Commercial (C2)</td>
<td>0.6±</td>
<td>Residential</td>
</tr>
<tr>
<td>SOUTH:</td>
<td>General Commercial (C2)</td>
<td>0.6±</td>
<td>Agricultural</td>
</tr>
<tr>
<td>WEST:</td>
<td>General Commercial (C2)</td>
<td>1±, 0.6±</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Airport Land Use Committee
- Assessor’s Office
- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health (EH)
- Mendocino Cannabis Program
- MCSO – Cpt. Van Patten
- Covelo Community Services District
- Round Valley Fire Protection District
- Round Valley MAC
- Round Valley Sanitation District
- Round Valley Water District

STATE
- CALFIRE (Land Use)
- California Highway Patrol
- CALTRANS

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- 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.

STAFF PLANNER: SAM “VANDY” VANDEWATER

DATE: 2/27/2020
<table>
<thead>
<tr>
<th></th>
<th>ENVIRONMENTAL DATA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>MAC: Round Valley Municipal Advisory Council</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>FIRE HAZARD SEVERITY ZONE: CALFIRE FRAP maps/GIS</td>
<td>N/A</td>
</tr>
<tr>
<td>3.</td>
<td>FIRE RESPONSIBILITY AREA: CALFIRE FRAP maps/GIS</td>
<td>Local</td>
</tr>
<tr>
<td>4.</td>
<td>FARMLAND CLASSIFICATION: GIS</td>
<td>N/A</td>
</tr>
<tr>
<td>5.</td>
<td>FLOOD ZONE CLASSIFICATION: Flood Insurance Rate Maps (FIRM)</td>
<td>YES</td>
</tr>
<tr>
<td>6.</td>
<td>COASTAL GROUNDWATER RESOURCE AREA: Coastal Groundwater Studies/GIS</td>
<td>N/A</td>
</tr>
<tr>
<td>7.</td>
<td>SOIL CLASSIFICATION: Mendocino County Soils Study Eastern/Western Part</td>
<td>N/A</td>
</tr>
<tr>
<td>8.</td>
<td>PYGMY VEGETATION OR PYGMY CAPABLE SOIL: LCP maps, Pygmy Soils Maps; GIS</td>
<td>N/A</td>
</tr>
<tr>
<td>9.</td>
<td>WILLIAMSON ACT CONTRACT: GIS/Mendocino County Assessor’s Office</td>
<td>NO</td>
</tr>
<tr>
<td>10.</td>
<td>TIMBER PRODUCTION ZONE: GIS</td>
<td>NO</td>
</tr>
<tr>
<td>11.</td>
<td>WETLANDS CLASSIFICATION: GIS</td>
<td>N/A</td>
</tr>
<tr>
<td>12.</td>
<td>EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS</td>
<td>NO</td>
</tr>
<tr>
<td>13.</td>
<td>AIRPORT LAND USE PLANNING AREA: Airport Land Use Plan; GIS</td>
<td>YES</td>
</tr>
<tr>
<td>14.</td>
<td>SUPERFUND/BROWNFIELD/HAZMAT SITE: GIS; General Plan 3-11</td>
<td>NO</td>
</tr>
<tr>
<td>15.</td>
<td>NATURAL DIVERSITY DATABASE: CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS</td>
<td>YES</td>
</tr>
<tr>
<td>16.</td>
<td>STATE FOREST/PARK/RECREATION AREA ADJACENT: GIS; General Plan 3-10</td>
<td>N/A</td>
</tr>
<tr>
<td>17.</td>
<td>LANDSLIDE HAZARD: Hazards and Landslide Map; GIS; Policy RM 4; General Plan 4-44</td>
<td>N/A</td>
</tr>
<tr>
<td>18.</td>
<td>WATER EFFICIENT LANDSCAPE REQUIRED: Policy RM 7; General Plan 4-34</td>
<td>N/A</td>
</tr>
<tr>
<td>19.</td>
<td>WILD AND SCENIC RIVER: <a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS</td>
<td>N/A</td>
</tr>
<tr>
<td>20.</td>
<td>SPECIFIC PLAN/SPECIAL PLAN AREA: Various Adopted Specific Plan Areas; GIS</td>
<td>N/A</td>
</tr>
<tr>
<td>21.</td>
<td>STATE CLEARINGHOUSE REQUIRED: Policy</td>
<td>N/A</td>
</tr>
<tr>
<td>22.</td>
<td>OAK WOODLAND AREA: USDA</td>
<td>N/A</td>
</tr>
<tr>
<td>23.</td>
<td>HARBOR DISTRICT: Sec. 20.512</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Application for Facilities – Use Permit / Administrative Permit

APPLICANT(S)
Name: Ivo Lopez Phone: 707.354.2267
Mailing Address: PO Box 150
City: Covelo State/Zip: 95429 email: mendocinonaturalfarms@gmail.com

PROPERTY OWNER
Name: Ivo Lopez Phone: 707.354.2267
Mailing Address: PO Box 150
City: Covelo State/Zip: 95429 email: mendocinonaturalfarms@gmail.com

AGENT
Name: swamp Phone:
Mailing Address:
City: State/Zip:
Address of Property: 75887 Covelo Rd
Assessor Parcel Number(s):

Please check the applicable permit type for which you are applying.

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Processing</th>
<th>Manufacturing (non-volatile)</th>
<th>Manufacturing (volatile)</th>
<th>Testing</th>
<th>Retail / Dispensary</th>
<th>Distribution</th>
<th>Microbusiness</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC (Rural Community)</td>
<td>□ - AP</td>
<td>□ - AP</td>
<td>□ - UP</td>
<td>□ - UP</td>
<td>□ - UP</td>
<td>□ - UP</td>
<td>□ - UP</td>
</tr>
<tr>
<td>AG (Agriculture)</td>
<td>□ - AP</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>UR (Upland Residential)</td>
<td>□ - AP</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RL (Rangeland)</td>
<td>□ - AP</td>
<td>-</td>
<td>-</td>
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<tr>
<td>FL (Forest Land)</td>
<td>□ - AP</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>C1 (Limited Commercial)</td>
<td>□ - UP</td>
<td>-</td>
<td>-</td>
<td>ZC**</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>C2 (General Commercial)</td>
<td>□ - AP</td>
<td>□ - UP</td>
<td>-</td>
<td>ZC**</td>
<td>ZC**</td>
<td>-</td>
<td>UP</td>
</tr>
<tr>
<td>I1 (Limited Industrial)</td>
<td>ZC**</td>
<td>ZC**</td>
<td>□ - AP</td>
<td>ZC**</td>
<td>ZC**</td>
<td>-</td>
<td>AP</td>
</tr>
<tr>
<td>I2 (General Industrial)</td>
<td>ZC**</td>
<td>ZC**</td>
<td>□ - AP</td>
<td>ZC**</td>
<td>ZC**</td>
<td>-</td>
<td>AP</td>
</tr>
<tr>
<td>PI (Pinoleville Industrial)</td>
<td>ZC**</td>
<td>ZC**</td>
<td>□ - AP</td>
<td>ZC**</td>
<td>ZC**</td>
<td>-</td>
<td>AP</td>
</tr>
<tr>
<td>OTHER (check if applicable)</td>
<td>□ Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception)</td>
<td>□ Setback Reduction (Mendocino County Code Section 20.243.050(B)(1))</td>
<td>□ Cottage Industry Use Permit (microbusiness)</td>
<td>□ Cottage Industry Use Permit (non-volatile manufacturing)</td>
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</tr>
</tbody>
</table>

*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: 11/5/2020
Signature of Owner Date: 11/5/2020
## Facility Project Description & Questionnaire

1. Does the proposed facility meet the following setbacks?  
   - 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.  
   □ YES  □ NO

2. Please describe the project in full.  
   
   Some as last applicant.  
   Process Communications & Distribution.  
   All ADA compliance 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?  
      □ YES  □ NO
   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?  

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.

<table>
<thead>
<tr>
<th>Existing Use</th>
<th>Proposed Use</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>house/ shop</td>
<td>retail, micro, pub</td>
<td>ft²</td>
</tr>
<tr>
<td></td>
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</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Vacant</th>
<th>Residential/Agricultural</th>
<th>Commercial/Industrial</th>
<th>Institutional/Timberland</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>EAST</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>SOUTH</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>WEST</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

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 Cawelo - Right side moves from motel
<table>
<thead>
<tr>
<th>FOR PROCESSING*</th>
</tr>
</thead>
</table>
P01. How will natural (trimmings) or other (plastics) materials be disposed? | Compst |

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

<table>
<thead>
<tr>
<th>FOR MANUFACTURING*</th>
</tr>
</thead>
</table>
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 |

<table>
<thead>
<tr>
<th>FOR RETAIL/DISPENSARY*</th>
</tr>
</thead>
</table>
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 |

<table>
<thead>
<tr>
<th>FOR DISTRIBUTION*</th>
</tr>
</thead>
</table>
D01. How many vehicles will operate from this facility? | 1 |

<table>
<thead>
<tr>
<th>FOR MICROBUSINESS*</th>
</tr>
</thead>
</table>
B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? | Retail, dist, 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
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 Covel Road, Covelo

Cannabis Facilities
Named Rivers
Public Roads

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020
CASE: AP 2020-0002
OWNER: Mendocino Natural Farms, Inc.
APN: 034-210-27
APLCT: Ivo Lopez
AGENT: Ivo Lopez
ADDRESS: 75887 Covelo Road, Covelo

Zoning Districts
Accommodation Districts
Assessors Parcels
Public Roads