



**STAFF REPORT
MINOR USE PERMIT**

**JUNE 13, 2019
U_2018-0032**

SUMMARY

OWNER: TALL TREE HOUSE SOCIETY LLC
626 SADDLEBROOK N E
ADA, MI 49301

APPLICANT: SHANE GARY
10401 WEST ROAD
REDWOOD VALLEY, CA 95470

REQUEST: Use Permit to allow for a cannabis microbusiness. Activities include distribution, non-volatile manufacturing (Level 1), and retail of cannabis products within an existing 1800 sqft structure.

LOCATION: 2± miles north of Redwood Valley center, on the east side of West Road (CR 237), across from Mohawk Trail (CR 237G), located at 10401 West Rd., Redwood Valley (APN: 161-040-04).

TOTAL ACREAGE: 14± Acres

GENERAL PLAN: Agriculture (AG)

ZONING: Agriculture (AG:40)

SUPERVISORIAL DISTRICT: 1st Supervisorial District (Carre Brown)

ENVIRONMENTAL DETERMINATION: Categorically Exempt; Class 1, Section 15301

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Sam "Vandy" Vandewater

BACKGROUND

PROJECT DESCRIPTION: Use Permit to allow for a cannabis microbusiness. Activities include distribution, non-volatile manufacturing (Level 1), and retail of cannabis products within an existing 1800 sqft structure.

SITE CHARACTERISTICS: The subject parcel is located off the publically maintained West Road (CR 237) in the Redwood Valley Water District and Fire Protection District. The parcel utilizes an on-site septic system. In addition to utilities, the parcel has a number of structures including a residence, multiple greenhouses, a 1,800 ft² warehouse (used for processing), and a number of additional outbuildings. The western portion of the parcel features more substantial tree coverage and access to West Road, while the eastern portion is open space, though trees exist along the rear parcel boundary. The rear parcel boundary runs along the Russian River.

PUBLIC SERVICES:

Access: West Road (CR 237)
Fire District: Redwood Valley – Calpella Fire Protection District
Water District: Redwood Valley Water District
Sewer District: None

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES (ACRES)	USES
NORTH	Agriculture (AG)	Agriculture (AG:40)	30±	Agriculture
EAST	Agriculture (AG)	Agriculture (AG:40)	33±	Agriculture
SOUTH	Agriculture (AG)	Agriculture (AG:40)	36±	Agriculture
WEST	Rural Residential (RR)	Rural Residential (RR:5)	1±, 4±	Residential

AGENCY COMMENTS: On February 13, 2019, referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. Any comments that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comment
Environmental Health	No Response
Building Inspection	No Response
Assessor	No Comment
Air Quality Management District	Comment
California Department of Fish and Wildlife	No Response
Agriculture Commissioner	No Response
Farm Advisor	No Comment
Redwood Valley Fire Protection District	No Response
RWQCB	No Response
Redwood Valley MAC	Comment
California Highway Patrol	No Comment
Mendocino County Sheriff's Office	No Response
Mendocino County Cannabis Program	No Comment
Redwood Valley Water District	No Response
Cloverdale Rancheria	No Response
Potter Valley Rancheria	No Response
Sherwood Valley Band Rancheria	No Response
Redwood Valley Rancheria	Comment

KEY ISSUES

1. General Plan and Zoning Consistency: The subject parcel is located within the Agricultural (AG) General Plan Land Use Designation. The AG General Plan zone can be applied to

“lands which are suited for and are appropriately retained for production of crops. The classification should include lands presently under Type I agricultural preserve contracts, land having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to crop production. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.”

The proposed project entails the establishment of a Cottage Industry microbusiness supplemental to a cannabis cultivation site. While neither State nor County recognizes cannabis cultivation as a form of agriculture, it can be considered a small scale, commercial farming operation. Thus the proposed project

is in conformity with the AG General Plan zone. Furthermore, the "General Uses" identified for the AG General Plan designation includes "cottage industry" providing additional evidence that the project is consistent with the General Plan.

The proposed project is also consistent with the Agricultural (AG:40) zoning district, as defined by the Mendocino County Code (MCC). Chapter 20.052.005 of the Mendocino County Code defines AG:40 as a district:

"intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the A-G District would be applied to lands subject to Type I Agricultural Preserve contracts, land having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which noncompatible uses could jeopardize the agricultural use of surrounding lands."

Similarly to the AG General Plan zone, the proposed project is consistent with the AG:40 zoning district as the project entails small scale farming. The project allows a small cannabis cultivation site to have commercial components and allows the applicant to operate a cottage industry sized business, which is a permitted use within the AG zoning district.

The project is also consistent with MCC Section 20.243 as the regulations require such a project to adhere to the cottage industry regulations (MCC 20.160). The proposed project intends to utilize an existing 1,800 square foot structure. The project conforms to the additional requirements of the MCC Section 20.160, as well as all of MCC Section 20.243 regarding cannabis facilities.

2. Use Permit Findings: The proposed use is required to meet the use permit findings set forth in the Mendocino County Code (MCC Section 20.196.020). Below is the discussion of each finding and how the use permit appropriately meets those requirements.

A. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;*

As shown in the previous section, the proposed project is in conformity with the General Plan.

B. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;*

The proposed project maintains connections to PG&E for electricity and utilizes Redwood Valley Water District for water provisions and a septic system for waste water. As the proposed project utilizes existing structures, the drainage of the property will not change from what was previously occurring. With regards to access, the parcel is located along West Road.

C. *That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;*

The proposed project was determined to be Categorical Exempt under CEQA, thus the project will not be a detriment to the wellbeing of surrounding neighbors or the environment. Conditions of Approval are recommended to ensure the project will not create a nuisance.

D. *That such use preserves the integrity of the zoning district.*

Similarly to the General Plan conformity, compliance with the MCC zoning district is discussed in the previous section; the proposed project is in conformity with the zoning district.

3. Environmental Protection: The project is Categorically Exempt from the provisions of CEQA, pursuant to Section 15301, Class 1 of Article 19 of the California Environmental Quality Act Guidelines. The Class 1 exemption applies to “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.” The proposed project meets the criteria of Section 15301 and has been determined to not have a significant effect on the environment and, therefore, be exempt from the provisions of CEQA.

RECOMMENDATION

By resolution, the Zoning Administrator grant Use Permit U_2018-0032 for the Project, as proposed by the applicant, based on the facts and findings and subject to the Conditions of Approval.

DATE

SAM VANDEWATER
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Site Plan Map
- D. Project Area Map
- E. Zoning Map
- F. General Plan Map
- G. Adjacent Map
- H. Fire Hazards Map
- I. Flood Map
- J. Wetlands Map
- K. Soil Map
- L. Air Quality Management District Letter



CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley



**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

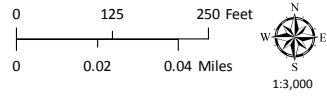
LOCATION MAP
 ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/7/2019



CASE: U 2018-0032
OWNER: Tall Tree House Society, LLC
APN: 161-040-04
APLCT: Shane Gary
AGENT:
ADDRESS: 10401 West Road, Redwood Valley

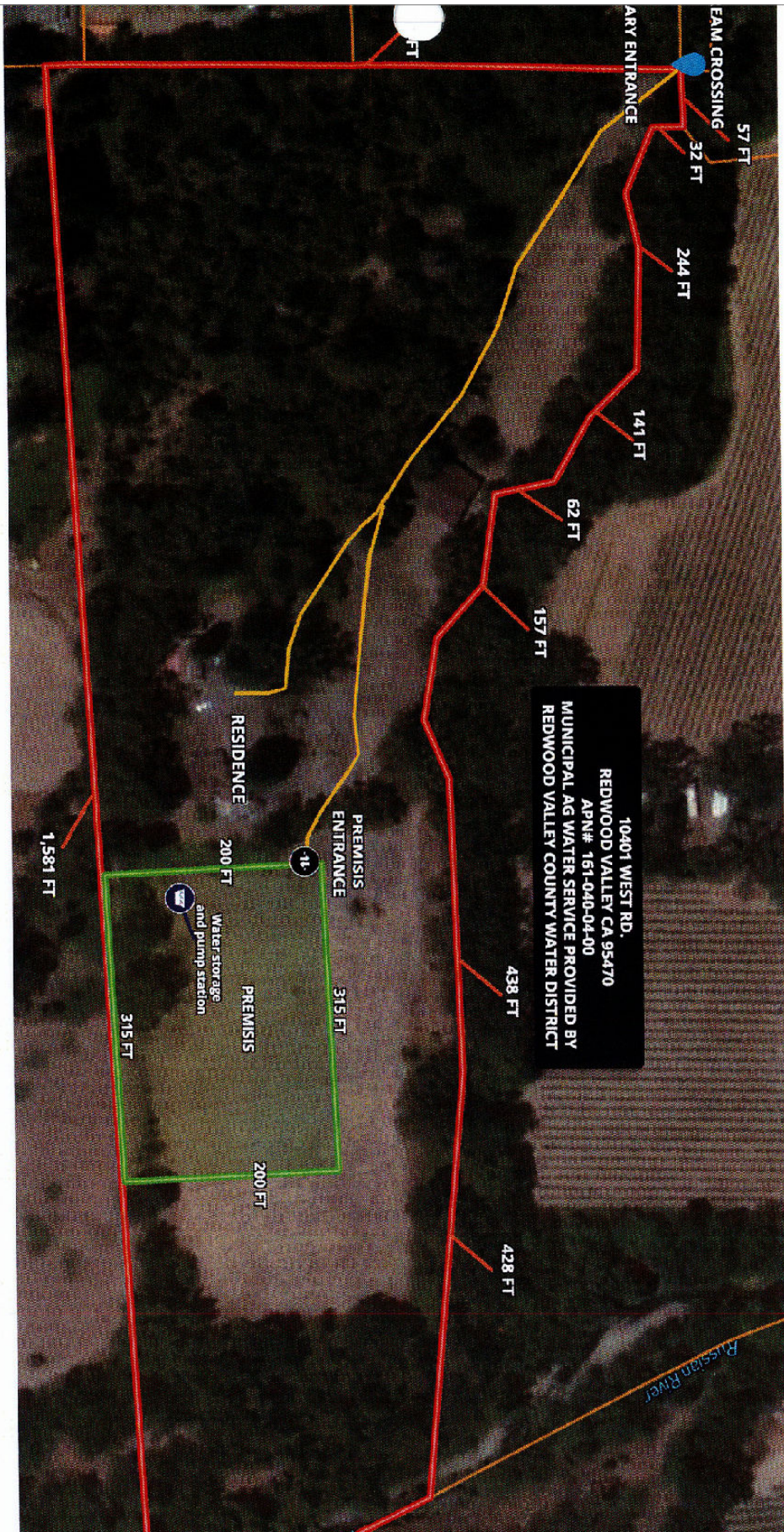
 Named Rivers
 Public Roads



THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

AERIAL IMAGERY
ATTACHMENT B

REDDWOOD COUNTY PLANNING DEPARTMENT - 4/7/24/09



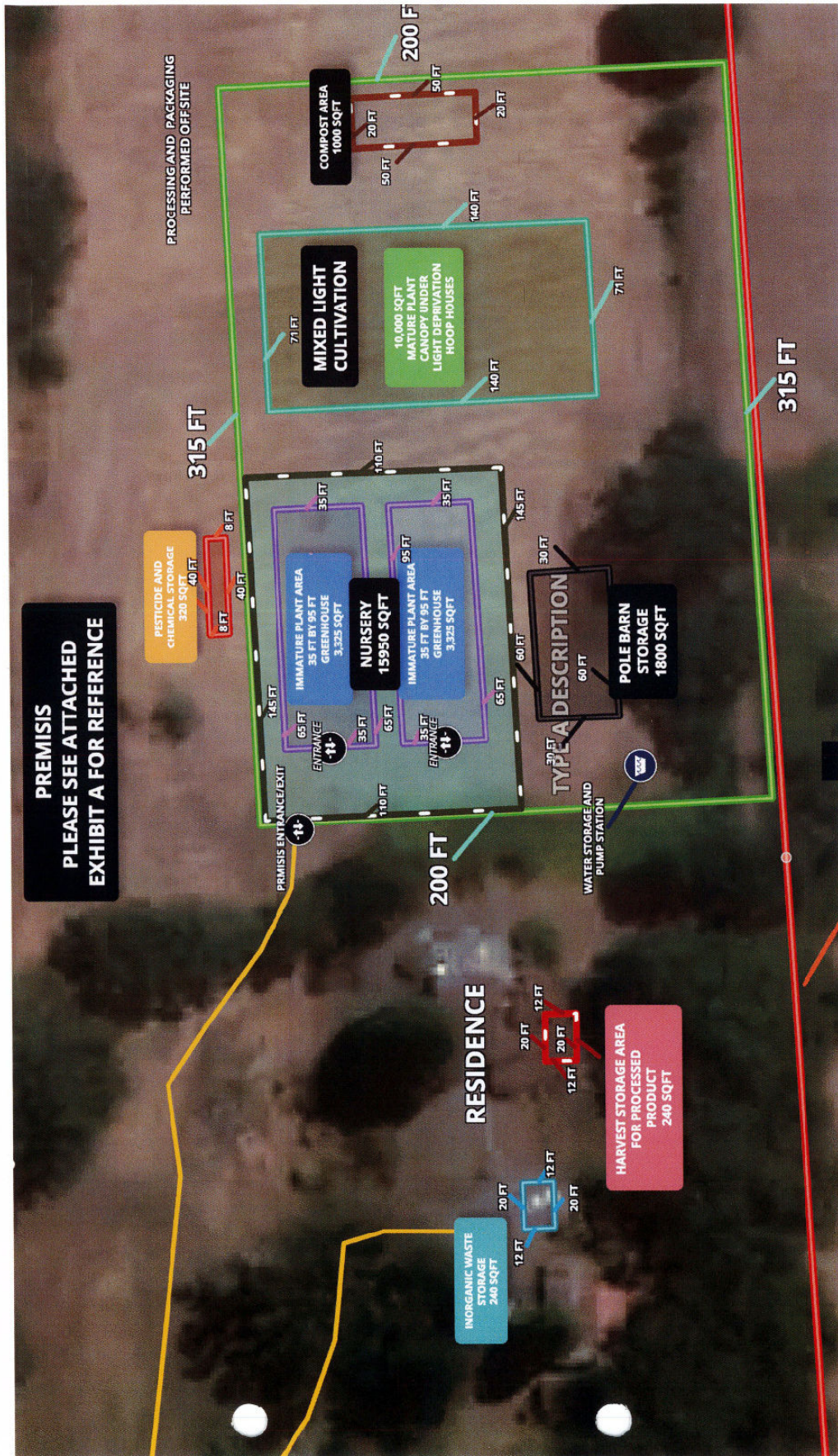
CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley

NO SCALE

SITE PLAN

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

ATTACHMENT C



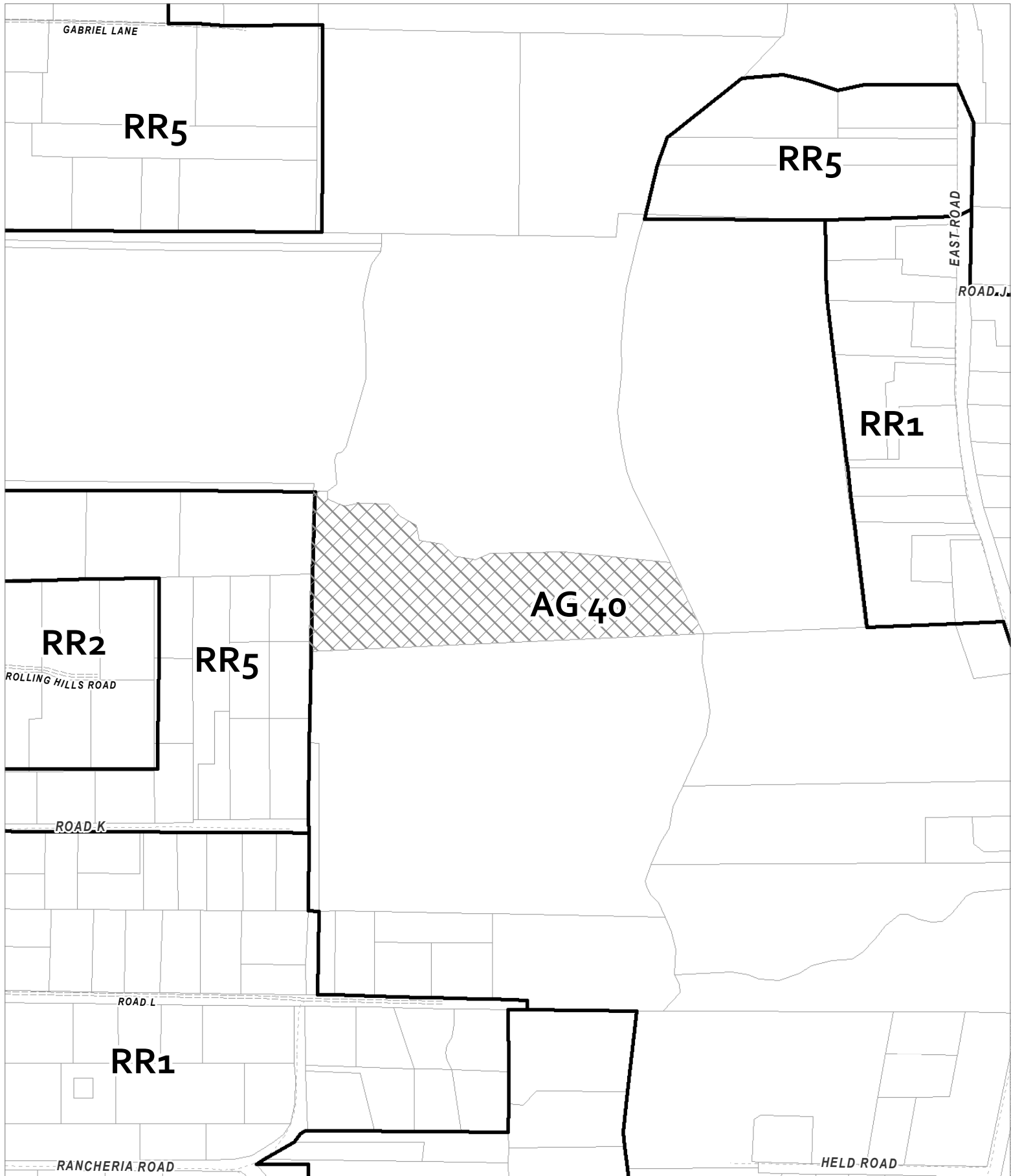
CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley

NO SCALE



SITE PLAN

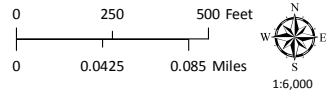
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

ATTACHMENT D



CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley

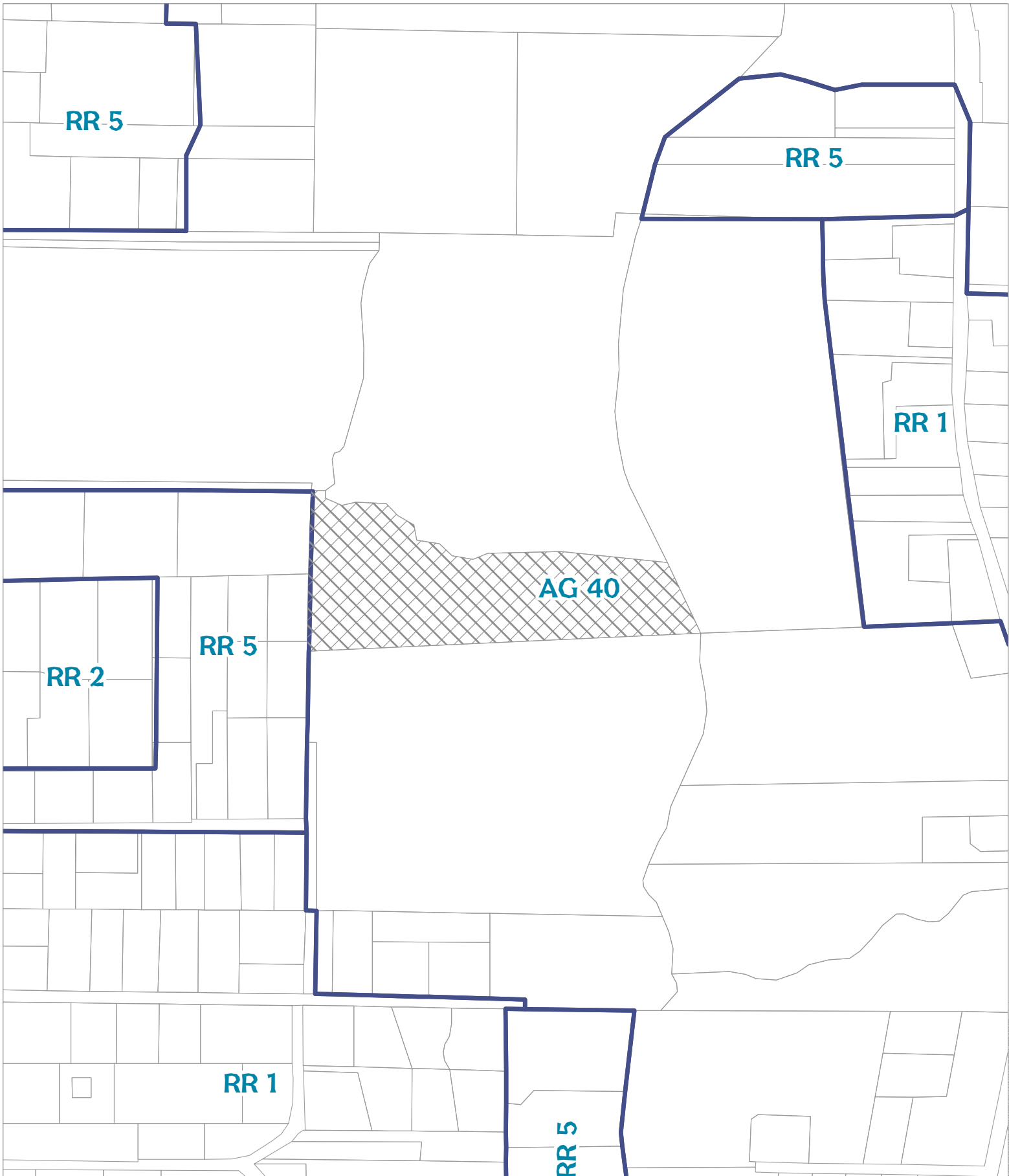
 Zoning Districts
 Public Roads




ZONING DISPLAY MAP
 ATTACHMENT E

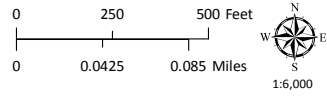
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley

 General Plan Classes

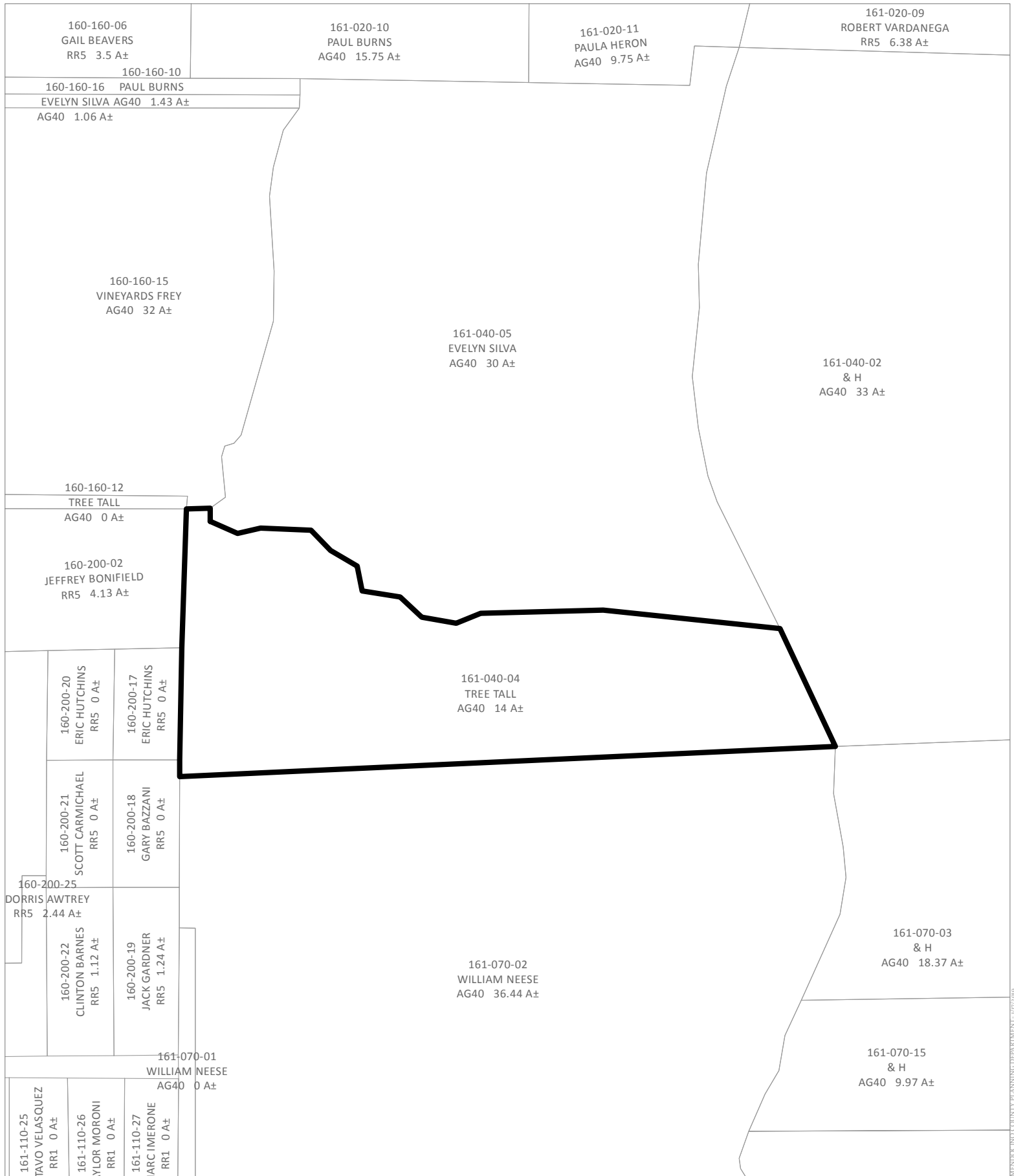


GENERAL PLAN CLASSIFICATIONS

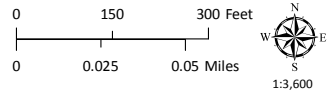
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

ATTACHMENT F

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



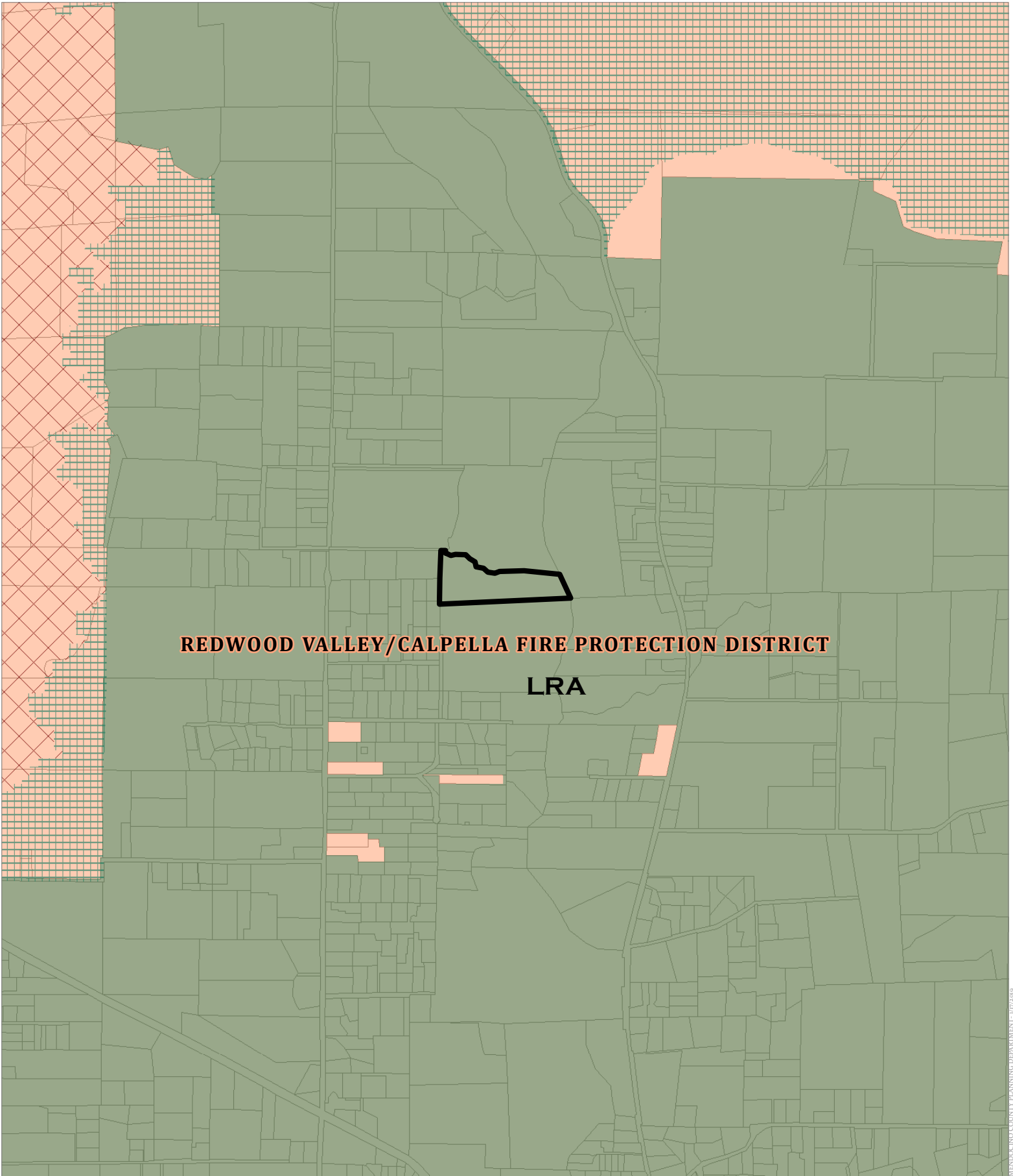
CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley



THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





ADJACENT PARCELS
 ATTACHMENT G

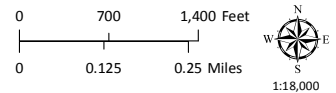
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT
LRA

CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley

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

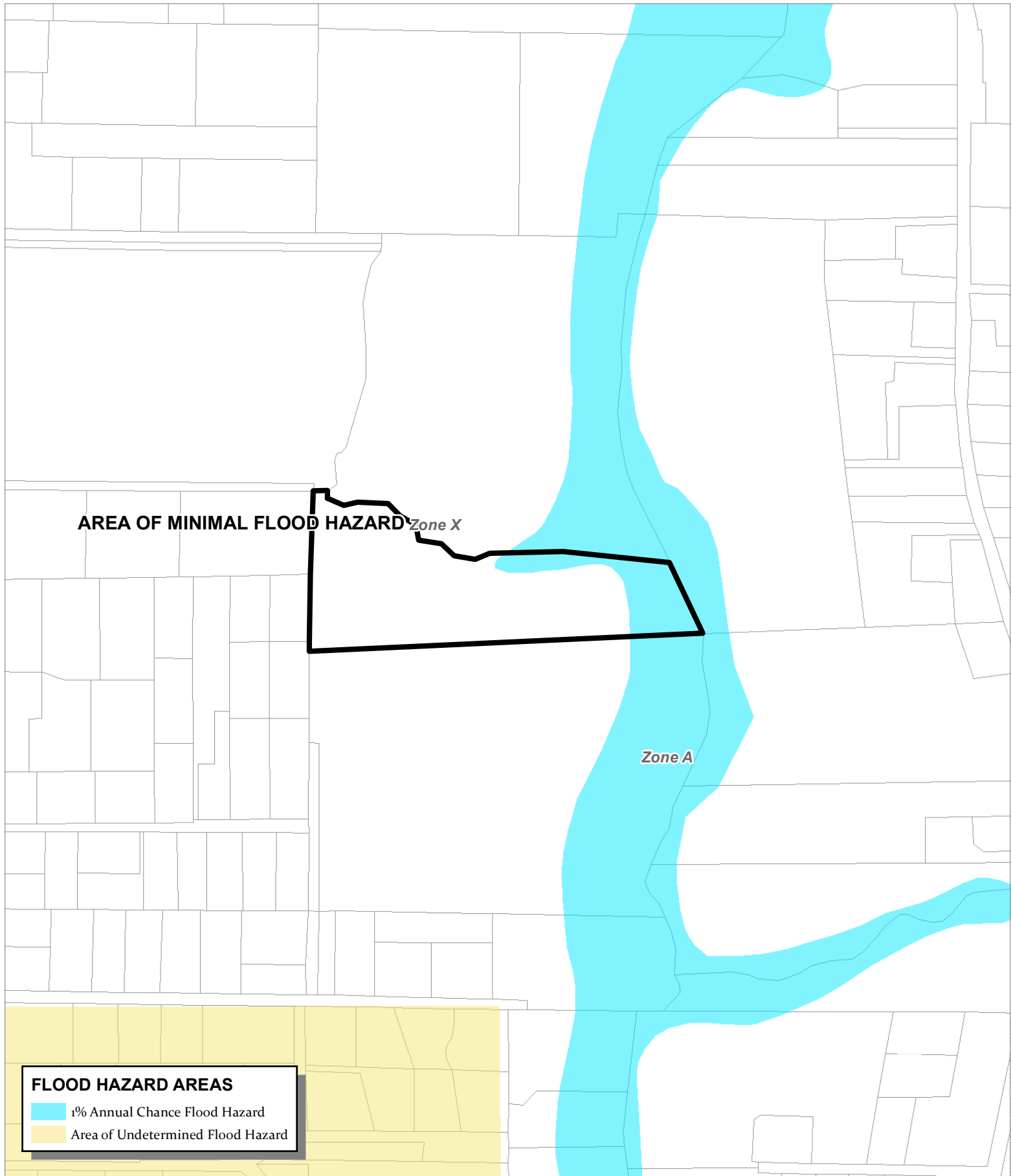


FIRE RESPONSIBILITY AREAS

ATTACHMENT H

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/24/19



CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley

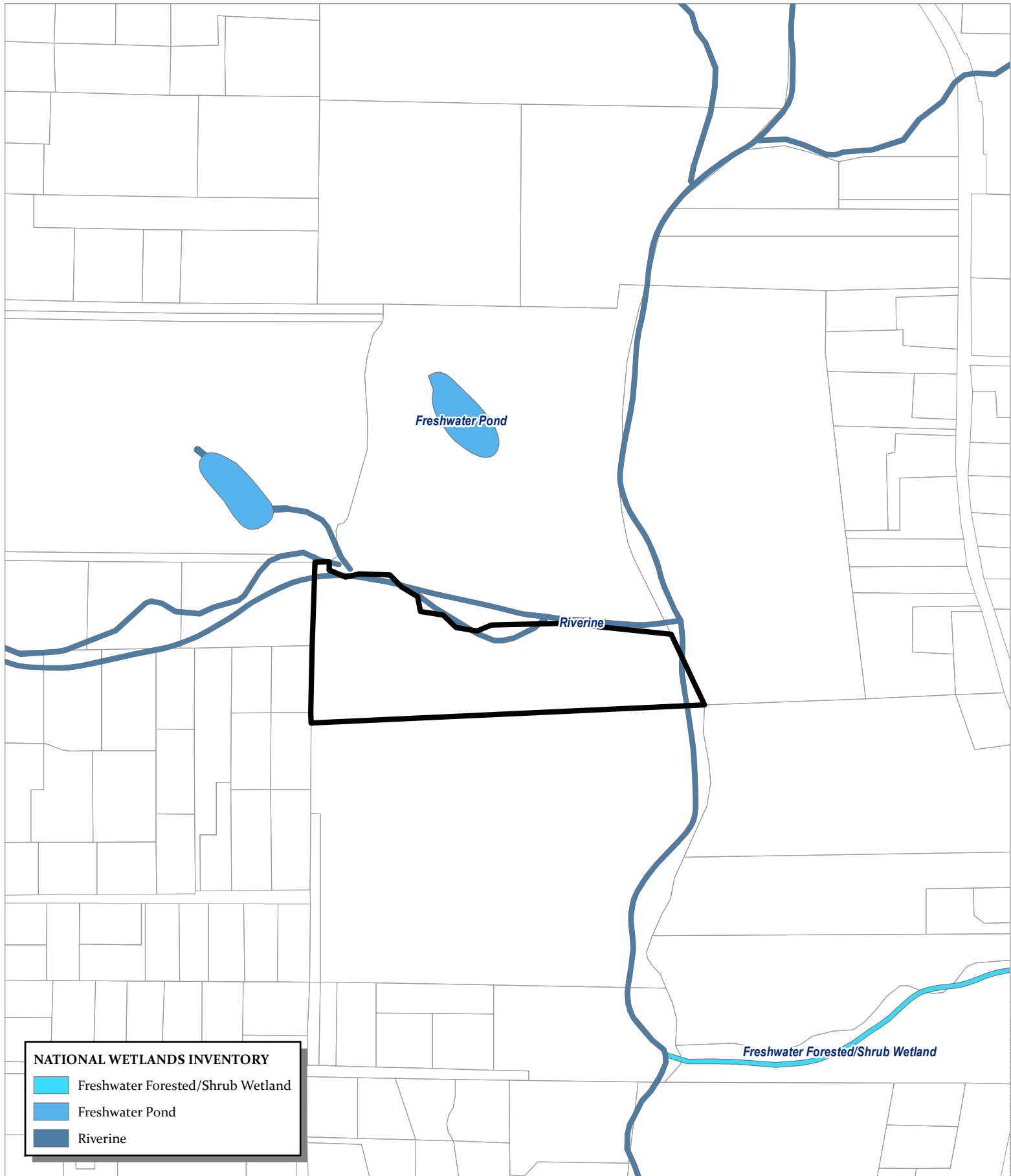
0 250 500 Feet
 0 0.0425 0.085 Miles
 N
 W E
 S
 1:6,000

SPECIAL FLOOD HAZARD AREAS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

ATTACHMENT I

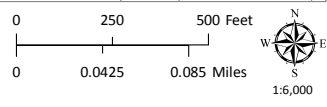
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



NATIONAL WETLANDS INVENTORY

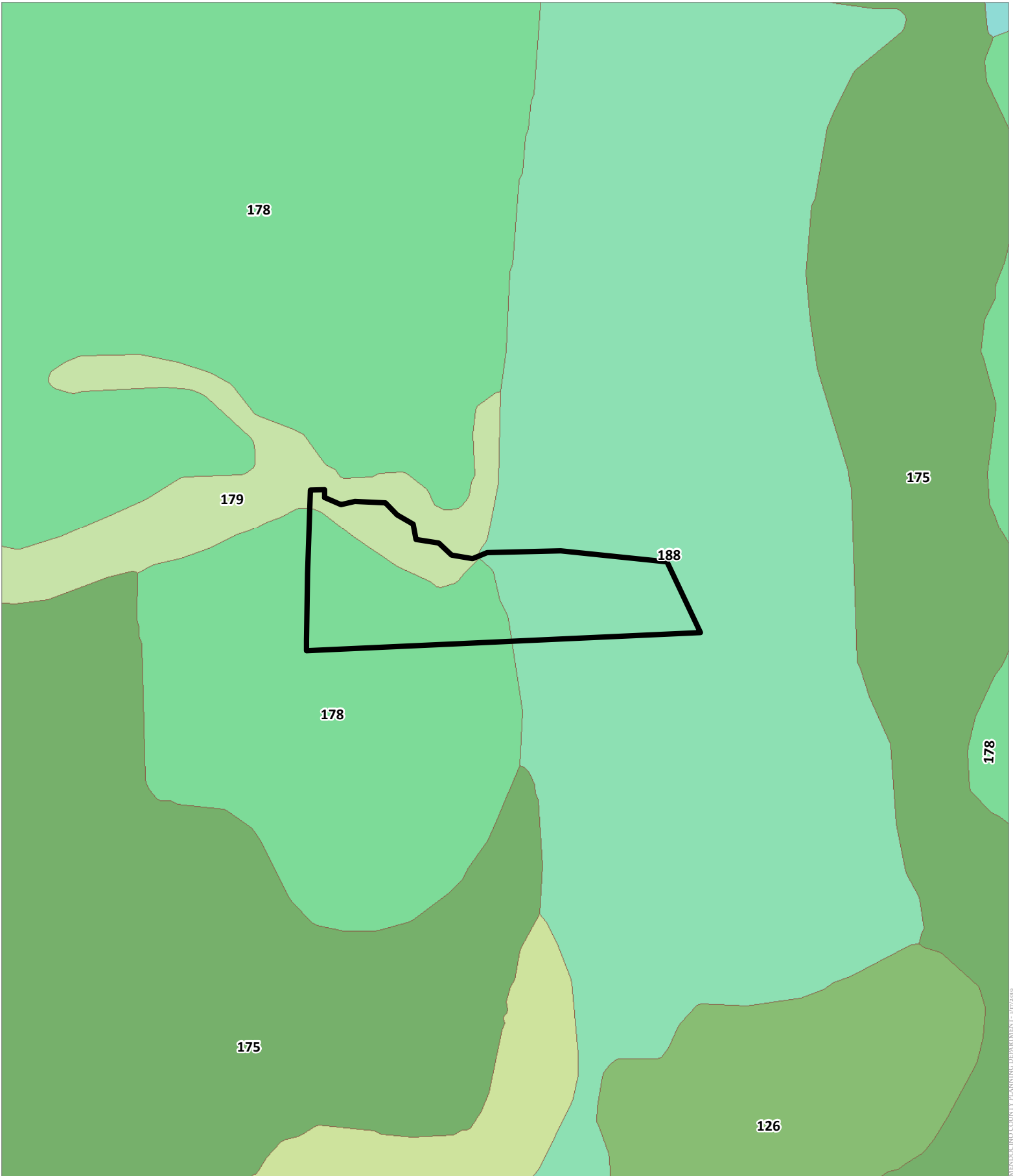
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley



MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019

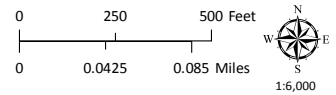
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/7/2019

CASE: U 2018-0032
 OWNER: Tall Tree House Society, LLC
 APN: 161-040-04
 APLCT: Shane Gary
 AGENT:
 ADDRESS: 10401 West Road, Redwood Valley

 Eastern Study Soil Types



LOCAL SOILS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

ATTACHMENT K

Mendocino County Air Quality Management District
Planning Referral or Building Permit Application Response
Project # U 2018-0032 Gary 49690 (8210)

The District's response to the above project is indicated by the items checked below:

Projects Subject to Permitting by the Air Quality Management District:

- This project may be subject to District Regulation 1 regarding air quality permits for stationary sources of emissions. The applicant is required to obtain an Authority to Construct permit from the District prior to beginning construction and/or installation of any equipment that emits or controls emissions or air contaminants, including odors.
- The Applicant currently holds a valid Air Quality Permit to Operate. The applicant is required to obtain an Authority to Construct permit from the District prior to beginning any modifications to the operation.

Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:

- ◆ Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
- ◆ Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
- ◆ Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
- ◆ Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

Property Development:

- ◆ Prior to starting any construction the applicant is required to:
 - (1) Obtain a Property Development Permit from the District for any open outdoor burning.
 - (2) Obtain a Large Area Grading Permit, if applicable
- ◆ The District recommends that the applicant consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.

Open-Outdoor Burning:

- ◆ Open-Outdoor Burning of Cannabis Waste Products is prohibited by Air Quality.
- ◆ Burn Permits are required for all open-outdoor burning of vegetation (other than Cannabis waste) grown on the property.

New Commercial Development Mitigation Recommendations:

- ◆ New Road Construction: The District recommends that at a bare minimum all roads be covered with a sealant or rocked to prevent fugitive dust emissions.
- ◆ Parking Lot Tree Planting: The District recommends that commercial parking lot tree planting be defined as no less than 1 tree per 4 parking spaces to provide a beneficial reduction in summer heat gain.
- ◆ Mass Transit: The District recommends that applicant work in conjunction with the local Transit Authority (MTA) to provide a shelter in addition to the concrete pad so that the benefits and incentives to use mass transit would be immediately available.

Resolution Number _____

County of Mendocino
Ukiah, California
June 13, 2019

U_2018-0032 – TALL TREE HOUSE SOCIETY LLC

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF
MENDOCINO, STATE OF CALIFORNIA, GRANTING A MINOR USE
PERMIT FOR A CANNABIS MICROBUSINESS FACILITY

WHEREAS, the applicant, SHANE GARY, filed an application for a minor use permit with the Mendocino County Department of Planning and Building Services to allow for a cannabis microbusiness facility, 2± miles north of Redwood Valley center, on the east side of West Road (CR 237), across from Mohawk Trail (CR 237G), located at 10401 West Road, Redwood Valley (APN: 161-040-04); General Plan AG; Zoning AG:40/FP; Supervisorial District 1; (the “Project”); and

WHEREAS, the Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project was determined to meet the criteria for a CATEGORICAL EXEMPTION from the California Environmental Quality Act (CEQA) under Class 1; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on, June 13, 2019, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

1. **General Plan & Zoning Consistency Findings:** The subject parcel has a General Plan Land Use Designation of Agriculture (AG) and the Project is consistent with the General Plan definition. Additionally, the subject parcel lies within the Zoning District of Agriculture (AG:40) and the Project is consistent with the Zoning Code per MCC Sections 20.052 and 20.243; and
2. **Use Permit Findings:** The Project satisfies the Use Permit required findings per the Mendocino County Code §20.196.020; and
3. **Environmental Protection Findings:** The proposed project has been determined to be Categorically Exempt from a CEQA Initial Study under a Class 1 exemption.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit “A”, attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Zoning Administrator decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES F. FEENAN
Commission Services Supervisor

BY: BRENT SCHULTZ
Zoning Administrator

EXHIBIT A

CONDITIONS OF APPROVAL U_2018-0032 – TALL TREE HOUSE SOCIETY LLC JUNE 13, 2019

APPROVED PROJECT DESCRIPTION: Use Permit to allow for a cannabis microbusiness. Activities include distribution, non-volatile manufacturing (Level 1), and retail of cannabis products within an existing 1800 sqft structure.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.208.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board of Supervisors.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division I of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Zoning Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for

the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

9. Removal of any commercial tree species, as defined by California Code of Regulations section 895.1 (Commercial Species for the Coast Forest District and Northern Forest District), and the removal of any true oak species (*Quercus* sp.) or Tan Oak (*Notholithocarpus* sp.) for the purpose of developing the cannabis cultivation site shall be prohibited. This prohibition shall not include the pruning of any such trees for maintenance, or the removal of such trees if necessary to safety or disease concerns.
10. All external lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. Outdoor lighting shall be turned off at 7:00 p.m. in the evenings and not be turned back on until the following day after 6:00 a.m. in the morning. (Twenty-four hour security lighting would be exempt from this time requirement; however any exterior security lighting installed on the property shall utilize motion-sensor activation). All lighting along the property boundaries shall be setback a minimum of 20 feet from all property lines.
11. The cannabis processing facility shall implement the following security measures:
 - a. Sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products and theft of cannabis or cannabis products.
 - b. Security measures to prevent individuals from remaining on the premises of the facility if they are not engaging in activity expressly related to the operations of the facility.
 - c. Establishing limited access areas accessible only to authorized personnel.
 - d. Storing all cannabis and cannabis products in a secured and locked room, safe, or vault and in a manner sufficient to prevent diversion, theft, and loss.
 - e. Diversion, theft, loss, or any criminal activity involving the facility or any other breach of security must be reported immediately to law enforcement.
12. A valid Mendocino County Cannabis Facilities Business License for the subject property shall be issued and kept current by the Mendocino County Tax Collector, and a copy of said license shall be submitted to the Department of Planning and Building Services prior to the operation of the business.
13. The applicant shall comply with those conditions in the ***Mendocino County Air Quality Management District*** letter of February 19, 2019 (Attachment K).
14. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.
15. A Commercial Road Approach shall be constructed onto West Road (CR 237), in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
16. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior within 5 days of the end of any project action).