



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, 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

July 31, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Sheriff's Office
Tax Collector

Assessor
Cannabis Department
Air Quality Management
Cloverdale Rancheria
Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians
Ukiah Valley Sanitation District
Millview Water District
Ukiah Valley Fire Protection District

CASE#: AP\_2023-0030
DATE FILED: 6/30/2023
OWNER: LYNETTE CARROLL ROSE
APPLICANT: TRINITY DISTRIBUTORS LLC
AGENT: JOHN BROWN

REQUEST: Administrative Permit for a Cannabis Facility Microbusiness including Type 6 Non-Volatile Manufacturing, Distribution, and non-store front retail delivery.

ENVIRONMENTAL DETERMINATION: Section 15301, Class 1 Categorically Exempt

LOCATION: 2± miles north of Ukiah center, on the east side of North State Street (CR 104), across from its intersection with Orr Springs Road (CR 223), located at 2005 N State St., Ukiah (APN: 170-150-14).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: August 31, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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

**OWNER:** ROSE DEVELOPMENT INC. / LYNETTE ROSE

**APPLICANT:** TRINITY DISTRIBUTORS LLC

**AGENT:** JOHN BROWN

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**APN/S:** 170-150-14-00

**PARCEL SIZE:** 4.8± ACRES

**GENERAL PLAN:** I: (Industrial)

**ZONING:** I2:6K (General Industrial)

**EXISTING USES:** Vacant

**DISTRICT:** Supervisorial District 1

**RELATED CASES:** The business to operate will be permitted through CFBL\_2023-0006, which requires this administrative permit before license approval. The operation is located on an industrial parcel that has been developed per the requirements of Development Review #DR\_2016-0002, which entails the establishment multiple industrial structures.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Industrial (I)	General Industrial (I2)	4±	Industrial
<b>EAST:</b>	Industrial (I)	General Industrial (I2)	6±	Industrial
<b>SOUTH:</b>	Industrial (I)	General Industrial (I2)	29±	Industrial
<b>WEST:</b>	Commercial (C)	General Industrial (I2)	1±; 1±	Commercial

**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Assessor’s Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)

- Sheriff’s Office
- Tax Collector
- Ukiah Valley Fire Protection District
- Mendocino Cannabis Department
- Ukiah Valley Sanitation District

- Millview Water District

**TRIBAL**

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION: - Yokayo Rancho Lot 13**

**STAFF PLANNER:** MARK CLISER

**DATE:** 7/31/2023

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

NA

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Urban Unzoned*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Ukiah Valley Fire Protection District*

**4. FARMLAND CLASSIFICATION:**

GIS

*Urban & Built-Up Land*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

NO

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

NA

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Eastern Soil Classification*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

NO

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

NO

**10. TIMBER PRODUCTION ZONE:**

GIS

NO

**11. WETLANDS CLASSIFICATION:**

GIS

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

NO

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

NO

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

NO

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10

NO

**17. LANDSLIDE HAZARD:**

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

NO

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

NA

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

NO

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*Ukiah Valley Area Plan*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

NO

**22. OAK WOODLAND AREA:**

USDA

NO

**23. HARBOR DISTRICT:**

Sec. 20.512

NO



Department of  
Planning and Building  
Services

Case No:	AP 2023-0030
CalFire No:	
Business License No:	CFBL 2023-0606
Fee:	\$ 1623.00
Receipt No:	PRJ 057259
Received By:	STEVEN SWITZER
Date Filed:	6.30.2023
Office use only	

## Application for Facilities – Use Permit / Administrative Permit

**APPLICANT(S)**

Name: Trinity Distributors LLC Phone: 347-882-6258  
 Mailing Address: 2005 N State St Unit H  
 City: Ukiah State/Zip: CA 95482 email: contact@trinitydistributors.com

**PROPERTY OWNER**

Name: Rose Development Inc/ Lynette Rose Phone: 707-489-1343  
 Mailing Address: 11201 Burris Lane  
 City: Potter Valley State/Zip: CA 95469 email: office@rosedevelopmentinc.com

**AGENT**

Name: John Brown Phone: 707-355-6215  
 Mailing Address: 425 Kunzler Ranch Rd STE L  
 City: Ukiah State/Zip: CA 95482 email: johnbrownmendo@gmail.com

Address of Property: 2005 N State St Unit H Ukiah, CA 95482  
 Assessor Parcel Number(s): 170-150-14

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 type="checkbox"/> - AP	<input type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input 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 checked="" 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.

DocuSigned by: <u>John Brown</u>	6/29/2023   5:44:30 PM PDT	DocuSigned by: <u>[Signature]</u>	6/29/2023
Signature	Date	Signature	Date

## FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

<p>1. Does the proposed facility meet the following setbacks?</p> <ul style="list-style-type: none"> <li>• 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.</li> </ul>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO									
<p>2. Please describe the project in full.</p> <p>2000 sq/ft warehouse unit that will house a Microbusiness consisting of, Type 6 Non Volatile Manufacturing, Distribution and non storefront retail delivery.</p>										
<p>3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.</p> <p>The site is currently an operating industrial business park that was approved and permitted by the county.</p> <p>The buildings are typical steel warehouse buildings. Power is provided by PGE, water and sewer is handled by the Millview Water District.</p>										
<p>4. Will the development of the proposed facility be phased?</p> <p>If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.</p>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO									
<p>5. Are you grading, or plan to grade, for any roads or building sites?</p> <p>If YES, please complete the following:</p> <p>A. Amount of cut: _____ cubic yards</p> <p>B. Amount of fill: _____ cubic yards</p> <p>C. Maximum height of cut slope: _____ feet</p> <p>D. Maximum height of fill slope: _____ feet</p> <p>E. Amount being imported/exported: _____ cubic yards</p> <p>F. Location of borrow/disposal:    <input type="checkbox"/> ON-SITE    <input type="checkbox"/> OFF-SITE</p>										
<p>6. In order to develop the proposed facility, will it be necessary to:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"></td> <td style="width: 25%; text-align: center;">YES</td> <td style="width: 25%; text-align: center;">NO</td> </tr> <tr> <td>A. Remove oak species or commercial tree species?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>B. Make substantial changes in terrain?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>			YES	NO	A. Remove oak species or commercial tree species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Make substantial changes in terrain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	YES	NO								
A. Remove oak species or commercial tree species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
B. Make substantial changes in terrain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
<p>7. Will there be employees?    <input checked="" type="checkbox"/> YES    <input type="checkbox"/> NO    If YES, how many employees will be present on the largest shift? <u>4</u></p>										
<p>8. Will there be any signs used to identify the facility?    <input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO    If YES, please provide the information below.</p> <p>Location on property (must <b>also</b> be shown on site plan): _____</p> <p>Size: _____ ft<sup>2</sup>    Type (i.e. freestanding, wall, etc): _____</p>										

9. How many parking spaces will be on provided on-site? 50 How many accessible parking spaces? 4

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.

1.	Building 1	Existing Use: Industrial Warehouse	Proposed Use: Industrial Warehouse	Size: 16,000	ft <sup>2</sup>
2.	Building 2	Existing Use: Industrial Warehouse	Proposed Use: Industrial Warehouse	Size: 24,000	ft <sup>2</sup>
3.		Existing Use:	Proposed Use:	Size:	ft <sup>2</sup>
4.		Existing Use:	Proposed Use:	Size:	ft <sup>2</sup>
5.		Existing Use:	Proposed Use:	Size:	ft <sup>2</sup>

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.  
 The property is surrounded by similar industrial zoned properties

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural				
Commercial/Industrial	X	X	X	X
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 Millview Water District
  - Well
  - Spring
  - Pond
  - Other – Specify \_\_\_\_\_
- D. Sewage
  - Community sewage system – Specify provider Millview Water District
  - Septic Tank
  - Other – Specify \_\_\_\_\_

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc).

North State street to 2005 N state st, Unit is in the second building in the middle.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**\*FOR PROCESSING\***

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

Materials will be removed by a licensed waste removal company

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

Trimming will be done by hand and drying will take place in a drying tent

**\*FOR MANUFACTURING\***

M01. What solvents will be used?

Non volatile solvents, water, ice and heat press.

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.

Cannabis product is added to water and ice the water and ice is removed and the resulting product is packaged and sold.

Cannabis material is inserted into a heat press machine. The resulting product is packaged and sold

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

topicals, tinctures made with non volatile extracts

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

Materials will be removed by a licensed waste removal company

**\*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)? Non Storefront Retail Delivery

B02. What are the accessory uses that are incidental to the primary use? Distribution, Manufacturing

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

John Brown

6/29/2023 | 5:44:30 PM PDT

Jose Guillermo DeAngelo 6/29/2023 | 6:33:00 PM

Print Name of Applicant/Agent  
DocuSigned by:

Date

Print Name of Owner  
DocuSigned by:

Date

Signature

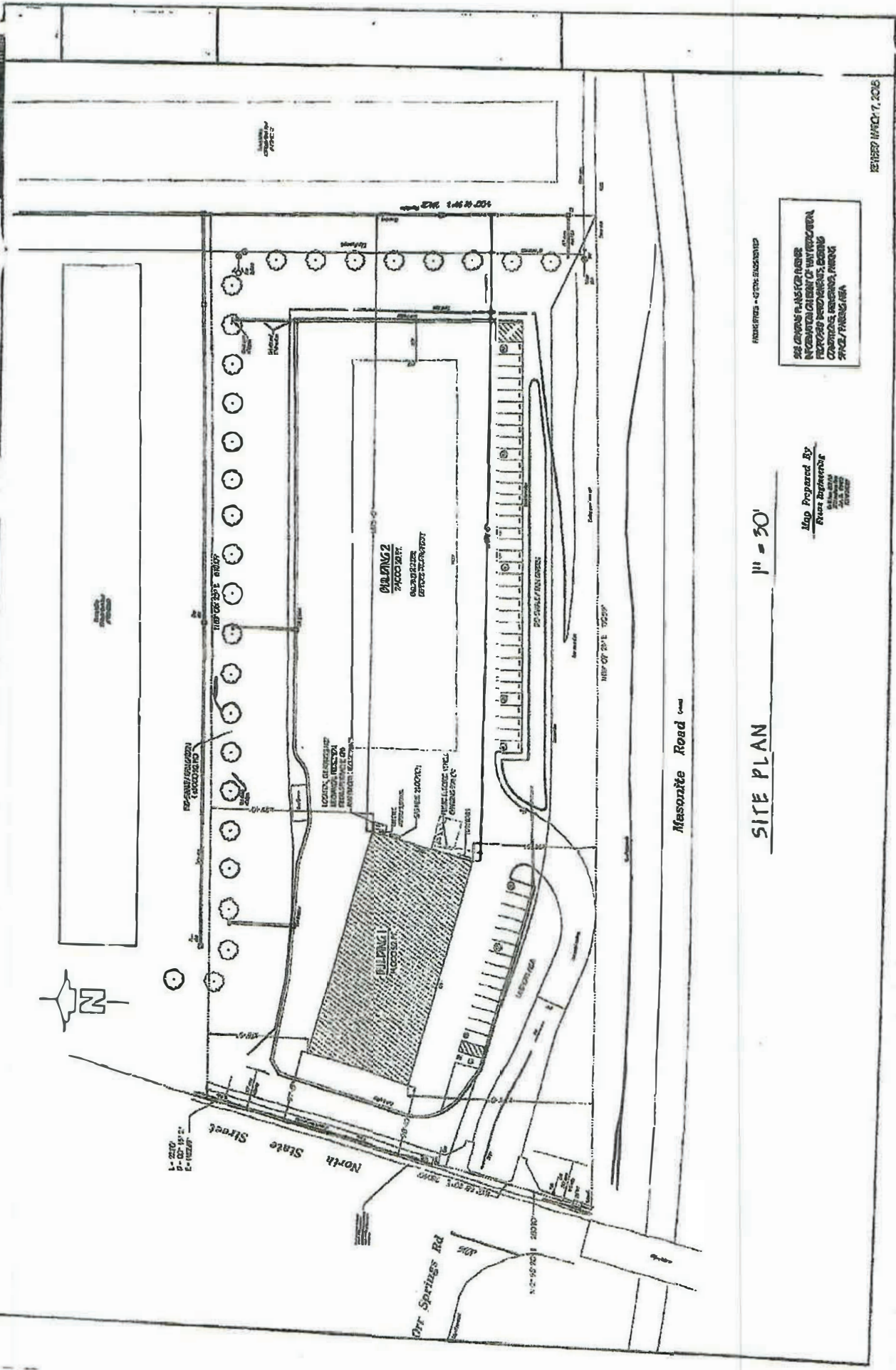
John Brown

B7516671FEE0449...

Signature

[Signature]

9B9A259ED13D4FC...



SITE PLAN 1" = 50'

SEE LAYOUT PLANS FOR FURTHER INFORMATION ON THE USE OF THIS AREA. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER.

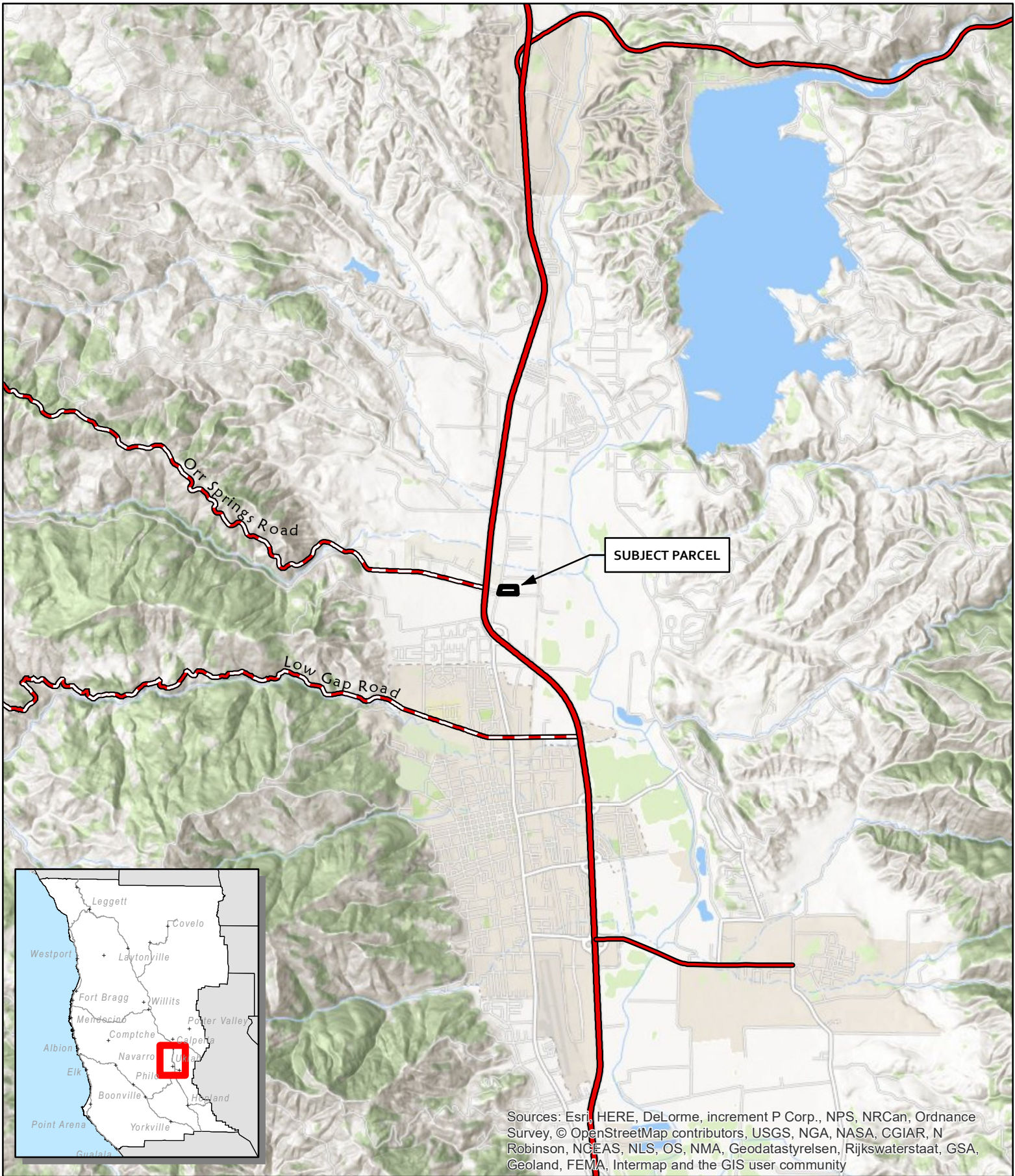
Map Prepared By  
 Ryan Engineering  
 1000 N. State St. Ukiah, CA 95482  
 (707) 438-1111

REVISION: MARCH 17, 2016



Owner: Rose Development Inc/ Lynette Rose      Applicant: Trinity Distributors LLC

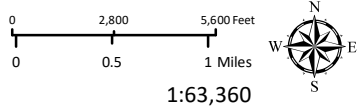
APN: 170-150-14      Facility Location 2005 N State St Unit H Ukiah, CA 95482





**CASE:** AP 2023-0030  
**OWNER:** Rose Development Inc.  
**APN:** 170-150-14  
**APLCT:** Trinity Distributors LLC  
**AGENT:**  
**ADDRESS:** 2005 N State St, Ukiah

 Highways  
 Major Roads



**LOCATION**

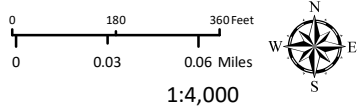
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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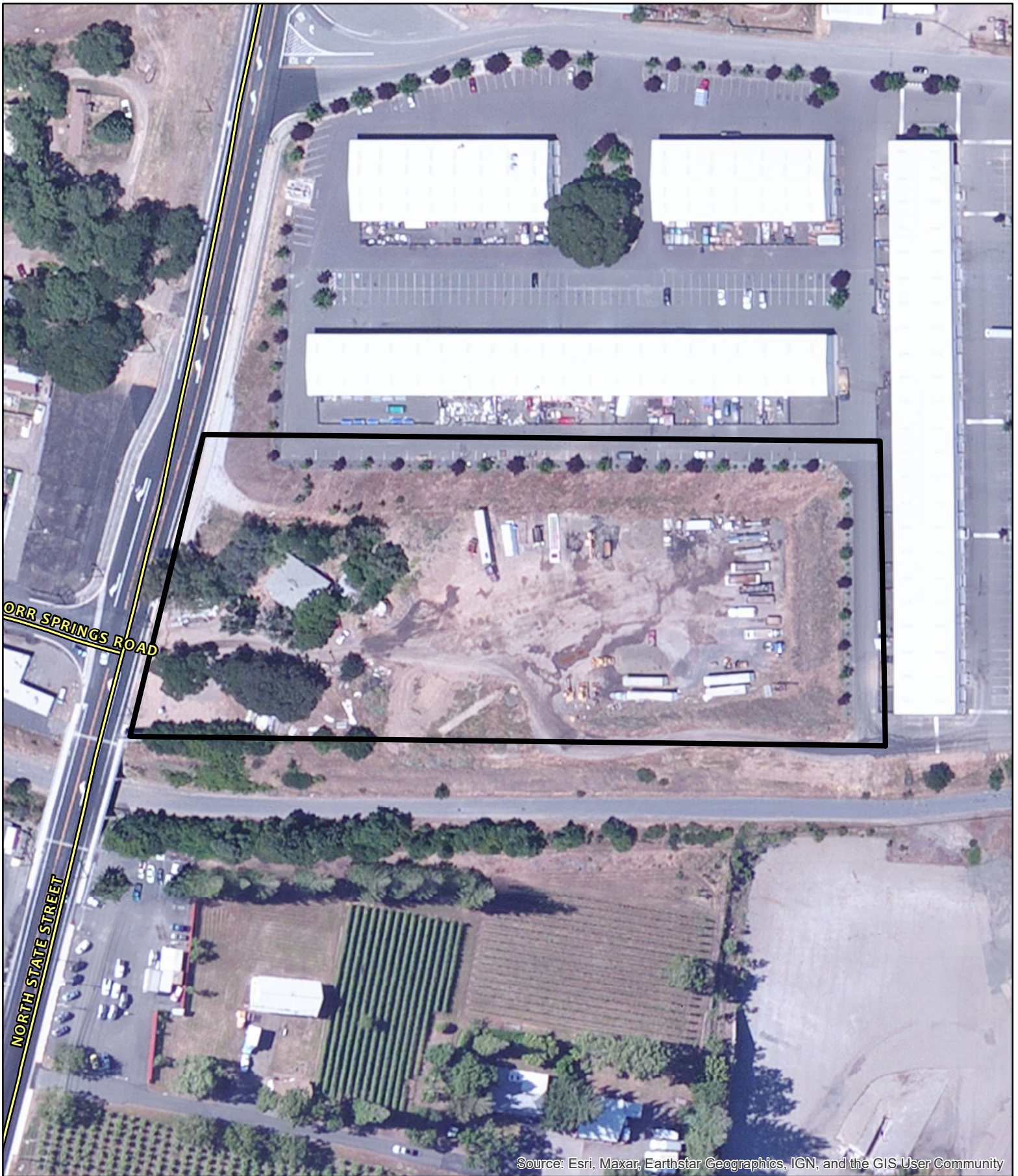
— Highways (2017)      —+— Railroads  
— Public Roads      - - - - - Driveways/Unnamed Roads



1:4,000


AERIAL IMAGERY

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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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**ADDRESS:** 2005 N State St, Ukiah

 Public Roads

0 65 130 Feet  
0 0.01 0.02 Miles






1:1,500

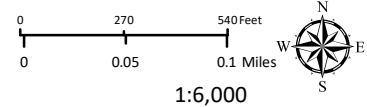
AERIAL IMAGERY

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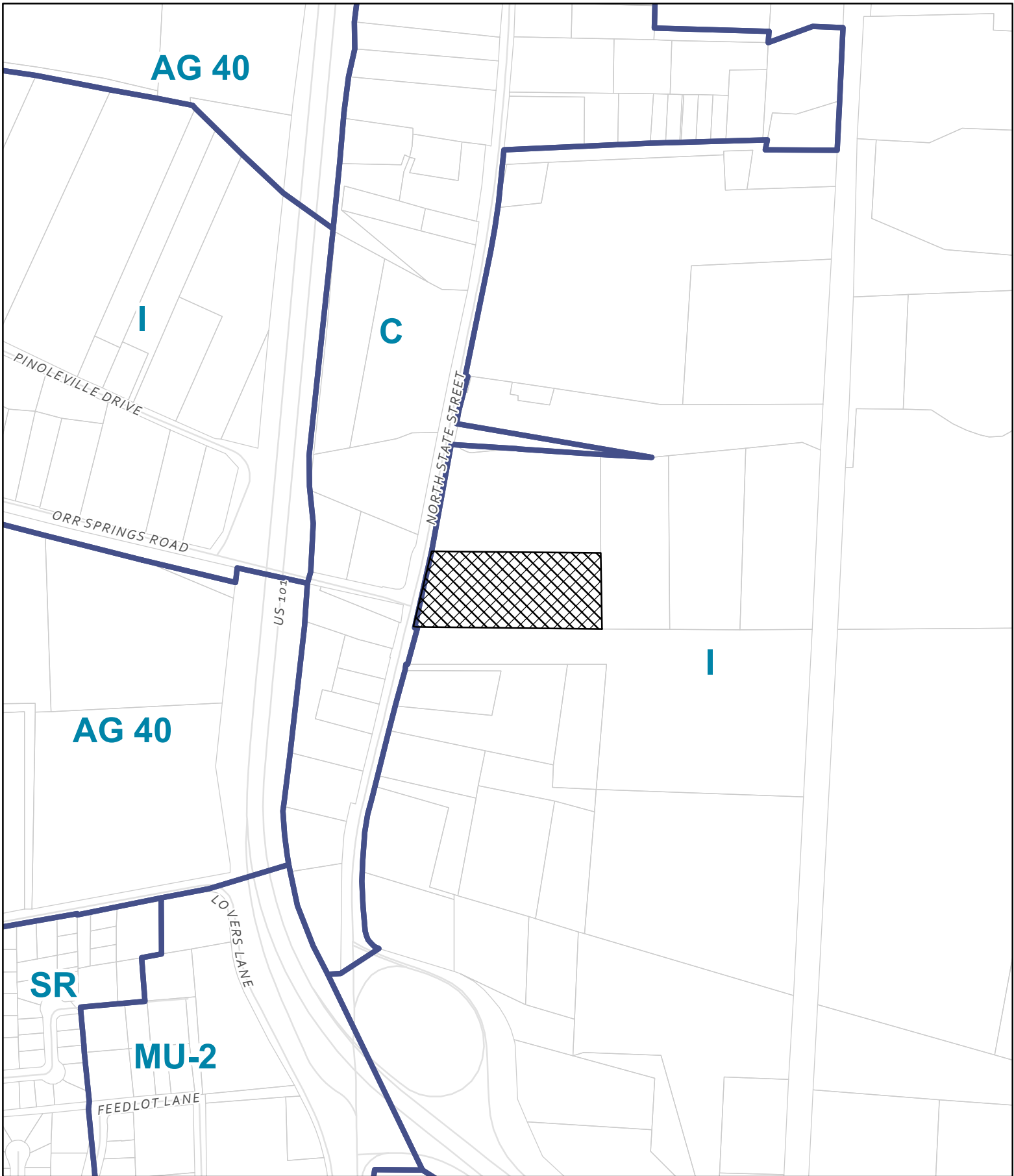
-  Zoning Districts
-  Public Roads
-  Assessors Parcels



1:6,000

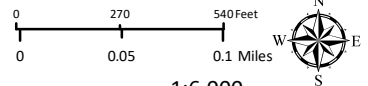
ZONING

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**OWNER:** Rose Development Inc.  
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**AGENT:**  
**ADDRESS:** 205 N State St, Ukiah

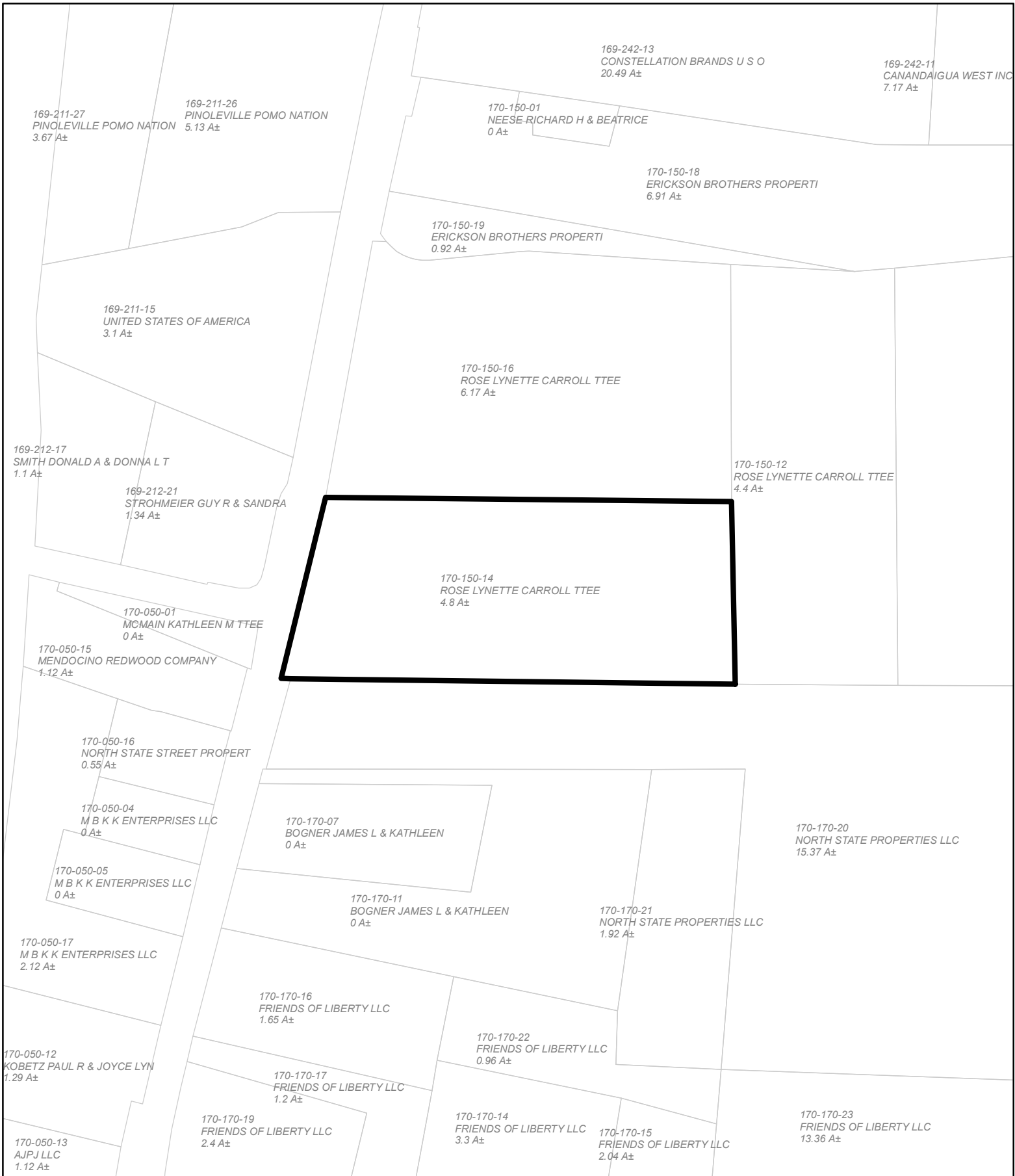
— Public Roads  
 □ Assessors Parcels




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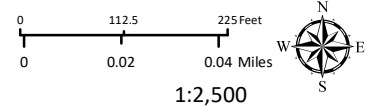
GENERAL PLAN

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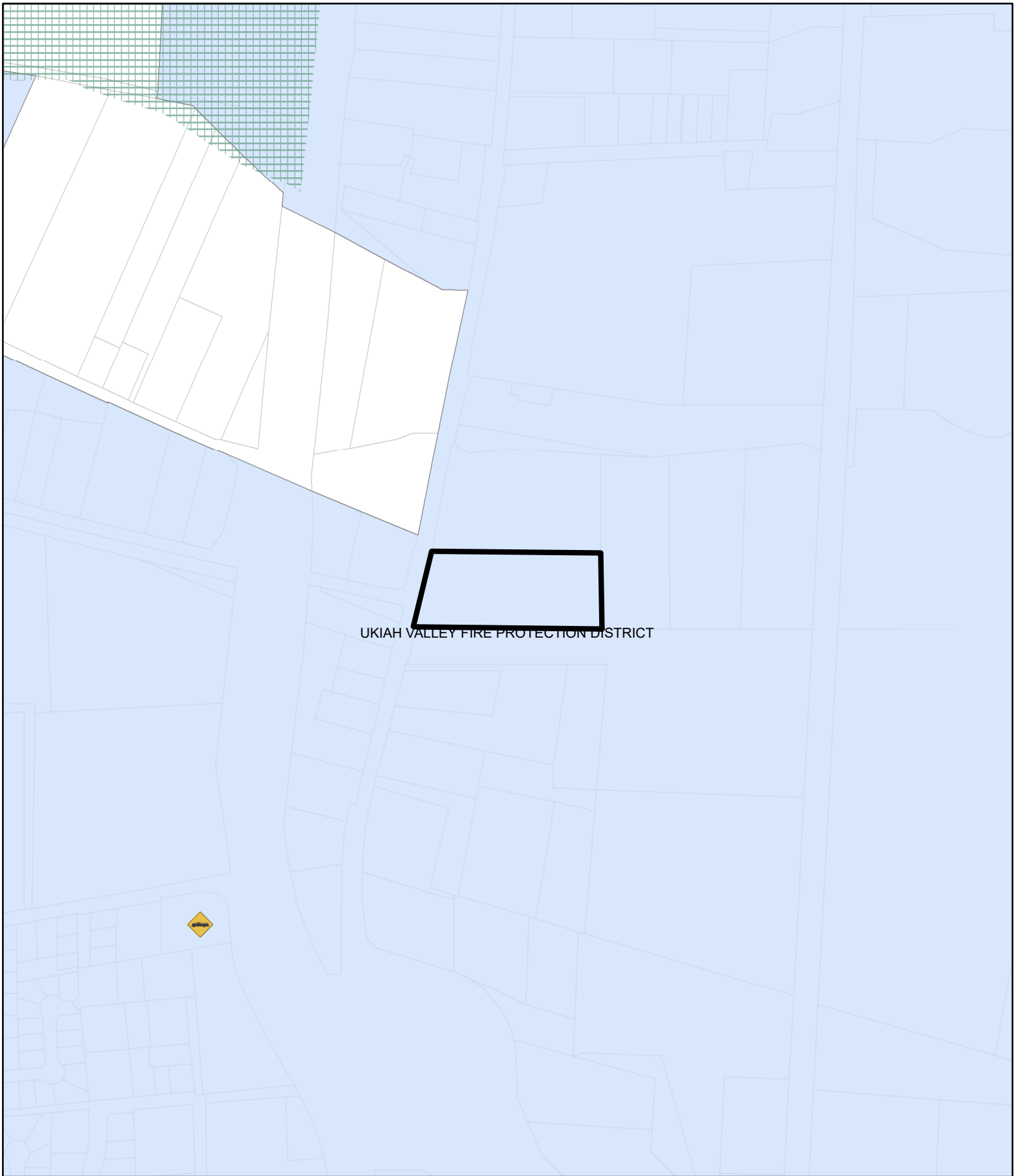
 Assessor's Parcels



1:2,500

ADJACENT PARCELS

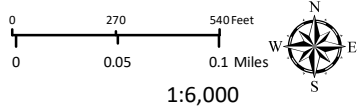
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UKIAH VALLEY FIRE PROTECTION DISTRICT

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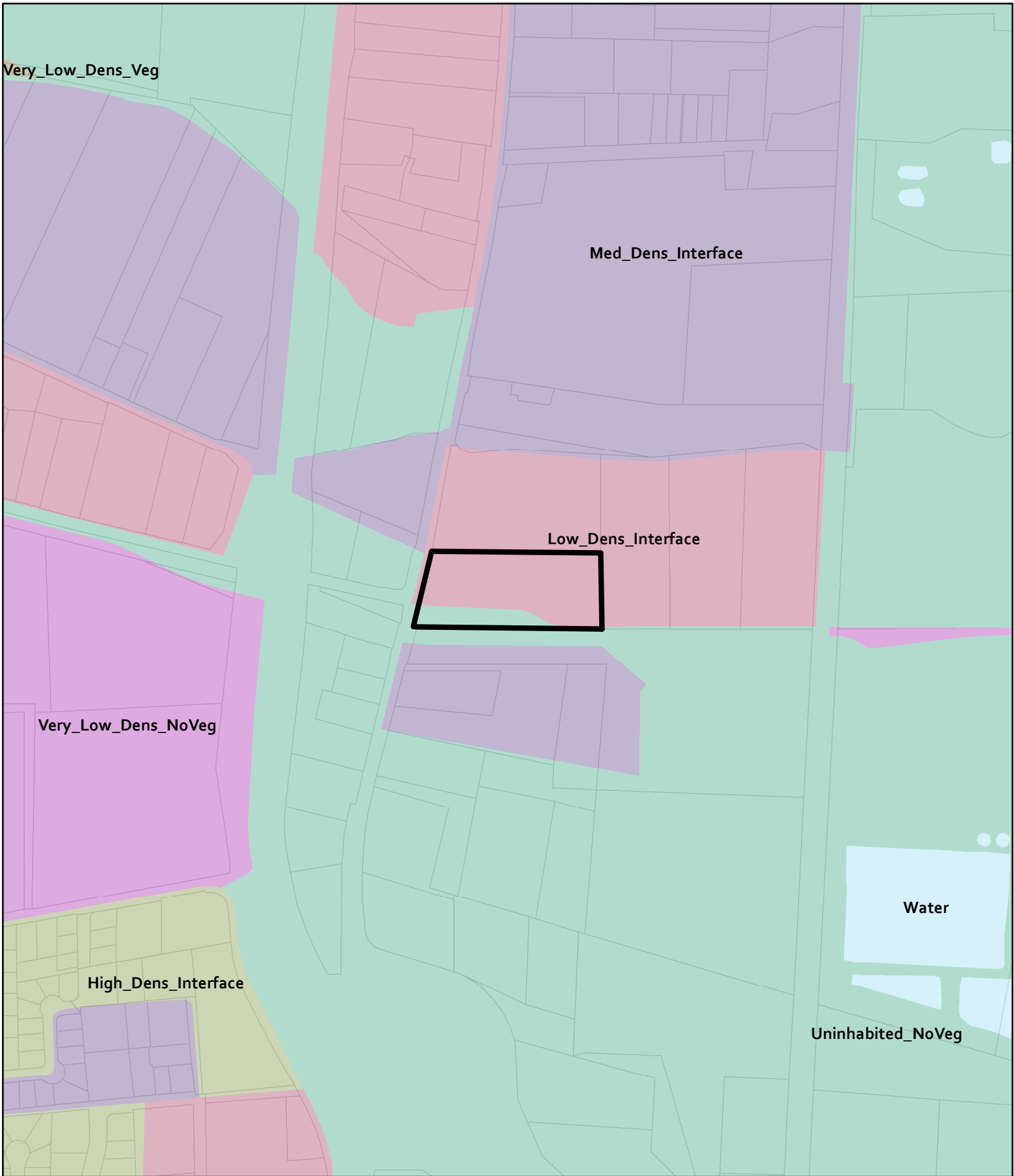
	Moderate Fire Hazard		County Fire Districts
	Fire Stations		Assessors Parcels




1:6,000

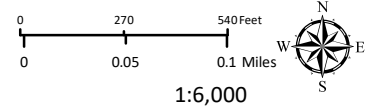
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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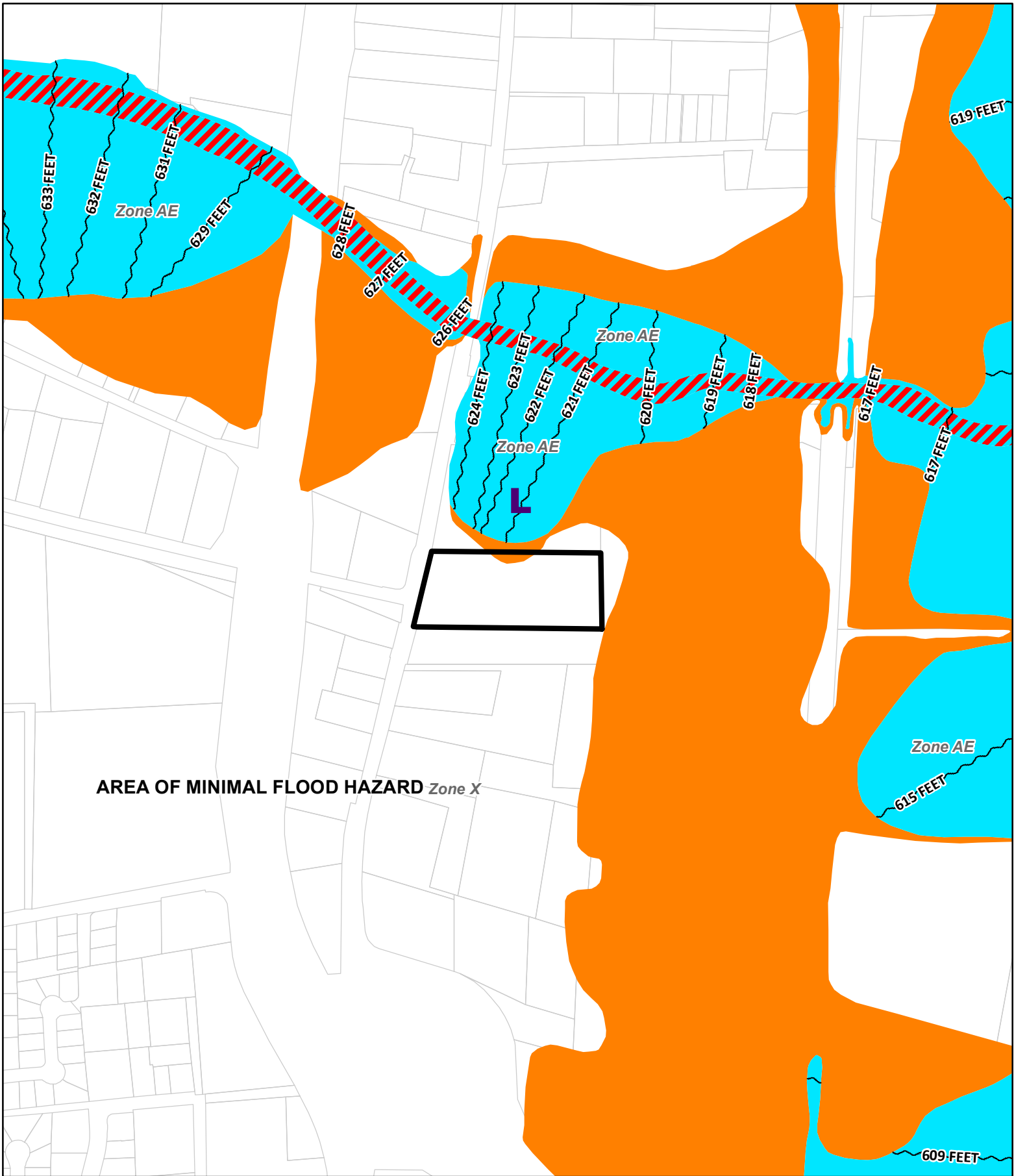
 Assessors Parcels



**WILDLAND-URBAN INTERFACE**







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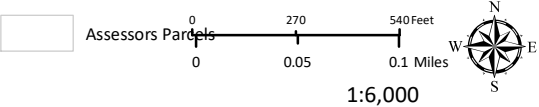




AREA OF MINIMAL FLOOD HAZARD Zone X

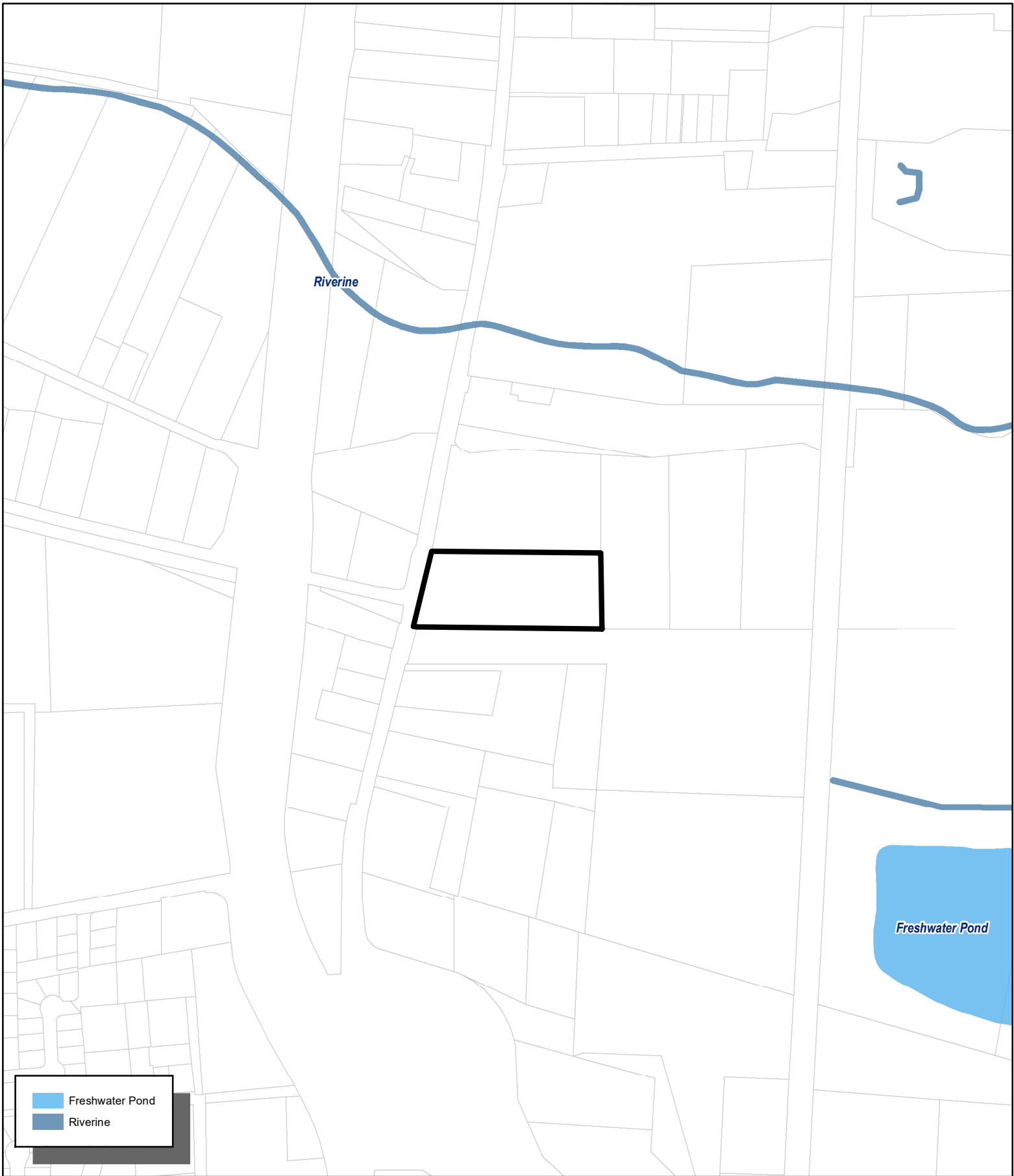
**CASE:** AP 2023-0030  
**OWNER:** Rose Development Inc.  
**APN:** 170-150-14  
**APLCT:** Trinity Distributors LLC  
**AGENT:**  
**ADDRESS:** 2005 N State St, Ukiah

-  LOMA Letters
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard
-  Base Flood Elevations
-  Assessors Parcels




1:6,000  
**FLOOD ZONES**

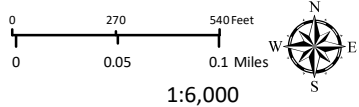
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Riverine

Freshwater Pond

	Freshwater Pond
	Riverine

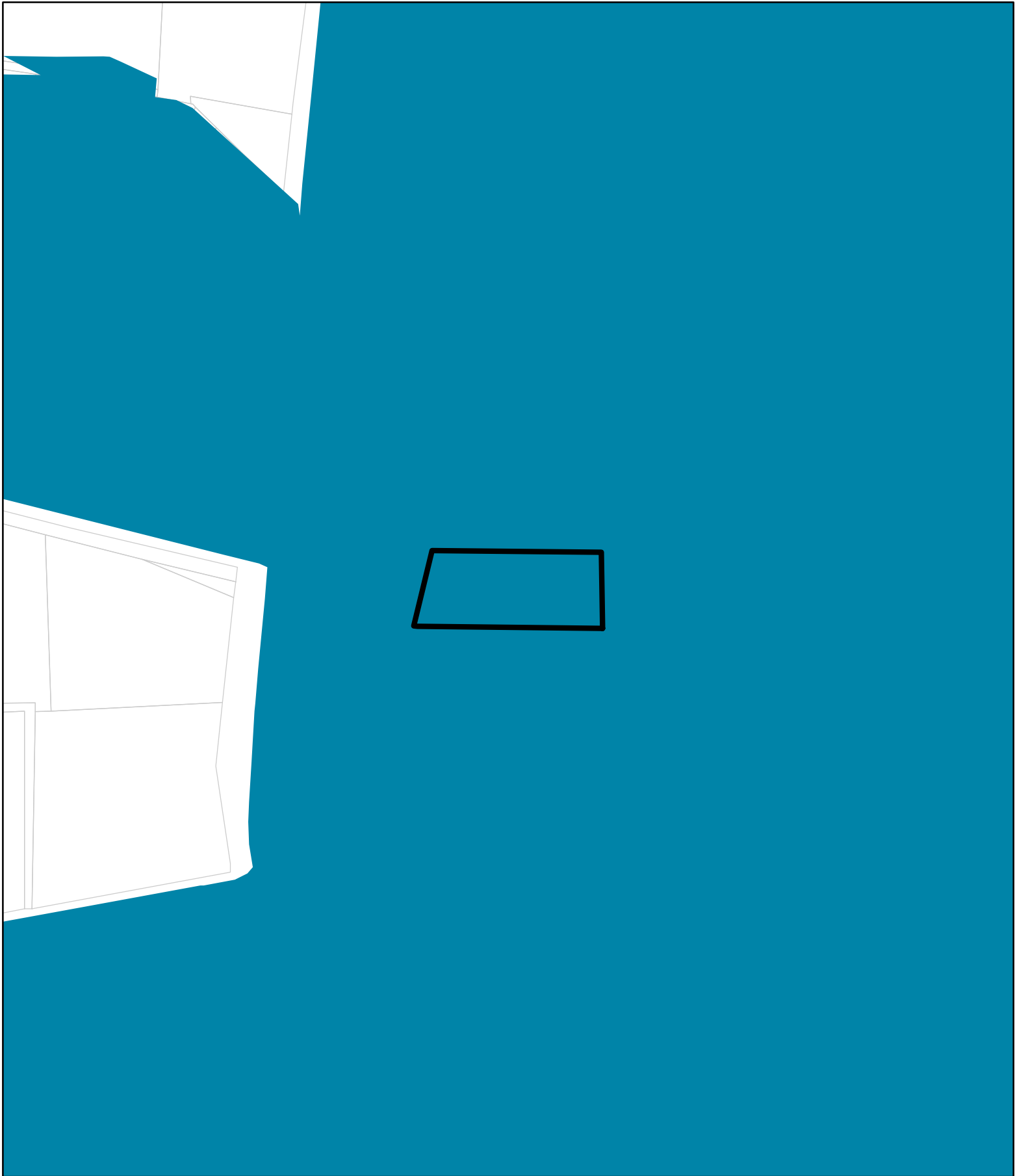


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WETLANDS

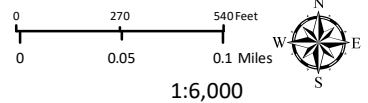
**CASE:** AP 2023-0030  
**OWNER:** Rose Development Inc.  
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**AGENT:**  
**ADDRESS:** 2005 N State St, Ukiah  Assessor's Parcels

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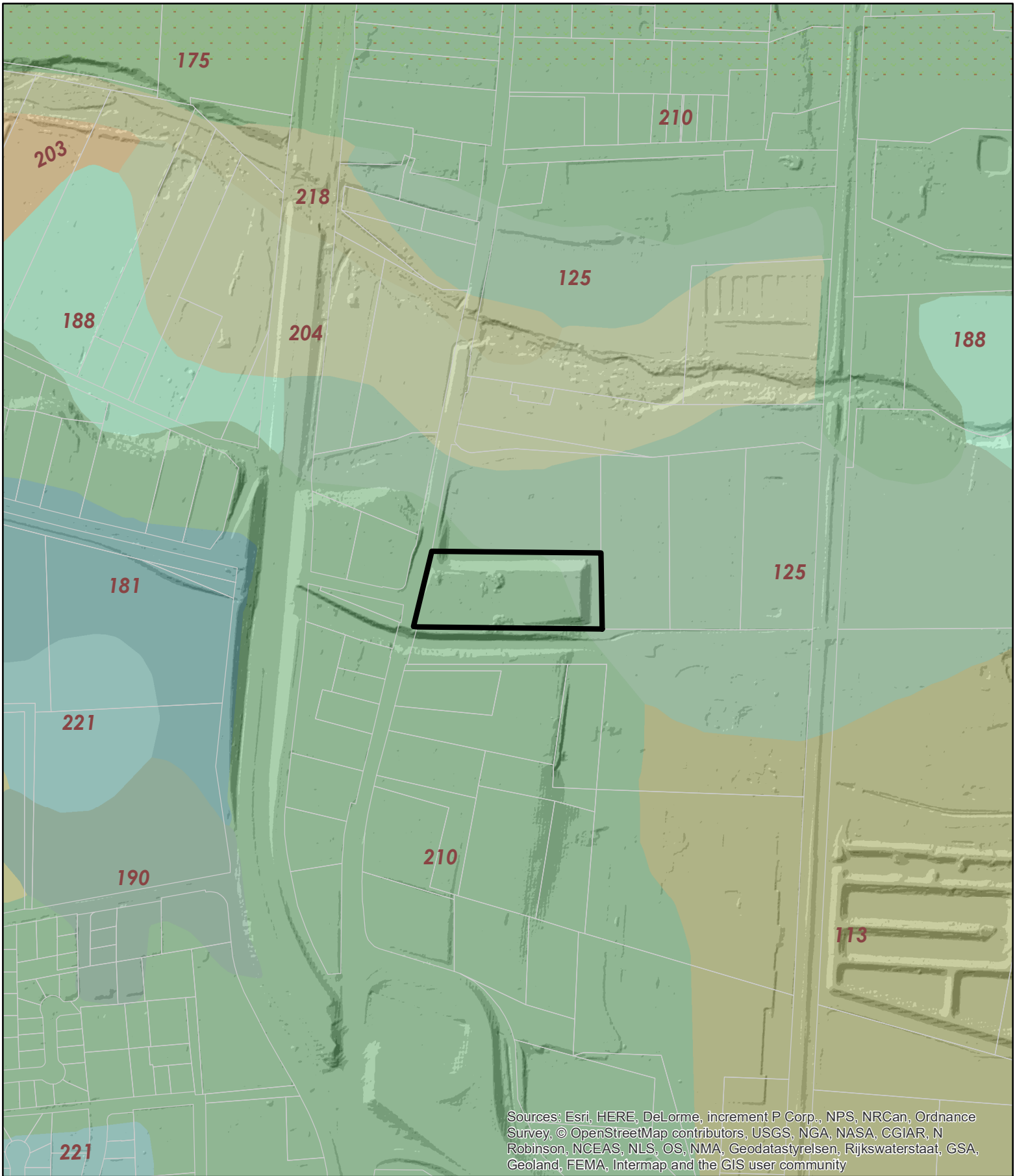
 Ukiah Stormwater Areas  
 Assessors Parcels



1:6,000



**MS4 STORMWATER AREA**

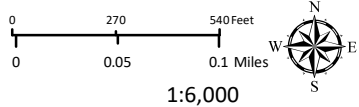
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 Assessors Parcels  
 Naturally Occurring Asbestos

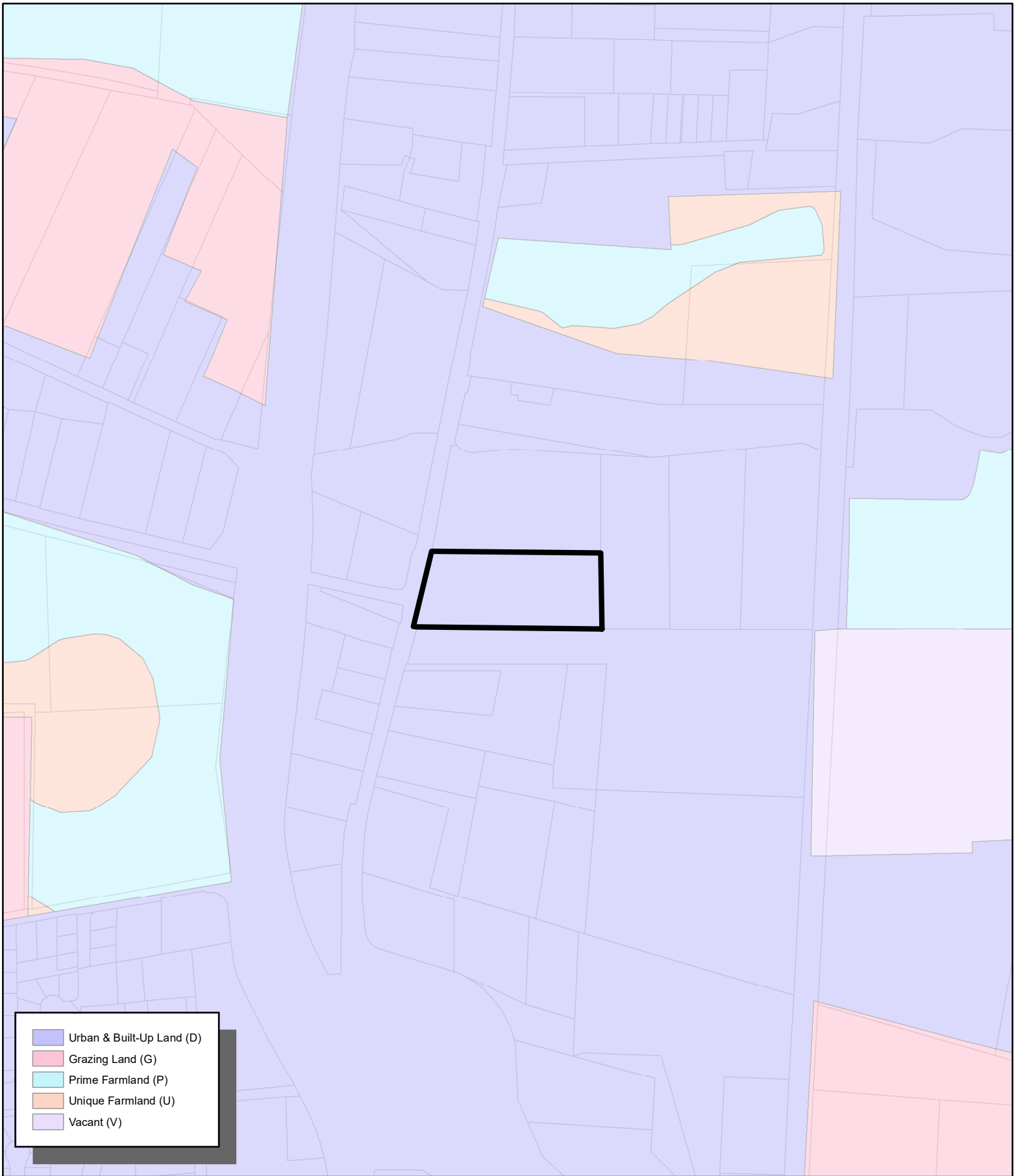


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**EASTERN SOIL CLASSIFICATIONS**

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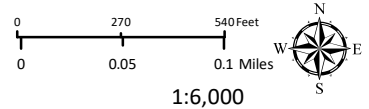
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Unique Farmland (U)
- Vacant (V)

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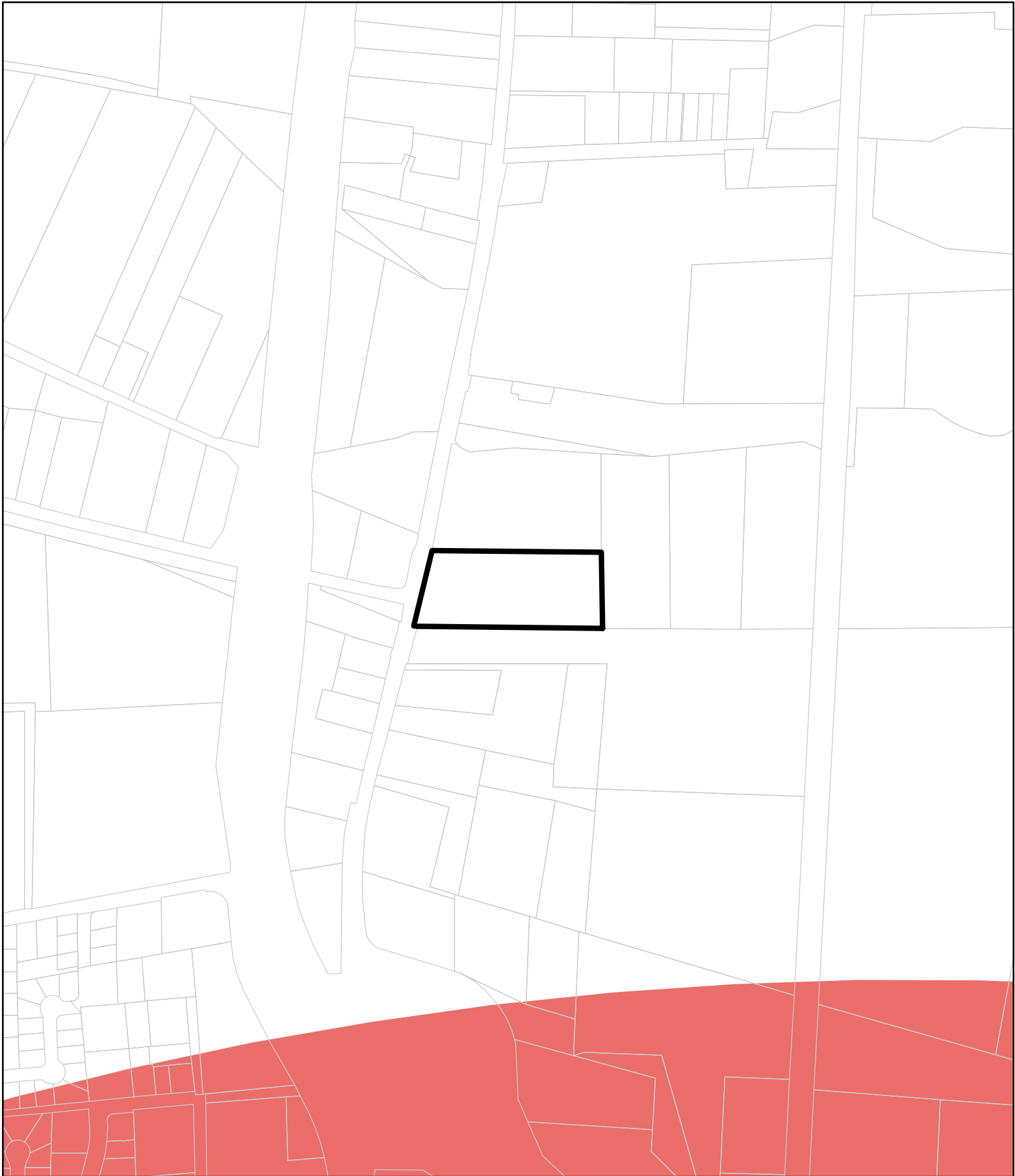
Assessors Parcels





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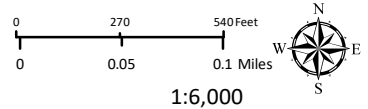
**IMPORTANT FARMLANDS**

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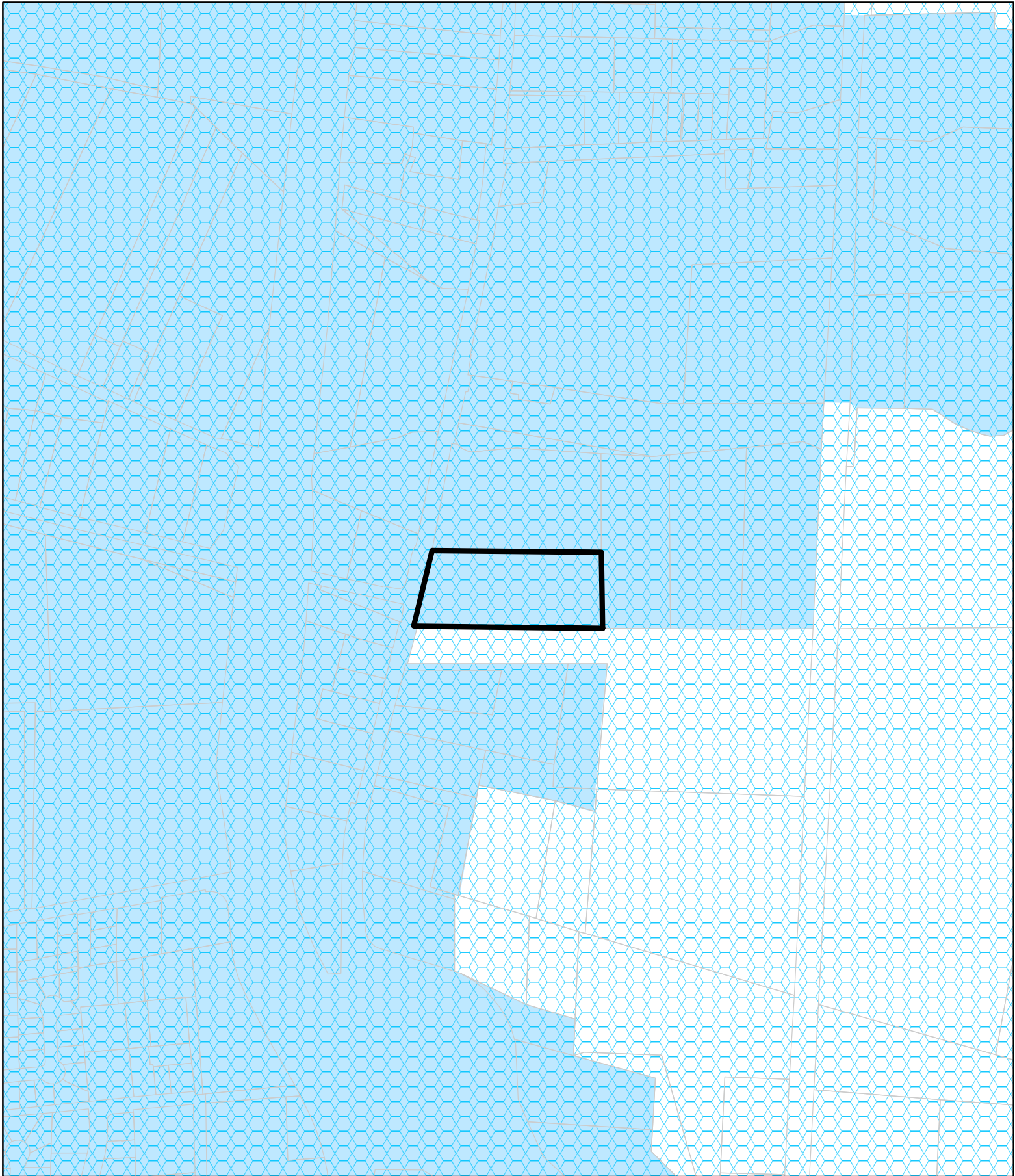
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**ADDRESS: 2005 N State St, Ukiah**

 Assessor's Parcels  
 Ukiah Airport Zones 052021  
 ZONE






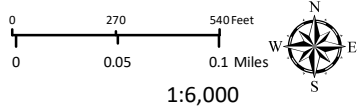
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UKIAH AIRPORT ZONES

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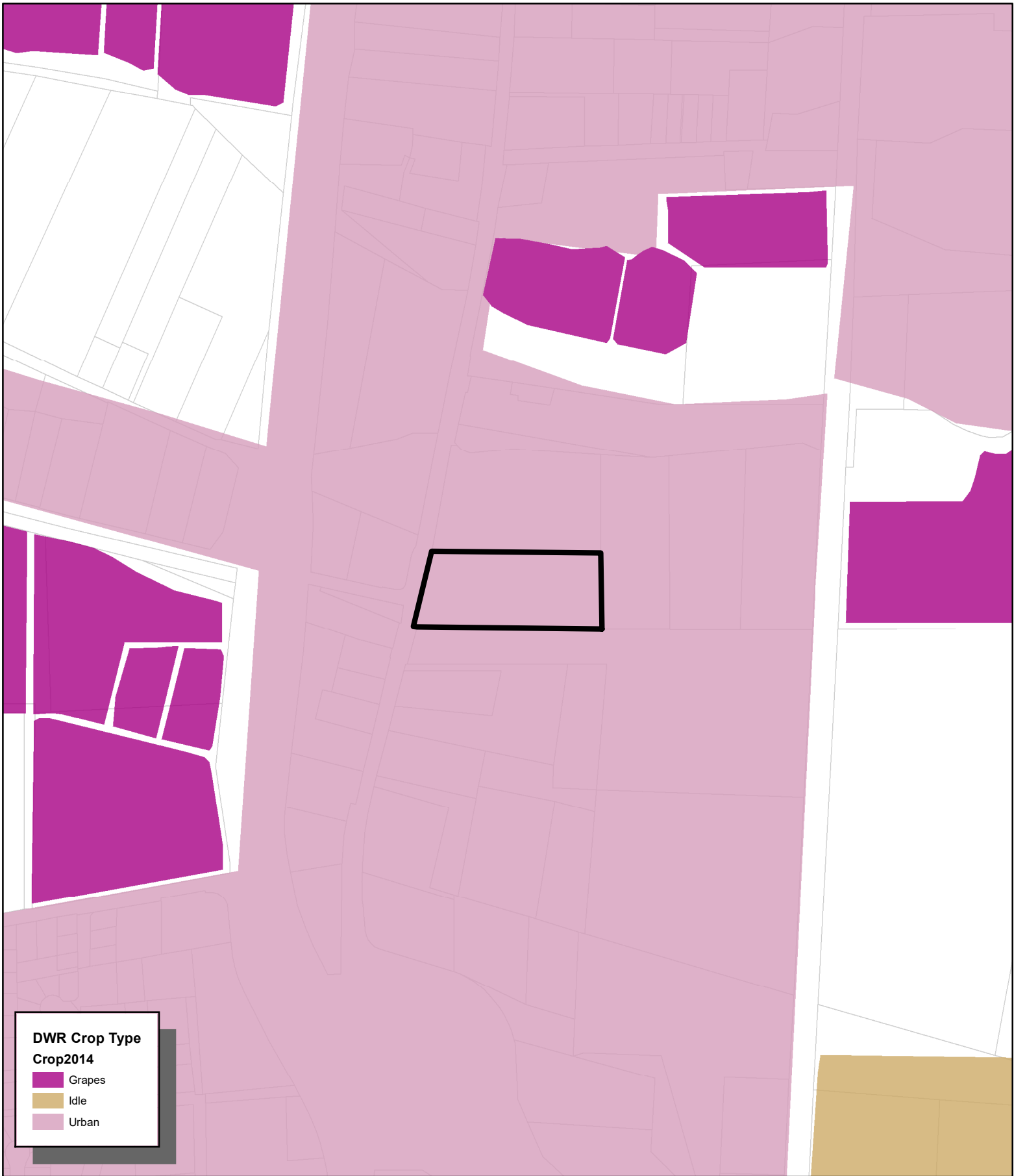
-  Assessors Parcels
-  Russian River Flood District
-  County Water Districts



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**WATER DISTRICTS**

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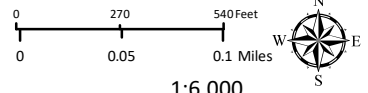


**DWR Crop Type**  
**Crop2014**

- Grapes
- Idle
- Urban

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Assessors Parcels

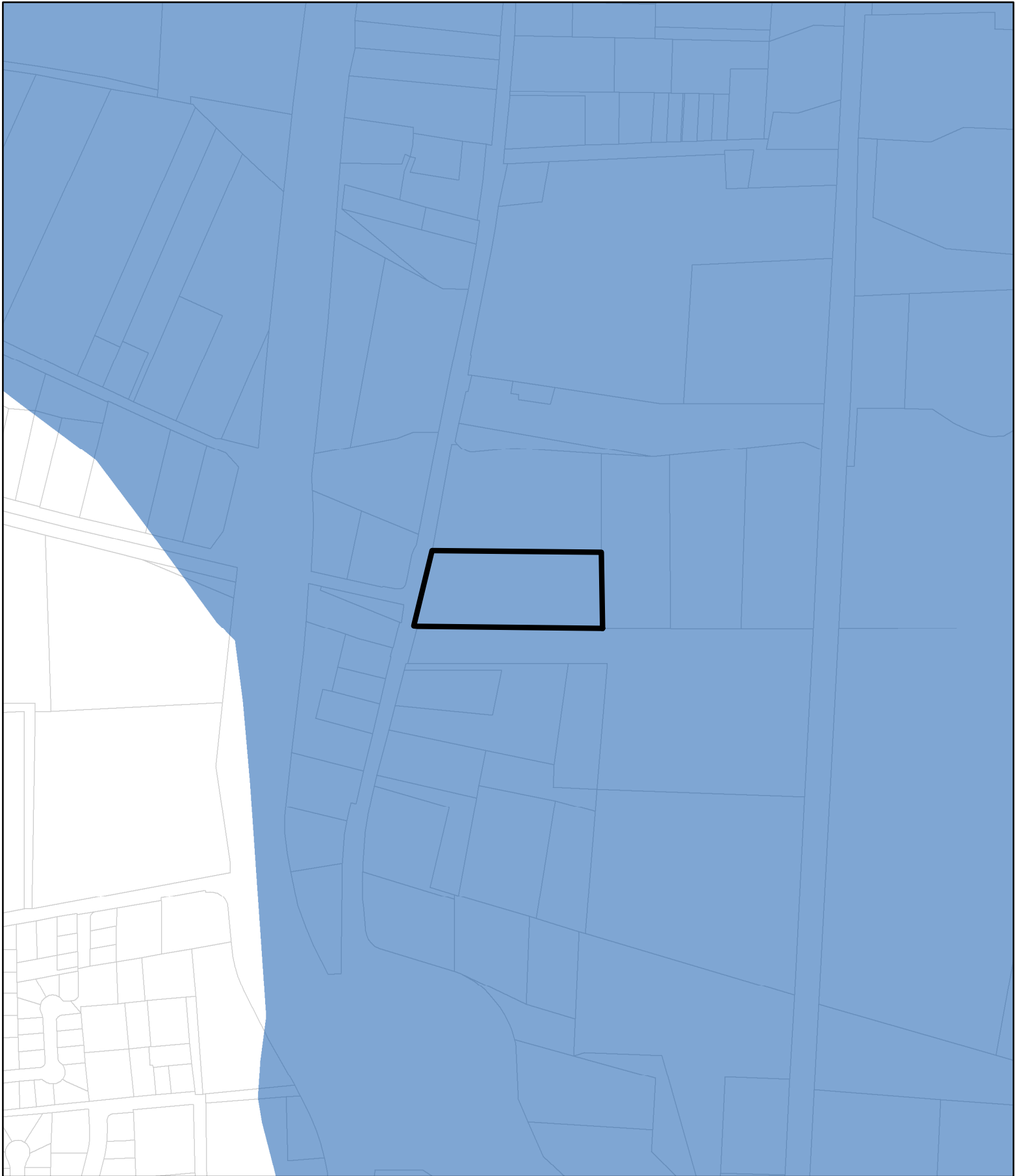


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**DWR CROP TYPES**

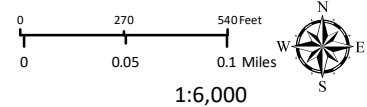
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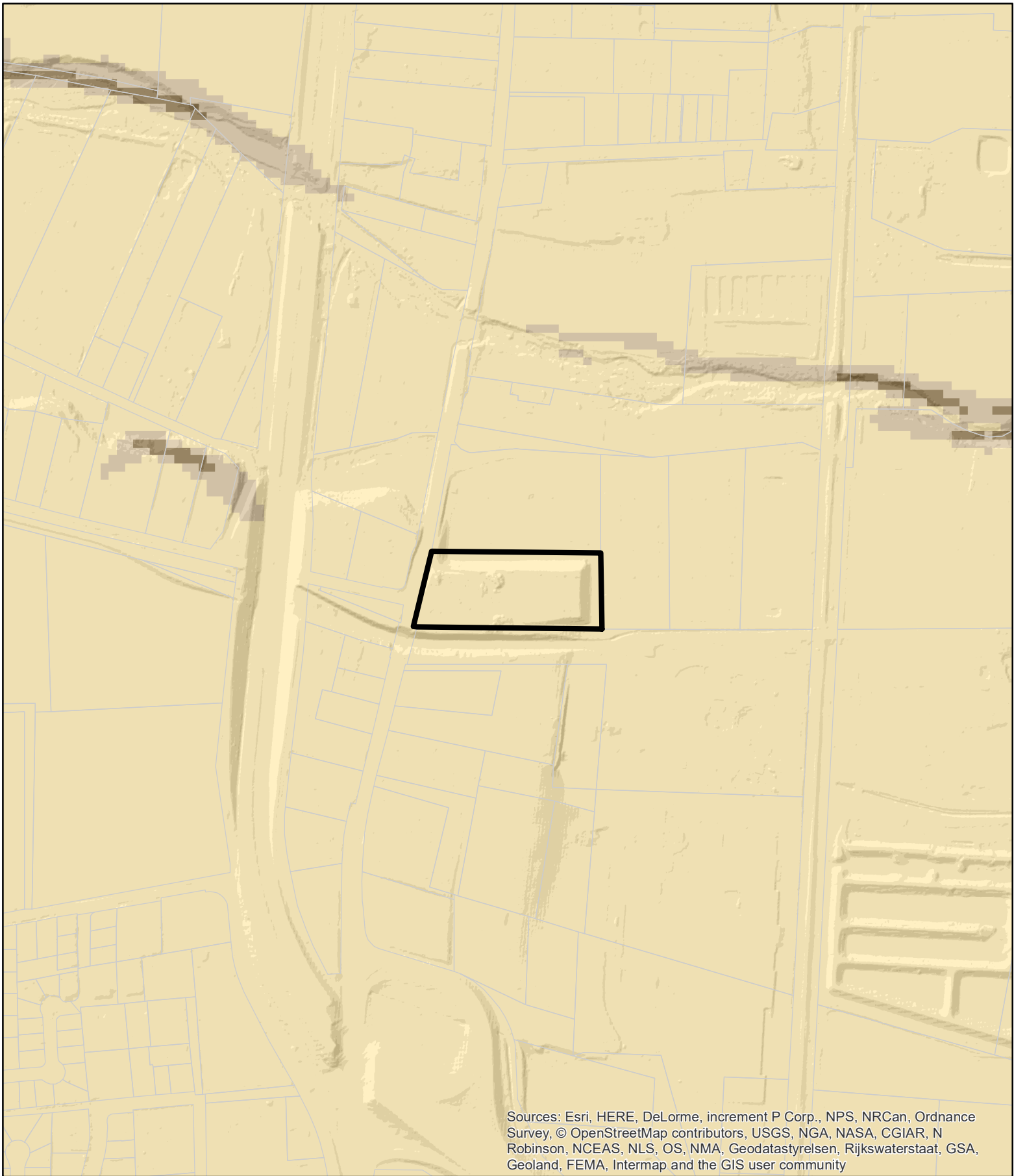
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**AGENT:**  
**ADDRESS:** 2005 N State St, Ukiah

 Estimated Inundation Zones  
 Assessor's Parcels



1:6,000  
**DAM INUNDATION ZONES**

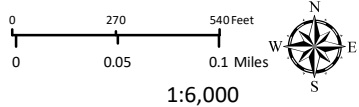
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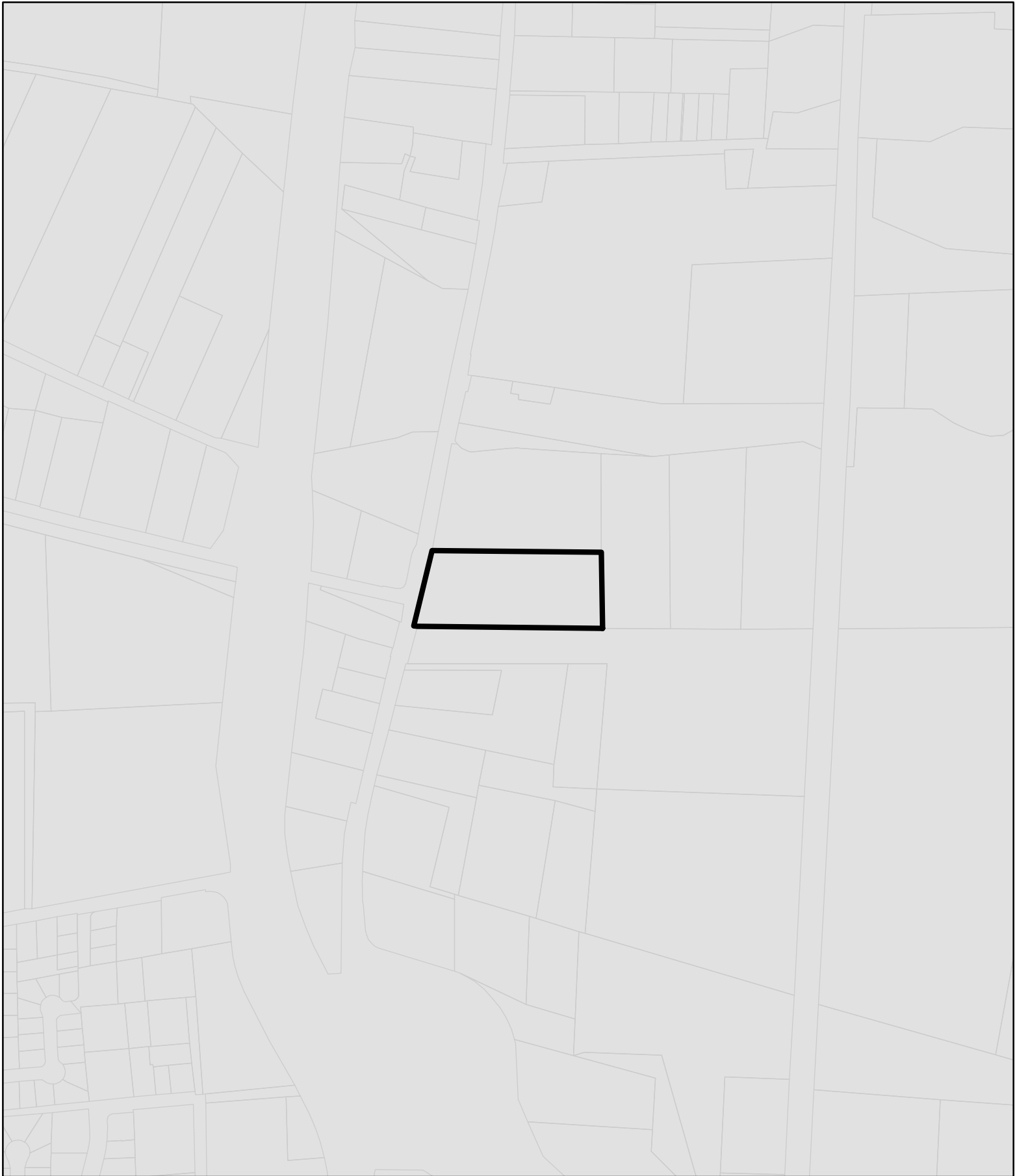
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	Assessors Parcels		33° - 72°
			0° - 14°
			15° - 32°





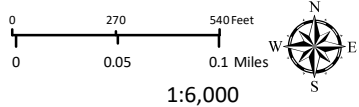
1:6,000  
**ESTIMATED SLOPE**

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 Assessors Parcels  
 UVAP Boundary



1:6,000  
**UKIAH VALLEY AREA PLAN**

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