



Zoning Administrator

Regular Meeting AGENDA

To participate in the virtual Zoom meeting click on the following link:

<https://us06web.zoom.us/j/85156521329>

Meeting ID: 851 5652 1329

+16694449171,,85156521329# US (Denver)

+13462487799,,85156521329# US (Tacoma)

July 25, 2022 - 1:00 PM

1. CALL TO ORDER

2. VERIFICATION OF NOTICE

3. APPEAL PROCESS

All determinations of the Zoning Administrator regarding minor discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if they appeared and stated their position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by August 4, 2022.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Zoning Administrator welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

5. APPROVAL OF MINUTES

5.a. Approval of the minutes for the Zoning Administrator Hearing held on June 30, 2022.

Recommended Action: Approve the minutes drafted for the Zoning Administrator Hearing held on June 30, 2022.

Attachments:

1. ZAM_20220630 - DRAFT

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

- 7.a. Request to renew an existing minor use permit for a previously approved cannabis related business that is not yet operational, but permitted to facilitate 'Processing' and 'Distribution' within two existing buildings at 120 and 150 Brush Street; APN (002-040-32); File No. 22-7235.

Recommended Action: Staff recommends the Zoning Administrator approve the requested renewal, based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

Attachments:

1. Draft Findings - Renewal
2. Draft Conditions- Renewal
3. Application Materials - Renewal
4. Application Materials - Original
5. July 7, 2021 Minutes - Approved
6. Neighborhood and Context Maps
7. Referral Response - Renewal

8. **ADJOURNMENT**

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 24 hours prior to the meeting set forth on this agenda.

CITY OF UKIAH
ZONING ADMINISTRATOR MINUTES
Meeting Held Remotely through Teleconference
June 30, 2022
1:00 p.m.

STAFF PRESENT

Craig Schlatter, Zoning Administrator
Jesse Davis, Planning Manager

OTHERS PRESENT

Bruce Foster

1. CALL TO ORDER

The Zoning Administrator called the meeting to order at 1:01 p.m. via teleconference.

Zoning Administrator Craig Schlatter presiding.

2. VERIFICATION OF NOTICE

Staff confirmed timely noticing of all public hearings items posted on the agenda.

3. APPEAL PROCESS

Note: For matters heard at this meeting the final date to appeal is July 11, 2022 at 5:00 p.m.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

5. APPROVAL OF May 24, 2022 - MINUTES OF ZONING ADMINISTRATOR

Zoning Administrator Craig Schlatter approved the Minutes of May 24, 2022, as presented.

6. SITE VISIT VERIFICATION

Zoning Administrator Craig Schlatter stated he performed a site visit for items listed on the agenda. Planning Manager, Jesse Davis, affirmed the date and time of the site visit.

7. PUBLIC HEARING

a) Request to Review and Consider a Minor Use Permit to Place a Single Beehive in the Rear-Yard of a Residential Property. Located at 323 Jones Street; APN (001-294-06); File No. 22-7116.

Planning Manager Davis presented the staff report.

Zoning Administrator Schlatter opened the public hearing at 10:08 a.m. No one was present wishing to speak and the public hearing was closed at 10:09 a.m.

Zoning Administrator Schlatter inquired as to received public-comment for the project. Planning Manager Davis responded that five (5) letters of support had been received for the project from a cross-section of neighbors and citizens in Ukiah.

Zoning Administrator Schlatter approved the Minor Use Permit to Place a Single Beehive in the Rear-Yard of a Residential Property. Located at 323 Jones Street; APN (001-294-06); File No. 22-7116; based on the Findings and subject to the Conditions included in the staff report.

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at 1:12 p.m

DRAFT



AGENDA ITEM NO. 7A
Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: July 15, 2022
TO: Zoning Administrator
FROM: Jesse Davis, Planning Manager
SUBJECT: Request to renew an existing minor use permit for a previously approved cannabis related business that is not yet operational, but permitted to facilitate 'Processing' and 'Distribution' within two existing buildings at 120 and 150 Brush Street; APN (002-040-32); File No. 22-7235.

SUMMARY

OWNERS: Joshua Keats (1/3)
APPLICANT: Joshua Keats (Yokayo Processing, LLC)
AGENT: Julie Noia
LOCATION: 120 and 150 Brush Street; APN (002-040-32)
TOTAL ACREAGE: ± 0.86 acre
GENERAL PLAN: Industrial (I)
ZONING DISTRICT: Manufacturing (M)
AIRPORT COMPATIBILITY: Other Airport Environ (OAE)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines Article 19, Class 1, Section 15301, Existing Facilities (a) – Minor interior and exterior alterations.
RECOMMENDATION: Conditional Approval, based on Findings and subject to Conditions of Approval (Attachments 1 and 2)

BACKGROUND

On January 17, 2017, to maintain local control over the regulation of commercial cannabis activities, the City Council enacted Ordinance 1186, (Cannabis Related Businesses), which regulates the operation of and sets forth a local permitting process for Cannabis Manufacturing, Cannabis Retail, Cannabis Testing, Cannabis Nursery and Cannabis Microbusinesses occurring on real property under the City's jurisdiction.

On July 6, 2021, the Zoning Administrator considered and approved this Minor Use Permit to operate a cannabis processing and distribution facility (File No. 21-6195).

Per UCC §5704 and §9174.2, all cannabis-related businesses within the City of Ukiah are approved for a one-year term, after which they must be renewed subject to approval by the Zoning Administrator. Additionally, renewal requests are subject to cost-recovery.

PROJECT DESCRIPTION

The Agent submitted an application for renewal of the existing Minor Use Permit on June 16, 2022, allowing Staff ample time to process the request prior to expiration. No modification to the previously approved Use Permit or plans are proposed. All original Conditions of Approval remain applicable to the proposed renewal. The renewal application materials are included as Attachment 3.

Since approval, no cannabis-related operations or activities have occurred. In conjunction with their Use Permit request, the applicant submitted a building permit for tenant improvements to remodel and improve the existing facilities for use as a cannabis-related business (#21-6827). As of June 30, 2022, the cannabis-related business is not yet operational, but the associated building permits for tenant improvements and site upgrades were under review and addressing requested revisions.

This request to renew a Cannabis Related Business that features Cannabis Processing and Cannabis Distribution uses within two existing buildings at 120 and 150 Brush Street; APN (002-040-32). The subject property is ±0.86 acres in size, and is improved with two existing commercial structures (Main Building and Corner Building).

The Main Building is a ±19,330 sq ft multi-story commercial structure, while the Corner Building is a ±4,320 sq ft single-story commercial structure. Water and wastewater are currently provided to the Project Site by the City of Ukiah. The project includes the following components:

- Distribution and Processing of Cannabis Products within two existing commercial structures;
 - o The Main Building will be used for 'Drying and Hanging', 'Shipping and Receiving' as well as 'Processing' (Bucking and Trimming) of Cannabis.
 - o The Corner Building is to be used exclusively for the 'Drying and Hanging' of Cannabis;
- Tenant Improvements and minor interior alterations are proposed to the Main Building and Corner Building;
- Installation of Heating, Ventilation, and Air Conditioning (HVAC) within both structures;
- Installation of carbon-based odor and air purification systems within both structures;
- Remodeling interior office and existing bathroom, addition of one (1) ADA bathroom;
- Sealing of secure entry door adjacent to delivery area within the Main Building;
- Installation of security features including surveillance cameras, alarms, card reader entry and motion sensors in both the Main and Corner Building;
- Provision of 36 parking spaces within an existing lot, including two (2) ADA parking spaces and upgraded encroachments;
- At peak operation, the facility would operate seven (7) days per week, utilizing three (3) shifts of employees. Each shift would be eight (8) hours in length.

Per the Agent, in June 2022, the Applicant (Yokayo Processing, LLC) received their California cannabis distribution license (Lic. No. C11-0001644-LIC) from the Department of Cannabis Control. It is set to expire on June 15, 2023. The required California 'Processor' license was under scientific review as of June 20, 2022. The Applicant plans to receive occupancy, obtain their Processor license and be fully operational by March 2023. Renewal materials, including a detailed project description and plans, are included as Attachment 3. The original application materials are included as Attachment 4, while the approved minutes for the Zoning Administrator Hearing of July 7, 2021, are included as Attachment 5. Associated maps that supported the original application are identified as Attachment 6.

SURROUNDING LAND USE & ZONING

The Project Site is immediately northeast of the intersection of Brush Street and Mazzoni Street, approximately 0.16 mile south of State Street and within proximity of the City's jurisdictional boundary with the County of Mendocino. Encroachments from the Project Site are provided from both Brush Street and Mazzoni Street. The Project Site has a General Plan land use designation of Industrial (I), as well as a zoning designation of Manufacturing (M). The property features no combining districts or other zoning restrictions, and is not subject to any mapped flood or seismic hazards.

The Project Site is adjoined to the north and east by active manufacturing uses, including an industrial sales and service firm to the north and metal fabrication to the east. To the west, the property features a non-conforming single-family dwelling unit and RV storage yard. On the opposite side of Brush Street exist a number of heavy commercial businesses, including transportation equipment storage and machine supply sales. A summary of zoning designations and uses is provided below in Table 1. In general, the area features an assortment of industrial, commercial storage and manufacturing uses.

Table 1, Surrounding Zoning and Land Uses

ZONING:		USE:
NORTH	Manufacturing (M)	Manufacturing
EAST	Manufacturing (M)	Manufacturing
SOUTH	Heavy Commercial (C2)	Heavy Commercial
WEST	Heavy Commercial (C2)	Residential & RV Storage

Figure 1: General Plan Land Use

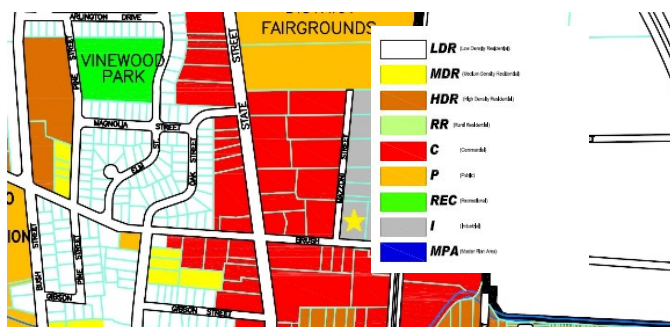


Figure 2: Zoning Designation



Figure 3. Aerial View



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Department, and City of Ukiah Building Division. The received comments for renewal are contained in Attachment 7.

STAFF ANALYSIS

GENERAL PLAN AND ZONING CONSISTENCY

The parcel is provided with a General Plan Land Use designation of Industrial (I) and is zoned Manufacturing (M). The existing site and buildings are consistent with the required setbacks, building height,

and lot coverage for the Manufacturing (M) zoning district as described in Ukiah City Code (UCC) §9110-9117. The Main Building and Corner Building are both 28 ft in height. The most recent use associated with the Project Site was for cookie and cracker manufacturing, as well as food distribution activities. Those previous activities share many functional characteristics with the requested use of Cannabis Processing and Cannabis Distribution. Because of these similarities, relatively few upgrades or major alterations to the Project Site are necessitated. Per UCC §9112, Cannabis Related Businesses are allowed in the Manufacturing zoning district upon securing a Use Permit.

The project request includes Cannabis Distribution, which allows for the procurement, sale, and transport of cannabis products between permitted and licensed cannabis businesses. The largest portion of space, however, appears dedicated to the drying of harvested cannabis to allow for further processing into finished cannabis flower and trim for retail sale. As described in the application materials, there is an allocation of approximately 600 sq ft of floor space on the second floor of the Main Building for the bucking and trimming of cannabis. Bucking is the process by which flower and leaf are separated from the branches of the cannabis plant. Trimming activities are typically conducted via a combination of machine and manual hand processes. These activities are consistent with past on-site commercial activities, which featured the processing, packaging, and distribution of cookies and other baked goods.

The project has been determined to be consistent with all requirements contained within applicable ordinances for Cannabis Related Businesses, including Ukiah City Code §9174.2(F). The Applicant has submitted all required documents, including a complete application, a Security Plan, and Standard Operating Procedures in compliance with the aforementioned ordinances (Attachment 3). In addition, the Applicant has addressed all aspects of the Live Scan process through the Ukiah Police Department and is conditioned to seek Live-Scan review for any new employee associated with cannabis related activities.

Furthermore, the project is consistent with the all applicable development standards for the Manufacturing zoning district outlined in §9110-9117 of the UCC. The most recent permitted improvement to the Project Site facilitated a commercial reroof to the Main Building in 2017. Relatedly, there is no indication of unpermitted work or outstanding code violations associated with the property.

Per § 9263, a Site Development Permit is not required given the relatively minor exterior modifications required to conduct the requested activities.

CANNABIS RELATED BUSINESS - LOCATION RESTRICTIONS

Presently, all cannabis uses and activities within California require review and regulation by State agencies. Given the requested uses, the Applicant will require appropriate licenses and operate in accordance with State entities. Additionally, the City of Ukiah maintains restrictions regarding the location of cannabis business, which include the following limitations and constraints per UCC §9174.2(F):

1. Within six hundred feet of a school;
2. Within two hundred fifty feet of a youth-oriented facility (public park, church, museum, library, or licensed daycare facility);
3. Abutting a parcel occupied by a youth oriented facility or a school;
4. Within any residential zoned parcel or primary land use, or any property with an underlying residential or mobile homes general plan land use designation; or
5. On a parcel having a residential unit, or on a parcel directly abutting a residentially zoned property, unless there are intervening nonresidential uses;
6. Abutting or within two hundred fifty feet of another cannabis dispensary.

The project is consistent with all listed requirements, as it is not within the restricted distances to schools or youth-oriented facilities (see Neighborhood Context Map (Attachment 6)). While there is a residential dwelling unit within 100 ft of the subject structure, Staff notes that Mazzoni Street would be considered an intervening use, and that the property is zoned for Heavy Commercial (C2) activities, which otherwise prohibit single-family residential improvements per UCC §9067. Staff previously affirmed that streets and roadways are intervening uses during similar reviews for cannabis businesses by the Zoning Administrator, as well as the Planning Commission.

For this renewal, City Staff confirmed that no new licensed childcare facilities, including family daycares, are within the immediate vicinity of the Project Site. The nearest education facilities were adjacent to and within the Redwood Empire Fairgrounds at distances of approximately 800 feet from the property boundary of the proposed cannabis business. Both educational facilities are disconnected from any normal or expected route of travel.

The present terminus of the Great Redwood Trail is approximately 300 ft to the southwest of the subject property, and is separated by intervening parcels. Based on comments received during the referral process, Staff conducted additional analysis to ensure the appropriateness of the Project Site with regard to a variety of setback concerns, including a church and supportive housing site. Staff affirmed that the distance between these facilities is greater than the required buffer and that supportive housing is not considered by the City's regulations. As measured, the church structure is approximately 700 feet southwest of the Project Site, and the supportive housing facility approximately 400 feet southwest of the Project Site. It is affirmed that no component of the Project Site is open to the general-public, and that the area is already fenced and secured to prevent trespass or loitering. Additionally, there is no crossing or signage that would create traffic safety issues or induce pedestrian crossing from these receptors to the facility.

Furthermore, it was affirmed that the proposed Cannabis Business includes no retail component, nor will it convey or publicize any commercial signage. By using carbon filtration units that have been successful in similar commercial environments, the Applicant will incorporate and maintain adequate odor control measures. The proposed odor mitigation systems are consistent with industry-specific technologies designed for the task.

Additionally, the security measures provided by the Applicant prevent unintentional access and discourage trespass. The Project is conditioned so that Project Site staff actively monitor the facility for vandalism, graffiti, or accumulated debris, such as trash. Findings, specific to this project request are included in Attachment 1 and the project is subject to Conditions of Approval contained within Attachment 2.

RENEWAL

Since approval, no cannabis-related operations or activities have occurred on the subject property or within the existing subject structure. A site visit conducted by City staff on July 15, 2022 indicated no obvious violations of Ukiah City Code, as the site has remained notably unchanged since the previous inspection. As the cannabis-related business is not yet operational, City staff have not yet conducted a review of the facility to evaluate aspects, such as noise, odor or traffic.

The following criteria in Table 2 evaluate applicable renewal standards per Ukiah City Code §9174.2(D)(2):

Table 2: Criteria for Permit Renewal	
Criteria	Staff Analysis
1. Whether the business operated by the permittee has generated an excessive number of calls for police service compared to similarly situated businesses of the same size as the dispensary.	According to the Police Department, there have been no calls for service in 2021 or 2022 at the location. The Police Department stated that there have not been significant numbers of crimes or arrests in the area.
2. Whether there have been excessive secondary criminal or public nuisance impacts in the surrounding area or neighborhood, including, but not limited to, disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, littering, loitering, illegal parking, loud noises, or lewd conduct.	The project location is not identified as having excessive public nuisance impacts or crime issues, based upon crime reporting statistics maintained by the Ukiah Police Department. The property, while proximate to the Great Redwood Trail, does not maintain access, and is separated by an existing fence.

3. Whether the dispensary & cannabis related business operated by the permittee has a history of inadequate safeguards or procedures that show it is likely that it will not comply with the operating requirements and standards required in the conditions of approval.	All non-operational safeguard measures have been incorporated into the approved operating and security plans to ensure compliance with state and local regulations. No changes to the approved plans are proposed.
4. Whether the dispensary and cannabis related business has failed to pay fees, penalties, or taxes required by this code or has failed to comply with the production of records or other reporting requirements of this chapter.	All applicable fees have been paid for the use permit, renewal and tenant improvement requests. To date, all fees have been appropriately paid and application materials submitted in a timely and appropriate manner.
5. Whether it appears that the permittee has, in its renewal application, provided a false statement of material fact or has knowingly omitted a material fact.	The application appears to be true and accurate to the best of staff's knowledge. The Ukiah Police Department is not aware of the permittee having provided a false statement of material fact or has knowingly omitted a material fact.
6. Whether the renewal applicant or one or more of its officers, employees, partners, managers or members with management responsibilities ("managers") has been convicted of a felony, or has engaged in misconduct that is substantially related to the qualifications, functions or duties of a dispensary operator. A "conviction" within the meaning of this chapter means a plea or verdict of guilty, or a conviction following a plea of nolo contendere. Notwithstanding the above, an application shall not be denied solely on the basis that the applicant or any Manager has been convicted of a felony, if the person convicted has obtained a certificate of rehabilitation (expungement of felony record) under California law or under a similar Federal statute or State law where the expungement was granted.	All current owners and employees of the business have been finger printed and subject to a Live Scan background process. All persons associated with future changes in staffing and ownership will be required to obtain a successful Live Scan from the Police Department, and are also subject to review and consideration by appropriate State agencies that regulate cannabis activities. Prior to operation, the Applicant is conditioned to provide a list of all employees to the UPD.
7. Whether the renewal applicant or dispensary has previously or is currently engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.	Planning Division and Police Department Staff are unaware of any unlawful or fraudulent business practices associated with the applicant or business.
7A. That the dispensary Use Permit is consistent with the intent of the Compassionate Use Act of 1996, the Adult Use of Marijuana Act (AUMA), the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), and related State law, the provisions of this chapter and the City Code, including the application submittal and operating requirements herein.	The Use Permit is consistent with the City Code, which is consistent with related State law. In addition, the applicant is required to obtain a State license to operate the business. The police department has no reports of any local or State law, statute, rule or regulation respecting the distribution or possession being violated by this business.

7B. That the dispensary location is not identified as having significant crime issues (e.g., based upon crime reporting statistics as maintained by the Police Department).	See renewal criteria #1 above. There have been no calls for service at this location within the past year.
7C. That there have not been significant numbers of calls for police service, crimes or arrests in the area or to an existing dispensary location.	See renewal criteria #1 above. There has not been a significant number of calls for police service, crimes or arrests in this particular area.
7E. That all required application materials have been provided and/or the dispensary has operated successfully in a manner that shows it would comply with the operating requirements and standards specified in this chapter.	All application materials have been provided. The approved site plan, floor plan, security plan, and operations plan were found to be adequate at the time of the original and amended Use Permit. There are no proposed changes to any of the associated plans, and no additional requirements have been suggested by the Police Department.
7F. That all required application or annual renewal fees have been paid and reporting requirements have been satisfied in a timely manner.	Application fees have been paid on time and applicable reporting requirements have been met. The Applicant is currently being reviewed on a cost-recovery basis with an adequate deposit provided for the review of the renewal.
7G. That the location is not prohibited by the provisions of this chapter or any local or State law, statute, rule or regulation and no significant nuisance issues or problems are anticipated or have resulted from dispensary operations.	The project meets all location requirements and regulations intended to address nuisance issues.
7H. That the site plan, floor plan, and security plan have incorporated features necessary to assist in reducing potential crime-related problems and as specified in the operating requirements in section 5708 of this code. These features may include, but are not limited to, security on site; procedure for allowing entry; openness to surveillance and control of the premises, the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property; illumination of exterior areas; and limiting furnishings and features that encourage loitering and nuisance behavior.	The approved site plan, floor plan, security plan, and operations plan were found to be adequate at the time of the original and amended Use Permit. There are no proposed changes to any of the associated plans, and no additional requirements have been suggested by the Police Department.
7I. That no dispensary use, owner, operator, permittee, agent, or employee has violated any provision of this chapter including grounds for suspension, modification or revocation of a permit.	Planning Division and Police Department Staff are not aware of any violations by the owner, operator or employees of the business.
7J. That all reasonable measures have been incorporated into the plan and/or consistently taken to successfully control the establishment's patrons' conduct resulting in	The approved site plan, floor plan, security plan, and operations plan were found to be adequate at the time of the original and amended Use Permit. There are no proposed changes to any of the associated plans. The

disturbances, vandalism, crowd control inside or outside the premises, traffic control problems, marijuana use in public, or creation of a public or private nuisance, or interference with the operation of another business.	Police Department is not aware of the business having failed to take reasonable measures into the plan to successfully control the establishment's patrons' conduct resulting in any nuisances including disturbances, traffic concerns, cannabis use in public, or interference with neighboring businesses. These measures will be further reviewed and updated upon the commencement of operations. Use of cannabis products is prohibited on-site.
7K. That the dispensary would not adversely affect the health, peace or safety of persons living or working in the surrounding area, overly burden a specific neighborhood with special needs or high impact uses, or contribute to a public nuisance; or that the dispensary has resulted in repeated nuisance activities including disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct, or police detentions or arrests.	The determination was made in the analysis of the original Use Permit that the proposed business would not have an adverse effect on the neighborhood. No significant issues have been reported by the Police Department at this location and the Police Department is not aware of the business adversely affecting the health, peace or safety of persons living or working in the surrounding area or public nuisance issues in the area as a result of the business. These aspects will be further reviewed and updated upon the commencement of operations.
7L. That any provision of the City Code or condition imposed by a City issued permit, or any provision of any other local or State law, regulation, or order, or any condition imposed by permits issued in compliance with those laws has not been violated.	All original Conditions of Approval apply to the Use Permit renewal and none have been violated.
7M. That the applicant has not violated any local or State law, statute, rule or regulation respecting the distribution, possession, or consumption of marijuana.	All original Conditions of Approval apply to the Use Permit renewal and none have been violated.
7N. That the applicant has not knowingly made a false statement of material fact or has knowingly omitted to state a material fact in the application for a permit.	Planning Division and Police Department Staff are not aware of any false statements of material fact in the permit application.
7O. That the applicant, his or her agent or employees, or any person who is exercising managerial authority on behalf of the applicant has not been convicted of a felony, or of a misdemeanor involving moral turpitude, or has engaged in misconduct related to the qualifications, functions or duties of a permittee.	Planning Division and Police Department Staff have not been notified of any criminal activity associated with the applicants or employees.
7P. That the applicant has not engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.	Planning Division and Police Department Staff are unaware of any unlawful or fraudulent business practices associated with the applicant or business.
7Q. That adequate parking for medical cannabis dispensaries will be provided at a	Provision of 36 parking spaces, including two (2) ADA parking spaces and upgraded encroachments;

rate of one space for every two hundred (200) gross square feet of retail space, office space, and similar floor areas.	
---	--

The previously approved cannabis business is consistent with Division 6, Chapter 8, *Cannabis Retailers* and Section 9174.2, *Cannabis Related Businesses*, of the Ukiah City Code. Based on the above analysis, Staff finds all criteria to issue the Use Permit renewal have been met. Use Permit Findings for approval are included in Attachment 1 and the original Conditions of Approval have been updated and are included in Attachment 2.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Interior or exterior alterations.

The project involves renovations to an existing commercial structure that was historically used for food production and commercial distribution activities. The existing footprint of the subject structure will not be altered or expanded. Only tenant improvements and minor exterior upgrades are required. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and cannabis use regulations.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on July 15, 2022
- Posted on the Project Site on July 15, 2022
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels, as well as Public Agencies on July 15, 2022

RECOMMENDATION

Staff recommends that the Zoning Administrator 1) conduct a public hearing; and 2) adopt the findings and conditionally approve the required renewal for this Minor Use Permit.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Renewal - Project Application Materials & Site Development Plans (22-7235)
4. Original - Project Application Materials & Site Development Plans (21-6195)
5. July 7, 2021 Zoning Administrator Hearing Minutes – Approved
6. Neighborhood and Context Maps
7. Agency Comments and Response

DRAFT FINDINGS TO RENEW A MINOR USE PERMIT FOR A CANNABIS RELATED BUSINESS TO INCLUDE CANNABIS PROCESSING AND CANNABIS DISTRIBUTION USES WITHIN TWO EXISTING BUILDINGS AT 120 AND 150 BRUSH STREET; APN 002-040-32. FILE NO. 22-7235.

Recommendation for the renewal of the Minor Use Permit and Findings: To renew a Cannabis-Related Business that would include Distribution and Processing, within existing commercial structures at 120 and 150 Brush Street is based in part on the following findings, in accordance with UCC Sections §9110 (Manufacturing (M) Zoning District), §9174.2 (Cannabis Related Business), and §9262 (Use Permit Procedures).

Minor Use Permit Findings

- 1. The proposed land use is consistent with the provisions of the Ukiah City Code as well as the goals and policies of the City General Plan.**

The proposed project is consistent with Ukiah City Code, as well as the goals and policies of the City's General Plan. The General Plan seeks to protect the City's industrial land supply and ensure compatibility between allowed development and surrounding neighborhoods. The conversion of existing industrial improvements in response to market demand ensures that available industrial land continues to meet the economic needs of the City and the region. The purposeful reuse of existing structures is consistent with the City's efforts to reduce sprawl, which otherwise exacerbates energy, land, and materials consumption. By enacting cannabis related business regulations, the City identified specific General Plan land use designations, including Industrial, as appropriate districts for cannabis activities and uses to occur, and staff has identified several General Plan goals and policies that would be advanced through approval of this proposed project. With the inclusion of operational and standard conditions that address related business components, this finding can be made.

- 2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.**

The site is physically suitable for the type and intensity of the cannabis-related uses being proposed, including appropriate access, utilities, the absence of physical or topographical constraints, as well as distance to sensitive receptors. The proposed use, including all packaging and distribution functions, would be located wholly within existing industrial buildings, which are considered compatible with the existing and future land uses in the vicinity of the Project Site. All necessary utilities are available and previously provided, including water, wastewater, storm drainage and utility (gas and electric) services. With the provision of a comprehensive security plan and odor control measures, it can be determined that the proposed land use will not be detrimental to the public's health, safety, or general welfare. In addition, the project has been reviewed by agencies having jurisdiction to ensure compliance with the Ukiah City Code and related land use concerns. Granting the minor use permit therefore would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare. Proposed conditions of approval reinforce existing regulations to minimize potential odors, light pollution, and noise. As requested, comments of agencies having jurisdiction have been included as Conditions of Approval, as appropriate, thereby allowing this finding to be made.

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal **on July 15, 2022**
- Posted on the Project Site **on July 15, 2022**
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels, as well as Public Agencies **on July 15, 2022**

Based on the above analysis, the findings required for the renewal of this Minor Use Permit can be made.

DRAFT CONDITIONS OF APPROVAL TO RENEW A MINOR USE PERMIT FOR A CANNABIS RELATED BUSINESS THAT WOULD INCLUDE PROCESSING AND DISTRIBUTION WITHIN TWO EXISTING BUILDINGS AT 120 AND 150 BRUSH STREET; APN 002-040-32; FILE NO. 22-7235.

The following Conditions of Approval shall be made a permanent part of the Minor Use Permit, shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Approved Project Description: A Minor Use Permit application was received on June 16, 2022 to renew a Cannabis Related Business that features Cannabis Processing and Cannabis Distribution uses within two existing buildings at 120 and 150 Brush Street; APN (002-040-32).

The subject property is ±0.86 acres in size, and is improved with two existing commercial structures (Main Building and Corner Building). The Main Building is a ±19,330 sq ft multi-story commercial structure, while the Corner Building is a ±4,320 sq ft single-story commercial structure. Water and wastewater are currently provided to the Project Site by the City of Ukiah. The project includes the following components:

- Distribution and Processing of Cannabis Products within two existing commercial structures;
 - o The Main Building will be used for 'Drying and Hanging', 'Shipping and Receiving' as well as 'Processing' (Bucking and Trimming) of Cannabis.
 - o The Corner Building is to be used exclusively for the 'Drying and Hanging' of Cannabis;
- Tenant Improvements and minor interior alterations are proposed to the Main Building and Corner Building;
- Installation of Heating, Ventilation, and Air Conditioning (HVAC) within both structures;
- Installation of carbon-based odor and air purification systems within both structures;
- Remodeling interior office and existing bathroom, addition of one (1) ADA bathroom within the Main Building;
- Sealing of secure entry door adjacent to delivery area within the Main Building;
- Installation of security features including surveillance cameras, alarms, card reader entry and motion sensors in both the Main and Corner Building;
- Provision of 36 parking spaces within an existing lot, including two (2) ADA parking spaces and upgraded encroachments;
- At peak operation, the facility would operate seven (7) days per week, utilizing three (3) shifts of employees. Each shift would be eight (8) hours in length.

Application materials, including a detailed project description and plans, can be found in **Attachment 3**.

CITY OF UKIAH SPECIAL CONDITIONS

1. No consumption of cannabis or cannabis-related products shall occur on-site.
2. No planting, growing or harvesting of cannabis shall occur on-site.
3. No special events are permitted on-site.
4. Per Section 9174.2(D) of the UCC this Minor Use Permit is valid for one-year from the date of approval. Minor Use Permits must be renewed on an annual basis by the Zoning Administrator.
5. As outlined in Article 20, Administrative and Procedures, of the Zoning Code this permit may be revoked through the City's revocation process if the approved project related to this permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which

the permit was granted has ceased or has been suspended for 24 consecutive months.

6. Prior to issuance of a certificate of occupancy and commencing operations, the applicant shall submit proof of State licensure to operate the cannabis related business to the Community Development Department.
7. Prior to issuance a certificate of occupancy or commencing operations, the applicant and all current employees shall successfully complete a Live Scan background check and provide proof of such completion to the Ukiah Police Department.
8. The business is required to obtain a City of Ukiah business license prior to occupancy.

CITY OF UKIAH STANDARD CONDITIONS

9. This approval is not effective until the 10-day appeal period applicable to this Minor Use Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
10. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
11. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Department of Public Works for the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Zoning Administrator such standards shall be met.
12. Building permits shall be issued within two years after the effective date of the Use Permit or same shall be null and void.
13. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
14. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.
15. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.

ELECTRIC UTILITY DEPARTMENT CONDITIONS

16. Should the applicants decide to upgrade to a larger panel or increase the electric load in the future, they will need to contact the City of Ukiah Electric Utility. Applicant shall provide projected load calculations for their project.
17. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
18. Applicant/Customer will need to provide Electric Utility Service Equipment Requirements Committee (EUSERC) approved electrical equipment that is to be used at the project location before any Main Switchgear/Service Panels are purchased for the proposed project.

19. Applicant/Customer shall incur all costs of this future project to include (labor, materials & equipment).
20. The City of Ukiah Electric Utility will require an easement provided for any electric service that transverses through the property and/or around any City owned Electric equipment beyond any existing Public Utility Easement.

PUBLIC WORKS CONDITIONS

21. The permanent pedestrian facilities and sidewalks associated with the driveways from Brush Street and Mazzoni Street shall be improved to ensure compliance with the Americans with Disability Act (ADA) and to the satisfaction of the Department of Public Works. For additional information, please contact the Department of Public Works.
22. If applicable, requested tenant improvements shall require alterations of the wastewater connection fee, as well as inspection of the sewer lateral as required per Ukiah City Code. This requirement will be part of the building permit. For additional information, please contact the Department of Public Works.

BUILDING DEPARTMENT CONDITIONS

23. A permit will be required for T.I. (Tenant Improvements). Please submit plans, building permit application, and hardship form see links below. Please submit four complete plan sets, two wet stamped and signed.
24. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

UKIAH VALLEY FIRE AUTHORITY

25. The designs and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments for this project

UKIAH POLICE DEPARTMENT

26. No person shall possess, consume, or store any alcoholic beverage on the project site.
27. No juvenile or person under the age of 21 shall be on the project site or operate a cannabis business in any capacity, including, but not limited to, as a manager, staff, employee, contractor, or volunteer.
28. A copy of all applicable state and local licenses or permits shall be submitted to the City prior to issuance of permit and prior to operation. All applicable state and local licenses or permits be displayed in the lobby or waiting area of the main entrance to the project site.
29. The business permittee shall provide the City with the current name and primary and secondary telephone numbers of at least one manager to communicate with the surrounding neighborhoods and businesses. The business shall make good faith efforts to encourage neighborhood residents to call this person to solve problems, if any, before any calls or complaints are made to the City or Police Department.
30. The business permittee shall immediately report to the City Police Department all criminal activity occurring on the business site.

31. The business permittee shall only process or distribute cannabis in a fully enclosed building and not allow cannabis or cannabis products on the project site to be visible from the public right of way, the unsecured areas surrounding the buildings on the site, or the site's main entrance and lobby.
32. A final Security Plan shall be submitted to the Police Department for approval.
33. A professionally and centrally-monitored fire, robbery, and burglar alarm systems must be installed and maintained in good working condition. The alarm system must include an employee for the cannabis business that is required to respond to every alarm.
34. Applicant to install a "Knox Box" for police access to the exterior areas of the property after hours.
35. Keep loading dock doors locked and secure at all times.
36. Keep exterior doors locked and secure at all times.
37. Install audible security alarm and monitoring.
38. Business equipped with a UL compliant security system including:
 - Video Assessment and Surveillance System (VASS)
 - Intrusion Detection System with private security response
 - Emergency (panic) Alarm
39. Video from the security surveillance cameras must be recording at all times (24 hours a day, seven days a week) and the recording shall be maintained for at least 90 days. In the event of a crime on site or anywhere within range of the security cameras, the shall provide the Chief of Police with a useable digital copy of the security video upon request or at the earliest convenience Duration of Use: Security system shall be equipped with at least 24 hours of continued operation time in case of power failure.
40. Signage shall be posted stating location is under active video surveillance monitoring and alarm/monitoring.
41. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
42. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
43. All building exterior lighting and parking lot lighting should be functioning and kept in good repair.
44. Report any graffiti to UPD. After reporting, clean-up/paint over as soon as possible. Spray on graffiti remover can be purchased at hardware supply stores.
45. Keep property free of debris/garbage and all fencing repaired.
46. Regular inspection of exterior building by Staff to limit unauthorized usage of property and ensure the property is kept free of trash and debris.



City of Ukiah

Community Development Department
 Planning Division
 300 Seminary Ave., Ukiah CA 95482
 Email: planning@cityofukiah.com
 Web: www.cityofukiah.com
 Phone: (707) 463-6268
 Fax: (707) 463-6204

Planning Permit Application

PROJECT NAME: Yokayo Processing, LLC - ANNUAL RENEWAL																							
PROJECT ADDRESS/CROSS STREETS: 120 Brush Street/Mazzoni Street				AP NUMBER(S): 002-040-32																			
APPLICANT/AUTHORIZED AGENT: Joshua Keats		PHONE NO: (707) 841-6023		FAX NO: joshua@henrysoriginal.com																			
APPLICANT/AUTHORIZED AGENT ADDRESS: 481 Aaron Street, Unit A			CITY: Cotati		STATE/ZIP: CA, 94931																		
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Joshua Keats (1/3)		PHONE NO: (707) 841-6023		E-MAIL ADDRESS: joshua@henrysoriginal.com																			
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 481 Aaron Street, Unit A			CITY: Cotati		STATE/ZIP: CA 94931																		
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☒ YES; Approved by the Zoning Administrator on 07/06/2021																							
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$																		
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$																		
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$	☐ USE PERMIT – MINOR 100.0400.449.001	\$																		
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	☐ VARIANCE – MAJOR 100.0400.449.001	\$																		
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE – MINOR 100.0400.449.001	\$																		
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$																		
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$																		
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☒ OTHER Cannabis Renewal	\$ 1000																		
<table border="1"> <tr> <td>COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ 50</td> <td>MAJOR PERMIT DEPOSIT:</td> <td>\$</td> <td>FILING DATE:</td> <td></td> </tr> <tr> <td>COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MINOR PERMIT FEE:</td> <td>\$ 1000</td> <td>TOTAL AMOUNT PAID: \$</td> <td></td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>TOTAL FEE:</td> <td>\$ 1000</td> <td>RECEIPT NUMBER:</td> <td></td> </tr> </table>						COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ 50	MAJOR PERMIT DEPOSIT:	\$	FILING DATE:		COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$ 1000	TOTAL AMOUNT PAID: \$		COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$ 1000	RECEIPT NUMBER:	
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ 50	MAJOR PERMIT DEPOSIT:	\$	FILING DATE:																			
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$ 1000	TOTAL AMOUNT PAID: \$																			
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$ 1000	RECEIPT NUMBER:																			
APPLICATION NUMBER(S): Previous - 21-6195																							

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: .86 Acres	Building Size: 24,000 sq ft	Number of Floors: 2	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☒ Office (business/professional)	Admin support for cannabis related uses		
☐ Office (medical/dental)			
☐ Retail			
☒ Light Industrial	Cannabis processing, distribution		
☐ Residential			
☐ Other:			
Operating Characteristics			
Days and Hours of Operation: 24 Hours per Day, 7 Days per Week			
Number of Shifts: 3 Shifts	Days and Hours of Shifts: All; Shift Start @ 6:30 AM; 2:30 PM; 10:30 PM		
Number of Employees/Shift: 30 Maximum, but will vary per shift.			
Loading Facilities: ☒ Yes ☐ No	Type/Vehicle Size: Promaster, Kenworth Rig		
Deliveries: ☒ Yes ☐ No	Type: Raw Material Finished Product	Number (day/week/month): Varies	Time(s) of Day: Various
Outdoor areas associated with use? (check all that apply) ☐ Yes ☒ No	Sales area: ☐ Yes ☒ No Square Footage:	Unloading of deliveries: ☒ Yes ☐ No Square Footage: 400	Storage: ☐ Yes ☒ No Square Footage:
Noise Generating Use? ☐ Yes ☒ No	Description:		

To Be Completed by Staff

General Plan Designation: Industrial (I)	Zoning District: Manufacturing (M)	Airport Land Use Designation: N/A
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building: N/A	Demolition Policy: N/A
Hillside: ☐ YES ☒ NO	Flood Designation FIRM Map:	Flood Designation Floodway Map:

Tree Policies

General Plan Open Space Conservation ☒ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☒ NO ☐ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines ☒ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☒ NO ☐ YES GUIDELINE #:
Tree Protection and Enhancement Policy ☒ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☒ NO ☐ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent ☒ NO ☐ YES NOTES:	Other:

Notes

--

I, _____, owner authorize _____ to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

PROPERTY OWNER SIGNATURE**DATE**

Joshua Keats

I, _____, am the ☒ owner / ☐ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

DocuSigned by:
Joshua Keats
BB13BD8A753A41F...

6/16/2022

☒ OWNER / ☐ AUTHORIZED AGENT**DATE****INDEMNIFICATION AGREEMENT**

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Joshua Keats

☒ PROPERTY OWNER / ☐ AUTHORIZED AGENT

(PLEASE PRINT NAME)

DocuSigned by:
Joshua Keats
BB13BD8A753A41F...

6/16/2022

☒ PROPERTY OWNER / ☐ AUTHORIZED AGENT

(SIGNATURE)

DATE

Revised 08/19/2019

From: [Julie Noia](#)
To: [Jesse Davis](#)
Subject: Re: 120 Brush Street - Cannabis Related Business Renewal
Date: Thursday, June 16, 2022 5:46:57 PM
Attachments: [image001.png](#)
[Yokayo Processing LLC Cannabis Use Permit.pdf](#)
[2022 Renewal Application_120_Brush_Street \(Updated Owner\)_executed.pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Jesse,

Thanks for sending the updated renewal app. The executed version is attached along with the original permit submission materials. I believe you had asked for them when we last spoke. The one item I owe you is the deed to property. I'm just waiting on that document and will send it to you separately.

The \$1000 check for our Minor Use permit went out in today's mail. Please see below for the additional information you requested.

Per our conversation, we are still awaiting full occupancy at 120 Brush Street. The last year has been spent creating floor plans for our tenant improvements, submitting them to the building department and also filing applications for our distributor and processor licenses. I'm happy to report that our distribution license has been issued, although we're still waiting for our processor license to be issued. It is currently under scientific review with the state.

We received comments from the building department against the initial TI permit submission. We are working towards finalizing comments and submitting them as soon as they are completed. Our hope is that this next round of comments will be accepted and we can start the improvements. The architect we've been working with is a little on the slow side, but we are pushing to get everything completed as quickly as possible.

We plan to receive occupancy, obtain our processor license and be fully operational in the facility by March 2023. I can provide updates as we move along in the process. Thank you so much for your continued support and partnership!

Best,

Julie Noia
Director of Compliance
Heritage Holding of California, Inc.
(707) 695-4203

On Fri, Jun 10, 2022 at 8:49 AM Jesse Davis <jdavis@cityofukiah.com> wrote:

Hi Julie,

Tenant Improvement Plan Set
Updated 03.18.2021
120 Brush Street; APN (002-040-32);
File No. 21-6195

GENERAL NOTES	
REGULATORY AGENCIES 1. ALL WORK SHALL CONFORM TO THE MOST CURRENT APPLICABLE CALIFORNIA CODE OF REGULATIONS (TITLE 24) PART SI-12, INCLUDING BUT NOT LIMITED TO: CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA HISTORICAL BUILDING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, & 2019 CALIFORNIA REFERENCED STANDARDS CODE. 2. SEPARATE DRAWINGS, CALCULATIONS AND SUBMITTAL MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL OF SIGNAGE. 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. INSPECTION REQUESTS SHALL BE IN ACCORDANCE WITH REGULATORY AGENCIES' REQUIREMENTS. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. 4. A RECORD OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REGULATORY AGENCY REQUIREMENTS. 5. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT. A REPRODUCIBLE AS-BUILT SET SHALL BE PROVIDED TO THE OWNER WHEN COMPLETE. PREPARATION FOR CONSTRUCTION 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION. 2. DO NOT SCALE DRAWINGS. 3. DIMENSIONS ARE TO FACE LINE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED. SEE COVER SHEET FOR GRAPHIC EXPLANATION. 4. ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF WORK. 5. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. 6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE ARCHITECT AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE ARCHITECT AND HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. 7. THE ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION. 8. BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT AND/OR OWNER. 10. CONTRACTOR'S SCOPE OF WORK, ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, AFFURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE WORK IN ACCORDANCE WITH THE PROPERTY LINES AND ELEVATIONS PER THE SURVEY DRAWING AND GRADING/DRAINAGE PLAN. 12. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION. 13. CONTRACTOR TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL CONFIRM EQUIPMENT LIST WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK. 14. RUFF + ASSOCIATES, INC. SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT.	
DRAWING INDEX	
ARCHITECTURAL	
T1.1 PROJECT TITLE SHEET A1 SITE PLAN A2.0 MAIN BUILDING LOWER FLOOR PLAN A2.1 MAIN BUILDING UPPER FLOOR PLAN A2.2 CORNER BUILDING FLOOR PLAN / ELEVATIONS A3.0 MAIN BUILDING ELEVATIONS	

GENERAL NOTES

QUALITY AND JOB MANAGEMENT

1. THE CONTRACTOR SHALL CONSULT THE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR MATERIALS COORDINATION, CABINETS, ETC.
2. ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT-FITTING JOINTS, CAREFULLY CUT AND SECURED. EXPOSED NAILS OR SCREWS SHALL BE SET IN PUTTY. BACK PRIME ALL MILLWORK BEFORE INSTALLATION AND PROTECT AGAINST DAMPNESS. MOLDS AND FACES SHALL BE CLEAN CUT AND TRUE PATTERN. ALL WORK SHALL BE THOROUGHLY CLEANED AND SANDED TO RECEIVE THE FINISH. SHARP CORNERS OF SMALL MEMBERS OF FINISH WOODWORK SHALL BE SLIGHTLY ROUNDED.
3. ALL FRAMING SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SET IN PLACE TO THE REQUIRED LINES AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON DRAWINGS. DO NOT IMPAIR STRUCTURAL MEMBERS BY CUTTING OR DRILLING - CONSULT ARCHITECT.
4. ALL PROPRIETARY PRODUCTS NOTED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND HAVE PRIOR APPROVAL FROM THE LOCAL GOVERNING AGENCIES.
5. THE ARCHITECT AND THE ENGINEER WILL MAKE PERIODIC VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK. THE ARCHITECT AND ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR FAILURE OF ANY OF THOSE PARTIES TO CARRY OUT THE WORK IN CONFORMANCE WITH CONTRACT DOCUMENTS.
6. CUTTING & PATCHING: AVOID DAMAGING ADJACENT EXISTING WORK. REPAIR OR REPLACE AT NO COST TO OWNER ANY DAMAGE CAUSED BY CONSTRUCTION.
7. TEMPORARY SHORING: STRUCTURALLY BRACE AND SUPPORT ALL MATERIALS REQUIRING THE SAME FOR THE WORK TO OCCUR SAFELY AND IN COMPLIANCE WITH JURISDICTIONAL REGULATIONS.

CHANGES TO WORK & SUBMITTALS

1. CHANGES OR MODIFICATIONS TO THE WORK DURING CONSTRUCTION SHALL BE RECORDED WITH THE APPROPRIATE REGULATORY AGENCIES, AND APPROVALS FROM SUCH AGENCIES SHALL BE OBTAINED PRIOR TO MAKING SUCH CHANGES. REGULATORY AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR OF ALL SUCH CONSTRUCTION CONTRACT CHANGES AFTER PERMITS ARE ISSUED.
2. THE ARCHITECT SHALL BE INFORMED, IN WRITING, OF ALL CHANGES OR SUBSTITUTIONS MADE TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL HAVE NO IMPLIED OR ASSUMED RESPONSIBILITY FOR CHANGES IMPLEMENTED WITHOUT THE ARCHITECT'S PRIOR APPROVAL.
3. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH A MINIMUM OF TWO (2) COPIES OF CHECKED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE, A MINIMUM OF THREE (3) WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT IMPLY THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
4. SUBSTITUTIONS: PROPRIETARY ARTICLES MAY BE SUBSTITUTED IF, IN THE OPINION OF THE ARCHITECT AND OWNER, THE MATERIAL OR ARTICLE IS EQUAL TO THAT SPECIFIED. REQUEST FOR SUBSTITUTIONS SHALL NOT DELAY WORK. CONTRACTOR SHALL COORDINATE ACCEPTED SUBSTITUTIONS WITHOUT ADDITIONAL COST TO OWNER. ALL SUBSTITUTIONS MUST HAVE WRITTEN PERMISSION, COLOR SAMPLES OF ALL MATERIALS THAT AFFECT THE AESTHETICS OF THE DESIGN MUST BE SUBMITTED. WHEN A MANUFACTURED PRODUCT IS NOT SPECIFIED, CONTRACTOR WILL UTILIZE THE HIGHEST QUALITY PRODUCT AVAILABLE ON THE MARKET IN THE MIDDLE PRICE RANGE. CONTRACTOR SHALL ON NO ACCOUNT USE LOWER-END PRODUCTS AT THE BOTTOM PRICE RANGE WHEN BETTER QUALITY PRODUCT IN THE MIDDLE PRICE RANGE EXISTS.
5. ONLY DRAWINGS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS BEARING APPROVAL OF OWNER SHALL BE USED IN THE EXECUTION OF WORK PERMITTED ON JOB SITE.
6. ADDENDA WILL BE ISSUED DURING BIDDING TO CLARIFY DRAWINGS (AND SPECIFICATIONS) AS REQUIRED. THESE WILL BECOME A PART OF THE CONTRACT - CONSULT ARCHITECT.
7. THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.

COMPLETION

1. ALL WORK SHALL BE CLEAN AND READY FOR USE UPON COMPLETION. EXPOSED AND SEMI-EXPOSED SURFACES BE DUSTED, MOPPED, WASHED, WIPED AND BUFFED AS NECESSARY TO LEAVE WORK IN A NEW, CLEAN, IMMEDIATE CONDITION.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING OWNER(S) WITH RECORD CONSTRUCTION/AS-BUILT SET OF DRAWINGS AND ALL WARRANTIES FOR PRODUCTS USED AFTER COMPLETION OF PROJECT.

VICINITY MAP

120 Brush St,
Ukiah, CA 95482

Fairgrounds-RV
Park, Twelfth
District

Goodwill -
Greenwood Empire

Days Inn by
Wyndham Ukiah

Redwood Tree
Service Station

Thai Dish

Slam Dunk Pizza

Park Place Apartments

N Oak St

Gibson St

Ford St

Evans St

Orrs Creek

Orr St

Myron Pl

Joseph St

Low Gap Rd

Brush St

North Arrow

SYMBOLS AND ABBREVIATIONS

ABBREVIATION	TERM				
8	AND	F.F.L.	FINISH FLOOR	P.T.	PRESSURE TREATED
L	ANGLE	FIN.	FINISH	PTD.	PAINTED
@	AT	FIN.	FLOOR	PTN.	PARTITION
A.B.	ANCHOR BOLTS	FLOOR.	FLOURESCENT	R.	RISER
ABV.	ABOVE	F.O.	FACE OF	R.D.	ROOF DRAIN
A.C.	AIR CONDITIONING	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
A.C.T.	ACOUSTICAL CEILING TILE	F.O.S.	FACE OF STUD	REG.	REGISTER
		F.R.P.	FIBERGLASS REINFORCED PANEL	REQ.	REQUIRED
ACOUS.	ACOUSTIC	F.S.E.C.	FOOD SERVICE EQUIPMENT	RM.	ROOM
ADJ.	ADJUSTABLE OR ADJACENT	CONTRACTOR		R.O.	ROUGH OPENING
A.F.F.L.	ABOVE FINISHED FLOOR	FTG.	FOOTING	R.S.	ROUGH SAWN
AL.	ALUMINUM	FT.	FOOT OR FEET	RWD.	REDWOOD
AL.T.	ALTERNATE	GA.	GAUGE	R.W.L.	RAIN WATER LEADER
A.P.	ACCESS PANEL	GALV.	GALVANIZED	SCH.	SCHEDULE
APPL.	APPLIANCE	G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	SECT.	SECTION
APPROX.	APPROXIMATELY	G.B.	GRAB BAR	S.F.	SQUARE FEET
		G.C.	GENERAL	SH.	SHELF
ARCH.	ARCHITECT	CONTRACTOR		SHR.	SHOWER
BD.	BOARD	GL.	GLASS	SHTG.	SHEATHING
BLDG.	BUILDING	GND.	GROUND	SHT.	SHEET
BLKG.	BLOCKING	G.S.M.	GALVANIZED SHEET METAL	SIM.	SIMILAR
BM.	BEAM	G.W.B.	GYPNUM WALL BOARD	SPEC.	SPECIFICATION
B.N.	BOUNDARY NAILING	GYP.	GYPNUM	SO.	SQUARE
BOT.	BOTTOM	H.B.	HOSE BIBB	STD.	STANDARD
C.G.	CORNER GUARD	HDWD.	HARDWOOD	STL.	STEEL
C.J.	CONTROL JOINT	HDWR.	HARDWARE	S.S.	STAINLESS STEEL
C.L.	CENTER LINE	HGT.	HEIGHT	S.S.D.	SEE STRUCTURAL DRAWINGS
CLG.	CEILING	HORIZ.	HORIZONTAL		
CLO.	CLOSET	HR.	HOUR, HOURS		
CLR.	CLEAR	INSUL.	INSULATION		
C.M.U.	CONCRETE MASONRY UNIT	INT.	INTERIOR	STOR.	STORAGE
		JAN.	JANITOR	STR.	STRUCTURE
		J.T.	JOINT	SUSP.	SUSPENDED
		K.E.C.	KITCHEN EQUIPMENT CONTRACTOR	S.W.	SHEAR WALL
CNTR.	COUNTER	KIT.	KITCHEN	T	TREAD
COL.	COLUMN	LAV.	LAVATORY	T.B.	TOWEL BAR
CONC.	CONCRETE	MAX.	MAXIMUM	T.B.D.	TO BE DETERMINED
CONST.	CONSTRUCTION	MECH.	MECHANICAL	TEMP.	TEMPERED
CONT.	CONTINUOUS	MIN.	MINIMUM	T.O.C.	TOP OF CURB
CPT.	CARPET	MISC.	MISCELLANEOUS	THG.	TONGUE AND GROOVE
CTR.	CENTER	MTD.	MOUNTED	THK.	THICK
CTSK.	COUNTERSINK	MTL.	METAL	T.N.	TOE NAIL
DBL.	DOUBLE	MTRL.	MATERIAL	T.O.B.	TOP OF BEAM
DK.F.	DRINKING FOUNTAIN	(N)	NEW	T.O.C.	TOP OF CONCRETE
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT	T.O.P.	TOP OF PAVEMENT
DIM.	DIMENSION	N.	NUMBER	T.O.PL.	TOP OF PLATE
DISP.	DISPENSER	NOM.	NOMINAL	T.O.W.	TOP OF WALL
DIST.	DISTANCE	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
DN.	DOWN	O.	OVER	U.N.O.	UNLESS NOTED OTHERWISE
D.F.	DOUGLAS FIR	O.C.	ON CENTER		
DR.	DOOR	O.D.R.	OVERFLOW DRAIN		
DS	DOWNSPOUT	OH.	OVERHEAD		
DTL.	DETAIL	O.S.C.I.	OWNER SUPPLIED, CONTRACTOR INSTALLED		
DWG.	DRAWING			VERT.	VERTICAL
(E)	EXISTING			V.I.F.	VERIFY IN FIELD
EA.	EACH	P.B.O.	PROVIDED BY OWNER	WT.	WEIGHT
ELEC.	ELECTRICAL	PEN	PERIMETER EDGE	W/	WITH
ELEV.	ELEVATION	PERP.	PERPENDICULAR	W.C.	WATER CLOSET
EMRGY	EMERGENCY	PL.	PLATE	WD.	WOOD
ENG.	ENGINEERED	PLAS.	PLASTER	WDW.	WINDOW
E.P.	ELECTRICAL PANELBOARD	PLYWD.	PLYWOOD	W.H.	WATER HEATER
EQ.	EQUIPMENT	P.L.	PROPERTY LINE	W/I	WITHIN
EQUIP.	EQUIPMENT	P.LAM.	PLASTIC LAMINATE	W/O	WITHOUT
EXC.	EXCEPT	P.S.F.	POUNDS PER SQUARE FOOT	W.P.	WATER PROOF
EXT.	EXTERIOR			W.R.	WATER RESISTANT
F.B.O.	FURNISHED BY OTHERS	P.S.I.	POUNDS PER SQUARE INCH	WSCT.	WAINSCOT
F.D.	FLOOR DRAIN				
FDM.	FOUNDATION				
F.F.	FINISH TO FINISH				

	DOOR No.		DETAIL No.
	WINDOW No.		DETAIL REFERENCE SHEET No.
	GENERAL CONSTRUCTION SHEET NOTES		DRAWING No.
	WALL TYPE		ELEVATION REFERENCE SHEET No.
	KEY NOTE		DRAWING No.
	DATUM REFERENCE: ELEVATION, WORK OR CONTROL		SECTION REFERENCE SHEET No.
	FINISH NOTE REFERENCE		INTERIOR ELEV. No.
DIMENSIONS			INT. ELEV. REFERENCE SHEET No.
	F.O.S. OR MASONRY CENTERLINE		8'-9" EL.
	FACE OF FINISH (CLR./MINIMUM CLR.)		NORTH
	ALIGN		NORTH
	ALIGN FINISH SURFACES		N

PROJECT TEAM

ARCHITECT	
RUFF + ASSOCIATES INC. ARCHITECTURE & PLANNING RICHARD P. RUFF ARCHITECT C-11736 100 WEST STANDLEY ST., UKIAH, CA 95482 707-472-0525 FAX 707-472-0527	

PROPOSED PARCEL DATA

LOCATION:	120 BRUSH STREET UKIAH, CA 95482
APN:	002-040-32
ZONING:	C-1
LOT SIZE:	.82 ACRES
BUILDING AREA:	MAIN BUILDING - 19,330 SQ FT CORNER BUILDING - 4,320 SQ FT TOTAL SQ FT 23,650

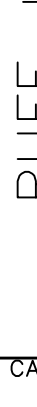
CODE ANALYSIS	
OCCUPANCY TYPE:	GROUP B, F-1, S-2
CONSTRUCTION TYPE:	III-A
PROPERTY LINE CONSTRUCTION: PROPOSED (ALLOWED)	
NORTH SETBACK:	29.5' ±
SOUTH SETBACK:	10'-0" ±
WEST SIDE SETBACK:	2'-0" ±
EAST SIDE SETBACK:	6'-0" ±
SITE SUPPORT DATA	
FIRE DISTRICT	UKIAH FIRE PROTECTION DISTRICT
SEWER	UKIAH SEWER
WATER	UKIAH WATER
GAS	CITY OF UKIAH
ELECTRIC	CITY OF UKIAH

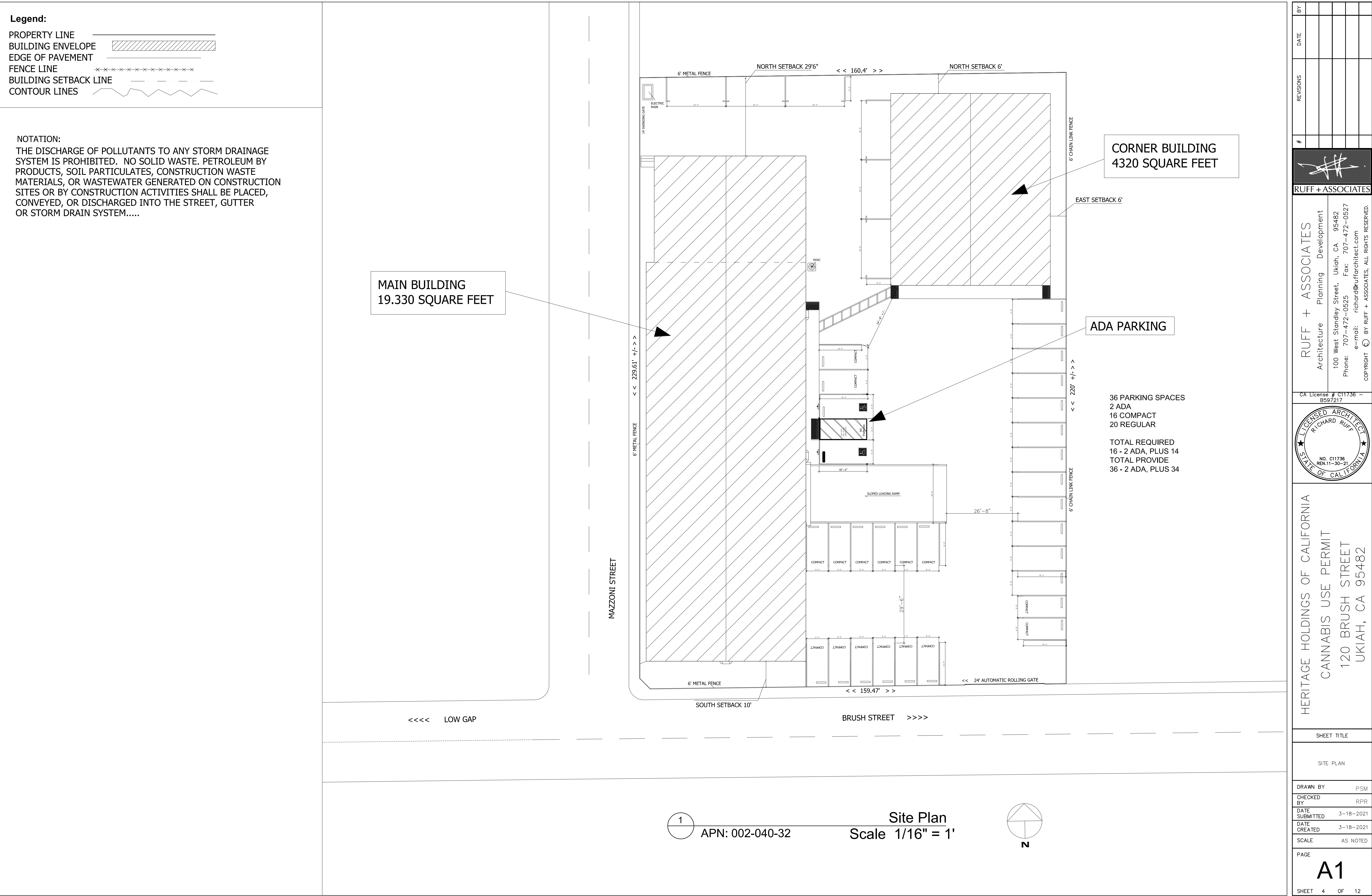
SCOPE OF WORK

TENANT IMPROVEMENTS AND ALTERATIONS ON MAIN BUILDING AND FIRE SPRINKLERS ON CORNER BUILDING

CODE ANALYSIS

REQUIRED SEPARATION OF OCCUPANCY - NONE					
OCCUPANT FLOOR AREA ALLOWANCE					
GROUP	NAME	TOTAL SQ FT	OCCUP LOAD FAC	OCCUPANTS	TOTAL
①	MAIN BUILDING:				
	GROUP F-1	19,330 SQ FT /	500 GROSS	43.5	38.6
	GROUP B OFFICE	1250 SQ FT /	100 GROSS	12.5	12.5
	GROUP S-1 STORAGE	600 SQ FT /	300 GROSS	2	2
	TOTAL SQ FT 19,330			TOTAL OCCUPANCY LOAD	= 53
	CORNER BUILDING:				
	GROUP F-1	4,320 SQ FT /	500 GROSS	8.64	
			TOTAL LOAD OCCUPANCY	8	
②	EGRESS SIZING				
	MAIN BUILDING: OCCUPANT LOAD 53 X 0.2 = 1.6 IN				
	REQUIRED 2 EGRESS DOOR 36" X 84" PROVIDED 3 EGRESS DOORS 36" X 84"				
	CORNER BUILDING: OCCUPANT LOAD 8 X 0.2 = .16 IN				
	REQUIRED 2 EGRESS DOOR 36" X 84" PROVIDED 2 EGRESS DOORS 36" X 84"				
③	* MAXIMUM PATH OF EGRESS TRAVEL (FEET)				
	OL < 30 WITHOUT SPRINKLER SYSTEM 75 FEET				
④	MAIN BUILDING: TABLE A PLUMBING OCCUPANT LOAD FACTOR				
	F-1	19,330 SQ FT	19330/2000 PER OCCU		11
	B	1250 SQ FT	1250/ 200		7
	S-1	600 SQ FT	600/ 5000		2
			TOTAL OCCUPANT LOAD		30
	MINIMUM PLUMBING FACILITIES TABLE 422.1 CPC				EXISTING
	MEN 15		FEMALE 15		
	1 WC		1 WC		3 WC
	1 LAV		1 LAV		3 LAV
					1 URINAL
	1 DRINKING FOUNTAIN				
	1 MOP SINK				
	CORNER BUILDING: TABLE A PLUMBING OCCUPANT LOAD FACTOR				
	F-1	4,320 SQ FT	19330/2000 PER OCCU		2
			TOTAL OCCUPANT LOAD		2
	MINIMUM PLUMBING FACILITIES TABLE 422.1 CPC				EXISTING
	MEN 1		FEMALE 1		
	1 WC		1 WC		0 WC
	1 LAV		1 LAV		0 LAV
	1 DRINKING FOUNTAIN				
	1 MOP SINK				
⑤	PARKING ANALYSIS				
	MAIN BUILDING: F-1 19,330 SQ FT 19,330 / 2500 8 SPACES				
	B 1250 SQ FT 1250 / 250 5 SPACES				
	S-1 600 SQ FT 600 / 2500 1 SPACE				
	CORNER BUILDING: F-1 4,320 SQ FT 4,320 / 2500 2 SPACES				
	2 ADA SPACES REQUIRED PLUS 14 SPACES				
	2 ADA SPACES PLUS 34 SPACES PROVIDED				
	16 COMPACT SPACES AND 20 REGULAR SPACES				

HERITAGE HOLDINGS OF CALIFORNIA CANNABIS USE PERMIT 120 BRUSH STREET UKIAH, CA 95482		RUFF + ASSOCIATES Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: richard@ruffarchitect.com COP-RIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.		# REVISIONS DATE BY
SHEET TITLE TITLE SHEET		CA License # C11736 - 8597217 		
DRAWN BY PSM CHECKED BY RPR DATE SUBMITTED 3-18-2021 DATE CREATED 3-18-2021 SCALE AS NOTED		PAGE T1.1		
SHEET 1 OF 12				



FIRE EXIT SYMBOL LEGEND

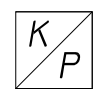


EMERGENCY FIRE EXIT SIGN WITH FLOODLIGHT
COMBO W/ BATTERY BACKUP



PULL STATIONS @ 4' ABOVE FINISHED FLOOR
(AS MEASURED TO THE HIGHEST PART OF THE HANDLE)

SECURITY SYMBOL LEGEND



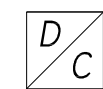
KEYPAD



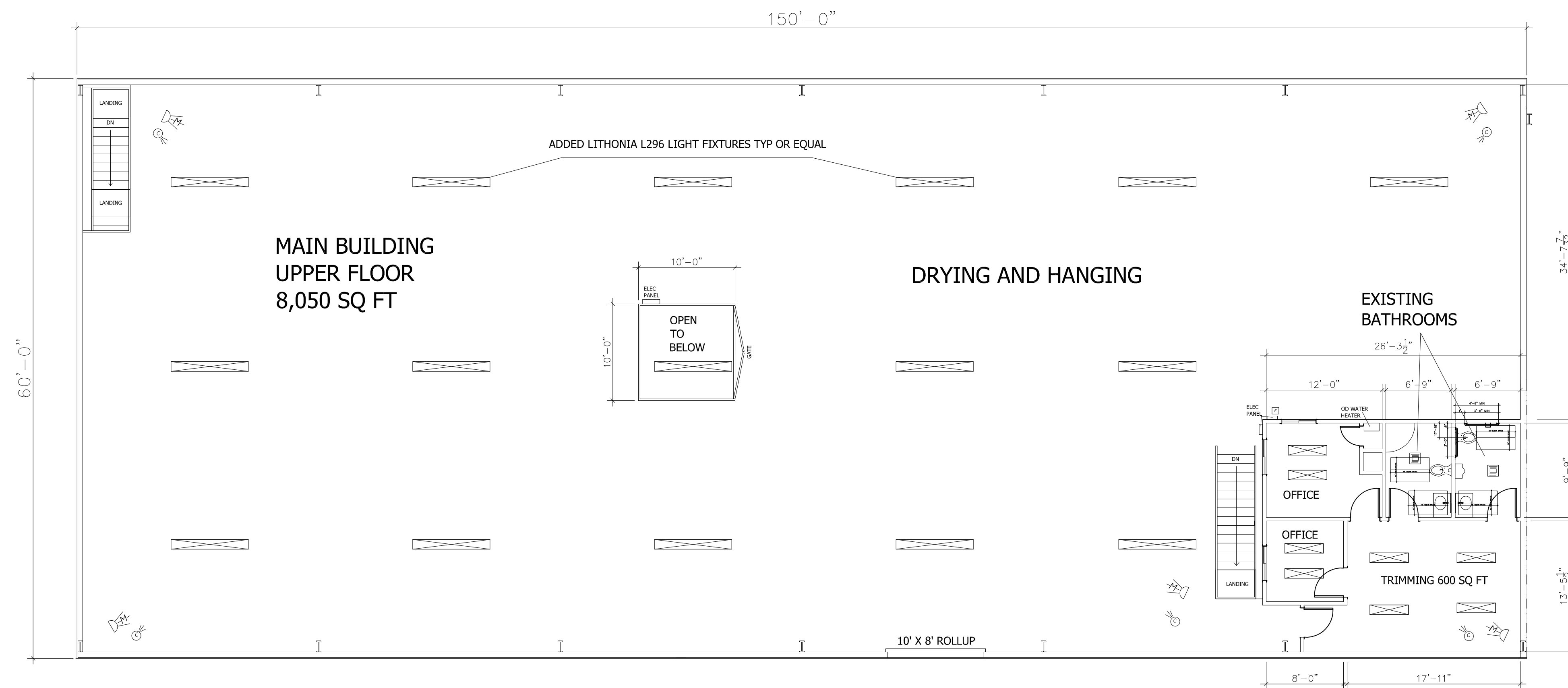
MOTION SENSOR



WINDOW CONTACT



DOOR CONTACT



1

UPPER FLOOR PLAN
SCALE 1/8" = 1'

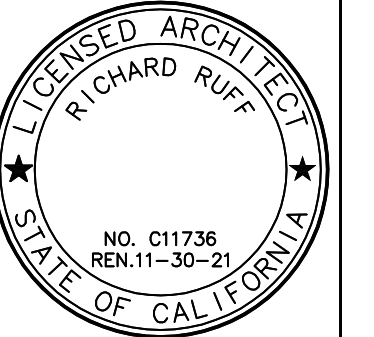
#	REVISIONS	DATE	BY



RUFF + ASSOCIATES

RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@uffrarchitect.com
COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.

CA License # C11736 - B597217



HERITAGE HOLDINGS OF CALIFORNIA
CANNABIS USE PERMIT
120 BRUSH STREET
UKIAH, CA 95482

SHEET TITLE

MAIN BUILDING
UPPER FLOOR PLAN

DRAWN BY PSM

CHECKED BY	RPR
---------------	-----

DATE SUBMITTED	3-18-2021
-------------------	-----------

SUBMITTED	3-18-2021
DATE	3-18-2021

CREATED	5-18-2021
SCALE	1:2 NOTES

SCALE	AS NOTED
-------	----------

PAGE 101

A2.1

SHEET 6 OF 12



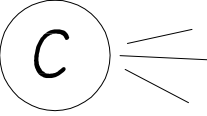
EMERGENCY FIRE EXIT SIGN WITH FLOODLIGHT
COMBO W/ BATTERY BACKUP



PULL STATIONS @ 4' ABOVE FINISHED FLOOR
(AS MEASURED TO THE HIGHEST PART OF THE HANDLE)



KEYPAD



CAMERA



MOTION SENSOR

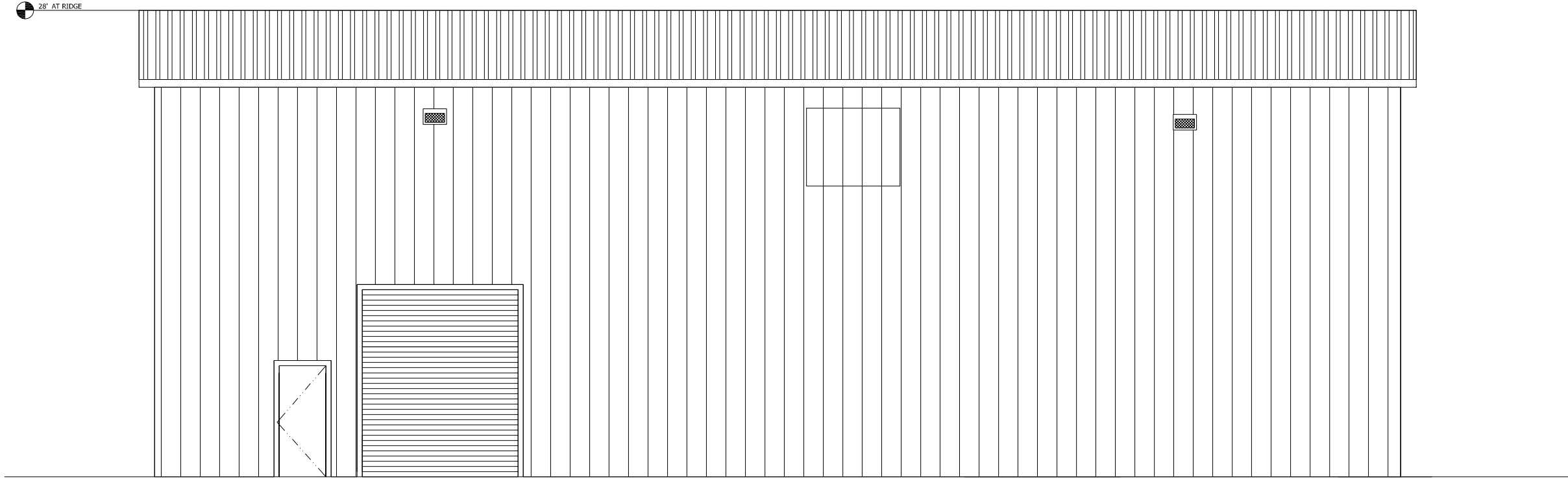


WINDOW CONTACT

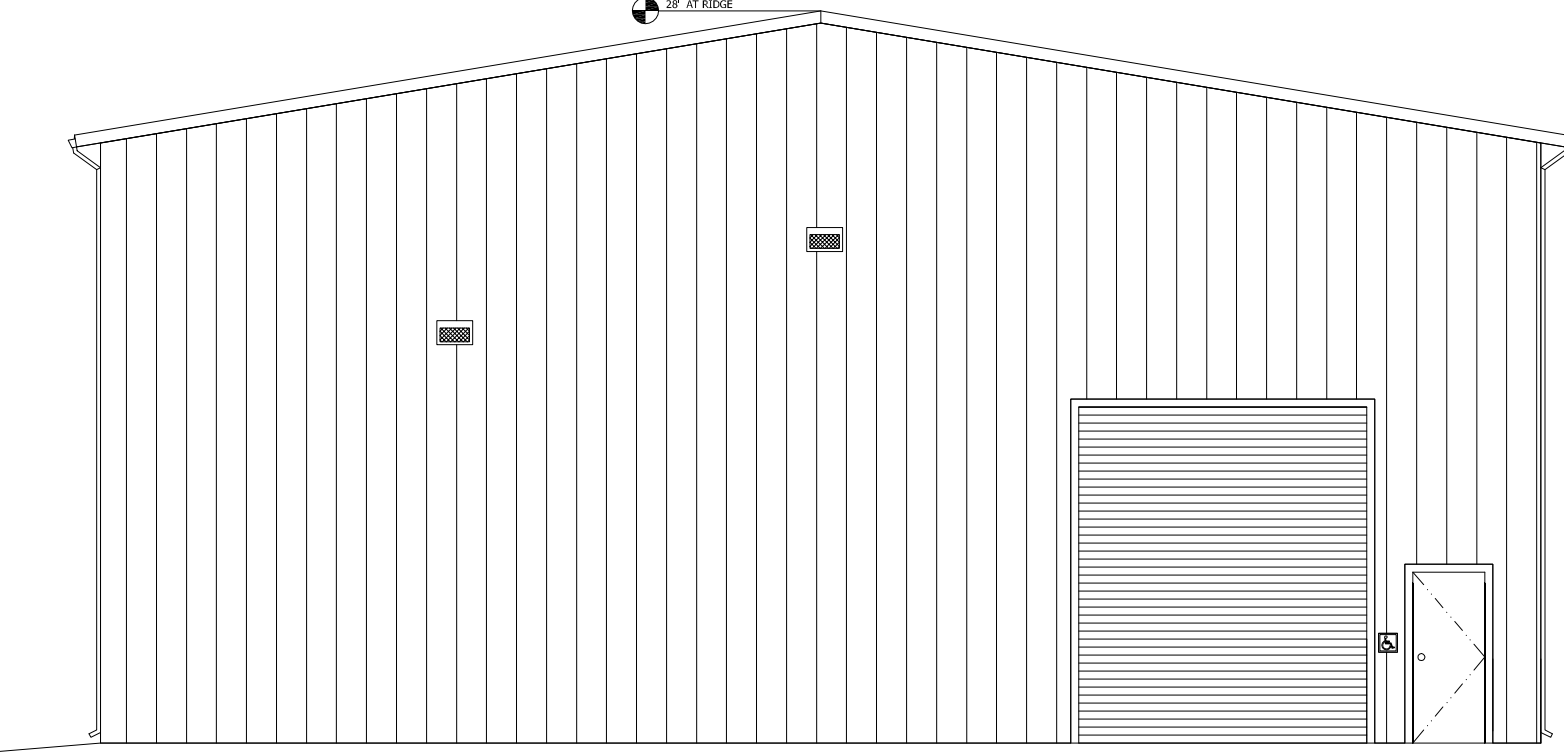


DOOR CONTACT

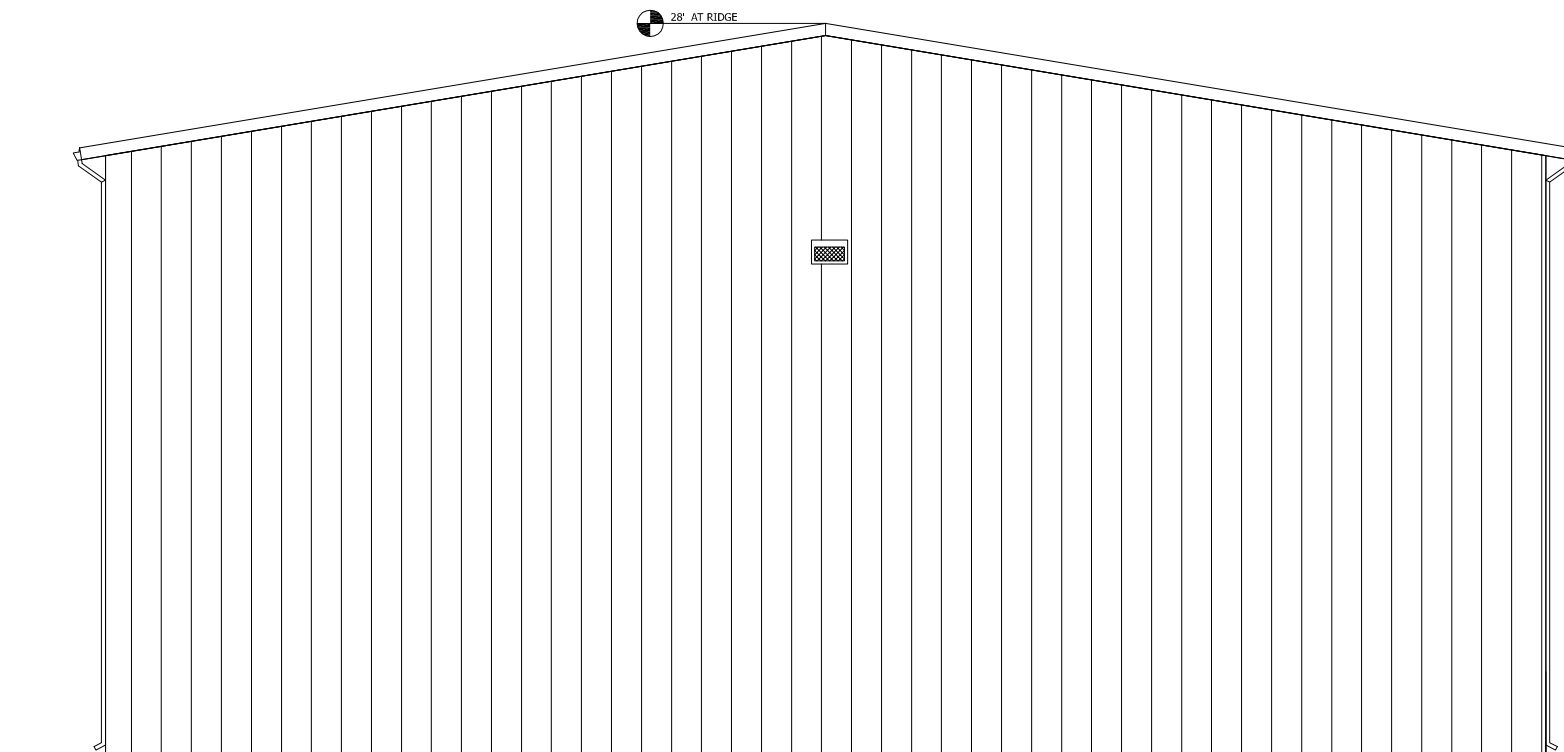
1 CORNER BUILDING FLOOR PLAN
SCALE 1/8" = 1'



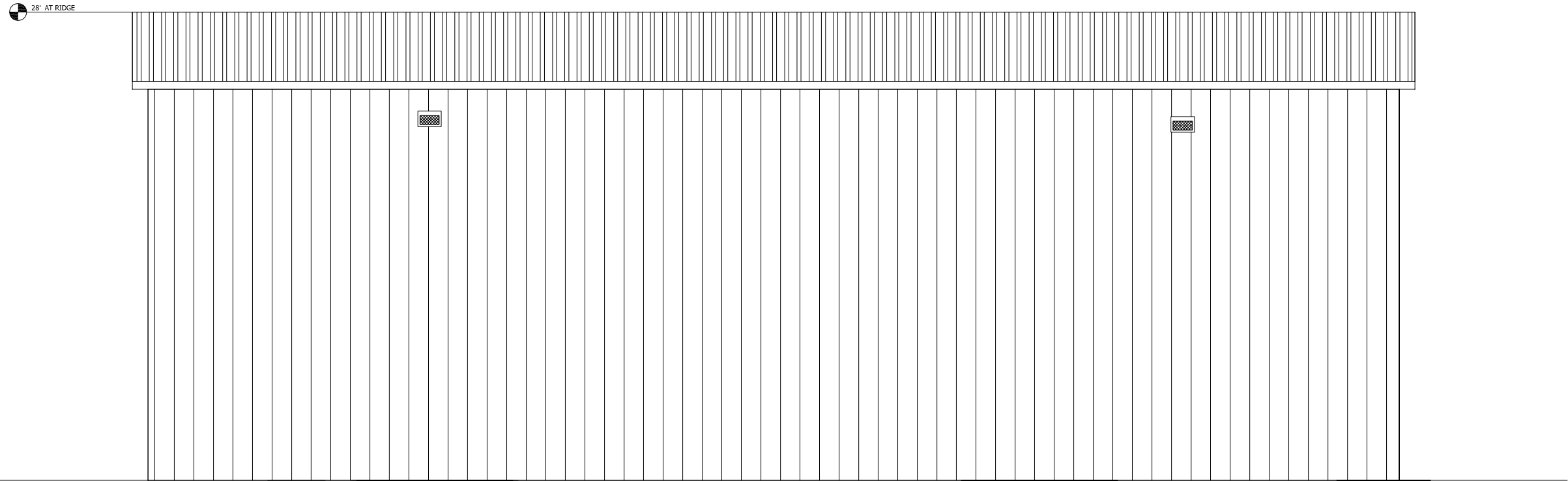
1 CORNER BUILDING WEST ELEVATION
SCALE 1/8" = 1'



2 CORNER BUILDING SOUTH ELEVATION
SCALE 1/8" = 1'



3 CORNER BUILDING NORTH ELEVATION
SCALE 1/8" = 1'



4 CORNER BUILDING WEST ELEVATION
SCALE 1/8" = 1'

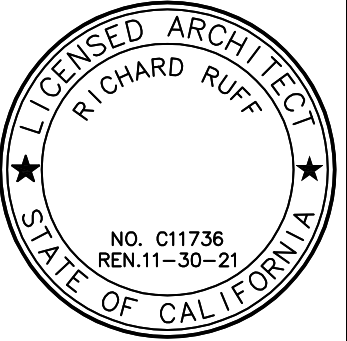
BY					
DATE					
REVISIONS					
#					



RUFF + ASSOCIATES

RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com
COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.

CA License # C11736 - 5597217



HERITAGE HOLDINGS OF CALIFORNIA
CANNABIS USE PERMIT
120 BRUSH STREET
UKIAH, CA 95482

SHEET TITLE

CORNER BUILDING

DRAWN BY PSM
CHECKED BY RPR
DATE SUBMITTED 3-18-2021
DATE CREATED 3-18-2021
SCALE AS NOTED

PAGE

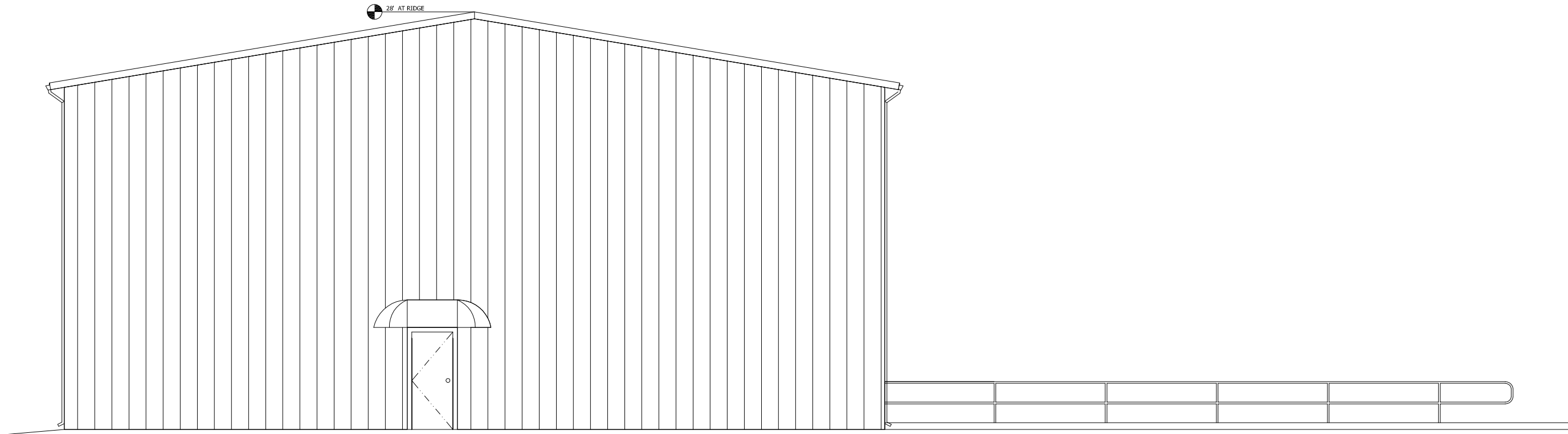
A2.2

SHEET 7 OF 12

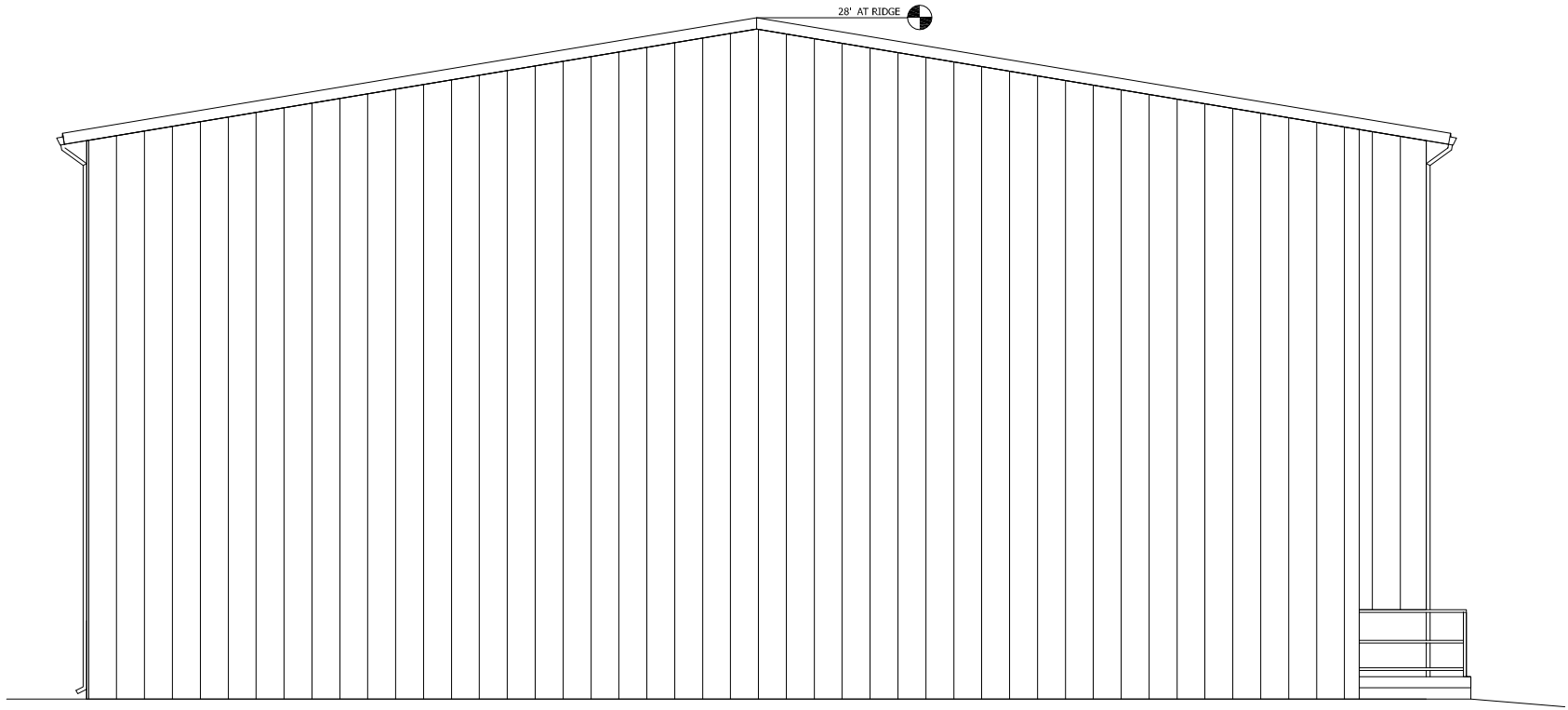
Page 28 of 75



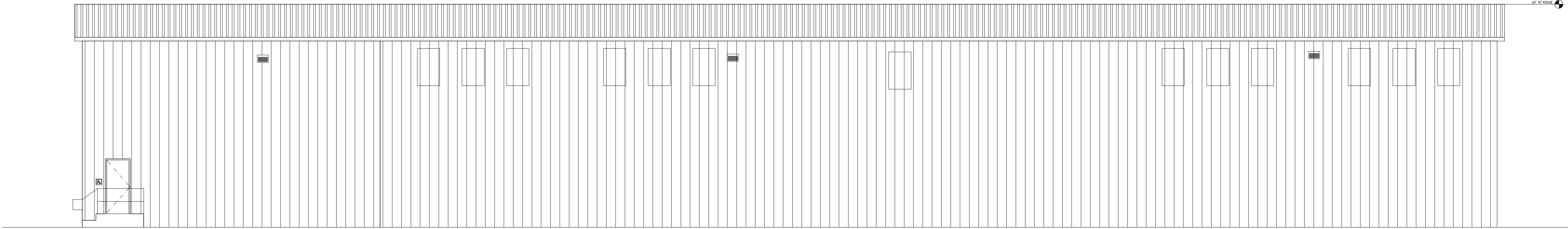
1 EXISTING BUILDING 1 EAST ELEVATION
SCALE 1/8" = 1'



2 MAIN BUILDING SOUTH ELEVATION
SCALE 1/8" = 1'

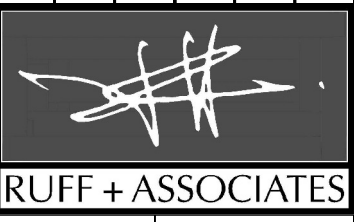


3 MAIN BUILDING NORTH ELEVATION
SCALE 1/8" = 1'

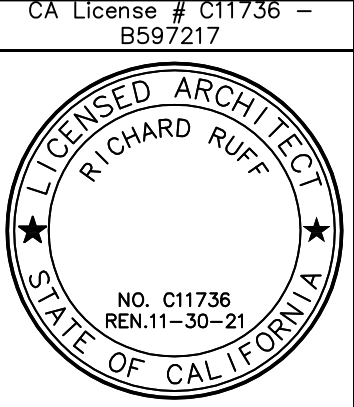


4 MAIN BUILDING WEST ELEVATION
SCALE 1/8" = 1'

REVIEWS	DATE	BY



RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com
COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.



HERITAGE HOLDINGS OF CALIFORNIA
CANNABIS USE PERMIT
120 BRUSH STREET
UKIAH, CA 95482

SHEET TITLE
BUILDING 1 ELEVATIONS
DRAWN BY PSM
CHECKED BY RPR
DATE SUBMITTED 3-18-2021
DATE CREATED 3-18-2021
SCALE AS NOTED
PAGE
A3.0
SHEET 8 OF 12



City of Ukiah

Community Development Department
 Planning Division
 300 Seminary Ave., Ukiah CA 95482
 Email: planning@cityofukiah.com
 Web: www.cityofukiah.com
 Phone: (707) 463-6268
 Fax: (707) 463-6204

Planning Permit Application

PROJECT NAME: Yokayo Processing, LLC																							
PROJECT ADDRESS/CROSS STREETS: 170 Brush Street / Mazzoni St				AP NUMBER(S): 002 04032																			
APPLICANT/AUTHORIZED AGENT: Joshua Keats		PHONE NO: 707-841-6023		FAX NO: Joshua@henrysoriginal.com																			
APPLICANT/AUTHORIZED AGENT ADDRESS: 481 Aaron St. Unit A		CITY: Cotati		STATE/ZIP: CA 94931																			
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Michael Montanos		PHONE NO: 650-868-8485		FAX NO: msma@mact.com																			
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 3976 Petaluma Hill Rd		CITY: Santa Rosa		STATE/ZIP: CA 95401																			
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO																							
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING - PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT - AMENDMENT 100.0400.449.001	\$																		
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT - MAJOR 100.0400.449.001	\$																		
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT - MAJOR 100.0400.449.001	\$	☒ USE PERMIT - MINOR 100.0400.449.001	\$900																		
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - MINOR 100.0400.449.001	\$	☐ VARIANCE - MAJOR 100.0400.449.001	\$																		
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE - MINOR 100.0400.449.001	\$																		
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$																		
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 100.23100.411.53	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$																		
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER	\$																		
<table border="1"> <tr> <td>COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MAJOR PERMIT DEPOSIT:</td> <td>\$</td> <td>FILING DATE:</td> <td>04/20/21</td> </tr> <tr> <td>COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MINOR PERMIT FEE:</td> <td>\$ \$900</td> <td>TOTAL AMOUNT PAID: \$</td> <td>\$900</td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>TOTAL FEE:</td> <td>\$</td> <td>RECEIPT NUMBER:</td> <td></td> </tr> </table>						COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MAJOR PERMIT DEPOSIT:	\$	FILING DATE:	04/20/21	COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$ \$900	TOTAL AMOUNT PAID: \$	\$900	COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$	RECEIPT NUMBER:	
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MAJOR PERMIT DEPOSIT:	\$	FILING DATE:	04/20/21																		
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$ \$900	TOTAL AMOUNT PAID: \$	\$900																		
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$	RECEIPT NUMBER:																			
APPLICATION NUMBER(S): 21-6195																							

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: <u>.86 acres</u>	Building Size: <u>24,900 sqft</u>	Number of Floors: <u>2</u>	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☐ Residential			
☒ Other: <u>Processing + distribution center</u>	<u>24,900 sqft</u>		<u>2</u>
Operating Characteristics			
Days and Hours of Operation: <u>24 hrs a day, 7 days a week</u>			
Number of Shifts: <u>3</u>	Days and Hours of Shifts: <u>M-Sunday 16:30-2:30P / 2:30-10:30P / 10:30-6:30A</u>		
Number of Employees/Shift: <u>30</u>			
Loading Facilities: ☒ Yes ☐ No	Type/Vehicle Size: <u>Promaster, Kenworth Rig</u>		
Deliveries: ☒ Yes ☐ No	Type: <u>Cannabis</u>	Number (day/week/month): <u>various</u>	Time(s) of Day: <u>various</u>
Outdoor areas associated with use? (check all that apply) ☒ Yes ☐ No	Sales area: ☐ Yes ☒ No	Unloading of deliveries: ☒ Yes ☐ No	Storage: ☐ Yes ☒ No
Noise Generating Use? ☐ Yes ☒ No	Square Footage: <u>400</u>	Description:	

To Be Completed by Staff

General Plan Designation: <u>"I"</u>	Zoning District: <u>"M"</u>	Airport Land Use Designation: <u>N/A</u>
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building: <u>N/A</u>	Demolition Policy: <u>N/A</u>
Hillside: ☐ YES ☒ NO	Flood Designation FIRM Map: <u>N/A</u>	Flood Designation Floodway Map: <u>N/A</u>

Tree Policies

General Plan Open Space Conservation ☒ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☒ NO ☐ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines ☒ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☒ NO ☐ YES GUIDELINE #:
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☒ NO ☐ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent ☒ NO ☐ YES NOTES:	Other:

Notes

--

I, Michael Mountanos, owner authorize Joshua Keats to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

DocuSigned by:

Michael S. Mountanos

4/13/2021

PROPERTY OWNER SIGNATURE**DATE**

I, Joshua Keats, am the ☐ owner / ☒ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

DocuSigned by:

Joshua Keats

4/13/2021

☐ OWNER / ☒ AUTHORIZED AGENT**DATE**

INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Joshua Keats

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(PLEASE PRINT NAME)

DocuSigned by:

Joshua Keats

4/13/2021

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

DATE

Revised 08/19/2019

PREVIOUS ADDRESSES

Please note the following business addresses for the past five years:

44650 Hwy 101, Laytonville, CA 95454

45020 Hwy 101, Laytonville, CA 95454

245 Kentucky Street, Petaluma, CA 94954

EMPLOYMENT HISTORY

Joshua Keats and Michael Warm are co-owners of Heritage Holding of California, d.b.a. Henry's Original, which was incorporated in December of 2017. Prior to that date, they co-owned Artifact Nursery since 2015.

Please note, each of our locations is associated with a separate LLC company that is wholly owned by Heritage Holding of California, Inc. We created Yokayo Processing, LLC that is associated with the Brush Street location. The project name on the application reads Yokayo Processing.

TAX HISTORY

Heritage Holding of California, Inc as well as Yokayo Processing, LLC has a clean tax history with no city, county or state permits/licenses that were revoked or suspended.

MANAGEMENT INFORMATION

The following employees manage and supervise the business:

1. Michael “Jamie” Warm Co-CEO (Applicant)
2. Joshua Keats, Co-CEO (Applicant)
3. Caitlyn “Cat” Hall, Director of Operations
4. Julie Noia, Director of Compliance
5. Molly Morales, Director of HR

All of the above employees currently work out of our corporate headquarters: 481 Aaron Street, Cotati, CA 94931.

CRIMINAL BACKGROUND

The following employees completed their live scans at the Ukiah Police Department:

Joshua Keats – January 4, 2021

Michael Warm – January 4, 2021

Julie Noia – March 3, 2021

Molly Morales – March 4, 2021

Caitlyn Carmona – March 4, 2021

EMPLOYEE INFORMATION

We plan to open our new facility in June 2021 after receiving our city permits and state licenses. Prior to opening, we will begin hiring employees and expect to onboard 30 people per shift. An employee database will be kept that will include name, date of hire and position title. We can share that list with the City of Ukiah within one month of opening.

PLAN OF OPERATIONS

1. Operations Overview

- a) Our cannabis operation will include curing, processing, grading, rolling of prerolls, packaging of bulk flower and warehousing of bulk flower. We plan to distribute cannabis to licensed distributors and dispensaries as well, following all applicable regulations set forth by the Bureau of Cannabis Control (BCC), California Department of Farming and Agriculture (CDFA for our processing license) as well as complying with the City of Ukiah.
- b) State and local regulations have strict policies in place, and we take pride in meeting those regulations in our inventory procedures, employee onboarding, safety and security plans, packaging and labeling guidelines, quality assurance, record keeping, storage and transportation of cannabis. Examples of our policies procedures are outlined throughout our proposal for detailed review.

2. Hours of Operation and Shift Information

- a) We will be running 24 hours a day, 7 days a week.
- b) Shifts will be split into three 8 hour shifts per day with 30 people per shift.

3. Storage and Tracking of Inventory/Product Safeguarding

- a) We will use an internal sku system to monitor inventory. This system provides details of each sku we carry, how much is available in every sku, what is scheduled to arrive, as well as documenting what is in place for processing and production.
- b) We will also be using state approved METRC system that will document packaging, transfer and transportation, disposals, name and type of cannabis, unique identifiers and all amounts of cannabis by weight. This system will generate the proper manifests for shipments, transfers and disposals.
- c) All cannabis will be stored on site with proper security measures in affect. A chain link cage will be built that will act as a vault for our high grade cannabis and quarantine area.
- d) To prevent diversion and ensure product safeguarding, security cameras will be in place throughout all areas of the building (see safety and security plan for details). There will also be a security guard on site that monitors video surveillance. Manifests will be cross checked on a regular basis to ensure cannabis is accounted for at all times.

4. Project Supply Chain

- a) Our cannabis is 100% grown in Mendocino County. We cultivate 50% of our own flower on our seven licensed farms, and we purchase the other 50% from licensed Mendocino County farmers.
- b) Our flower will be tested with two or more licensed testing labs, primarily Bel Costa (license# C8-0000008-LIC) and Encore (license# C8-0000086-LIC).
- c) We self-distribute our cannabis and use a licensed distributor, NABIS (license# C11-0000150-LIC).

5. Quality Assurance

- a) Our flower is grown at company farms where all inputs and cultivation practices ensure a high quality, safe product.
- b) When we buy contract flower from a licensed farm, we cross reference the weight to ensure it fits to the manifest as well as proceed with quality control to confirm it pairs up to what was agreed for purchase under contract.
- c) We will have multiple teams on site with team leads that will oversee quality review during all facets of production (processing, curing, grading, rolling and final packaging).
- d) Unused stems and leaves will be properly disposed of in accordance with regulations.

6. Record Keeping and Chain of Custody

- a) Record keeping begins during cultivation when our plants are tagged with UID numbers in accordance with METRC.
- b) Company owned flower and contract flower is recorded via manifest once received at the processing center.
- c) Inventory is recorded and tracked through our internal inventory system.
- d) All manifests are transmitted to the BCC and CDFA.

7. Noise Control Measures:

- a) There will be very little noise emanating from the building, as our doors will always remain closed except when we are shipping and receiving goods.
- b) The building will be fully insulated to ensure any machinery noise will not escape the building.

8. Odor Control Measures:

- a) Temperature and humidity will be controlled to keep odor at bay.
- b) The building will be air conditioned with humidifiers available on site when they are needed.
- c) Squirrel basket fans with activated carbon filters will be in place throughout the premises to attract and trap cannabis particles and aromas.

9. Permits and Licenses

- a) All permits and licenses for our Ukiah facility will be displayed towards the entrance in a conspicuous area so they may be easily seen by all persons entering the premises.
- b) See below table for a list of active permits and licenses in association with our business:

Permit/License No.	License Type	Governing Entity	Status
126411	Business	Mendocino County	Active
126264	Business	Mendocino County	Active
AG_2017-0174	Cultivation	Mendocino County	Active
AG_2017-0180	Cultivation	Mendocino County	Active
AG_2017-0365	Nursery	Mendocino County	Active
AG_2017-0627	Cultivation	Mendocino County	Active
AG_2017-0172	Cultivation	Mendocino County	Active
AG_2018-0273	Cultivation	Mendocino County	Active
AG_2018-0274	Cultivation	Mendocino County	Active
AG_2018-0275	Cultivation	Mendocino County	Active
3306	Distribution	Mendocino County	Active
3315	Processing	Mendocino County	Active
CCL18-0002948	Cultivation	CDFA	Active
CCL18-0000175	Cultivation	CDFA	Active
CCL18-0000168	Cultivation	CDFA	Active
CCL18-0000966	Nursery	CDFA	Active
CCL18-0000209	Cultivation	CDFA	Active
CCL19-0000691	Cultivation	CDFA	Active
CCL19-0001236	Cultivation	CDFA	Active
C11-0000891-LIC	Distribution	BCC	Active

C11-0000983-LIC	Distribution	BCC	Active
CCL19-0004576	Processor	CDFA	Active
CCL19-0005020	Processor	CDFA	Active
CCL19-0005020	Processor	CDFA	Active

WRITTEN PROJECT DESCRIPTION

Our intent is to open a Processing and Distribution Center with 30 workers employed per shift where curing, processing, grading, rolling of prerolls, packaging of bulk flower and warehousing of bulk flower will take place.

We will be applying for a Distribution license with the BCC and a Processor license with the CDFA upon receiving our City permits.

We plan on making the following tenant improvements to the building:

1. HVAC and dehumidifier installation throughout
2. Glass door to the right of delivery rolltop doors will be sealed
3. Add ADA bathrooms
4. Any inside areas with missing corrugated walls will be replaced with corrugated metal sheeting.
5. Add insulation

Landscaping, signage and other exterior modifications will not be conducted. Please note there is a separate site plan for our parking layout.

WRITTEN RESPONSE TO LOCAL AND STATE STANDARDS

1. Criminal History Regulation:

Any applicant, his or her agent or employees, volunteer workers, or any person exercising managerial authority of a cannabis-related business on behalf of the applicant shall not have been convicted of any of the felony offenses enumerated in Business and Professions Code section [26057\(b\)\(4\)](#), or of a felony or misdemeanor involving moral turpitude, or on probation for a drug offense, or engaged in misconduct related to the qualifications, functions or duties of a permittee. Notwithstanding the above, an application shall not be denied solely on the basis that the applicant or any manager has been convicted of a felony, if the person convicted has obtained a certificate of rehabilitation (expungement of felony record) under California law or under a similar Federal statute or State law where the expungement was granted. In addition, notwithstanding the above, a prior conviction, where the sentence, including any term of probation, incarceration, or supervised release, is completed, for possession of, possession for sale, sale, manufacture, transportation, or cultivation of cannabis or cannabinoid preparations, is not considered related to the qualifications, functions, or duties of a permittee, and shall not be the sole ground for denial of an application.

Company Statement:

All employees will receive a background check prior to being hired that will ensure there are no felony convictions or any drug related offenses on record, unless formal expungement has occurred.

2. Minors:

It is unlawful for any permittee, operator, or other person in charge of any cannabis-related business to employ any person who is not at least twenty-one (21) years of age. The burden of proof is on the cannabis-related business personnel to establish compliance with this subsection B2 of this section by clear and convincing evidence.

Company Statement:

No employees will be hired that are under the age of 21. I9's will be completed and verified by Human Resources to ensure all employees are least twenty-one years of age by reviewing either a valid passport or two forms of ID, one of those being a photo ID.

3. Inventory Tracking:

Cannabis-related businesses shall at all times operate in a manner to prevent diversion of cannabis and shall promptly comply with any track and trace program established by the State.

Company Statement:

We are enrolled in METRC, the State mandated inventory track and trace system and have been enrolled since receiving our State licenses for our other locations. Upon receiving our Distribution and Processor licenses, we will immediately enroll them in our current METRC system to remain compliant.

4. Multiple Permits per Site:

Multiple cannabis-related businesses proposed on any one site or parcel shall be granted permit approval only if all of the proposed cannabis businesses and their co-location are authorized by both City and State law. Operators of cannabis-related businesses issued use permits for multiple business types or State license types at the same physical address shall maintain clear separation between license types unless otherwise authorized by this code and State law.

Company Statement:

Please see our Plan of Operations for a full list of active permits and licenses. We are in good standing with all City, County and State agencies.

5. Operating Plans

An operating plan for a cannabis-related business must contain the following unless not applicable:

- a. *Storage: A cannabis-related business shall have suitable locked storage on premises, identified and approved as a part of the security plan, for after-hours storage of cannabis and cannabis products.*

Company Statement:

The entire building will act as a storage facility, as it remains securely locked and is also gated with no outside community access.

- b. *Odors Control: The cannabis-related business shall have an air treatment system that prevents odors generated from any storage and cultivation of cannabis on the business property from being detected by any reasonable person of normal sensitivity outside the cannabis-related business premises. To achieve this, both the storage and cultivation areas shall be, at minimum, mechanically ventilated with a carbon filter or superior method.*

Company Statement:

HVAC and dehumidifiers will be installed, and squirrel basket fans with filters will be in place throughout the building to control odor.

- c. *Security Plans: A cannabis-related business shall provide adequate security on the premises, as approved by the Chief of Police, including lighting and a premises and panic alarm system monitored by a licensed operator, to ensure the safety of persons and to protect the premises from theft.*

Company Statement:

A final security assessment will be conducted by the Chief of Police to confirm all procedures called out in our Security Plan have been implemented. Interior and Exterior lighting meet City requirements, and an alarm system complete with panic buttons and off-hours remote monitoring will be installed prior to opening our facility.

- d. *Security Cameras: Security surveillance cameras shall be installed to monitor the main entrance and exterior of the premises to discourage loitering, crime, illegal or nuisance activities. The security surveillance system shall comply with current State standards for digital video surveillance systems to be installed on the premises of licensed cannabis businesses, currently codified in the California Code of Regulations, Title 16, Section 5044, and as may be amended.*

Company Statement:

Security cameras will be installed on the interior and exterior of the building that will record 24 hours per day, 7 days a week at a minimum of 15 frames per second and minimum camera resolution of 1280 x 720 pixels in accordance with State regulations.

- e. *Security Video Retention: Security video shall be maintained for ninety (90) days. In the event of a crime on site or anywhere within range of the cannabis-related business's security cameras, the cannabis-related business shall provide the Chief of Police or his or her designee with a useable digital copy of the security video upon request or at the earliest convenience.*

Company Statement:

Our NVR recorder will have 90 days of storage in accordance with City and State regulations and will be made available to any Municipality upon request.

- f. *Alarm System: Professionally monitored premises and panic alarm system shall be installed and maintained in good working condition.*

Company Statement:

Alarm system with panic buttons will be professionally installed and monitored on a daily basis. See our Security Plan for further details.

- g. *Emergency Access: Security measures shall be designed to ensure emergency access in compliance the California Fire Code and Ukiah Valley Fire Authority standards.*

Company Statement:

UPD and UFD will have codes to the gate to fulfill emergency access requirements.

- h. *Emergency Contact: A cannabis-related business shall provide the Chief of Police with the name, email address, phone number and facsimile number of an on-site community relations staff person to whom one can provide notice if there are operating problems associated with the business. The business shall make every good faith effort to encourage neighborhood residents to call this person to try to solve operating problems, if any, before any calls or complaints are made to the City.*

Company Statement:

Please see our Security Plan for emergency contact information (Joshua Keats, 707-841-6023).

6. Signage and Notices

Address identification shall comply with with illuminated address signs requirements. Business identification signage shall be limited to that needed for identification only, consisting of a single window sign or wall sign that shall comply with section 3227 of this code and any other City Code provisions regulating signage.

Company Statement:

The building will have 120 Brush Street posted at the gate. To ensure anonymity and keep us protected during these unpredictable times, we will refrain from adding a sign that calls out our brand name. Instead, we will add a wall sign with our address and corporate name.

7. Employee Records

Each owner or operator of a cannabis-related business shall maintain a current register of the names of all volunteers and employees currently working at or employed by the cannabis-related business, and shall disclose such registration for inspection by any City officer or official for purposes of determining compliance with the requirements of this article.

Company Statement:

We will create and maintain an employee database that includes name, position and date of hire. This list can be made available to a City official upon request.

8. Compliance with Other Requirements

The operator shall comply with all applicable provisions of local, State or Federal laws, regulations or orders, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders.

Company Statement:

Our business operations at all locations follow City, County and State regulations. We remain in good standing as all of our permits and licenses are active and have not been revoked. Please see our detailed Plan of Operations and Security Plan for concise procedures.

9. Confidentiality

The information provided for purposes of this section shall be maintained by the City as confidential information, and shall not be disclosed as public records unless pursuant to subpoena issued by a court of competent jurisdiction or otherwise compelled by court order or the California Public Records Act.

Company Statement:

We will not disclose any information to the public.

10. Display of Permit

Every cannabis-related business shall display at all times during business hours the use permit issued pursuant to the provisions of this chapter for such business in a conspicuous place so that the same may be readily seen by all persons entering the business.

Company Statement:

Permits and Licenses will be displayed inside the building near the entrance.

11. Inspections

During normal business hours, cannabis-related businesses permitted under this chapter shall provide access for administrative inspections by City officials or officers or consultants hired by the City to verify compliance with this article. Any cannabis-related business's refusal to comply with this section shall be deemed a violation of this article.

Company Statement:

Inspections by City officials and/or affiliates are welcome with twenty-four (24) hours' notice.

12. Notification of Theft, Loss, and Criminal Activity

Cannabis-related businesses shall comply with the California Code of Regulations, Title 16, Section 5036, or as may be amended, by notifying the applicable State authorities and the Ukiah Police Department within twenty-four (24) hours of discovery of any of the following situations:

- a. A significant discrepancy in the business's inventory.*
- b. The operator becomes aware of or has reason to suspect diversion, theft, loss, or any other criminal activity pertaining to the operations of the business.*
- c. The operator becomes aware of or has reason to suspect diversion, theft, loss or any other criminal activity by an agent or employee of the business pertaining to the operations of the business.*
- d. The operator becomes aware of or has reason to suspect the loss or unauthorized alteration of records related to cannabis goods, customers or clients, or the business's employees or agents.*

The notification shall be in writing and include the date and time of occurrence of the theft, loss or criminal activity and a description of the incident including, where applicable, the item(s) that were taken or lost.

Company Statement:

If we encounter any theft, loss or criminal activity, we will notify UPD within twenty-four (24) hours of discovery and include full details of the occurrence. We will comply with any request made to provide evidence, documentation, records, and surveillance footage. Please see our Security Plan for full details.

SECURITY PLAN

1. Employees and Visitors

- a) All employees hired will be twenty-one years of age or older.
- b) A database of all employees and volunteers will be created and maintained on a regular basis. This database will be made readily available to any city official upon request.
- c) All employees and volunteers will be required to wear a badge on the premises. The badge will include a photo of their face, employee's first name along with their employee number. All state licenses will be included on the backside of the badge.
- d) All visitors will be required to sign in on the visitors log to ensure accurate records are kept for non-employees.

2. Security Cameras

- a) Motion sensor security cameras will be installed throughout the premises with a minimum camera resolution of 1280 x 720 pixels.
- b) Each camera will be permanently mounted in a fixed location that will record activity within 20 ft of all points of entry and exit on the premises. Additionally, they will be positioned away from lighting hoods, beams, fixtures or other equipment to provide a clear, unobstructed view of all recorded movements. The cameras will allow for clear, facial feature identification of any person and related activity in all required areas of the operation.
- c) The following areas will be recorded:
 - Areas where cannabis is stored, processed, quarantined for testing, weighed, labeled, packed, loaded and unloaded for transportation, prepared and moved on the premises.
 - Security rooms.
 - Area that will store the surveillance device with at least one camera recording the access points to the surveillance storage area.
 - Entrances and exits from both indoor and outdoor vantage points.
 - Area where the safe and records are held.
 - Perimeter windows.
 - Limited access areas.
- d) Cameras will record 24 hours per day, 7 days a week at a minimum of 15 frames per second.

- e) Surveillance recordings will be kept for a minimum of 90 calendar days and will be made available to city or state governing agencies upon request. All video recordings will be provided in a standard industry format that can be easily accessed for viewing.
- f) The video surveillance system will have a failure notification device that will provide us with immediate notification of any interruption or failure of the system and will remain fully operational during a power outage.

3. Locks, Alarms and Security Measures

- a) All limited access areas, entrances and exits will be locked by keypad entries.
- b) An alarm system and motion sensor lighting will be professionally installed and monitored that meets requirements in accordance with Business and Professions Code 7590.1. Panic buttons will also be installed around cannabis quarantine area, shipping and receiving areas and main entrance. The panic buttons will be synced with our security company, and UPD will be dispatched should any panic buttons be pulled.
- c) The alarm system will be equipped with a failure notification device that will provide us with immediate notification of any interruption or failure of the system and will remain fully operational during a power outage.
- d) A security guard will be on site during all hours of operation.
- e) Loitering is prohibited. Employees and any persons engaging in activities specifically related to our cannabis operations are allowed on site during normal business hours.
- f) Ukiah PD will be notified in writing within twenty-four hours upon discovery of any of the following scenarios:
 - Significant discrepancy of inventory (three percent of our average monthly sales per BCC regulations §5034(a)).
 - Suspected and/or confirmed diversion, theft, loss or any criminal activity involving our operations or any employee, volunteer or third party.
 - Suspected and/or confirmed loss or unauthorized alteration of records related to cannabis goods.
 - Any other security breaches.
- g) Julie Noia, Director of Compliance, will be available to meet with the Chief of Police and any of his designees regarding security measures and operational questions. She can be reached at 707-695-4203 or via email, julie@heritagecal.com.

- h) Joshua Keats, co-CEO, is the company's emergency contact and can be reached at 707-841-6023 or via email at joshua@henrysoriginal.com.

4. Records

- a) All surveillance equipment, records and recordings will be stored in a secured, limited access area that is accessible to management staff and the Security Liaison. A list of employees who have access to the surveillance and alarm system will be created and maintained on site in the record storage area.

5. Security Companies

- a) We plan to contract with Stealth Monitoring. They will provide off-hours monitoring services until we are open 24 hours a day, 7 days a week.
- b) We plan to contract with Advanced Security Systems for our burglar alarm.
- c) Armourous Security Services will provide our security guards. Their office is based in Santa Rosa, California but they also service Mendocino County.
- d) Should our plans change, we will notify UPD so their records will be updated.

6. Security Assessment and Inspections

- a) Our cannabis operation is available for inspection during regular business hours with at least twenty-four-hour notice.
- b) Prior to opening the facility, we welcome the Chief of Police to conduct a security assessment.

7. Emergency Access and Preventative Measures

- a) There will be no skylights in the facility to prevent access from the rooftop.
- b) Exits and pathways will remain clear at all times with emergency exits clearly established.
- c) Fire extinguishers will be on site in all necessary areas in accordance with OSHA.
- d) First aid kits will always be stocked and available to our employees.
- e) Fire drills will occur on a quarterly basis.

ACCESSIBILITY EVALUATION

A motorized gate surrounds the building to prevent non-employee access, as we are not a dispensary that is open to the public. The gate will be closed at all times except during shift changes and/or when management needs to access the building.

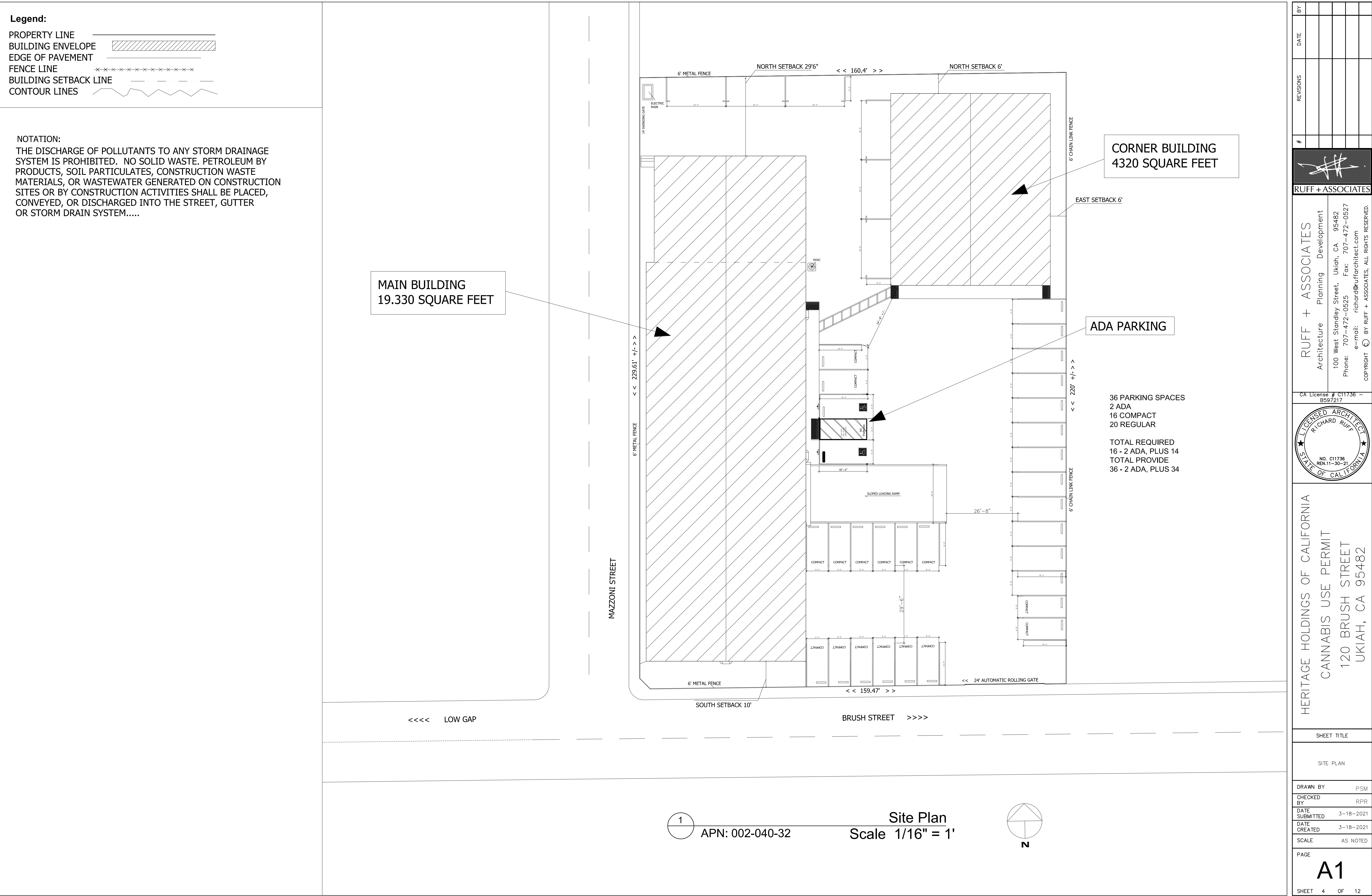
Keypad entries will be installed for doors that access the building except for the rolltop doors. Select employees will receive key FOBs to allow access to the building during shift changes.

We do not plan to make any accessibility improvements.

LIGHTING PLAN

Adequate fluorescent lighting that is compliant with City lighting standards is currently installed throughout the building. Exterior lights on the building and parking area are installed that meet security standards and keep employees safe as well. We do not plan on making any changes to interior or exterior lighting.

GENERAL NOTES		GENERAL NOTES		SYMBOLS AND ABBREVIATIONS		PROJECT TEAM	
REGULATORY AGENCIES 1. ALL WORK SHALL CONFORM TO THE MOST CURRENT APPLICABLE CALIFORNIA CODE OF REGULATIONS (TITLE 24) PART 51-12, INCLUDING BUT NOT LIMITED TO: CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA HISTORICAL BUILDING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, & 2019 CALIFORNIA REFERENCED STANDARDS CODE. 2. SEPARATE DRAWINGS, CALCULATIONS AND SUBMITTAL MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL OF SIGNAGE. 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. INSPECTION REQUESTS SHALL BE IN ACCORDANCE WITH REGULATORY AGENCIES' REQUIREMENTS. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. 4. A RECORD OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REGULATORY AGENCY REQUIREMENTS. 5. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT. A REPRODUCIBLE AS-BUILT SET SHALL BE PROVIDED TO THE OWNER WHEN COMPLETE. PREPARATION FOR CONSTRUCTION 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION. 2. DO NOT SCALE DRAWINGS. 3. DIMENSIONS ARE TO FACE LINE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED. SEE COVER SHEET FOR GRAPHIC EXPLANATION. 4. ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF WORK. 5. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. 6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE ARCHITECT AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE ARCHITECT AND HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. 7. THE ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION. 8. BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT AND/OR OWNER. 10. CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE WORK IN ACCORDANCE WITH THE PROPERTY LINES AND ELEVATIONS PER THE SURVEY DRAWING AND GRADING/DRAINAGE PLAN. 12. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION. 13. CONTRACTOR TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL CONFIRM EQUIPMENT LIST WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK. 14. RUFF + ASSOCIATES, INC. SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT.		QUALITY AND JOB MANAGEMENT 1. THE CONTRACTOR SHALL CONSULT THE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR MATERIALS COORDINATION, CABINETS, ETC. 2. ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT-FITTING JOINTS, CAREFULLY CUT AND SECURED. EXPOSED NAILS OR SCREWS SHALL BE SET IN PUTTY. BACK PRIME ALL MILLWORK BEFORE INSTALLATION AND PROTECT AGAINST DAMPNESS. MOLDS AND FACES SHALL BE CLEAN CUT AND TRUE PATTERN. ALL WORK SHALL BE THOROUGHLY CLEANED AND SANDED TO RECEIVE THE FINISH. SHARP CORNERS OF SMALL MEMBERS OF FINISH WOODWORK SHALL BE SLIGHTLY ROUNDED. 3. ALL FRAMING SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SET IN PLACE TO THE REQUIRED LINES AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON DRAWINGS. DO NOT IMPAIR STRUCTURAL MEMBERS BY CUTTING OR DRILLING - CONSULT ARCHITECT. 4. ALL PROPRIETARY PRODUCTS NOTED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND HAVE PRIOR APPROVAL FROM THE LOCAL GOVERNING AGENCIES. 5. THE ARCHITECT AND THE ENGINEER WILL MAKE PERIODIC VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK. THE ARCHITECT AND ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR FAILURE OF ANY OF THOSE PARTIES TO CARRY OUT THE WORK IN CONFORMANCE WITH CONTRACT DOCUMENTS. 6. CUTTING & PATCHING: AVOID DAMAGING ADJACENT EXISTING WORK. REPAIR OR REPLACE AT NO COST TO OWNER ANY DAMAGE CAUSED BY CONSTRUCTION. 7. TEMPORARY SHORING: STRUCTURALLY BRACE AND SUPPORT ALL MATERIALS REQUIRING THE SAME FOR THE WORK TO OCCUR SAFELY AND IN COMPLIANCE WITH JURISDICTIONAL REGULATIONS. CHANGES TO WORK & SUBMITTALS 1. CHANGES OR MODIFICATIONS TO THE WORK DURING CONSTRUCTION SHALL BE RECORDED WITH THE APPROPRIATE REGULATORY AGENCIES, AND APPROVALS FROM SUCH AGENCIES SHALL BE OBTAINED PRIOR TO MAKING SUCH CHANGES. REGULATORY AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR OF ALL SUCH CONSTRUCTION CONTRACT CHANGES AFTER PERMITS ARE ISSUED. 2. THE ARCHITECT SHALL BE INFORMED, IN WRITING, OF ALL CHANGES OR SUBSTITUTIONS MADE TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL HAVE NO IMPLIED OR ASSUMED RESPONSIBILITY FOR CHANGES IMPLEMENTED WITHOUT THE ARCHITECT'S PRIOR APPROVAL. 3. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH A MINIMUM OF TWO (2) COPIES OF CHECKED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE. A MINIMUM OF THREE (3) WEEKS PRIOR TO FABRICATION, THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. 4. SUBSTITUTIONS: PROPRIETARY ARTICLES MAY BE SUBSTITUTED IF, IN THE OPINION OF THE ARCHITECT AND OWNER, THE MATERIAL OR ARTICLE IS EQUAL TO THAT SPECIFIED. REQUEST FOR SUBSTITUTIONS SHALL NOT DELAY WORK. CONTRACTOR SHALL COORDINATE ACCEPTED SUBSTITUTIONS WITHOUT ADDITIONAL COST TO OWNER. ALL SUBSTITUTIONS MUST HAVE WRITTEN PERMISSION. COLOR SAMPLES OF ALL MATERIALS THAT AFFECT THE AESTHETICS OF THE DESIGN MUST BE SUBMITTED. WHEN A MANUFACTURED PRODUCT IS NOT SPECIFIED, CONTRACTOR WILL UTILIZE THE HIGHEST QUALITY PRODUCT AVAILABLE ON THE MARKET IN THE MIDDLE PRICE RANGE. CONTRACTOR SHALL ON NO ACCOUNT USE LOWER-END PRODUCTS AT THE BOTTOM PRICE RANGE WHEN BETTER QUALITY PRODUCT IN THE MIDDLE PRICE RANGE EXISTS. 5. ONLY DRAWINGS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS BEARING APPROVAL OF OWNER SHALL BE USED IN THE EXECUTION OF WORK PERMITTED ON JOB SITE. 6. ADDENDA WILL BE ISSUED DURING BIDDING TO CLARIFY DRAWINGS (AND SPECIFICATIONS) AS REQUIRED. THESE WILL BECOME A PART OF THE CONTRACT - CONSULT ARCHITECT. 7. THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES. COMPLETION 1. ALL WORK SHALL BE CLEAN AND READY FOR USE UPON COMPLETION. EXPOSED AND SEMI-EXPOSED SURFACES BE DUSTED, MOPPED, WASHED, WIPED AND BUFFED AS NECESSARY TO LEAVE WORK IN A NEW, CLEAN, IMMACULATE CONDITION. 2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING OWNER(S) WITH RECORD CONSTRUCTION/AS-BUILT SET OF DRAWINGS AND ALL WARRANTIES FOR PRODUCTS USED AFTER COMPLETION OF PROJECT.		ABBREVIATION TERM: 8 AND ANGLE AT A.B. ANCHOR BOLTS ABV. ABOVE A.C. AIR CONDITIONING A.C.T. ACOUSTICAL CEILING TILE ACOUS. ACOUSTIC ADJ. ADJUSTABLE OR ADJACENT A.F.F.L. ABOVE FINISHED FLOOR AL. ALUMINUM ALT. ALTERNATE A.P. ACCESS PANEL APPL. APPLIANCE APPROX. APPROXIMATELY ARCH. ARCHITECT BD. BOARD BLDG. BUILDING BLKG. BLOCKING BM. BEAM B.N. BOUNDARY NAILING BOT. BOTTOM C.G. CORNER GUARD C.J. CONTROL JOINT C.L. CENTER LINE CLG. CEILING CLO. CLOSET CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT CNTR. COUNTER COL. COLUMN CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CPT. CARPET CTR. CENTER CTSK. COUNTERSINK DBL. DOUBLE DK.F. DRINKING FOUNTAIN DIA. DIAMETER DIM. DIMENSION DISP. DISPENSER DIST. DISTANCE DN. DOWN D.F. DOUGLAS FIR DR. DOOR DS. DOWNSPOUT DTL. DETAIL DWG. DRAWING (E) EXISTING EA. EACH ELEC. ELECTRICAL ELEV. ELEVATION EMRGY. EMERGENCY ENG. ENGINEERED E.P. ELECTRICAL PANELBOARD EQ. EQUAL EQUIP. EQUIPMENT EXT. EXCEPT F.B.O. FURNISHED BY OTHERS F.D. FLOOR DRAIN FDN. FOUNDATION F.F. FINISH TO FINISH F.F.L. FINISH FLOOR FIN. FINISH FLR. FLOOR F.LOUR. FLUORESCENT F.O. FACE OF F.O.F. FACE OF FINISH F.O.S. FACE OF STUD F.R.P. FIBERGLASS REINFORCED PANEL F.S.E.C. FOOD SERVICE EQUIPMENT FTG. FOOTING FT. FOOT OR FEET GA. GAUGE GALV. GALVANIZED G.F.R.C. GLASS FIBER REINFORCED CONCRETE G.B. GRAB BAR G.C. GENERAL GL. GLASS GND. GROUND G.S.M. GALVANIZED SHEET METAL G.W.B. GYPSUM WALL BOARD GYP. GYPSUM H.B. HOSE BIBB HDWD. HARDWOOD HDWR. HARDWARE HGT. HEIGHT HORIZ. HORIZONTAL HR. HOUR, HOURS INSUL. INSULATION INT. INTERIOR JAN. JANITOR JT. JOINT K.E.C. KITCHEN EQUIPMENT CONTRACTOR KIT. KITCHEN LAV. LAVATORY MAX. MAXIMUM MECH. MECHANICAL MIN. MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED MTL. METAL MTRL. MATERIAL (N) NEW N.I.C. NOT IN CONTRACT NO. NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE O/ OVER O.C. ON CENTER O.DR. OVERFLOW DRAIN OH. OVERHEAD O.S.C.I. OWNER SUPPLIED, CONTRACTOR INSTALLED P.B.O. PROVIDED BY OWNER PEN PERIMETER EDGE PERP. PERPENDICULAR PL. PLATE PLAS. PLASTER PLYWD. PLYWOOD P.L. PROPERTY LINE P.LAM. PLASTIC LAMINATE P.S.F. POUNDS PER SQUARE FOOT P.S.I. POUNDS PER SQUARE INCH P.T. PRESSURE TREATED PTD. PAINTED PTN. PARTITION R. RISER R.D. ROOF DRAIN REF. REFRIGERATOR REG. REGISTER REQ. REQUIRED RM. ROOM R.O. ROUGH OPENING R.S. ROUGH SAWN RWD. REDWOOD R.W.L. RAIN WATER LEADER SCH. SCHEDULE SECT. SECTION S.F. SQUARE FEET SH. SHELF SHR. SHOWER SHTG. SHEATHING SHT. SHEET SIM. SIMILAR SPEC. SPECIFICATION SQ. SQUARE STD. STANDARD STL. STEEL S.S. STAINLESS STEEL S.S.D. SEE STRUCTURAL DRAWINGS STR. STORAGE STR. STRUCTURE SUSP. SUSPENDED S.W. SHEAR WALL T TREAD T.B. TOWEL BAR T.B.D. TO BE DETERMINED TEMP. TEMPERED T.O.C. TOP OF CURB T&G TONGUE AND GROOVE THK. THICK T.N. TOE NAIL T.O.B. TOP OF BEAM T.O.CONC. TOP OF CONCRETE T.O.P. TOP OF PAVEMENT T.O.PL. TOP OF PLATE T.O.W. TOP OF WALL TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE VERT. VERTICAL V.I.F. VERIFY IN FIELD WT. WEIGHT W/ WITH W.C. WATER CLOSET WD. WOOD WDW. WINDOW W.H. WATER HEATER W/I WITHIN W/O WITHOUT W.P. WATER PROOF W.R. WATER RESISTANT WSCT. WAINSCOT		ARCHITECT RUFF + ASSOCIATES INC. ARCHITECTURE & PLANNING RICHARD P. RUFF ARCHITECT C-11736 100 WEST STANDLEY ST., UKIAH, CA. 95482 707-472-0525 FAX 707-472-0527	



	EMERGENCY FIRE EXIT SIGN WITH FLOODLIGHT COMBO W/ BATTERY BACKUP
	PULL STATIONS @ 4' ABOVE FINISHED FLOOR (AS MEASURED TO THE HIGHEST PART OF THE HANDLE)

 EMERGENCY FIRE EXIT SIGN WITH FLOODLIGHT
COMBO W/ BATTERY BACKUP

F PULL STATIONS @ 4' ABOVE FINISHED FLOOR
(AS MEASURED TO THE HIGHEST PART OF THE HANDLE)

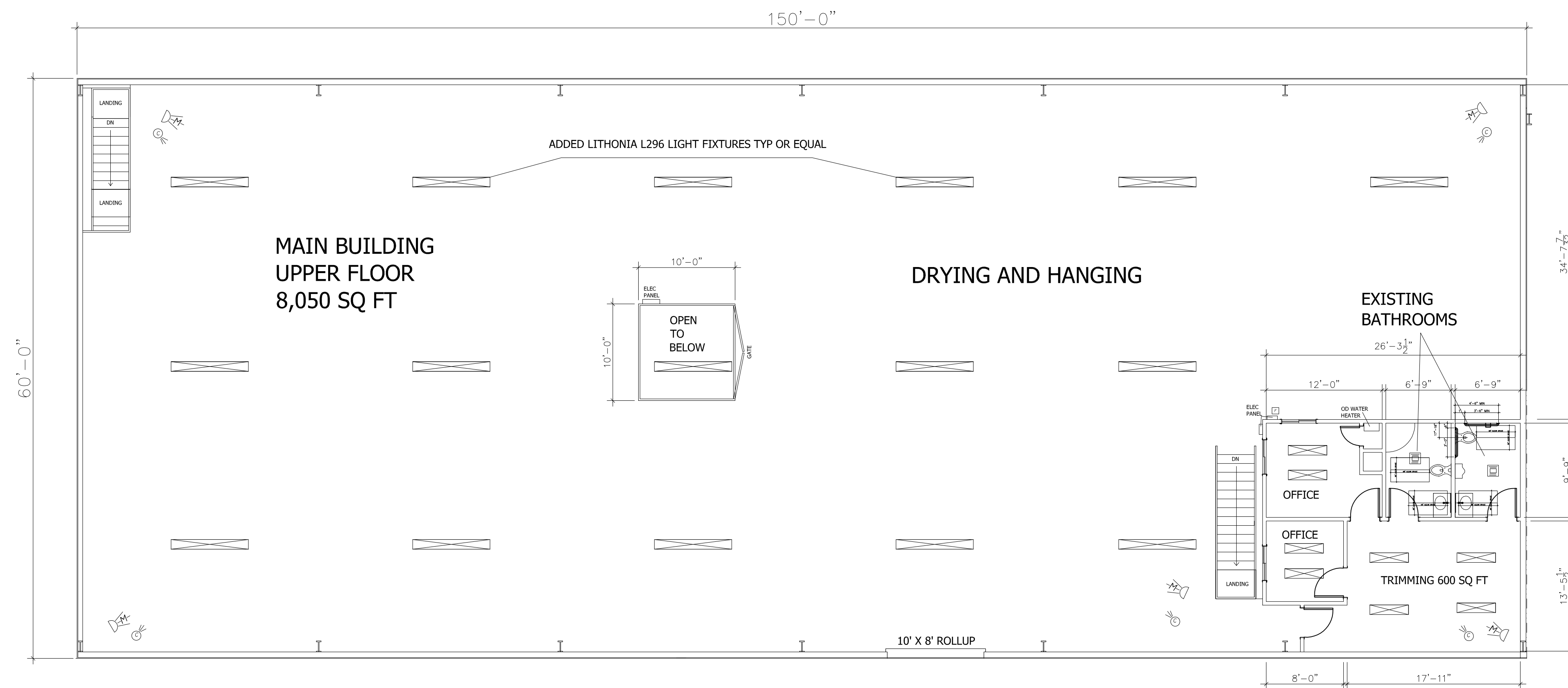
	KEYPAD
	MOTION SENSOR
	WINDOW CONTACT
	DOOR CONTACT

 KEYPAD

 MOTION SENSOR

 WINDOW CONTACT

 DOOR CONTACT



1

UPPER FLOOR PLAN
SCALE 1/8" = 1'

[illegible]

RUFF + ASSOCIATES

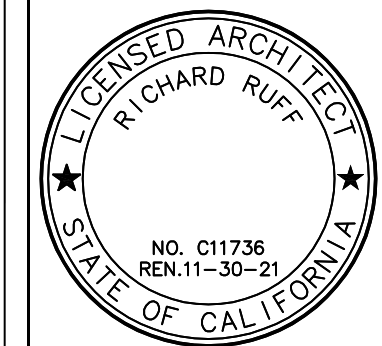
RUFF + ASSOCIATES

Architecture	Planning	Development
--------------	----------	-------------

100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com

COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.

CA License # C11736 -
B597217



HERITAGE HOLDINGS OF CALIFORNIA
CANNABIS USE PERMIT
120 BRUSH STREET
UKIAH, CA 95482

SHEET TITLE

MAIN BUILDING
UPPER FLOOR PLAN

DRAWN BY	PSM
----------	-----

CHECKED BY	RPR
---------------	-----

DATE SUBMITTED	3-18-2021
-------------------	-----------

SUBMITTED	3-18-2021
DATE CREATED	3-18-2021

CREATED	5-18-2021
SCALE	AS NOTED

SCALE	AS NOTED
PAGE	

PAGE
A01

A2.1

SHEET 6 OF 12



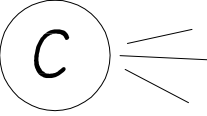
EMERGENCY FIRE EXIT SIGN WITH FLOODLIGHT
COMBO W/ BATTERY BACKUP



PULL STATIONS @ 4' ABOVE FINISHED FLOOR
(AS MEASURED TO THE HIGHEST PART OF THE HANDLE)



KEYPAD



CAMERA



MOTION SENSOR

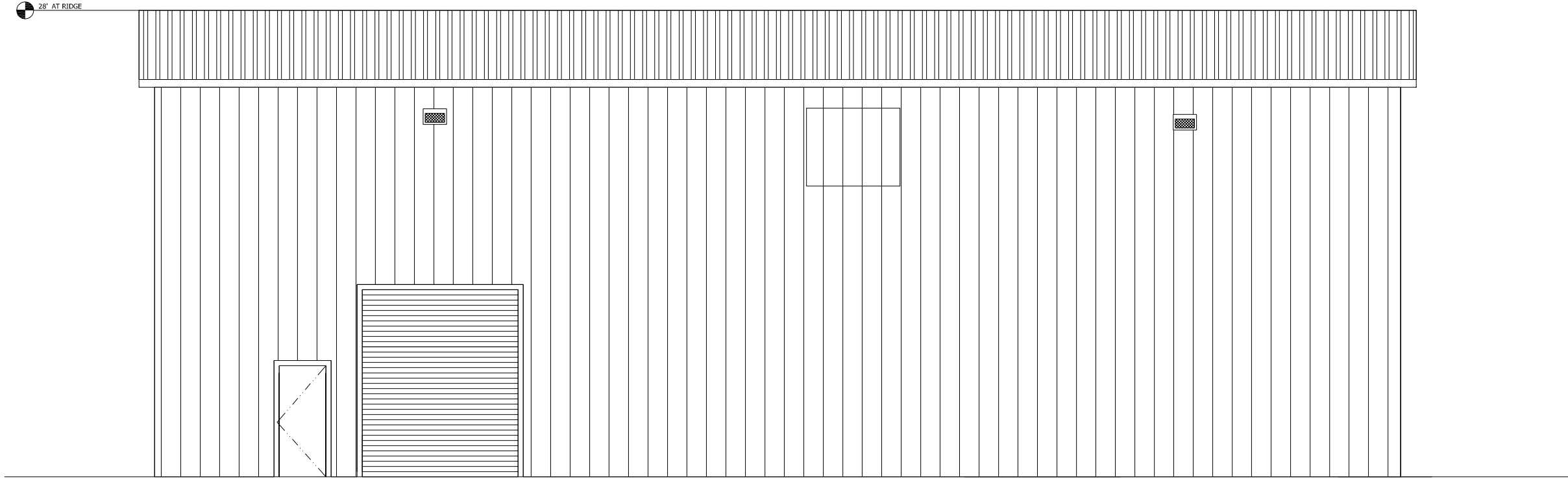


WINDOW CONTACT

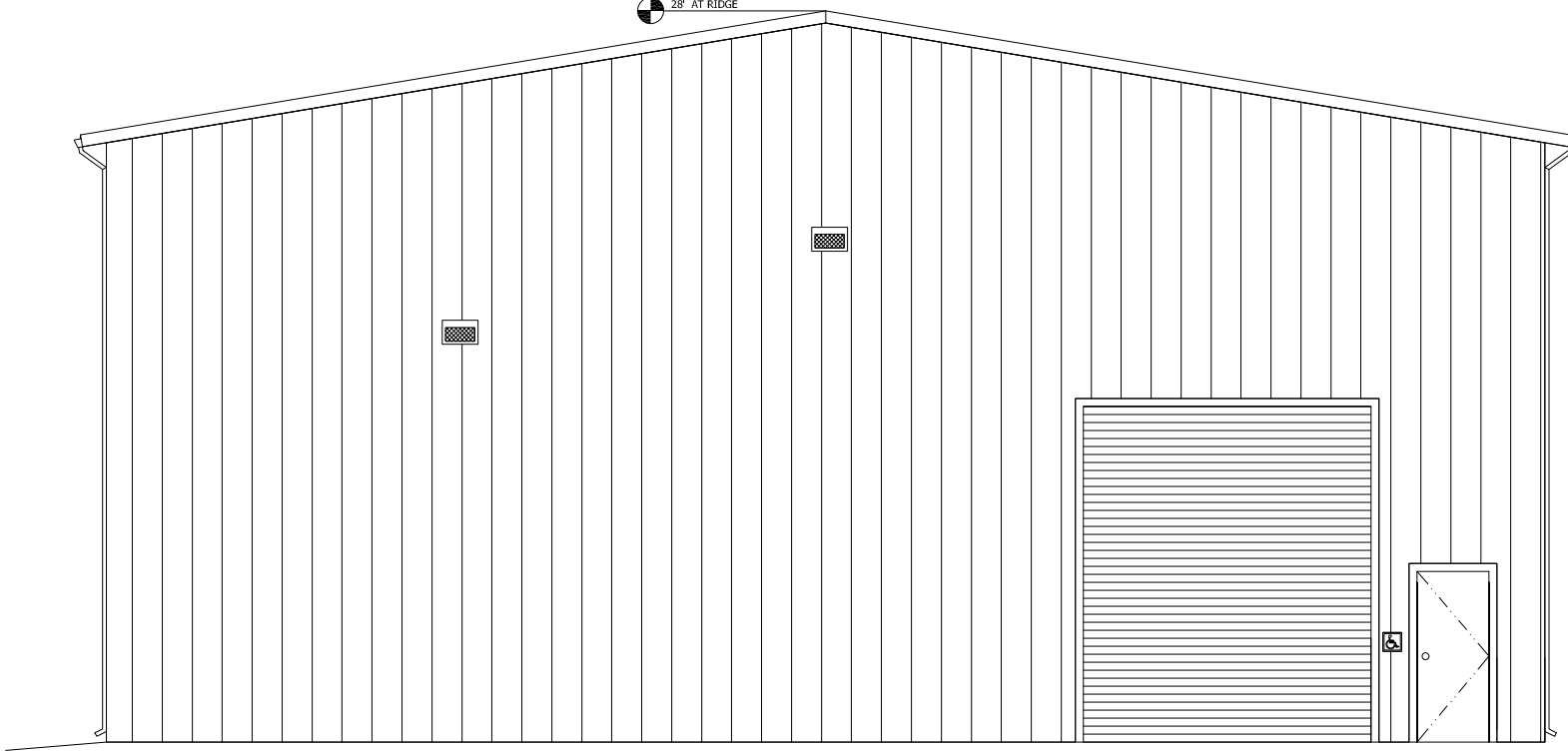


DOOR CONTACT

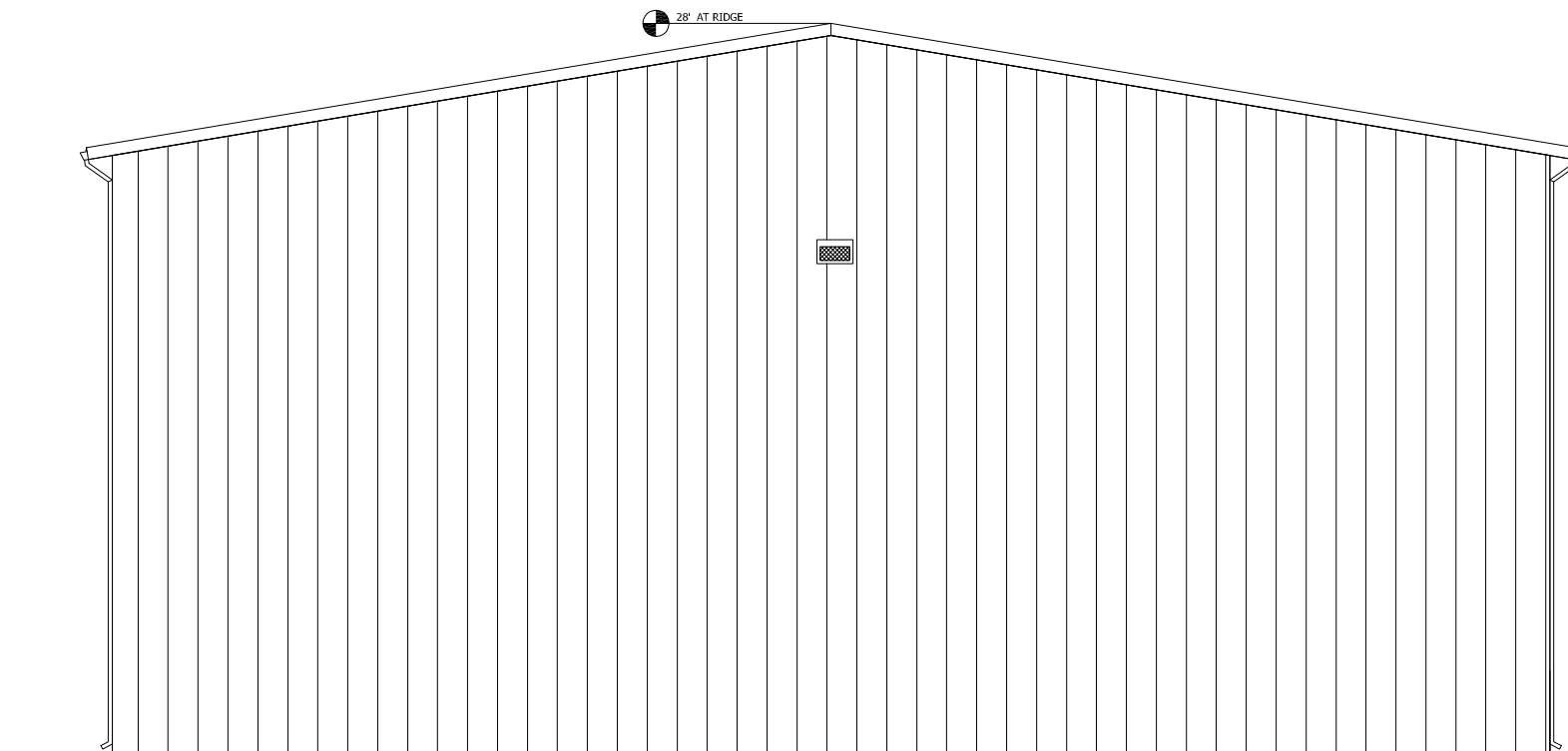
1 CORNER BUILDING FLOOR PLAN
SCALE 1/8" = 1'



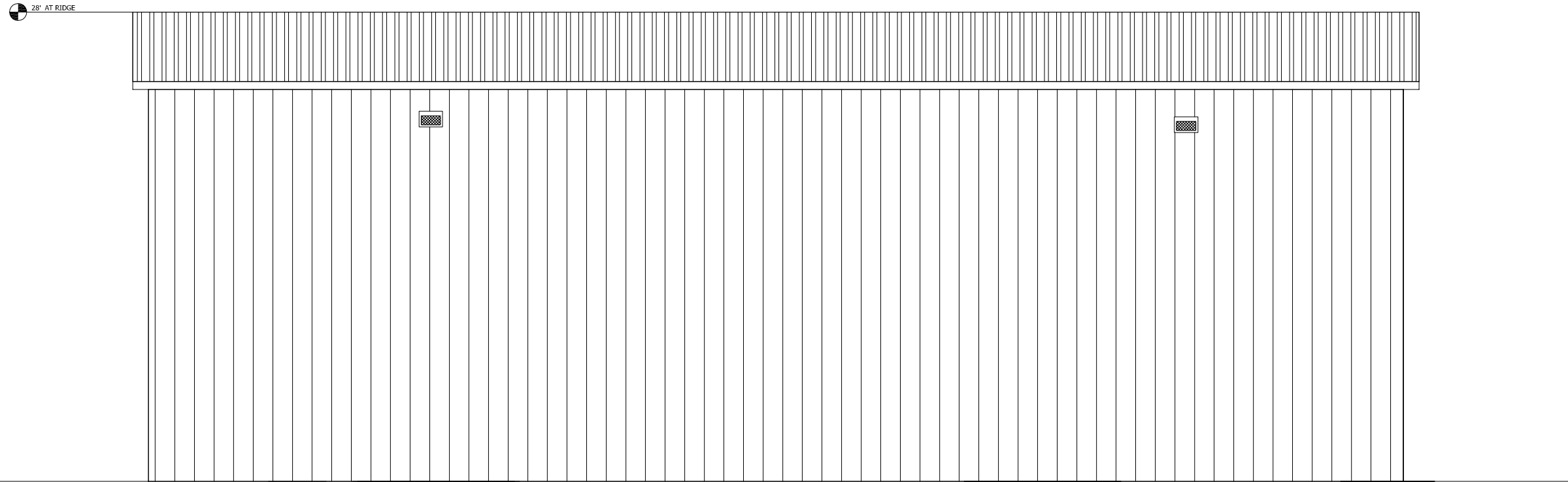
1 CORNER BUILDING WEST ELEVATION
SCALE 1/8" = 1'



2 CORNER BUILDING SOUTH ELEVATION
SCALE 1/8" = 1'



3 CORNER BUILDING NORTH ELEVATION
SCALE 1/8" = 1'



4 CORNER BUILDING WEST ELEVATION
SCALE 1/8" = 1'

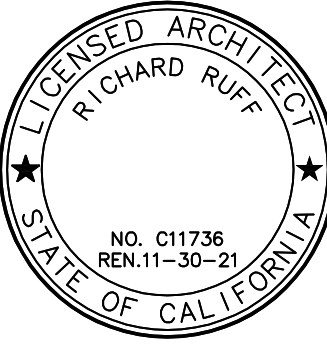
BY					
DATE					
REVISIONS					
#					



RUFF + ASSOCIATES

RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com
COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.

CA License # C11736 - 5597217



HERITAGE HOLDINGS OF CALIFORNIA
CANNABIS USE PERMIT
120 BRUSH STREET
UKIAH, CA 95482

SHEET TITLE

CORNER BUILDING

DRAWN BY PSM
CHECKED BY RPR
DATE SUBMITTED 3-18-2021
DATE CREATED 3-18-2021
SCALE AS NOTED

PAGE

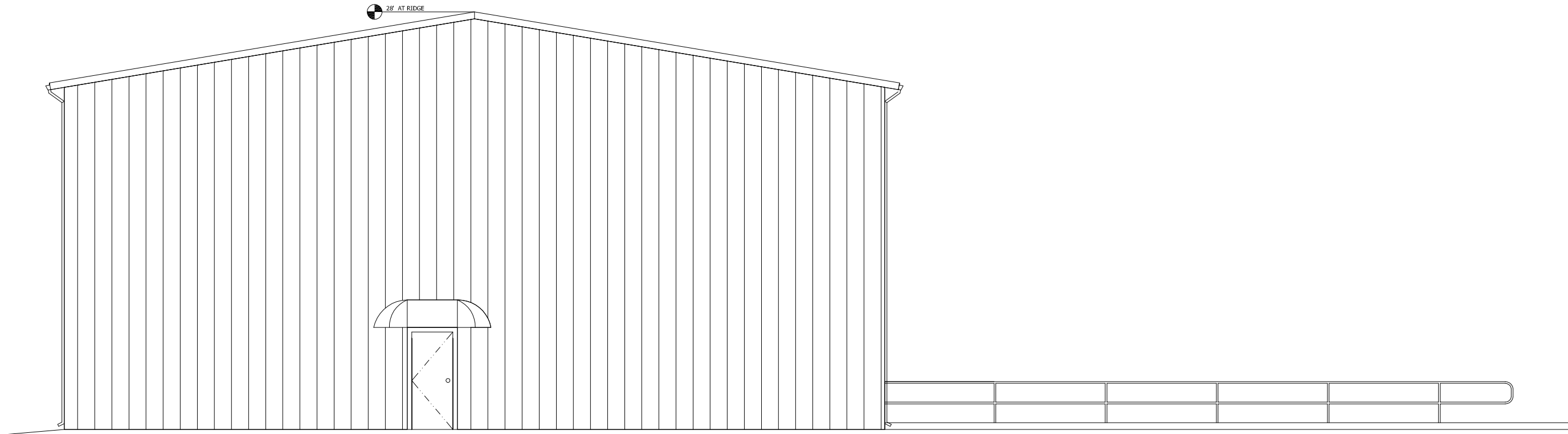
A2.2

SHEET 7 OF 12

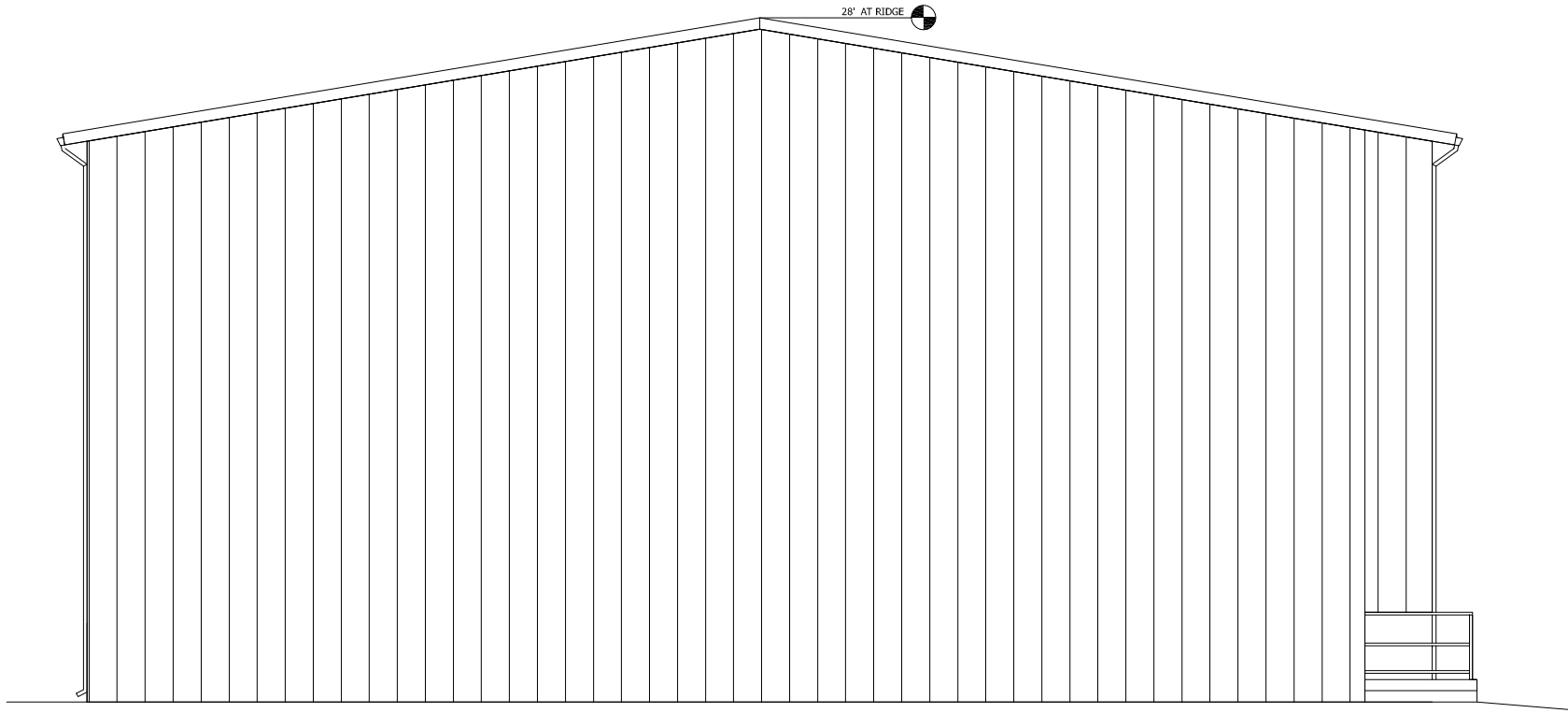
Page 59 of 75



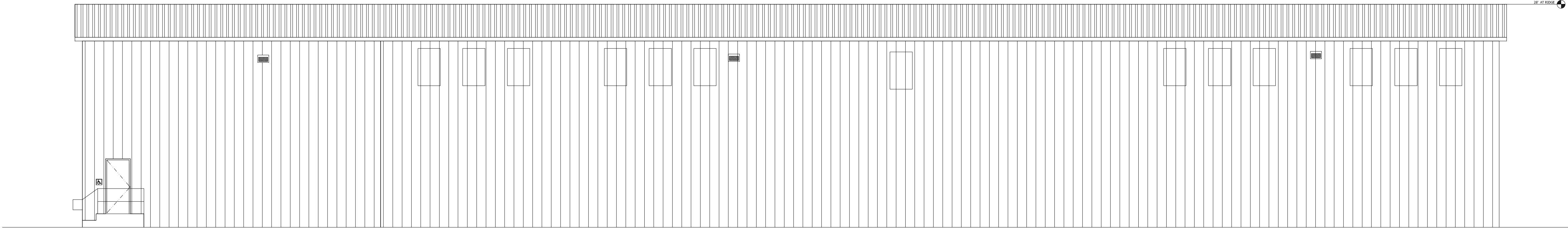
1
EXISTING BUILDING 1 EAST ELEVATION
SCALE 1/8" = 1'



2
MAIN BUILDING SOUTH ELEVATION
SCALE 1/8" = 1'

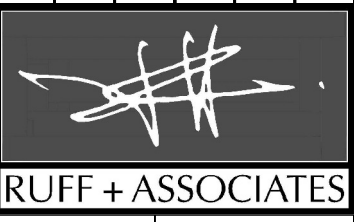


3
MAIN BUILDING NORTH ELEVATION
SCALE 1/8" = 1'

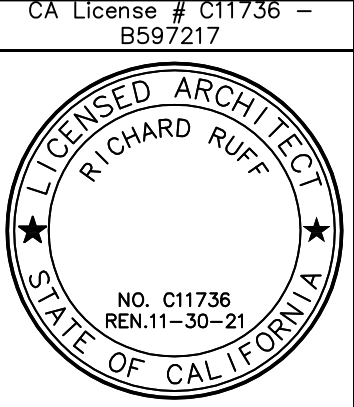


4
MAIN BUILDING WEST ELEVATION
SCALE 1/8" = 1'

BY					
DATE					
REVISIONS					
#					

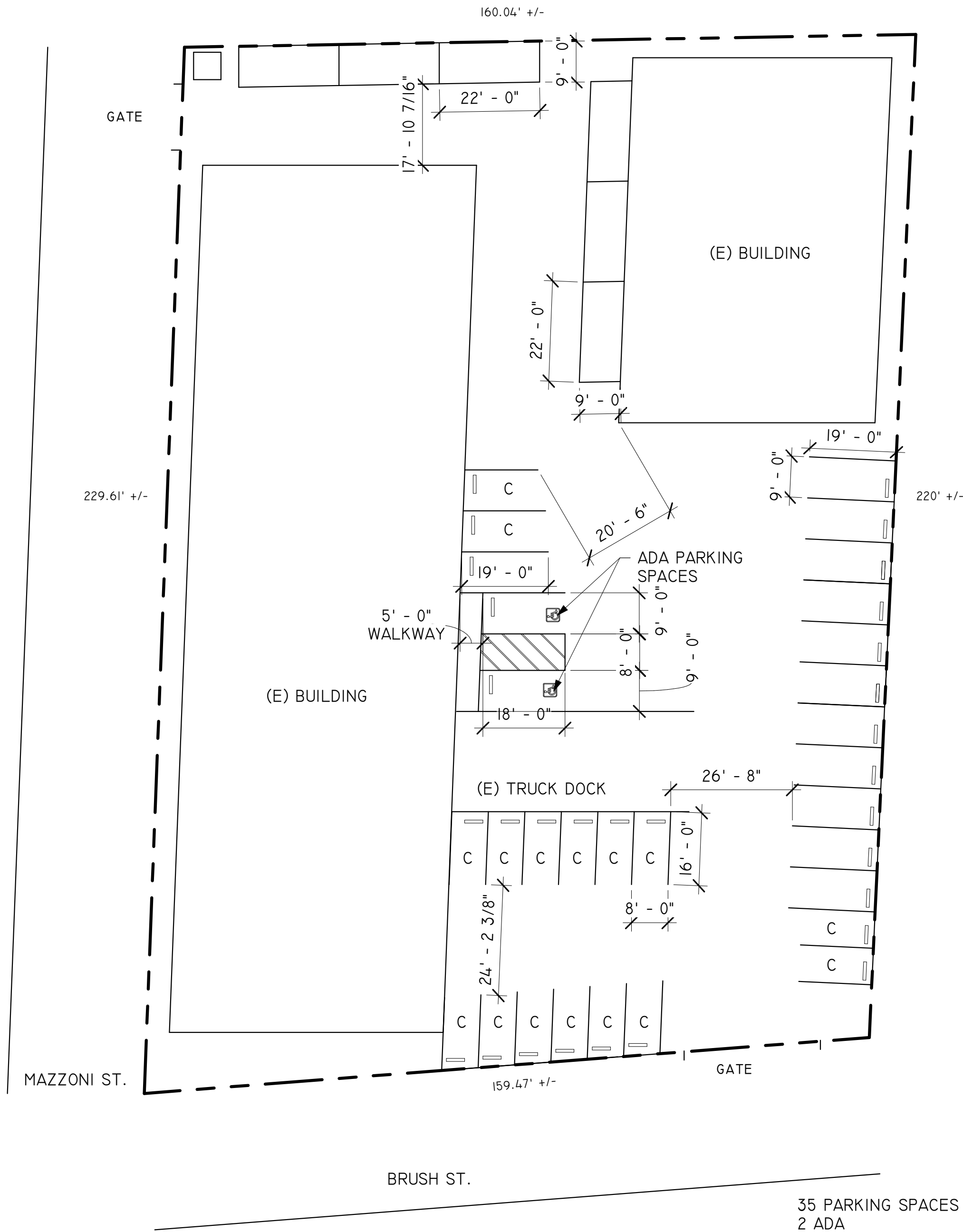


RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com
COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.



HERITAGE HOLDINGS OF CALIFORNIA
CANNABIS USE PERMIT
120 BRUSH STREET
UKIAH, CA 95482

SHEET TITLE	
BUILDING 1 ELEVATIONS	
DRAWN BY	PSM
CHECKED BY	RPR
DATE SUBMITTED	3-18-2021
DATE CREATED	3-18-2021
SCALE	AS NOTED
PAGE	A3.0
SHEET	8 OF 12



1 SITE PLAN
1" = 20'-0"

35 PARKING SPACES
2 ADA
15 COMPACT
18 REGULAR

APN:002-040-32-00
LOT SIZE:
37,461SF
0.86 AC

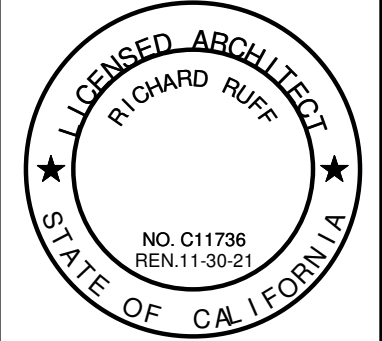
#		REVISIONS	DATE	BY



RUFF + ASSOCIATES

RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com
COPYRIGHT © RUFF & ASSOCIATES INC. ALL RIGHTS RESERVED

CA License # C11736 - B597217



STATE OF CALIFORNIA
LICENSED ARCHITECT
RICHARD RUFF
NO. C11736
EXPI. 11/30/21

**PARKING LAYOUT FOR:
HENRY'S ORIGINAL
120 BRUSH STREET
UKIAH, CA 95482**

SHEET TITLE

SITE PLAN

DRAWN BY *ROB/DA*

CHECKED BY RPR

DATE CREATED 2/18/21

DATE ISSUED 2/18/21

SCALE AS NOTED

PAGE

A0.1
SHEET OF

**CITY OF UKIAH
ZONING ADMINISTRATOR MINUTES
Meeting Held Remotely through
Teleconference
July 6, 2021 @ 2:00 p.m.**

STAFF PRESENT

Craig Schlatter, Zoning Administrator
Jesse Davis, Planning Manager

OTHERS PRESENT

Julie Noia
Joshua Keats

1. CALL TO ORDER

The Zoning Administrator called the meeting to order at 2:03 p.m. via a GoToMeeting teleconference.

Zoning Administrator/Community Development Director Craig Schlatter presiding.

2. SITE VISIT VERIFICATION

Zoning Administrator Craig Schlatter stated that he had performed a site visit to the Project Site at 120 Brush Street.

3. VERIFICATION OF NOTICE

Planning Manager Jesse Davis confirmed the timely noticing for all public hearing items on the agenda for July 6, 2021.

4. APPEAL PROCESS

For matters heard at this meeting the final date to appeal is July 16, 2021, at 5:00 p.m.

Zoning Administrator Craig Schlatter confirmed the final date of appeal with Planning Manager Jesse Davis.

5. APPROVAL OF MINUTES – June 7, 2021

Zoning Administrator Craig Schlatter approved the minutes of the Zoning Administrator Hearing that occurred on June 7, 2021 with no corrections or alterations.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

7. PUBLIC HEARING

- a. *Request to consider a Minor Use Permit for a Cannabis Related Business that includes Cannabis Processing and Cannabis Distribution uses within two existing buildings at 120 Brush Street, Ukiah, CA, 95482; APN (002-040-32); File No. 21-6195.*

Planning Manager Jesse Davis presented the staff report, shared a presentation, and reviewed the project for the Zoning Administrator and audience.

At 2:13 PM, Zoning Administrator Craig Schlatter opened the public hearing. After

opening the public hearing, he submitted inquiries to both Staff and the Applicant.

After discussing concerns regarding the hours of operation, noise, and use of heavy-vehicles, the Zoning Administrator inquired with Staff as to how best to address concerns identified during the public hearing.

Staff noted that all cannabis related businesses are reviewed annually, and that concerns regarding noise could be cataloged over the course of the year and then presented to the Zoning Administrator for consideration.

Zoning Administrator Craig Schlatter approved the minor use permit at 120 Brush Street; APN (002-040-32); File No. 21-6195; based on the findings and subject to the conditions of approval in the staff report and presented to the Zoning Administrator on July 6, 2021.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 3:07 p.m.



Figure 1 - City of Ukiah Zoning Designations

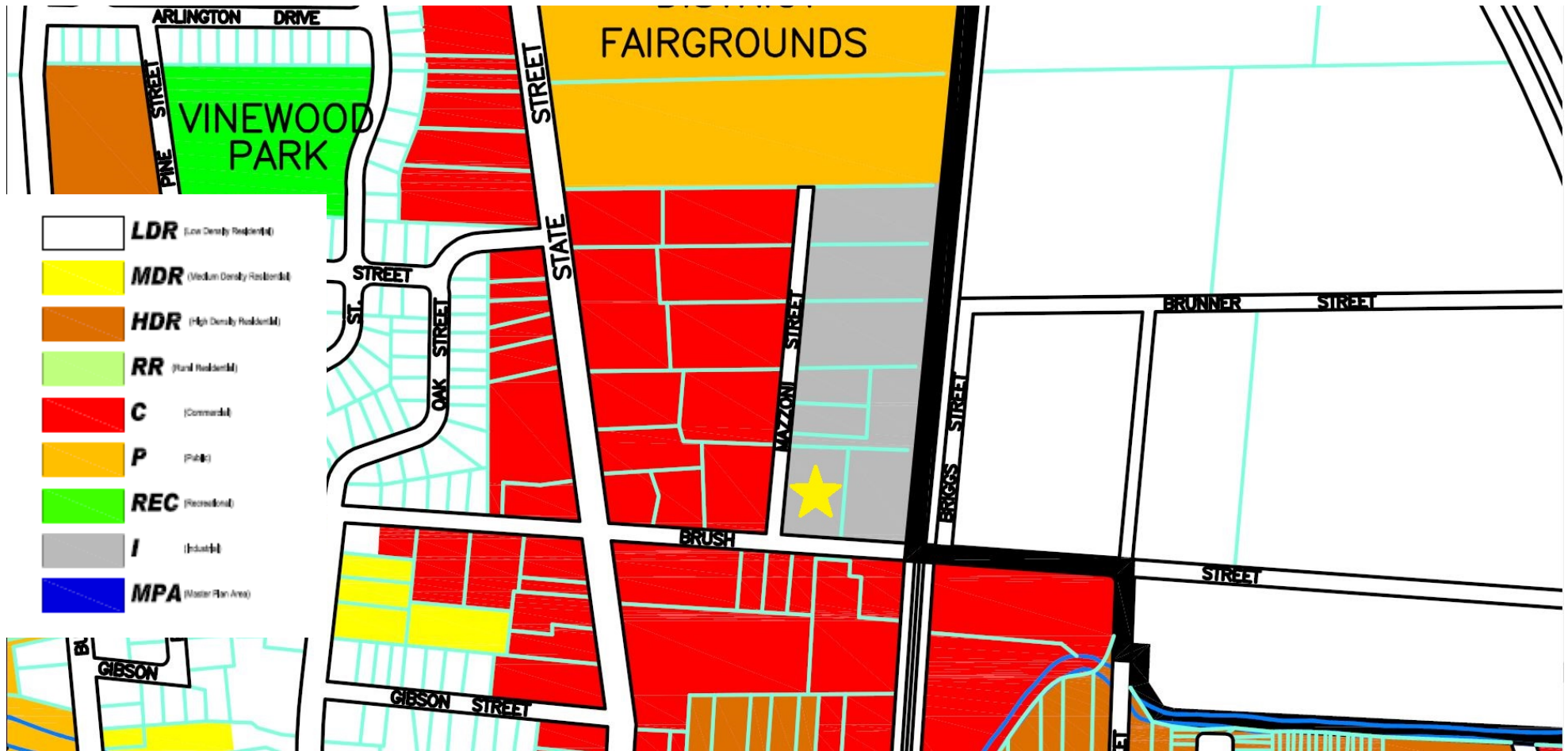


Figure 2 - City of Ukiah General Plan

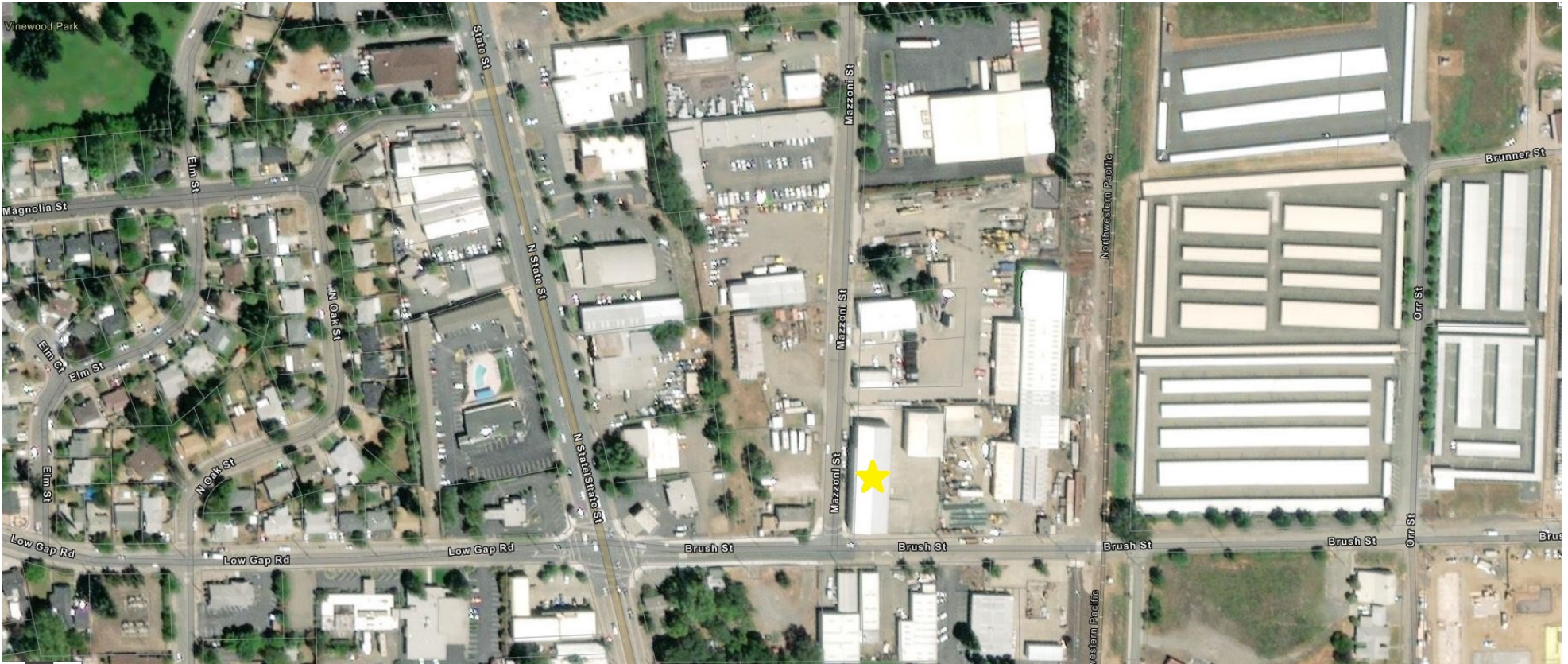


Figure 3 - Aerial Image (2020)



Figure 4 - Ground Level Image - 2021

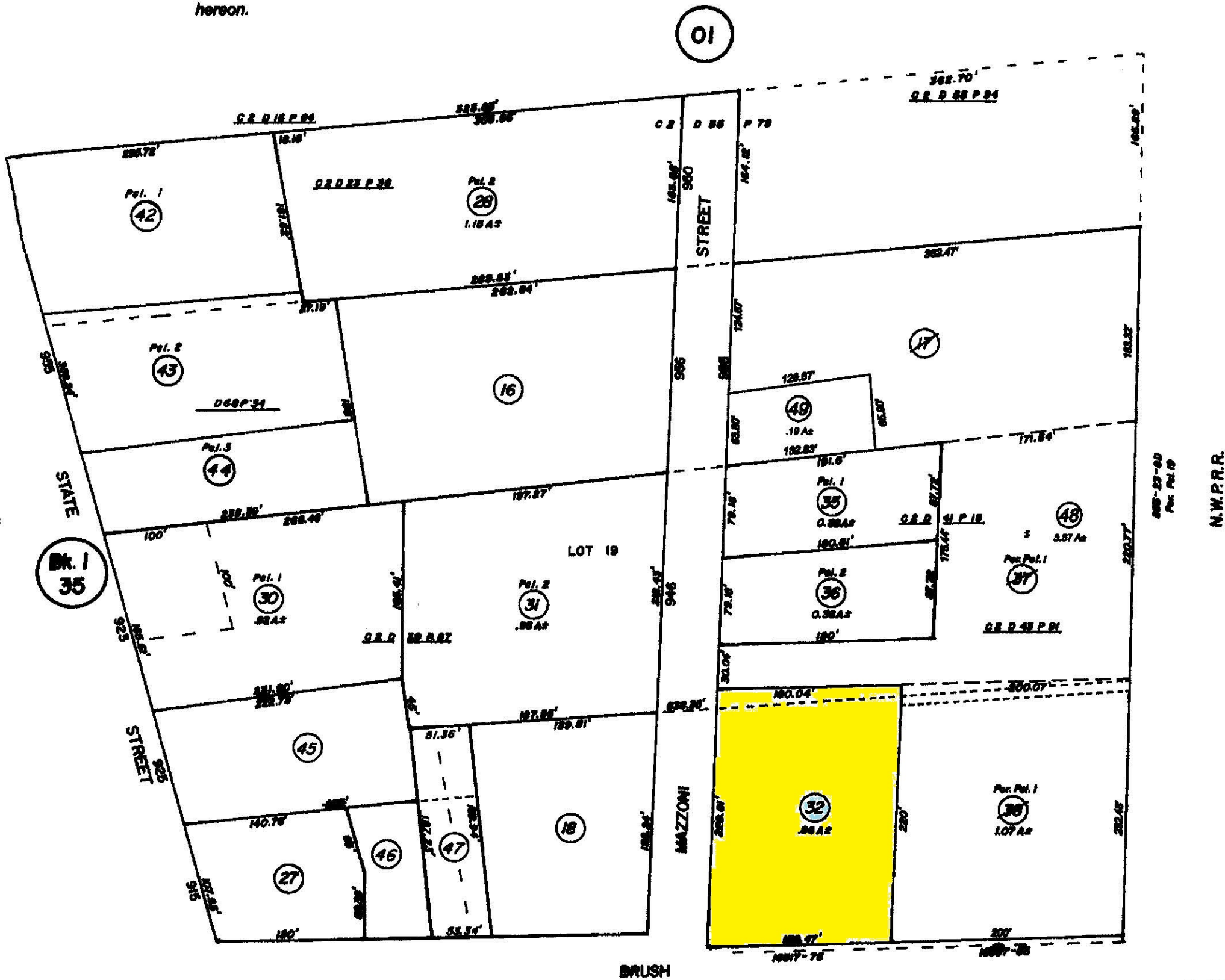
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

UKIAH CITY Lots 6 & 19 Brunner Briggs Addition

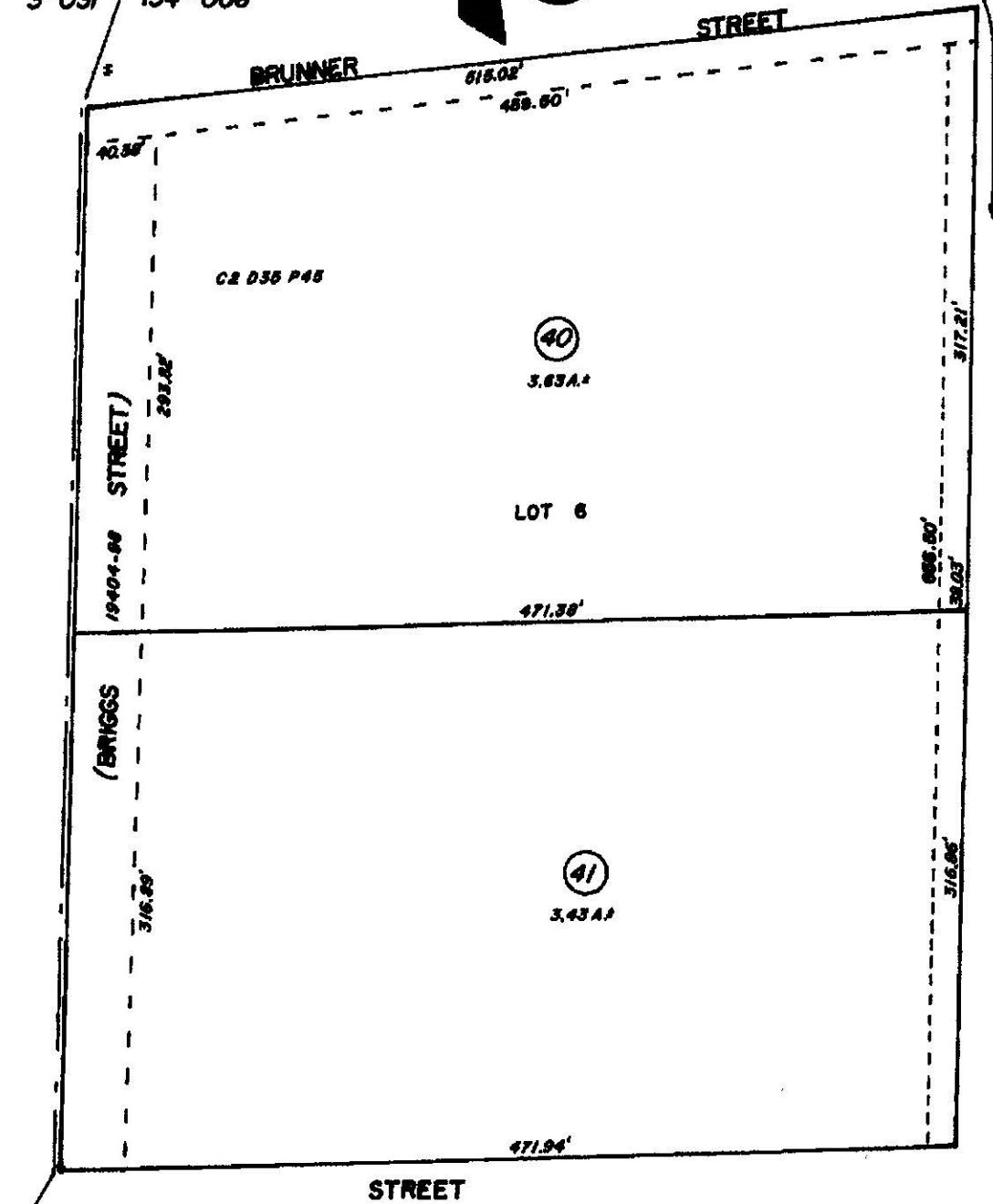
3-031
154-006

2-04

N
1" = 100'



3-031 154-006



3-031 154-006

Assessor's Map
County of Mendocino, Calif.
Updated June 12, 2014

250' radius. No cannabis businesses, youth oriented facilities or residential zones within 250' of 120 Brush Street. Please note, there is a karate dojo within 250' of the premises, but according to the Ukiah municipal code, a karate dojo is not a youth oriented facility by definition.



Heritage Holding of California
Cannabis Use Permit
Neighborhood Context Map
APN 002-040-32
120 Brush Street, Ukiah

600 radius. No schools within 600' of 120 Brush Street. Please note, there is a School District IT office located at 925 N State Street that is within 600'. This is an IT office, and no children/students occupy this facility.





PROJECT REVIEW REFERRAL

Please provide comments by: June 30, 2022

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City of Ukiah Community Development Director		
X	City of Ukiah Building Official		
X	Ukiah Valley Fire Authority		
X	City of Ukiah Police Department		
X	City of Ukiah Public Works Department		
FROM PROJECT PLANNER: Jesse Davis, Planning Manager			

PROJECT INFORMATION:	
Project Name & Permit #:	Yokayo Processing LLC – Distribution & Processing; #21-6195 (RENEW)
Site Address & APN:	120 Brush Street.; APN 002-040-32
General Plan:	"I" Industrial
Zoning:	"M" Manufacturing
Airport Compatibility Zone:	N/A
Date Filed:	06/16/2022
Resubmittal:	N/A
Date Referred:	06/20/2022
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Joshua Keats
Phone:	707-841-6023
Email:	joshua@henrysoriginal.com
Project Summary: Although the business is not yet operational, the Applicant requires annual renewal of the approved Minor Use Permit for their cannabis related business, in accordance with Ukiah City Code. No changes to the operations, security plan, or conditions of approval are proposed. The renewal application, original approval documents (Findings and Conditions of Approval), as well as the most recent plan submittals for the associated tenant improvements are included as an attachment to this message for your review.	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) _____

☐

No Comment

☐

Comments / Conditions of Approval Attached

Signature

Date

Comments / Conditions of Approval:



To: Mireya Turner, Michelle Irace, Jesse Davis
CC: Acting Chief Cedric Crook
From: Lieutenant Rick Pintane
Subject: Yokayo Processing LLC, #21-6195 renewal

In response to your email, per 5704 and 9174.2 the responses are listed below under each section in bold;

1. Whether the cannabis-related business operated by the permittee has generated an excessive number of calls for police service compared to similarly situated businesses of the same size as the cannabis-related business.
There have been no calls for service at this location within the past year.

2. Whether there have been excessive secondary criminal or public nuisance impacts in the surrounding area or neighborhood, including, but not limited to, disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, littering, loitering, illegal parking, loud noises, or lewd conduct. **No.**

3. Whether the cannabis-related business operated by the permittee has a history of inadequate safeguards or procedures that show it is likely that it will not comply with the operating requirements and standards in this chapter. **N/A as the business has not opened yet.**

4. Whether the cannabis-related business has failed to pay fees, penalties, or taxes required by this code or has failed to comply with the production of records or other reporting requirements of this chapter.
N/A as the business has not opened yet.

5. Whether it appears that the permittee has, in its renewal application, provided a false statement of material fact or has knowingly omitted a material fact.
The police department is not aware of the permittee having provided a false statement of material fact or has knowingly omitted a material fact.

6. Whether the renewal applicant or one or more of its officers, employees, partners, managers or members with management responsibilities ("managers") has been convicted of a felony, or has engaged in misconduct that is substantially related to the qualifications, functions or duties of a dispensary operator. A "conviction" within the meaning of this chapter means a plea or verdict of guilty, or a conviction following a plea of nolo contendere. Notwithstanding the above, an application shall not be denied solely on the basis that the applicant or any Manager has been convicted of a felony, if the person convicted has obtained a certificate of rehabilitation (expungement of felony record) under California law or under a similar Federal statute or State law where the expungement was granted.

The police department has not been notified of the applicant, his or her agent or employees, or any person who is exercising managerial authority on behalf of the applicant of being convicted of a felony, or of a misdemeanor involving moral turpitude, or has engaged in misconduct related to the qualifications, functions or duties of a permittee. Additionally, the police department does not have a list of employees.



7. Whether the renewal applicant or cannabis-related business has previously or is currently engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.

The police department has not been notified of the applicant engaging in unlawful, fraudulent, unfair, or deceptive business acts or practices.

7A. That the Cannabis-related Business Use Permit is consistent with the intent of the Compassionate Use Act of 1996, the Adult Use of Marijuana Act (AUMA), the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), and related State law, the provisions of this chapter and the City Code, including the application submittal and operating requirements herein.

The police department has no reports of any local or State law, statute, rule or regulation respecting the distribution or possession being violated by this business.

7B. That the project location is not identified as having significant crime issues (e.g., based upon crime reporting statistics as maintained by the Police Department).

There have been no calls for service at this location within the past year.

7C. That there have not been significant numbers of calls for police service, crimes or arrests in the area.

There has not been a significant number of calls for police service, crimes or arrests in this particular area.

7E. That all required application materials have been provided and/or the cannabis-related business has operated successfully in a manner that shows it would comply with the operating requirements and standards specified in this chapter.

The police department does not have a list of employees. The business has not opened yet.

7F. That all required application or annual renewal fees have been paid and reporting requirements have been satisfied in a timely manner.

This is unknown to the police department.

7G. That the location is not prohibited by the provisions of this chapter or any local or State law, statute, rule or regulation and no significant nuisance issues or problems are anticipated or have resulted from cannabis-related business operations.

The police department has no reports of any local or State law, statute, rule or regulation respecting the distribution or possession being violated by this business. Additionally, there are no significant nuisance issues or problems as a result of this business as they have not opened yet.



7H. That the site plan, floor plan, and security plan have incorporated features necessary to assist in reducing potential crime-related problems and as specified in the operating requirements in section 5708 of this code. These features may include, but are not limited to, security on site; procedure for allowing entry; openness to surveillance and control of the premises, the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property; illumination of exterior areas; and limiting furnishings and features that encourage loitering and nuisance behavior.

Yes.

7I. That no cannabis-related business use, owner, operator, permittee, agent, or employee has violated any provision of this chapter including grounds for suspension, modification or revocation of a permit.

The police department is not aware of the business, owner, operator, permittee, agent, or employee having violated any provision of this chapter including grounds for suspension, modification or revocation of a permit.

7J. That all reasonable measures have been incorporated into the plan and/or consistently taken to successfully control the establishment's patrons' conduct resulting in disturbances, vandalism, crowd control inside or outside the premises, traffic control problems, marijuana use in public, or creation of a public or private nuisance, or interference with the operation of another business.

Yes, although the business has not opened yet.

7K. That the cannabis-related business would not adversely affect the health, peace or safety of persons living or working in the surrounding area, overly burden a specific neighborhood with special needs or high impact uses, or contribute to a public nuisance; or that the dispensary has resulted in repeated nuisance activities including disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct, or police detentions or arrests.

There have been no calls for service at this location within the last year as the business has not opened.

7L. That any provision of the City Code or condition imposed by a City issued permit, or any provision of any other local or State law, regulation, or order, or any condition imposed by permits issued in compliance with those laws has not been violated.

The business has not opened yet and the police department can't confirm if all employees have had criminal history checks completed. The police department is not aware of any local, or State law, regulation, order, or any condition imposed by permits issued in compliance with those laws having been violated.



7M. That the applicant has not violated any local or State law, statute, rule or regulation respecting the distribution, possession, or consumption of marijuana.

The police department has no reports of any local or State law, statute, rule or regulation respecting the distribution or possession being violated by this business.

7N. That the applicant has not knowingly made a false statement of material fact or has knowingly omitted to state a material fact in the application for a permit.

The police department has no knowledge of the applicant knowingly making a false statement of material fact or has knowingly omitted to state a material fact in the application.

7O. That the applicant, his or her agent or employees, or any person who is exercising managerial authority on behalf of the applicant has not been convicted of a felony, or of a misdemeanor involving moral turpitude, or has engaged in misconduct related to the qualifications, functions or duties of a permittee.

The police department has not been provided with a list of employees to confirm.

7P. That the applicant has not engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.

The police department has not been notified of the applicant engaging in unlawful, fraudulent, unfair, or deceptive business acts or practices.

Rick Pintane
Lieutenant
Ukiah Police Department