

## Samuel Vandewater

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**From:** Alexander Sequeira  
**Sent:** Wednesday, May 17, 2023 2:40 PM  
**To:** Samuel Vandewater  
**Subject:** RE: Use Permit U\_2017-0007 Incomplete Conditions

Hi Vandy,

The applicant has not submitted a complete encroachment application by the May 8<sup>th</sup> deadline, as the contractor has not yet provided insurance naming Mendocino County as additionally insured, as required for the encroachment permit. Ghulam and his contractor have stated that work on the Jefferson Street Improvements would be started by now and it hasn't (as stated below). The applicant has requested another extension until the end of August. Since the applicant has a demonstrated history of delays and non-compliance, DOT is not willing to grant any more extensions of time.

Please proceed with scheduling this Use Permit for the next available Zoning Administrator hearing for revocation.

Please reach out to me with any questions or to discuss further.

Thanks,

[Alexander Sequeira](#)

Engineer I

Mendocino County

Department of Transportation

(707) 234-2816

[sequeiraa@mendocinocounty.org](mailto:sequeiraa@mendocinocounty.org)

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**From:** ghulam murtaza <[haji863@yahoo.com](mailto:haji863@yahoo.com)>  
**Sent:** Thursday, April 27, 2023 5:36 PM  
**To:** Samuel Vandewater <[vandewaters@mendocinocounty.org](mailto:vandewaters@mendocinocounty.org)>; [suhail1220@yahoo.com](mailto:suhail1220@yahoo.com); [ukiaharch001@sbcglobal.net](mailto:ukiaharch001@sbcglobal.net)  
**Cc:** Alexander Sequeira <[sequeiraa@mendocinocounty.org](mailto:sequeiraa@mendocinocounty.org)>  
**Subject:** Re: Use Permit U\_2017-0007 Incomplete Conditions

Hello Samuel,

We have awarded the contract to remodel our market and Jefferson street improvement to Blvd construction and they are starting to work next week, I had a plan to contact with Alexander Sequeira from DOT to let him know which I will do, I just left for out of country yesterday and will return on May 13th I will discuss this with Alexander to get the job completed.

Thank ypu.

On Thursday, April 27, 2023, 10:18 PM, Samuel Vandewater <[vandewaters@mendocinocounty.org](mailto:vandewaters@mendocinocounty.org)> wrote:

Dear Owners, Applicants, and/or Agents.

Recently, the Mendocino County Department of Transportation (MCDOT) inquired to the Planning Division about Conditions #27, #28, and #29 for Use Permit U\_2017-0007 which allowed for the operation of gas sales at 1550 South State Street, Ukiah. The noted conditions required the applicant to make updates to the frontage along South State Street and Jefferson Street including sidewalk, curb,

gutter, and driveway approaches. Initially this was to be completed by June 5, 2021, but the applicant requested an extension for those updates along Jefferson Street and MCDOT provided a new date of April 5, 2023 (see attached letter). Please contact the MCDOT to submit an encroachment permit by May 8, 2023 to ensure compliance with the Conditions of Approval for this Use Permit.

If an encroachment permit is not submitted by May 8, 2023, and/or MCDOT does not provide additional time to complete their conditions, the Use Permit will be scheduled for the July 13, 2023, Zoning Administrator hearing for revocation. If the permit is revoked, the operation of gas sales will be required to cease indefinitely. A new use permit will need to be applied for in order to reestablish gas sale operations should the revocation occur.

Additionally, I have CCed Alex Sequeira from MCDOT should you wish to discuss your conditions with him.

Please let me know if you have any questions.

Regards,

Vandy

**SAM 'VANDY' VANDEWATER, MCRP**

Senior Planner

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