



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

November 19, 2019

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator at its regular meeting on Thursday, December 12, 2019, at 10:00 a.m., to be held at Planning & Building Services, 860 N. Bush Street, in the Public Conference Room, Ukiah California, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item(s) may be heard.

CASE#: U_2019-0015

DATE FILED: 7/3/2019

OWNER: LEAH BRADLE

APPLICANT: TRI-COUNTY DEVELOPMENT INC

AGENT: ANNJE DODD

REQUEST: Use Permit to allow for cannabis distribution and non-volatile (level 1) manufacturing within existing structures.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with U.S. Highway 101 (US 101), located at 9651 N. State St., Redwood Valley (APN: 162-100-55).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: SAM VANDY VANDEWATER

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>

Your comments regarding the above project(s) are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, 95482, no later than December 11, 2019. Oral comments may be presented to the Zoning Administrator during the public hearing.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

BRENT SCHULTZ, Director of Planning and Building Services



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November 19, 2019

TO: Ukiah Daily Journal
FROM: James F. Feenan, Commission Services Supervisor
SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on November 24, 2019 in the Legal Notices Section of the Ukiah Daily Journal.

NOTICE OF PUBLIC HEARING

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STAFF PLANNER: SAM VANDY VANDEWATER

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BRENT SCHULTZ, Director of Planning and Building Services



**ZONING ADMINISTRATOR
STAFF REPORT- MINOR USE PERMIT**

**DECEMBER 12, 2019
U_2019-0015**

SUMMARY

OWNER: LEAH BRADLE
PO BOX 138
SANTA ROSA, CA 95402

APPLICANT: TRI-COUNTY DEVELOPMENT INC
26861 ORIOLE DRIVE
WILLITS, CA 95490

AGENT: ANNJE DODD
846 CENTERVILLE ROAD
FERNDALE, CA 95536

REQUEST: Use Permit to allow for cannabis distribution and non-volatile (level 1) manufacturing within existing structures.

LOCATION: 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with U.S. Highway 101 (US 101), located at 9651 N. State St., Redwood Valley (APN: 162-100-55).

TOTAL ACREAGE: 1.63± Acres

GENERAL PLAN: Commercial (C)

ZONING: General Commercial C2:12K

SUPERVISORIAL DISTRICT: District 1 (Brown)

ENVIRONMENTAL DETERMINATION: Class 1, Section 15301 Categorically Exempt

RECOMMENDATION: APPROVED WITH CONDITIONS

STAFF PLANNER: SAM VANDY VANDEWATER

BACKGROUND

PROJECT DESCRIPTION: Use Permit to allow for cannabis distribution and non-volatile (level 1) manufacturing within existing structures.

SITE CHARACTERISTICS: The subject parcel is located approximately 2 miles west of Redwood Valley town center, on the northeast side of North State Street (CR #104). The parcel is located within the Redwood Valley Water District and CalFire responsibility area and is accessed from North State Street. The Redwood Valley – Calpella Fire Protection District borders the southern boundary of the parcel. Additionally, the parcel utilizes PG&E for electricity connections. The property maintains an on-site septic for wastewater. Improvements to the parcel include paving and three (3) structures, which are intended for use by the project. While most of the parcel is developed, there are areas of small vegetation, as well as a small woodland area along the northern parcel boundary. The Maacama Fault is near the subject parcel, but does not run directly through it.

RELATED APPLICATIONS: The present parcel configuration was established by two boundary line adjustments; **B65-83** and **B90-93**. Additionally, the subject parcel was recently rezoned into the General Commercial (C-2) zoning district by case **R_2019-0004**.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES (ACRES)	USES
NORTH	Rangeland (RL)	Rangeland (RL:160)	39±	Agriculture
EAST	Commercial (C)	General Commercial (C2)	4± to 1±	Commercial
SOUTH	US Highway 101	US Highway 101	US Highway 101	US Highway 101
WEST	Commercial (C)	General Commercial (C2)	0.5± to .3±	Commercial

PUBLIC SERVICES:

Access: North State Street (CR 104)
 Fire District: CalFire
 Water District: Redwood Valley
 Sewer District: None

AGENCY COMMENTS: On July 17, 2019, project 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.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comment
Environmental Health – Land Use	Comment
Building Inspection	Comment
Assessor	No Comment
Air Quality Management District	Comment
Mendocino County Cannabis Program	No Response
Mendocino County Sheriff’s Office	No Response
California Highway Patrol	No Comment
Caltrans	Comment
CalFire - Prevention	No Response
Redwood Valley MAC	No Response
Redwood Valley Water District	No Comment
Redwood Valley Fire Protection District	Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

KEY ISSUES

1. General Plan and Zoning Consistency: The subject parcel has a General Plan Land Use Designation of Commercial (C) as defined by Chapter 3: Development Element of the Mendocino County General Plan. The Commercial classification is intended,

“...to be applied to lands appropriate for a variety of commercial uses. Lands classified Commercial should be within or contiguous to developed areas, such as near the boundaries of cities and in Community Planning Areas, and should be served by the publicly-maintained circulation network and should be situated in locations where future growth is anticipated...”

The project is consistent with the General Plan designation as it is located within the small commercial area at the end North State Street in Redwood Valley. As the subject parcel is served by North State Street, a publicly maintained road, the parcel’s consistency with the Commercial General Plan designation is further supported. The project allows for the development of a commercial and semi-industrial business that helps support new and future commercial activities.

The proposed project is also consistent with the General Commercial (C2) zoning district, as defined by the MCC. Chapter 20.092.005 of the MCC defines General Commercial as a district,

“intended to create and enhance commercial areas where complete retail sales and services are available and desirable for public service are available and desirable for public and convenience. Typically this district would be applied in the central core of community areas where central area commercial facilities were desired, or at major roadway intersections. Uses in this district are also intended to facilitate live/work convenience through multiple story construction and shared parking arrangements for a range of residential and commercial uses.”

While the proposed project does not entail any residential aspects, it does allow for a variety of cannabis-related commercial activities to occur on the parcel. This reflects consistency with the zoning district as the intended cannabis operations (manufacturing and distribution) are similar to other uses allowed in the General Commercial zoning district such as custom manufacturing and fleet storage.

2. Use Permit Findings: The proposed use permit 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 with the General Plan;

As shown in the previous section, the proposed project is in conformity with the General Plan, as it aligns with allowed commercial activity and is located near an existing community, served by a publicly-maintained circulation network where future growth is anticipated.

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. An on-site septic system for waste water is utilized by commercial tenants. 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 North State Street a part of Mendocino County's publicly maintained road-network.

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 well-being 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 finding above, compliance with the Mendocino County Code zoning district is discussed in the previous section. Additionally, this use permit is intended to enhance the commercial viability of the property and nearby businesses. The property is subject to the Community Character Combining District ("CC Combining District"), which was intended to establish special requirements and regulations to retain and enhance the special features of community areas and commercial places within Mendocino County. The requested uses are not subject, however, to the

requirements of the CC Combining District, as the proposed commercial activity does not meet the definition of a "Formula Business" or the "Standardized Features."

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, is exempt from the provisions of CEQA.

4. Redwood FPD: The Redwood Valley – Calpella Fire Protection District provided comments of concern regarding the proposed project as they noted the manufacturing uses that would be occurring. These manufacturing activities, however, are limited to non-volatile processes or chemicals as defined by State regulations. A condition has been included that the applicant shall work with CalFire and the Redwood Valley – Calpella Fire Protection District to ensure the structure, equipment, and overall manufacturing processes are safe and securely insulated from harming any persons or the surrounding environment.

RECOMMENDATION

By resolution, the Zoning Administrator grant Use Permit U_2019-0015 for the Project, as proposed by the applicant, based on the facts and findings and subject to the Conditions of Approval contained in Exhibit A.

11/19/19
DATE


SAM "VANDY" VANDEWATER
PLANNER II

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

ATTACHMENTS:

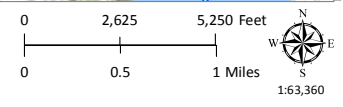
- A. Location Map
- B. Aerial Map
- C. Site Map
- D. Floor Plan 1
- E. Floor Plan 2
- F. Zoning Map
- G. General Plan Map
- H. Adjacent Owner Map
- I. Fire Hazards Map
- J. Miscellaneous Map
- K. July 19, 2019 Air Quality Management District Letter

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):



CASE: U 2019-0015
 OWNER: BRADLE, Leah
 APN: 162-100-55
 APLCT: Tri-County Development, Inc.
 AGENT: Annje Dodd
 ADDRESS: 9651 N. State Street, Redwood Valley

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



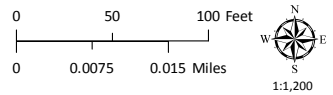
LOCATION MAP
 ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/13/2019

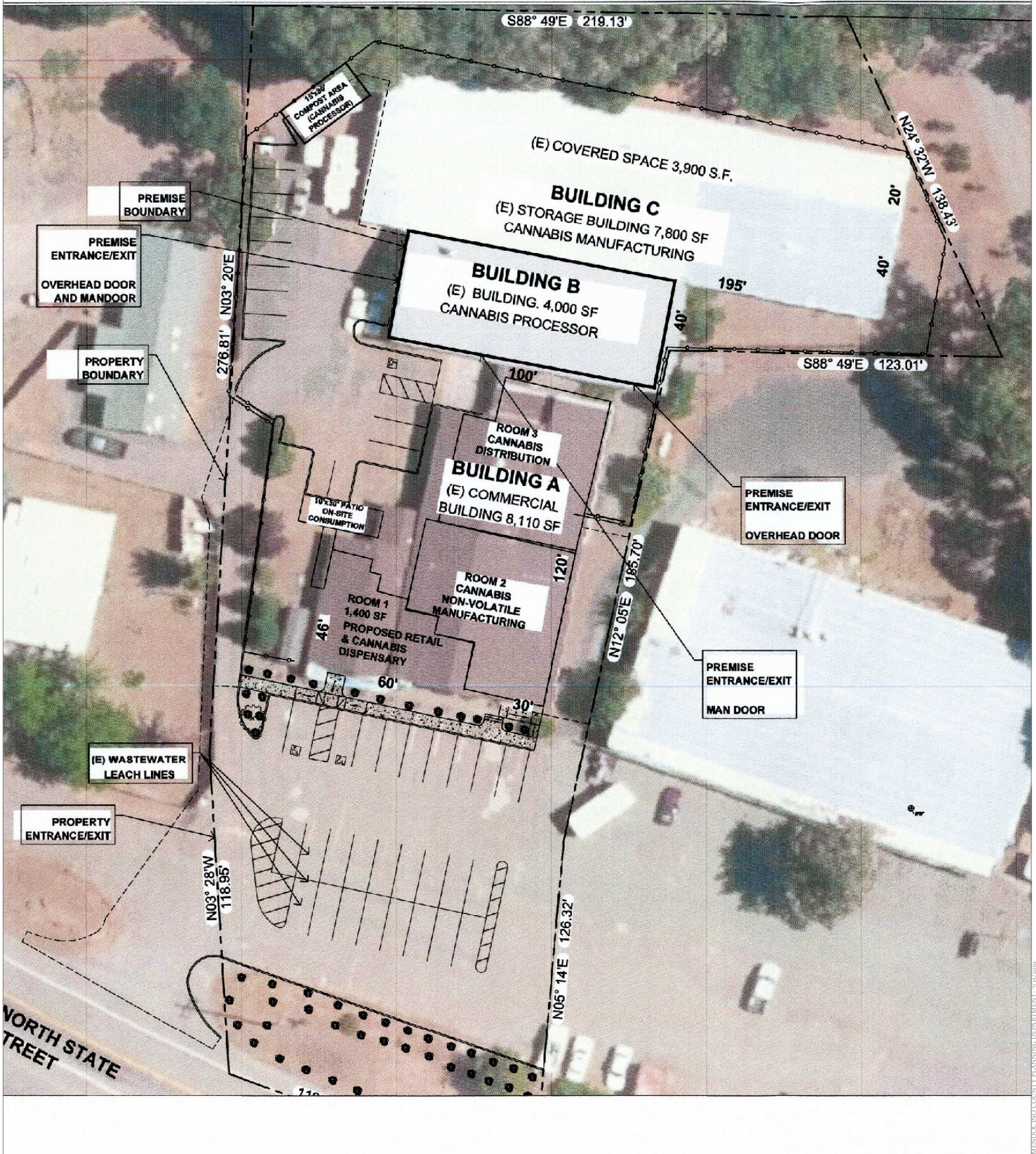


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- Public Roads
- Driveways/Unnamed Roads



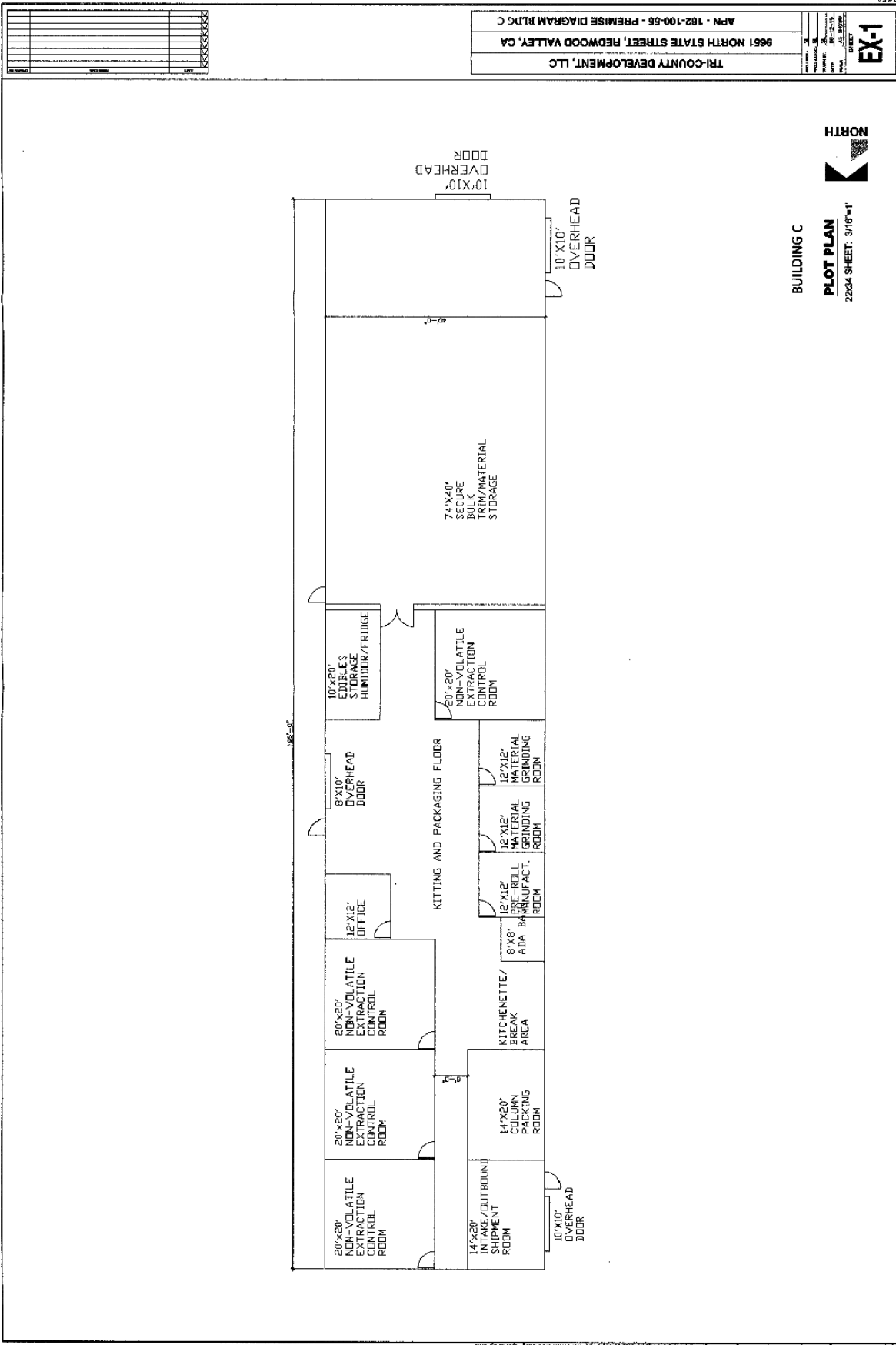
RENDERING BY PLANNING DEPARTMENT 7/19/2019



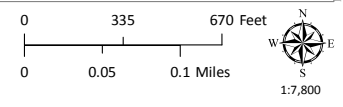
CASE: U 2019-0015
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NO SCALE

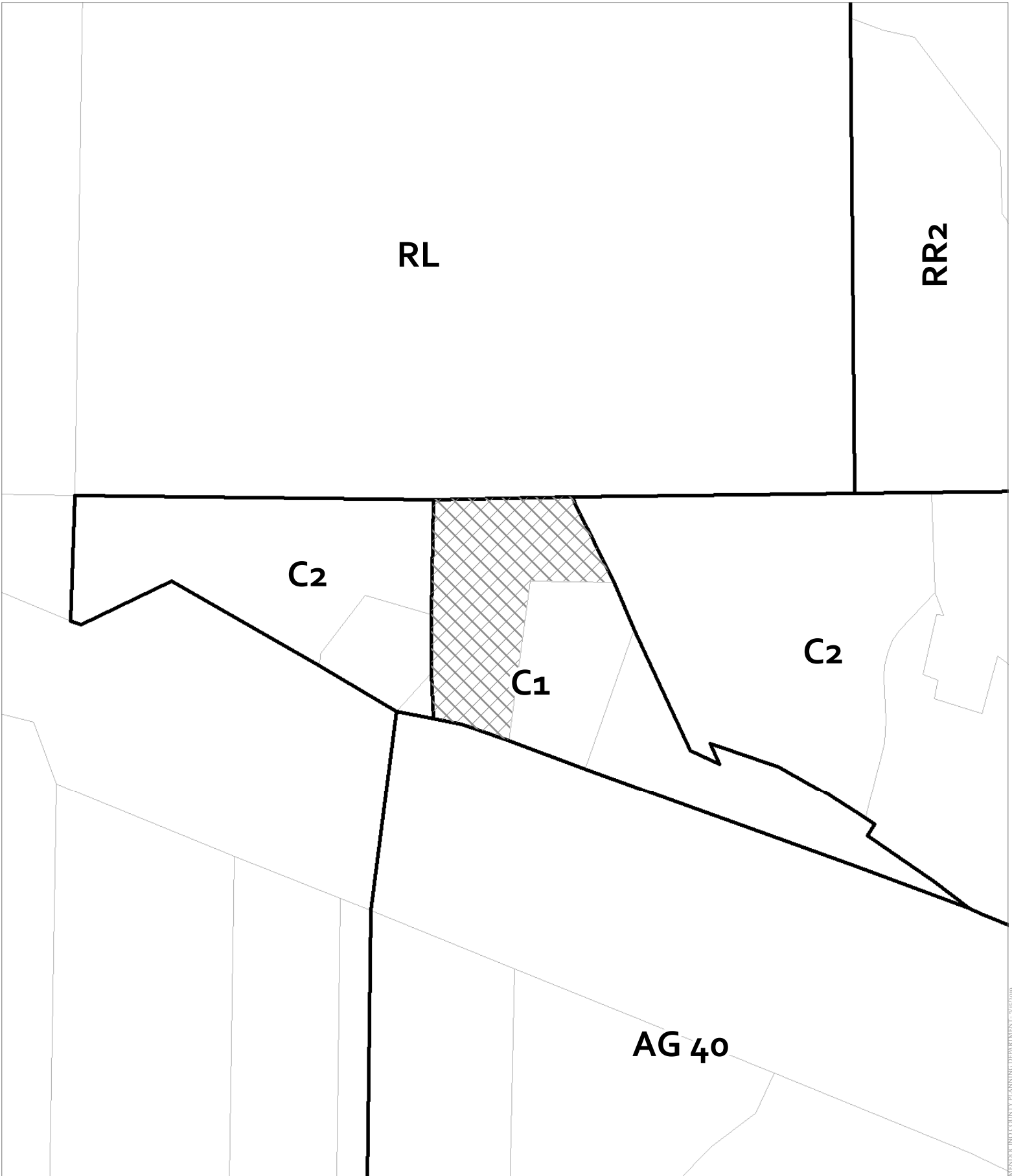
MENDOCINO COUNTY PLANNING DEPARTMENT 7/19/2019



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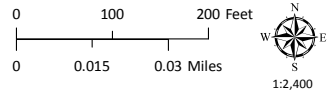
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2019

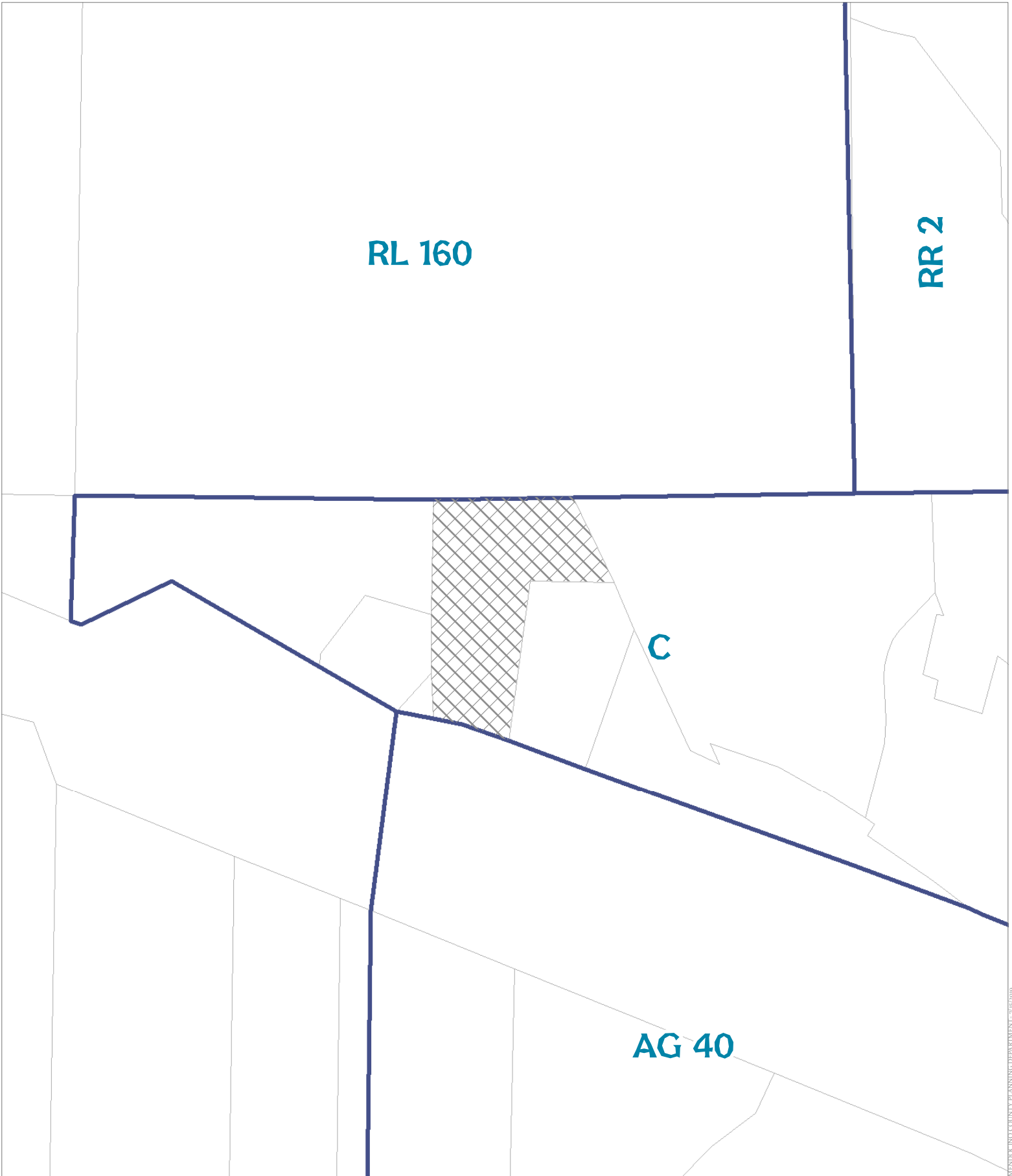


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2019

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 Zoning Districts

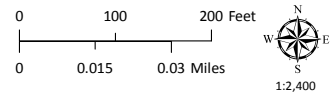




MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2019

CASE: U 2019-0015
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 General Plan Classes



162-070-01
ALMETA RAWLES
9581 NO STATE ST
39.06 A±

162-100-68
JAY WOIDA
9711 NO STATE ST
2.59 A±

162-100-55
FRANK ROSE
9651 NO STATE ST
1.63 A±

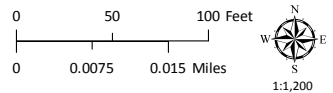
162-100-41
GALLEGOS ALFONSO
9551 NO STATE ST
4.37 A±

162-100-67
JAY WOIDA
9701 NO STATE ST
0.51 A±

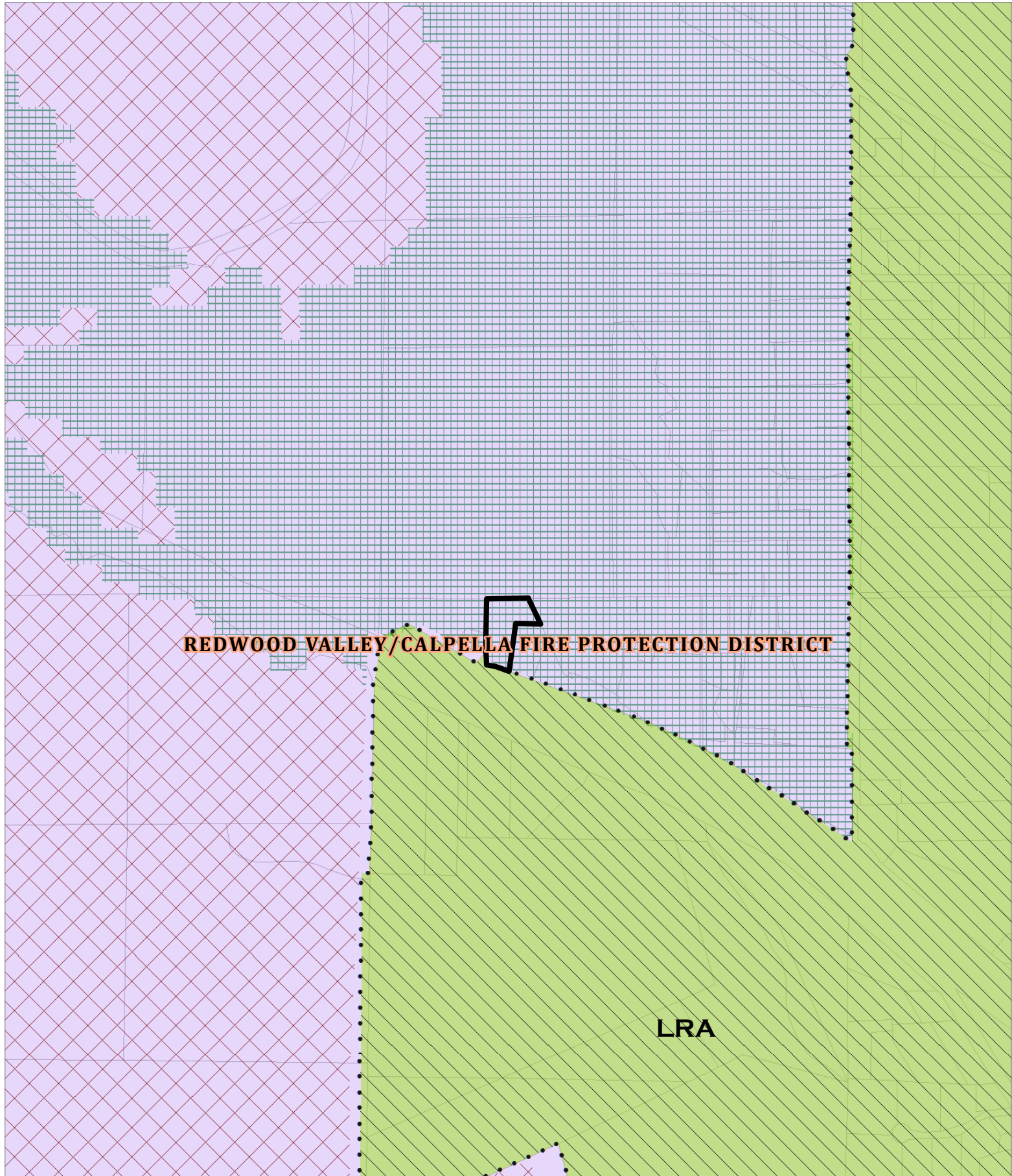
162-100-58
CORPORATIO FAIZAN
9821 NO STATE ST
1.08 A±

162-100-59
VINCENT SCATURRO
9901 NO STATE ST
1.47 A±

CASE: U 2019-0015
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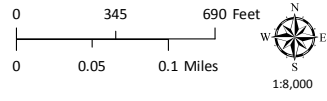


ADJACENT PARCELS
ATTACHMENT H

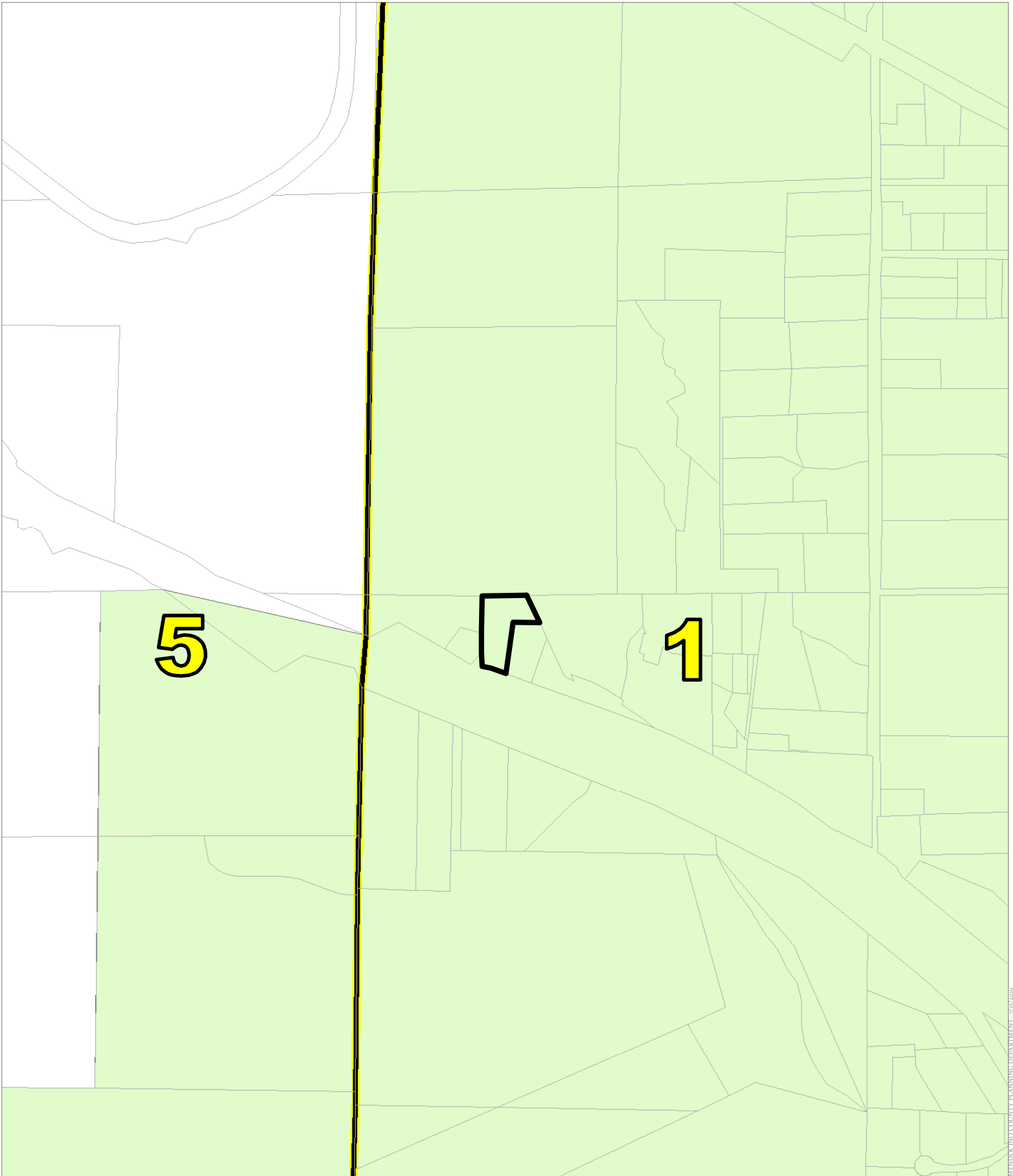


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
-  Local Responsibility Areas
-  Local Responsibility Area
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

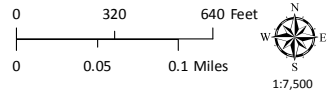


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



CASE: U 2019-0015
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 Supervisorial Districts 2010
 Redwood Valley MAC



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2019

Mendocino County Air Quality Management District
Planning Referral or Building Permit Application Response
Project # _____

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
December 12, 2019

U_2019-0015 LEAH BRADLE

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, GRANTING A USE PERMIT FOR A CANNABIS NON-VOLATILE MANUFACTURING AND DISTRIBUTION FACILITY

WHEREAS, the applicant, TRI-COUNTY DEVELOPMENT INC, filed an application for a Minor Use Permit with the Mendocino County Department of Planning and Building Services to establish a cannabis non-volatile manufacturing and distribution facility, 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with U.S. Highway 101 (US 101), located at 9651 N. State St., Redwood Valley (APN: 162-100-55); General Plan C; Zoning C2:12K/CC; 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, December 12, 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 Commercial (C) and the Project is consistent with the General Plan definition. Additionally, the subject parcel lies within the Zoning District of Commercial – General (C2:12K) and the Project is consistent with the Zoning Code per MCC Sections 20.092 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

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_2019-0015 – TRI-COUNTY DEVELOPMENT INC DECEMBER 12, 2019

APPROVED PROJECT DESCRIPTION: Use Permit to allow for cannabis distribution and non-volatile (level 1) manufacturing within existing structures.

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. 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.
10. The applicant shall comply with those conditions in the **Mendocino County Air Quality Management District** letter of July 19, 2019 (Attachment K).
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. A Hazardous Materials Management Plan approved by the Department of Environmental Health shall be approved, maintained and complied with for the duration of the project.
14. The applicant shall obtain written verification from Redwood Valley – Calpella Fire Protection District that safety standards have been met to the satisfaction of the Fire District. The written verification shall be submitted to the Department of Planning and Building Services.
15. The applicant shall obtain written verification from California Department of Forestry and Fire Prevention (CalFire) that safety standards have been met to the satisfaction of CalFire. The written verification shall be submitted to the Department of Planning and Building Services.
16. A commercial road approach shall be reconstructed onto North State Street (CR 104), in accordance with the Mendocino County Road and Development Standards No. A51B, or as

modified by applicant and approved by the 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.

17. Applicant shall obtain an encroachment permit form the Mendocino County Department of Transportation for any work within County rights-of-way.
18. The applicant shall post a "Route Tree" sign on the right side of the applicant's driveway, facing existing traffic. The sign shall direct traffic leaving the applicant's driveway to turn right to access US 101 northbound and to turn left to access US 101 southbound.
19. 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).