



PROJECT REVIEW REFERRAL
Please provide comments by: August 30, 2024

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:	
<input checked="" type="checkbox"/>	Community Development (Craig Schlatter; Katherine Schaefer)
<input checked="" type="checkbox"/>	City Manager's Office (Shannon Riley)
<input checked="" type="checkbox"/>	Building Inspection (Matthew Keizer)
<input checked="" type="checkbox"/>	Public Works Dept. (Tim Erikson; Jason Benson)
<input checked="" type="checkbox"/>	Ukiah Valley Sanitation District (General Manager)
<input checked="" type="checkbox"/>	Ukiah Valley Fire Authority (Matthew Keizer; Waylon Hockemier)
<input checked="" type="checkbox"/>	Electric Utility Dept. (Cindy Sauers; Scott Bozzoli; Sonu Upadhyay; Kahli Johnson)
<input checked="" type="checkbox"/>	Ukiah Police Department (Max Brazill and Josie Castanon)
<input checked="" type="checkbox"/>	Ukiah Airport (Greg Owen)
<input checked="" type="checkbox"/>	County of Mendocino, Airport Land Use Commission (Planner of the Day)
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager	

PROJECT INFORMATION:	
Project Name & Permit #:	Emerald Sun – Non-Storefront Retail & On-Site Consumption
Site Address & APN:	1825 Airport Road, Ukiah, CA (APN: 180-110-07)
General Plan:	Airport Industrial Park - Planned Development (AIP-PD)
Zoning:	Planned Development – Manufacturing (M)
Airport Compatibility Zone:	Zone 5 & Zone 6
Date Filed:	07/25/2024
Date Referred:	07/30/2024
Prev. Projects on Site (include file #)	2021: #21-6387 Renewal & #21-6350 Minor Amendment; 2020: #20-5398 Renewal and # 20-5658 Minor Amendment); 2019: #19-5062 Minor Amendment and #18-4173 Minor Use Permit
Applicant/Agent Name:	Emerald Sun, LLC (Dean Schlesinger)
Phone:	914-715-5761
Email:	dean@emeraldsun.com
Project Summary: A requested modification to an existing Use Permit to allow for Non-Storefront Retail (Type 9) of 'Cannabis Products' and On-Site Consumption of 'Cannabis Products' at 1825 Airport Road. The requested uses would be in addition to existing and approved cannabis related undertakings on-site, including 'Processing', 'Distribution' and 'Non-Volatile Manufacturing'. The Applicant proposes using existing indoor and outdoor facilities to facilitate the request. Beyond limited landscaping, no permanent exterior building improvements or substantial tenant improvements are proposed. No other changes to the existing use permit are proposed.	

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) UKIAH POLICE DEPT.

- No Comment
 Comments / Conditions of Approval Attached

Max Brazill
 Signature

8/20/24
 Date

PROJECT REVIEW REFERRAL

Please provide comments by: **August 15, 2024**

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	Community Development (Craig Schlatter; Katherine Schaefers)
X	City Manager's Office (Shannon Riley)
X	Building Inspection (Matthew Keizer)
X	Public Works Dept. (Tim Erikson; Jason Benson)
X	Ukiah Valley Sanitation District (General Manager)
X	Ukiah Valley Fire Authority (Matthew Keizer; Waylon Hockemier)
X	Electric Utility Dept. (Cindy Sauers; Scott Bozzoli; Sonu Upadhyay; Kahli Johnson)
X	Ukiah Police Department (Max Brazill and Josie Castanon)
X	Ukiah Airport (Greg Owen)
X	County of Mendocino, Airport Land Use Commission (Planner of the Day)
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager	

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Name and Affiliation/Department (please print) _____

- No Comment
- Comments / Conditions of Approval Attached

Signature

Date

From: [Matthew Keizer](#)
To: [Katherine Schaefer](#)
Subject: Emerald Sun COA
Date: Wednesday, September 11, 2024 8:46:08 AM
Attachments: [image001.png](#)
[image002.png](#)

1. Apply and obtain Fire operational permits.
2. Schedule an annual inspection for the Fire Prevention Division.
3. Confirm all Building and Fire permits for construction are completed and final inspections have been done.

Regards,



Matt Keizer, CBO, MCP, CFM
Chief Building Official
Chief Code Enforcement Officer
UVFA Fire Code Official

Email: mkeizer@cityofukiah.com

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Ukiah, CA 95482

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Inspection 707-463-6739

<http://www.cityofukiah.com/community-development/>

<http://www.cityofukiah.com/uvfa/>