

To: Mendocino County Board of Supervisors
Mendocino County Planning Department
Mendocino Building Department

From: Residents and Business of Mendocino, California

Re: Application for Business License for Cannabis Dispensary at 45110 Main Street

It is our understanding that Board of Supervisors is considering revised language that would allow businesses to apply for a setback reduction and other exceptions as applicable to this Business License application. We are opposed to this reduction and exceptions.

Concerns include but are not limited to:

- * First and foremost, this is not an appropriate business for a tourist location like Main Street, Mendocino. A business like this serves its own local clientele and not tourists who would purchase their own cannabis from their own dispensary. Additionally, the appearance of the dispensary is not conducive to a tourist area with the requirement that the windows being curtained rather than a pleasing window display.
- * Safety which is a prime concern to the nearby businesses and residents all of whom only have access to their homes from street parking. There is no security to ensure that the businesses and residents are not impacted by loitering and other criminal activity during the day and especially after dark.
- * Parking problems (expressed by many nearby businesses) and there is no off-street parking and on weekends parking is already difficult. Additionally, as it has been stated this is primarily for medical use and there are no accessible spaces nor is the buildings entrance ADA compliant.
- * Where the client is going to go to consume the product after purchasing. For example, if someone purchases a glass of wine at a local restaurant they sit inside and drink it. If someone purchases cannabis from the dispensary do they sit on the front porch or go over to the picnic benches at the State Park to consume it? From where and when is the product delivered as Albion Street is residential.
- * Structural and non-structural changes (demolishing or improvements) that alter the building in use, design or arrangement such as the removal of the skylights and altering the entrance to the building.
- * Finally, the distance to schools, parks and churches is **all less than 1000 feet**. The Headlands State Park is often if not daily occupied by children flying kites or playing ball or frisbee. It is also a frequent destination for school field trips and school picnics.

It appears from the application that there are potentially five reasons to deny the license:

- * Lack of off street and accessible parking
- * Adjacency to Mendocino High School (from property line to property line)
- * Adjacency to the Baptist Church
- * Adjacency to Temple of Kwan Tai
- * Adjacency to Mendocino Headlands State Park (frequented by children daily both with parents and school groups)

The property has been an art gallery for at least 50 years and it is surrounded by both vacation residences and full-time residences. There is no precedence that this use is grandfathered in. Attached are critical County documents highlighted for emphasis.



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR

PHONE: 707-234-6650

FAX: 707-463-5709

FB PHONE: 707-964-5379

FB FAX: 707-961-2427

pbs@mendocinocounty.org

www.mendocinocounty.org/pbs

Cannabis Facilities Business License **Department of Planning & Building; Planning Questionnaire**

1. Please provide a short description of the proposed cannabis facility. _____

2. Please indicate what products/services will be provided by the facility. _____

3. Is the proposed cannabis facility located **at least** 1000 feet from any school, youth-oriented facility, park, church, or residential treatment facility?
(Please note that the Planning & Building will do their own review to ensure this answer is accurate)
☐ NO ☐ YES
4. How many off-street parking spaces will be provided? _____ How many accessible spaces? _____
(Please note that all cannabis facilities need off-street parking; please check with Planning & Building for the minimum number of required spaces)
5. Will the cannabis facility have any exterior signage?
☐ NO ☐ YES; size _____ ft² (Please also indicate location on plot plan)
6. Will the business operation maintain a fleet of vehicles? ☐ NO ☐ YES; explain further below
Intended use of vehicles: _____
Number of vehicles: _____ Storage location if off-site: _____
7. What is the structures source of electricity?
☐ PG&E ☐ Generator ☐ Renewables ☐ Other (specify) _____
8. What is the premises source of water?
☐ Well ☐ District ☐ Spring ☐ Delivered ☐ Other (specify) _____
9. How will wastewater be removed from the premise? _____
☐ Septic ☐ District ☐ Other (specify) _____
10. Will you have customers coming to the cannabis facility? ☐ NO ☐ YES

FOR NON-VOLATILE MANUFACTURING ONLY

- M1. Please describe any extraction methods used: _____

- M2. Will you be manufacturing any food products? ☐ NO ☐ YES
- M3. What products are being manufactured? _____

***Please submit this questionnaire with the Cannabis Facilities Business License application; failure to do so may result in delays in the review process by the Department of Planning and Building.**



MENDOCINO COUNTY TREASURER-TAX COLLECTOR
501 LOW GAP RD. ROOM 1060, UKIAH, CA 95482
(707) 234-6848

PROPERTY OWNER CONSENT FORM

I, _____, declare under penalty of perjury that:
[print name]

1. For the property listed below, I am (*choose one*) ☐ the record title owner or ☐ a representative of a trust or business entity named _____ that owns the property and I have been duly authorized to represent such trust or business entity for purposes of executing this document.

(Physical Address)

Mendocino County, California, APN _____

2. I, or the trust or business entity I represent, am aware that the applicant _____ (*print name*) is in the process of applying to Mendocino County for a business license to operate a cannabis business on the property described above in conformance with all the provisions of Chapters 6.36 and 20.243 of the Mendocino County Code.
3. If such application is granted, I will allow the applicant to engage in the operation of the applied for cannabis business on the property.
4. I, or the trust or business entity I represent, understand that, as the owner of the parcel of the proposed cannabis business, I am required to sign this agreement in order for the applicant's application to go forward and understand that I may be liable under local, state, or federal law for the cannabis activities I am allowing on my property.

Signed this _____ day of _____, 20____

(Landowner Signature)

(Tenant Signature)

(Tenant Name)

Business Owners, Managers and/or Employees

Mendocino Jams & Preserves

Mendocino Sandpiper

Ocean Quilts

Creative Hands

Safari

Circa

Circa Mens

Panache Gallery

Prentice Gallery

Mendocino Jewelry Studio

Gallery of the Senses

Audio Nouveau

Out of this World

Gallery Bookshop

Highlight Gallery

Old Gold

Mendocino Hotel

Artist's Co-op

Compass Rose

Yoga Shine

Honey & Ro

Bebe Lepin

Mendocino Art Center

Celtic Creations

Indigo

Queen Bee

Ann Zollinger, Architect

Fancy That

Mendo Realty

Icons

Mendocino Gems

Silver & Stone

Erin Keller Home

Blue Boutique

Sallie Mac

Seagull Inn

Sothebeys

Sea Rock Inn

Agate Cove Inn

Joshua Grindle Inn

Sea Scape Realty

Blue Door Group Inn

Sweetwater Echo Spa

Moore Books

Trillium

MacCallum House

Alegia Ocean Front Inn

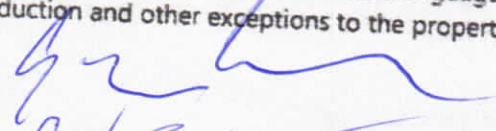
Corners of the Mouth

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1. Carrie Durkee PO Box 1265 Mendocino CA 95460
2. Rosanna Bertheola / Business Owner, Albion St, Mendocino, CA 95460
My Chic Farmhouse
3. ~~Deb Morris~~ PO Box 2479 MENDOCINO
4. Sandra McElroy P.O. 812, Mendo
5. ELISSA ROSCH P.O. BOX 1437 MENDOCINO 95460
6. Eva Katz P.O. Box 62 Elk, CA 95432 (massage studio on Main St.)
7. ~~James~~ Resident + Owner Sea Bell Inn Box 317 Mendo 95460
8. Ayla Douglas RESIDENT + OWNER SEA GULL INN, BOX 317, MENDO, 95460
9. Margie Endo PO BOX 1776, Mendocino, CA 95460
employee of Family That
10. Susie Flocher, P.O. Box 906 Mendocino, CA 95460
Sea Rock Inn/owner Andy Flocher
11. NATCHAREE AYAZAPLATA - GENERAL MGR OF AGATE COVE INN
PO BOX 1532 MENDOCINO, CA.
12. ~~Ligia Cairo employee Agate Cove Inn Mendocino~~
13. ~~LINDSEY MYERS OWNER JOSHUA GRINDLE INN IN MENDOCINO CA~~
14. ~~JEFF MYERS OWNER JOSHUA GRINDLE INN, MENDOCINO P.O. BOX 1132~~
15. ~~Sheri Molina @ Seaside Realty Mendocino~~
16. Leah Hall Employee at Blue Door Group + Mendocino Resident, Mendo, CA
17. Margaret Solaequi Employee of Sweetwater EcoSpa Mendo, CA
18. Carl G. Moore Moore Books Mendo, CA
19. Hazel Mack employee at Ocean Quilts of Mendocino Main St. Mendo.
20. ~~Ann Wing Husted, owner of Alegria Oceanfront Inn & Cottages on Main St. Mendocino~~
21. ~~Ann Husted, owner, Alegria Oceanfront Inn, Main Street, Mendocino~~
22. Erin Sholly, employee, Alegria + Corners, Mendocino CA

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

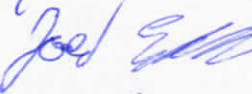
1.



Sunny Chancellor

10550 Lansing
Mendocino
1055 Lansing
St.

2.



F. Bragg

3.



Amy Statnum

45021 Little Lake St. Mendocino

4.



Blake

10000 Main St Mendocino

5.



Artist

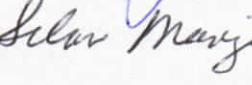
Mendocino.

6.



Owner Fanny That

7.



Resident 45170 Main St
& Property owner

Mendocino, Ca
95460

8.

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22.

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1. ~~Kerry Cerneri Orsi~~ 1061 main st, Mendocino
2. ~~Kia Meade~~ 1061 main st, Mendocino
3. ~~Jennifer Tyler~~ Jennifer Tyler Realtor Mendocino
4. ~~Barry Osick~~ BARRY OSICK property owner
5. ~~Bob Jetton~~ 45180 main st, Mendocino Bob Jetton
6. ~~Jim E. Dridge~~ Jim E. DRIDGE, Realtor Mendocino
7. Bronwyn Rhoades Bronwyn Rhoades 13100 Pomolane, Mendocino CA 95460
8. ~~Devin Tejed~~ P.O. Box 147 ALBION CA 95410
9. ~~Don Burdige~~ Mendocino Coast Real PO Box 1143 Mendocino, CA 95460
10. Leona Walden PO Box 745 Mendocino CA 95460
11. ~~Dail 74~~ Box 1866 Mendocino, CA 95460 REDEMPT.
12. Gary Hopper PO Box 317 Little River WOrk in Mendocino
13. George Russell P.O. Box 2526, Mendocino, Ca.
14. DAVID GORDINGTOW BOX 115 BUSINESS OWNER MENDOCINO
15. Birdie Holmes c/o Big River Realty P.O. B 249, Mendocino CA 95460
16. ~~Scott V. Kline~~ c/o Big River Realty P.O. B. 249, Mendocino CA 95460
17. Shanti Bishop PO Box 2464 Mendocino, CA 95460
18. Leanne LaDue 14400 Prairie Way mendocino CA 95460
19. ~~Pat Kell~~ PO Box 512 Mendocino CA 95460
20. Susan Klargquist PO BOX 512 Mendocino CA 95460
21. Pamela Hahn Mendocino Resident Box 245 Mendo
22. Rachel Miller PO Box 942 Mendocino CA 95460

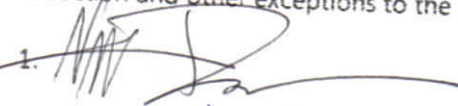
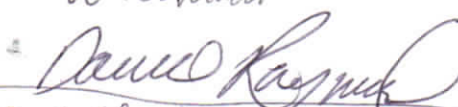
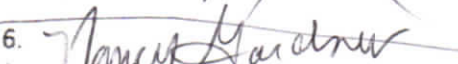



We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1. *Simone M. Pias* - Simone M. Pias
2. *Eugene Ode Christoff* - Eugene Ode Christoff
3. *Russ Christoff* - Russ Christoff
4. *John Pias*
5. *John Simonich* - John Simonich PO Box 1407, Mendocino
6. *Stephanie Simonich* - Stephanie Simonich, PO Box 1407 Mendocino
7. *Barbara On Behalf of* P.O.B. 1746 Mendocino 95460
8. *Nancy Dougherty* POB 870 Mendocino CA 95460 Employee Silver & Stone
9. *Jack & Beam* POB 826 Mendocino CA Mendocino Gems
10. *Kimberly Antey* (employee @ Mendocino Gems)
11. *Sonja Simonich* - Sonja Simonich machons
12. *Jennifer Clark*
13. *Jennifer Clark* yoga instructor yoga studio
14. *Sarah Kuehn* owner Kallium
15. *L. Carney* psychologist
16. *Felicity Waterman* massage, yoga instructor
17. *Katherine Drew*
18. *Christie Olson Day*, Gallery Bookshop
19. *Erin Keller* .
20. *Blue Boutique*
- 21.
- 22.

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1. Kathy Brady Comptche
2. Suzy Kelly
3. ~~John~~ Welty 39851 Little River Airport Rd, Little River
4. ~~Cliff~~ H Shaw Hills Ranch, Mendocino
5. Joy R Shaw
6. Ritt Cummings } owners
7. Susan Cummings } Mendocino } Panache Gallery
8. Jane Turner, Mendocino
9. Donald Potten, Sausalito
10. Angela Speck - Mendocino, employee Panache
11. ~~Joey~~ Thirion
12. Faith Escher Mendocino
13. Lee Edmondson Mendocino
14. Mayan ~~Speck~~ Mendocino
15. Suzi Long Mendocino - co-op gallery artist
16. Carol Walo Ft Bragg - Compass Rose employee
17. Catey Simonton, Fort Bragg
18. Andrew L Garner, Mendocino -
- 19.
- 20.
- 21.
- 22.

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1.  Mendocino employee Mendocino CA, 95460
2. Lisa Hoffman Business owner Mendocino
Bebe Lavin
3. W. Schmidt gardener Slavic 95410
4.  " " " "
5. J. Slevin Business owner ALBION CA
~~ALBION CA, 95410~~
6.  Nancy Gardner Main Street Mendocino, CA 95460
7. Marilyn M. Mendocino Jewelry Studio 45104 Main St 95460
Owner, Out of This World 45100 Main St 95460
8. John C. employee Out of This World 45100 Main St 95460
9.  employee Out of This World " " "
10.  " " Gallery Bookshop Main? Kasten 95460
11.  owner Old Gold jewelry 45090 MAIN 95460
MENDOCINO, CA
12. Jewelle Mello employee of Old Gold Mendo, CA
13. Joanie Ellis employee of Highlight Gallery 45094 main St Mendocino, CA
14. Sylvia Bilton employee of Highlight Gallery 45094 Main St. 95460
15. Sharon Peterson owner of Highlight gallery Mendocino CA 95460
16. JUDY RITTER employee of Highlight Gallery 45094 Main St MENDO 95460
17. Vanis Porter resident Mendocino, CA
18. Judith Brandman - Business Owner Mendocino 95460
Gallery of the Senses main STREET
19. Anne Lee long time resident Caspar 95420
20. Rochelle Elkar long time resident Caspar 95420
21. Jessica Norris owner of "the Gallery Mendocino" Main St. Mendo 95460
22. Ellen Acheus P.O.B. 1386 Mendocino, CA 95460

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1. Theresa Bianek work in Mendocino, Ca.
2. J. Culliford employed at Fancy That, Mendo. Ca.
3. Anne Hopper owner, Main St. Business, Mendocino CA
4. Nelena W Bell P.O. Box 1713 Mendocino CA 95460
REMAIL@FANCY & NIGHTLY GALLERY
5. Julie Bowen 10381 Clark St. Mendo, CA 95460
rjjule@att.net
6. Christie Holliday POB 1711 Mendocino CA 95460
8. Nancy Lebrun PO Box 387 Albion CA 95411
9. Harriet Byl OWNER FANCY THAT - MENDO, 95460
10. KAMALA MANGINI Employee of Fancy That Mendocino 95460
11. Mindy Wells Employee of SAGAR, Mendo, Main St.
12. J. Richard Barbera Employee of Mendocino Jewelry 3401 Main St, Mendo
13. Angela Kary employee of Old Gold, Main St, Mendo
also Mendocino Resident, PO Box 1259, Mendo.
14. Alison Vogel Longtime visitor, Crockett, CA
15. Ioni Marie Jandstrom employee of Highlight Gallery
Main St, Mendo
16. ETB Dine owner & Pres. 640 Albion St
Mendocino
17. Lee Sargent ACM Artist COOP Mendo, 10400 Kasten St, MENDOCINO
95460
18. Shirley Davis P.O. Box 16, Mendocino Ca.
19. AT employee Honey & Ro. Mendocino.
20. Austin Strom P.O. Box 150, Mendocino
21. HP Speed P.O. Box 1591 Mendocino, CA.
22. Gustaf P.O. Box 1703 Mendocino CA.

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1. Ann Kyle Brown 6028 Albion Little River Rd, Little River 95456
2. Ruth A. Smith 1221 Willow St. Fort Bragg, CA 95437
3. Dawn Bristow ^{P.O. Box} 573 Little River, CA 95456
4. JENNIFER TAYLOR 45340 LITTLE LAKE ST. MENDOCINO, CA 95460
5. Yarrow Summers, P.O. Box 107, Mendocino CA 95460
6. Mary Ricard 45130 Main St Mendocino CA 95460 ^{owner safari}
7. SUMMER MAKOVKIN 42151 COMPTON-UKIAH RD, MENDO, CA 95460
8. JAMES BLACKSTOCK P.O. 1010 MENDOCINO, CA 95460
9. Eva von Bahr Out of this World, employee, Mendocino, CA 95460
10. Alena Deewater Gallery Bookshop employee, Mendocino CA 95460
11. Johanna Bedford Gallery Bookshop employee, Mendocino CA 95460
12. Angela Shetty 45150 main St., Mendocino, CA 95460
13. Robert Bue 45150 Main St. Mendocino CA 95460
14. Sandra Robinson owner Ocean Quilts 45270 Main St, Mendocino
15. Larry Willard Mendocino Tams - Employee Mendocino 95460 CA
16. Ann Kautz Sandpiper & Live in Mendocino
17. Theresa Morales employee Creative Hands
18. JoAnn Grant 10500 Kasten St. Mendocino
19. Claire Amey Box 1375 Mendocino CA 95460
20. Vincent B. Kusto PO Box 1192 Mendocino, CA 95460
21. Paulinda Dahlen Green P.O. Box 1714, Fort Bragg, CA
22. Karen Murray P.O. Box 1083 Mendocino, CA 95437

23. R. Anthony Wade PG. Box 542
Albion, CA 95420)
24. Robin Schrahn PG Box 307
Mendo CA 95460
25. Lark McLeesea
Creative Hands employee Mendocino CA
95460

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1. Justine O. Battersby

owner Indigo
owner Queen Bee

2. Meir Savage

3. Amy

4. John B. B. B.

employee Mendocino Hotel

5. Jeffrey Casey

employee Sandpiper

6. [Signature]

manager Mendocino Hotel

7. Melvin Green

8. [Signature]

owner Celtic Creations

9. Ann B. B.

architect, resident on Main St.

10. MARILYN BUONO

11. Debra Scott

12. [Signature]

13. [Signature]

owner yoga shire

14. [Signature]

15. [Signature]

16. Shani Christensen

owner Shani's sweet creations

17.

18.

19.

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22. [Signature]

fiber co-ordinator Mendocino Art Center

We the undersigned oppose revised language that would allow businesses to apply for a setback reduction and other exceptions to the property located at 45110 Main Street, Mendocino:

1. ~~NE ANDERSON~~ 45340 WHITE LAKE ST. MENDOCINO
2. Chen Osborne 45350 Ukiah St.
3. Peter Taylor 45350 Ukiah St. Mendocino
4. Elizabeth Christy 45270 Main St. Mendocino
5. Jimmy Christy 45270 Main St. Mendocino
6. ~~Mike Fisher~~ 30705 Rolling Creek Dr Fort Bragg
7. ~~Mike Fisher~~
8. Jimmy Christy 45270 Main St. Mendocino
9. ~~Mike Fisher~~ 10550 Lansing Street, Mendocino
10. NANCY WOLKIN 43300 L.R. ARROTRD. L.R. CA
11. Catherine Van Camp 44930 Morand Dr - Caspar, CA
12. Robert Kestner ^{PO BOX} 1954 Mendocino - Paletta Dr
13. Denise Muller Box 816 Mendocino
14. Sue Gibson 44901 Pine St. Mendocino
15. Janet Warner PO BOX 113 Mendocino
16. James Reynolds Box 1644 Mendocino, CA. 95460
17. DIANA HARLING PO BOX 960 MENDOCINO, CA 95460
18. Heather Little PO Box 1521 Mendocino CA 95460
19. David Irons PO. Box 843 " " "
20. M. Campbell PO 1536 Mendocino, CA 95460
21. M. Lemos Box 944 Mendocino CA 95460
22. Rhoda Leplaw POB 453 Mendocino CA 95460