



AGENDA
RIO DELL PLANNING COMMISSION
REGULAR MEETING - 6:30 P.M.
TUESDAY, MAY 23, 2017
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME . . . By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the Commission are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

E. CONSENT CALENDAR

- 1) 2017/0425.01 - Approve Minutes of the April 25, 2017 Regular Meeting (**ACTION**) 1

F. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not intended. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs, unless a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- 1) 2017/0523.01 - Resolution No. PC-109-2017 Approving the Design Review Conditional Use Permit for PMD, Incorporated for the development of three (3) buildings. Building 1: (4) unit retail commercial. Building 2: Warehouse, distribution, and packaging. Building 3: Cannabis Testing Lab (DigiPath), concentrate manufacturing, research and development of cannabis medicinal products, and tissue culturing and plant nursery subject to Conditions of Approval APN 205-111-021 - Case No. DR-CUP 17-02 (**DISCUSSION/POSSIBLE ACTION**) 12

- 2) 2017/0523.02 - Resolution No. PC-111-2017 recommending the City Council amends Section 17.30.190 of the Medical Cannabis Commercial Land Use Regulations of the Rio Dell Municipal Code (RDMC) to allow for the therapeutic application and retail sales of medical cannabis products excluding flowers, trim, leaf or cannabis infused edibles accessory to a Health and Wellness Center in the Industrial Commercial (IC) designation located in the Sawmill Annexation area
(DISCUSSION/POSSIBLE ACTION)

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H. ADJOURNMENT



In compliance with the American with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

*The next Regular Planning Commission meeting is scheduled for
Tuesday, June 27, 2017 at 6:30 p.m.*

**RIO DELL PLANNING COMMISSION
REGULAR MINUTES
APRIL 25, 2017**

The regular meeting of the Rio Dell Planning Commission was called to order at 6:30 p.m. by Commissioner Angeloff.

Present were Commissioners Angeloff, Kemp and Woodall and Planning Commission Alternate Richter. Absent were Commissioners Marks and Strahan.

Others present were Community Development Director Caldwell and City Clerk Dunham.

CONSENT CALENDAR

Approve Minutes of the March 28, 2017 Regular Meeting

Motion was made by Woodall/Kemp to approve the consent calendar including approval of the minutes of the March 28, 2017 regular meeting as presented. Motion carried 4-0.

PUBLIC PRESENTATIONS

None

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Resolution No. PC-108-2017 Approving the Design Review Conditional Use Permit for Dennis Wendt subject to Conditions of Approval – APN 205-111-012 – Case No. DR-CUP-17-01

Community Development Director Caldwell provided a staff report and said that Dennis Wendt submitted an application for a Condition Use Permit (CUP) for the Design Review of a proposed 9,600 square foot warehouse at the former Eel River Sawmill Site. He pointed out that the project as proposed is not consistent with the City's Zoning Regulations however; the project as conditioned can be found consistent with the regulations.

He reviewed some of the issues with the proposed project and said given the height of the building with the second floor proposed to be utilized for cultivation, the parking requirements would double so 38 spaces would be required including two handicap spaces. He said staff is recommending the project be conditioned to either provide the 38 spaces or to restrict the building to a single story.

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April 25, 2017 MINUTES
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He said the next issue is that the applicant is proposing two overhead doors on the side of the building adjacent to the parking which would displace two to four parking spaces when access into the building occurs. As such, staff is recommending that the doors be eliminated or additional parking spaces be provided.

Community Development Director Caldwell said the next issue has to do with the parking lot configuration and access and said staff recently discovered that there is an existing power pole in the middle of the access easement, behind the parking area which could result in future potential conflicts with pedestrians, bicyclist and vehicles.

He explained that the Zoning Regulations also require a six foot landscaping strip between the parking area and the street, curb, gutter and sidewalk and if these requirements were met, potential conflicts would be eliminated. He noted that staff is obligated to recommend the project be conditioned to be consistent with the city's regulations which require the construction of curb, gutter, sidewalks and street and a six foot landscaping strip as noted.

He further explained that the Planning Commission may recommend to the City Council, upon determination of hardship, other than financial hardship, by reason of unusual circumstances applicable to the curb, gutter and sidewalk, a waiver of any or all requirements. He said the applicant believes that based on the projects location, including the fact that the access road is not a publicly maintained road that there is no need to construct onsite sidewalks and bike lane.

Community Development Director Caldwell said the last issue is related to the landscape strip. He explained under the City's Zoning Regulations, anytime a parking area is located adjacent to a nonresidential structure, a landscape strip shall be provided however; the project as proposed does not comply with that provision. He said staff is recommending the project be conditioned to either provide a landscape strip between the parking area and the structure, or provide a pedestrian access way by means of a sidewalk adjacent to the wall of the structure. He then presented a drawing for illustrative purposes of a possible landscaping and sidewalk plan that would satisfy the requirements.

He said those are all issues with regard to Zoning Consistency and that the proposed use is allowed within the applicable zoning and complies with all other applicable provisions of the RDMC and City ordinances.

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Community Development Director Caldwell continued with review of the Land Use noting that the property is zoned Industrial Commercial (IC) which provides for industrial and commercial uses. He said provided the building will be used for medical cannabis related manufacturing, a separate Conditional Use Permit (CUP) will be required.

Discussion continued regarding Design Review Regulations.

Community Development Director Caldwell explained the Guiding Principles of Design Review is to encourage high quality site planning, architecture and landscape design; ensure physical, visual, and functional compatibility between uses; and ensure proper attention is paid to site and architectural design, thereby protecting land values. He said the Planning Commission is required to review and approve, conditionally approve, or deny Design Review applications using the guiding principles and design concepts; application review process, and make certain findings as identified in the Rio Dell Municipal Code (RDMC).

He noted that the proposed building utilizes two earth tone colors with taupe sand being the primary color and dark bronze being the accent color. He said one thing the Planning Commission could do is condition the project to add additional accent colors including a belly band around the building and a 3-4 foot stone or brick veneer across the front of the building to enhance the look of the building.

Staff continued with review of the proposed Conditions of Approval.

Community Development Director Caldwell commented that one of the power poles is located very close to the parking area which should have been identified on the site plan. He also noted that the current sign regulations do not allow for illuminated appurtenant signs in the Industrial Commercial (IC) zone however; an ordinance to amend the sign regulations is scheduled to be on the next City Council agenda for consideration.

He stated that with the project as proposed, he doesn't believe the Commission can make the required findings to approve it however; the project could be approved as conditioned.

Discussion continued regarding the location of the proposed structure in relationship to any existing structures; pedestrian traffic with regard to sidewalks;

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potential for a bus stop; and a mechanism for encouraging car pools.

Commissioner Kemp asked if the project had been referred to the Fire District for input.

Community Development Director Caldwell commented that although the site is located within Rio Dell's city limits, it falls under the Fortuna Fire District's jurisdiction and that he actually had met with Chief Lon Windburn earlier in the day and discussed the project.

Commissioner Woodall asked if the second story is utilized whether the building would have to be moved back on the parcel to provide for the additional parking spaces.

Community Development Director Caldwell stated that would be one option or the applicant could put additional parking spaces on the backside of the building.

Commissioner Angeloff opened public comment on the proposed Conditional Use Permit.

Dennis Wendt provided an aerial map to show the actual location of the building as proposed.

He then went through each of the eleven (11) conditions of approval as identified under Exhibit A and expressed his concerns.

He commented that he didn't apply for a parking exception because he didn't see the email from staff prior to the meeting but said in talking with the tenant he only plans on having ten (10) employees so didn't understand why they would need to have 38 parking spaces, including two (2) handicap spaces, five (5) bicycle parking spaces and two (2) motorcycle spaces. He said he didn't really have a problem putting in five (5) bike spaces although he doesn't really see people riding bikes to this area. He said as far as motorcycle spaces, they can use regular parking spaces.

He said he didn't have a problem with the loading zone although until the building is actually constructed and the business is in operation, thhe won't know what their needs are.

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He noted that parcel includes a private street and except for a gravel road going to the dump site, it will dead end at the fence.

He said what he has a real problem with is the curb, gutter, sidewalks and bike lanes and said if he is going to be required to construct those improvements he would rather put them in at the entrance of Northwestern Ave. or the radius which is where it will be used.

Dennis referred to the six (6) foot landscaping strip between the back of the sidewalk and the parking area and sidewalk between the parking area and the building and said if this was a retail zone he could understand it but not in an industrial zone.

He commented that he has done projects all over and if the conditions of approval are pertinent to a particular project then he doesn't have a problem with it but if not; the Planning Commission has the discretion to allow for exceptions.

Commissioner Angeloff asked if he had a problem with putting a contrasting belly band around the building and/or a stone or brick veneer across the front of the building.

Dennis commented that the veneer covers tend to create rust and that paint for a belly band won't stick. He said he would prefer to do split face block along the front of the building. He pointed out that the building will not really even be seen from the freeway except for the top portion. He noted that the difference in his project and Glenn White's project is that their parcel fronts Highway 101 and they want people to see them because it is a different type of facility.

He stated that with his project, it doesn't pay to put in all of these improvements because he would never be able to rent it out for enough to recover those costs. He asked the Commission to keep in mind that this is an industrial site and he is designing his project as such.

Commissioner Angeloff noted that the proposed use is not merely warehouse storage but will be operational with distribution so there will be people coming and going.

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Community Development Director Caldwell reminded the Commission that the project site is actually zoned as Industrial Commercial (IC), not Industrial and the IC zone also allows for retail uses.

Commissioner Angeloff asked if existing buildings will be required to construct curb, gutter and sidewalk improvements.

Community Development Director Caldwell explained that the idea ultimately is to get that 50 foot easement with curb, gutter and sidewalks all the way through the entire area and possibly a cul-de-sac at the end for fire truck turn-around. He said the Fortuna Fire Chief indicated that they have a 60 foot truck that basically requires a 50 foot turning radius. He said existing structures could be required to construct improvements if any alterations, other than minor alterations are done.

He further stated that the Rio Dell Holdings Group whose parcel is located to the North of the existing green building is proposing onsite interior streets and these streets will also be required to construct curb, gutter and sidewalks as well as a landscaping strip. He said they are also requesting a subdivision so they will be creating four (4) parcels with a remainder parcel.

Commissioner Woodall referred to the parking space requirement and the comment regarding the business only having ten (10) employees and pointed out that the structure may not always be used by this business; she questioned what happens when a larger manufacturing business comes in.

Dennis commented that the Conditional Use Permit (CUP) process would address the parking.

Community Development Director Caldwell noted that the CUP would only apply if the activity is cannabis related; allowable uses in that zone would not be subject to a CUP so the City would not have leverage to require additional parking spaces.

Dennis pointed out that if it were to turn into a retail use, any business owner would want to expand parking to accommodate customers.

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Commissioner Woodall stated for clarification that the same standard improvements are required for private streets as public streets including curb, gutter and sidewalks.

Community Development Director Caldwell pointed out that the Planning Commission does not have the discretion to waive that requirement; only the City Council can do that. Also, the Commission cannot waive the number of parking spaces because the applicant did not submit a parking exception request.

Commissioner Woodall asked if there is an improvement plan that shows contiguous sidewalks throughout the entire development area.

Community Development Director Caldwell explained that the only trigger the City has with regard to those improvements is when a new proposed development comes in or when alterations to an existing structure are proposed.

Commissioner Woodall commented that she has been to some Industrial Commercial developments in the Bay area that look really nice which is what she was hoping to see here. She said she believes that is also the desire of the City Council.

Community Development Director Caldwell stated that the Council was pretty clear that they want curb, gutter and sidewalk everywhere and staff has been telling stakeholders that since the beginning.

Commissioner Angeloff questioned the location of the existing power pole at the site.

Dennis stated that he is not sure if it will be in the way but he will set up the exit and see. He said if it ends up being in the way he will install some kind of curbing around it. He expressed concern to the Commission that Design Review is geared more for development in the Town Center (TC); not the Industrial Commercial (IC) zone.

Community Development Director Caldwell commented that Design Review would not focus on development in the Industrial Commercial (IC) zone unless the use is related to cannabis related activities.

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Dennis asked for clarification on the location of curb, gutter and sidewalk on his proposed project site.

Community Development Director Caldwell said they are only required on the front portion of the parcel and when the parcel to the South is developed, additional improvements will then be required.

Dennis reiterated that he would rather put the money into improvements at the entrance to Northwestern Ave. because that is a public street. He said he is sure the other businesses would like to see the entrance enhanced rather than at the end of a dead end street.

Commissioner Angeloff asked how the public right-of-way gets developed.

Community Development Director Caldwell said the Rio Dell Holding Group has curb, gutter and sidewalk improvements included on their plans along their side of Northwestern Ave. basically from the freeway entrance to the McWhorter parcel. He indicated that the City will have the obligation to make some improvements as well.

Commissioner Angeloff posed the idea of perhaps defraying some of the City's costs by only requiring the applicant to put in a small landscaping strip then curb, gutter and sidewalk at the entrance of Northwestern Ave. rather on his parcel which is a private road.

Community Development Director Caldwell reiterated that the City Council would have to make that determination. He also noted that there are some needed improvements to Northwestern Ave. itself which the City will have to address and said it was suggested in the Traffic Study that perhaps a traffic impact fee be established as a means to fund those improvements.

Dennis said if he is going to be required to put in plantings and curbing on one side, he might as well put in sidewalks and be done with it. If he doesn't have to do that, he would be interested in putting in curb, gutter and sidewalk at the radius at Northwestern Ave.

Commissioner Angeloff asked if perhaps the Commission could agree to parking spaces somewhere between 19 and 38 spaces.

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Community Development Director Caldwell said if the Commission has a crystal ball that would work and brought up the scenario of something like Humboldt Creamery or a food collaborative coming in and said it is always difficult to come back and ask for additional improvements once exceptions are granted.

Dennis noted that proposed activities on the second floor of the building don't require any additional employees but he would have no problem with a stipulation to say that if the use changes, the CUP would have to come back to the Commission for consideration.

Community Development Director Caldwell clarified that before the Commission can make any deviation on the parking, the applicant would need to submit a request for a parking exception.

Dennis stated that he would like to get approval on the Design Review portion of the project so he can get the building ordered and said he can't begin construction for a few months anyway.

Staff recommended the Commission move forward with consideration of the design review aspects of the building then come back at the next meeting to consider the parking exception request.

Dennis agreed to the addition of a 32 inch split face bottom with a cap on the front of the building in an accent color different from the base color or other accent color. He also agreed to add a couple of additional parking spaces in exchange for keeping the rollup doors as proposed. He stated that he is willing to be flexible but at the same time needs to look at overall costs of the project.

Commissioner Woodall pointed out that landlords make money renting out commercial space and said she is in favor of requiring curb, gutter and sidewalk improvements, parking spaces and landscaping as conditioned and said the Commission needs to do the right thing in the beginning to set the standards for future development. She said she wants to see the City get the best development possible.

Community Development Director Caldwell commented that the business will start working on a Plan of Operation and identify the number of employees and pointed out the employee count could jump substantially when plants are being harvested.

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He said if the CUP application is submitted in time, the Planning Commission can also consider that at the next meeting.

Motion was made by Richter/Kemp to adopt Resolution No. PC-108-2017 approving the Design Review Conditional Use Permit subject to the recommended Conditions of Approval in Exhibit A with the addition of a 32 inch split face block on the front of the building in a color contrasting with the base color of the building. Motion carried 4-0.

Motion was made by Angeloff/Kemp to continue consideration of the parking requirements to a future meeting. Motion carried 4-0.

Resolution No. PC-110-2017 Recommending the City Council amends the Sign Regulations, Section 17.30.300(1)(e) of the Rio Dell Municipal Code (RDMC) to correct an error and allow illuminated appurtenant signs in all commercial zones including the Town Center (TC) and Industrial Commercial (IC) zones

Community Development Director Caldwell provided a staff report and said staff recently discovered an error in the existing sign regulations in that some of the regulations were not carried over from the original zoning regulations when the City adopted the current zoning regulations. Specifically, appurtenant signs are restricted to the Commercial (CC) zone whereas; the original sign provisions applied to all commercial zones and. As such, staff is recommending the zoning regulations be amended to include all commercial zones. Including the Town Center (TC) and Industrial Commercial (IC) zones.

Commissioner Angeloff asked if the regulations can be a little more lax in the Industrial Commercial (IC) zone at the former Eel River Sawmill site.

Community Development Director Caldwell commented that the regulations can be more lax there and there would be no problem with neon signs although no neon signs have been proposed at this time.

Commissioner Angeloff questioned electronic billboards.

Staff explained they could be allowed through the Conditional Use Permit process.

Commissioner Angeloff opened the public hearing to receive public comment on the proposed resolution. There being no public comment, the public hearing closed.

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Motion was made by Woodall/Kemp to adopt Resolution No. PC-110-2017 recommending the City Council amends the Sign Regulations, Section 17.30.300(1) (e) of the Rio Dell Municipal Code (RDMC) to correct an error and allow illuminated appurtenant signs in all commercial zones including the Town Center (TC) and Industrial Commercial (IC) zones. Motion carried 4-0.

STAFF COMMUNICATIONS

Community Development Director Caldwell announced that he would be out of the office the following week at a Building Officials Conference.

He also noted that the next regular Planning Commission is scheduled for May 23, 2017 and staff anticipates having Glenn White's proposal on the agenda, the Cannabis Activity Permit for Tyler Roberts and possibly one additional application.

ADJOURNMENT

Motion was made by Commissioner Marks/Kemp to adjourn the meeting at 7:45 p.m. to the May 23, 2017 regular meeting. Motion carried 4-0.

Nick Angeloff, Chair

Attest:

Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: May 23, 2017

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: May 18, 2017

Subject: PMD Inc. Design Review Conditional Use Permit
File No. 205-111-021; Case No. DR-CUP 17-02

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the proposed Conditional Use Permit;
2. Open the public hearing, receive public input, close the public hearing and deliberate;
3. Assuming that public testimony is substantially in support of the proposal, based on the project as conditioned, find that:

Zoning Consistency

- The proposed project is consistent with the applicable Zoning regulations and complies with the applicable "Guiding Principles and Design Concepts" in Section 17.250.050(5) Rio Dell Municipal Code (RDMC); and
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community; and

- The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties; and
- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and

General Plan Consistency

- The proposed project is consistent with the General Plan

California Environmental Quality Act

- The Design Review Conditional Use Permit has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA);
4. Adopt Resolution No. PC 109-2017 approving the Design Review Conditional Use Permit subject to the recommended Conditions of Approval in Exhibit A.

Discussion

PMD Incorporated (Glen White Group) has submitted an application for a Design Review Conditional Use Permit for three buildings. The proposed buildings are subject to the City's Design Review regulations, Section 17.25.050 *et seq* of the Rio Dell Municipal Code (RDMC). The purpose of the City's adopted Design Review Guiding Principles and Concepts are:

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses: and
- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

Attachment 1 includes proposed building elevations, site plan and landscaping plan.

Required Findings/Staff Analysis

Section 17.35.030 Rio Dell Municipal Code (RDMC) Conditional Use Permits.

1. Zoning Consistency

(a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other City ordinances;

Land Use: The property is zoned Industrial Commercial (IC). The purpose of the Industrial Commercial zone is to provide for industrial and commercial uses. Again, the applicant is proposing three (3) commercial buildings.

Building one (1), the northerly building will include four (4) units of retail commercial use, including a Holistic Spa, a Health and Wellness Center, a retail clothing store and a coffee bistro. It will be a one (1) story building, 7,200 sq. ft. w/2400 sq. ft. mezzanine.

Building two (2) the middle building will be used for a commercial medical cannabis warehouse, distribution and packaging facility. It too will be a one (1) story building, 10,141 sq. ft. w 3,210 sq. ft. mezzanine.

Building three (3), the southerly building will include a cannabis testing laboratory (DigiPath), a concentrate manufacturing facility manufacturing oils, tinctures, sublingual's, creams, lotions, cosmetics, etc. The oils will be made utilizing volatile materials (i.e. hexane, butane and Dimethylether). The manufacturing of the oils and storage of volatile materials will be done in spark-proof blast rooms designed and built by Parkline Industries. Building three (3) will also include the research and development of cannabis medicinal products, a tissue culturing operation and associated plant nursery.

The proposed retail uses are principally permitted uses. The Holistic Spa, and Health and Wellness Center will not be allowed to utilize cannabis infused products until the Use permits for the cannabis related activities are approved. The Use Permits for the Cannabis related activities will be scheduled for a meeting in June. Additional information will be provided.

Flood Zone: The parcel is located within the 100 year flood zone according to FEMA's Flood Insurance Rate Map (FIRM), Panel No. 1240 of 2015.



Source: Humboldt County GIS

Section 17.30.140 of the RDMC requires that if a proposed building site is located in a flood zone, any proposed new construction or substantial improvement, including manufactured and mobile homes, must:

- (a) Be designed or modified and anchored to prevent flotation, collapse or lateral movement of the structures;
- (b) Use construction materials and utility equipment that are resistant to flood damage; and
- (c) Use construction methods and practices that will minimize flood damage.

In addition, to our local regulations, the project is also subject to FEMA's flood regulations (Title 44 Code of Federal Regulations, Section 61.7 and 61.8) which require that the first floor of the structure be located one foot above the Base Flood Elevation (BFE). As such a Flood Elevation Certificate is required, this identifies among other site features, the BFE and the elevation of the floor of the building. Staff has conditioned the project accordingly. **Please refer to Exhibit A.**

Parking: Section 17.30.180 of the Rio Dell Municipal Code (RDMC) identifies Parking and Loading requirements, including the required number of spaces, landscaping, lighting, surface requirements, striping, wheel stops, number of spaces, handicap spaces, bicycle and motorcycle parking and loading spaces.

The proposed development includes retail, professional offices and industrial uses spread among the three proposed buildings. The northerly building is required to provide 34 spaces. The site plan identifies 34 spaces, including two disabled spaces, one van space and one standard space. The middle building is required to provide 27 spaces. The site plan identifies 35 spaces, including two disabled spaces, one van space and one standard space. The southern building is required to provide 25 spaces. The site plan identifies 27 spaces, including two disabled spaces, one van space and one standard space. The provided parking exceeds the minimum number of parking spaces.

One disabled space per 25 parking spaces is required. As indicated above, the applicant is proposing two disabled spaces per building for a total of 6 spaces. The handicap space must be permanently signed and the space painted with the international symbol of accessibility. Staff has conditioned the project accordingly. **Please refer to Exhibit A.**

Section 17.30.180(6) of the RDMC identifies the minimum dimensions of parking spaces and aisles. The applicant is proposing both perpendicular and angled spaces. The proposed parking space dimensions and aisle dimensions complies with the parking regulations.

Section 17.30.180(7)(a) of the RDMC requires all parking spaces, access drives and maneuvering areas to be improved with and permanently maintained with an all weather durable asphalt, concrete of comparable surface as required by the Director of Public Works. The submitted site

plan indicates that the access drive and parking area will be improved with asphalt. Staff has included as an operational condition that the paving be permanently maintained in good condition. **Please refer to Exhibit A.**

Section 17.30.180(8) of the RDMC requires that the parking spaces be clearly delineated with white 4 inch wide lines and that the stripping be continuously maintained in a clear and visible manner. The project has been conditioned accordingly. **Please refer to Exhibit A.**

Section 17.30.180(9) of the RDMC requires concrete curbing at least 6 inches in height and 6 inches wide around the perimeter of the parking and landscaped areas. The required curbing is shown on the site plan. The curbing will have breaks in it to allow stormwater to pass.

Section 17.30.180(10) of the RDMC identifies driveway and access requirements. The purpose of the driveway provisions is to limit the number of driveways to avoid potential conflicts with pedestrians, bicyclist and vehicles. The number of access drives per parcel shall be the minimum number required to serve the intended use of the parcel. The project as proposed does not create potential conflicts with pedestrians, bicyclist and vehicles.

Section 17.30.180(10)(b) of the RDMC requires that each access driveway be located a minimum of 50 feet from the nearest intersection, as measured from the centerline of the access road driveway to the centerline of the nearest travel lane of the intersecting street, unless a lesser or greater distance is approved or required by the Director of Public Works. The proposed location of the driveways complies with this regulation.

Section 17.30.180(11)(b) of the RDMC requires that one-way driveways be a minimum of 16 feet wide and two-way driveways be a minimum of 25 feet wide. The project as proposed complies with the minimum driveway widths.

Sections 17.30.180(12), (13) and (14) of the RDMC identifies parking area landscape requirements for parking lots containing 3 spaces or more. Landscaping has to be provided throughout the parking lot as a combination of ground cover, shrubs and trees. The landscaping plan does incorporate the use of ground cover including grass, shrubs and trees.

Section 17.30.180(13)(i) requires a six foot landscaping strip between the parking area and the street, curb, gutter and sidewalk. The applicant is proposing the required six foot landscaping strip.

Section 17.30.310 et. seq. requires the construction of curb, gutter, sidewalks and street improvements as conditions of approval of an entitlement permit. This is consistent with a number of Goals and Policies of the Circulations Element, including Policies 3-1 and 3-2, requiring pedestrian and bicycle improvements. These regulations and policies are consistent with AB 1328, Complete the Streets legislation and the United States Department of Transportation Policy Statement on bicycle and pedestrian improvements. The applicant is proposing the required curb, gutter, sidewalks and bicycle lane along the frontage of the site.

Section 17.30.180(12)(a)(iii) of the RDMC encourages on-site stormwater detention/retention, pollutant cleansing and groundwater recharge. In addition, the City's Open Space and Conservation Element, Policies CO 5.2-7 and CO 5.6-2 require the incorporation of detention/retention facilities and bio swales. It is the City's policy that there is no net increase in stormwater runoff during a 25 year storm event as a result of a project. The site plan does identify two Low Impact Development (LID) areas on-site. Currently the entire site west of Northwestern Avenue is asphalt, approximately 167,437 square feet. The applicant is proposing approximately 35,188 square feet of landscaping, reducing the impervious area of the site by about 25%. Obviously there will be no net increase at all of stormwater runoff.

Section 17.30.180(13)(a) of the RDMC requires that parking areas be screened from streets and adjoining properties and contains the following perimeter parking landscaping requirements:

(i) A proposed parking area adjacent to a public street shall be designed with a landscaped planting strip between the street right-of-way and parking area with a minimum depth of 6 feet.

(ii) Landscaping within the planting strip shall be designed and maintained to screen cars from view from the street to a minimum height of 18 inches, but shall not exceed any applicable height limit for landscaping within a setback.

(iv) Trees that reach a mature height of at least 20 feet shall be provided within the planting strip in addition to trees within the parking lot interior required by Subsection (a)(v). Trees types shall have root systems that will not extend beyond the planting area.

(v) Plant materials, signs, or structures within a traffic safety sight area of a driveway shall comply with Section 17.30.090(1) (Corner Lots – Sight Distance).

The project as proposed does comply with Section 17.30.180(13)(a) of the RDMC regarding the required landscaping strip, landscaping and screening.

Section 17.30.180(13)(c) of the RDMC requires that when a parking area is located adjacent to a nonresidential structure, a landscape strip shall be provided adjacent to the structure, exclusive to any building entries or areas immediately adjacent to the wall of the structure that serve as pedestrian access ways. The project is not proposing any parking adjacent to the structures.

Section 17.30.180(14) of the RDMC requires that 10% of the gross area of the parking lot be landscaped. The parking areas total approximately 90,000 square feet. Accordingly, 9,000 square feet of landscaping within or adjacent to the parking area is required. Again, the applicant is proposing approximately 35,188 square feet of landscaping. The proposed landscaping exceeds the required area to be landscaped.

In addition pursuant to Section 17.30.180(14)(a) of the RDMC, trees that reach a minimum height of twenty (20) feet are required within or adjacent to the parking lot at a minimum ration of one (1) tree for every five (5) parking spaces. Again, 86 spaces are required.

Therefore, 17 trees are required. The applicant is proposing 39 trees, including Bowhall Maples, Armstrong Maple, Cherry Plum, flowering cherry and Mount Fuji trees. All these varieties grow to a minimum height of twenty (20) feet at maturity.

Pursuant to Section 17.30.180(15) of the RDMC, outdoor lighting fixtures are limited to a maximum height of fifteen (15) feet and the fixtures must be directed downward and away from adjoining properties and public rights-of-way, so that no on-site lighting directly illuminates adjacent properties. The applicant is proposing a number parking lot lighting fixtures. The project has been conditioned so that each light fixture be LED and be directed downward and away from adjoining properties and public rights-of-way and so that no on-site light fixture directly illuminates adjacent properties. **Please see Exhibit A.**

Section 17.30.180(19) of the RDMC identifies bicycle parking requirements. The number of required bicycle spaces required is based on the number of required parking spaces. Below is a copy of the bicycle parking demands.

Vehicle Parking Spaces Required	Number of Bicycle Spaces Required
3 - 25	3
26 - 50	5
51 - 75	10
76 - 100	15
100+	20

Section 17.30.180(19)(b)RDMC

All three (3) buildings are required to provide five (5) bicycle spaces. The applicant is providing six (6) bicycle spaces for the northern building, four (4) spaces for the middle building and five (5) spaces for the southern building. The applicant is required to provide one (1) additional space for the middle building. Staff has conditioned the project accordingly. **Please see Exhibit A.**

Section 17.30.180(20) of the RDMC identifies motorcycle parking requirements. Parking lots with 20 or more spaces are required to provide motorcycle parking facilities. Based on the required parking spaces at this time, the applicant is required to provide two motorcycle parking spaces for each building. Each motorcycle space shall have a minimum dimension of four (4) feet by seven (7) feet long. The applicant is proposing four spaces for the northern building and three (3) spaces for the other two (2) buildings. The project as proposed complies with the required motorcycle parking requirements.

Section 17.30.180(21) of the RDMC identifies the number of required loading spaces. Industrial and manufacturing uses are required to provide 1 loading space for 5,000 to 40,000 square feet of gross floor area. Retail uses between 15,000 square feet and 10,000 square feet are required to provide one (1) loading space. Loading spaces must be at least 11' x 35' and have at

least 14 feet of vertical clearance. Although the northern building does not require a loading zone, each building is provided with loading spaces. The project as proposed complies with the required number of loading space.

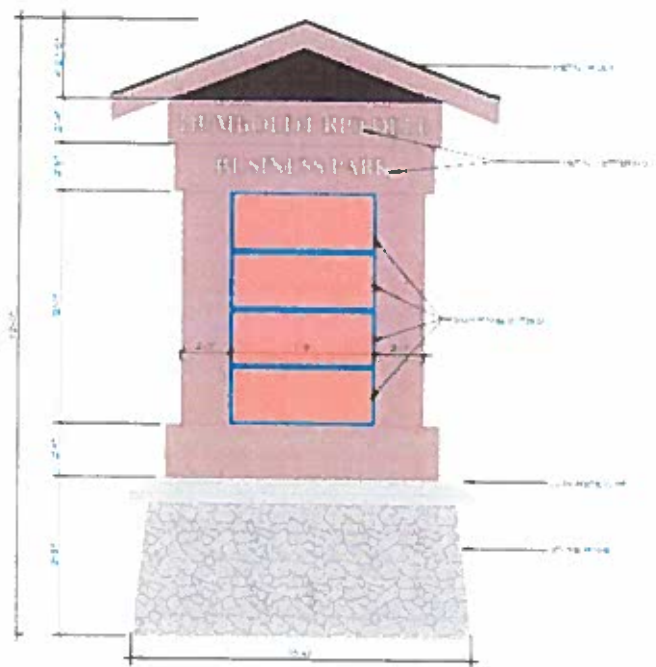
Loading areas are to be screened with a combination of dense landscaping and solid masonry walls with a minimum height of six feet. The middle building's loading areas are actually within the building. The southern building's loading area is on the south side of the building. This loading area is screened with a fence. However, there is an exception to the location and screening requirements where the Community Development Director in consultation with the Director of Public Works may modify these requirements.

The loading areas must be striped and identified for "loading only" and the striping and notation must be continuously maintained in a clear and visible manner. Staff has conditioned the project accordingly. **Please refer to Exhibit A.**

Section 17.30.300 includes the City's sign regulations. Staff believes there's is an error in the sign regulations in that appurtenant signs in other than the Community Commercial (CC) zone are limited to non-illuminated signs no larger than 75 square feet. Staff will be preparing a clean-up amendment to the sign regulations addressing illuminated signs and signs exceeding 75 square feet in the other commercial and industrial zones in the City.

The applicant is proposing a 32 foot tall monument sign at the northwest corner of the parcel. The monument sign will be double-sided with four (4) panels totaling 92 square feet. The sign will be externally illuminated (shielded wall washer directed back at the sign). The "Humboldt Rio Dell Business Park" lettering is 10" high and is on both sides which adds' about another 20 square feet of sign area to each side of monument sign.

The building signs on the north building are proposed to be about 120 square feet each. The two corner tenants will have two (2) signs, totaling approximately 240 square feet on each unit. These signs will be internally backlit.



The proposed signage on the middle building will be two 75 square foot externally lit signs. The proposed signage on the southern building includes three 75 square foot externally lit signs. Please refer to Attachment 1.

Staff will be recommending that monument signs be allowed up to 200 square feet of signage and not limited to the total number of individual signs. In regards to building signs staff will be recommending that the current sign provisions be applied to the other commercial zones in the City. Below is a copy of the suggested language regarding building signs:

17.30.300(e) Signs and nameplates.

(e) Signs, on building signs appurtenant to any permitted use and not to exceed ~~three~~ one square ~~feet~~ foot per front foot of the site on which it is displayed; provided, that any site shall be permitted at least 50 square feet, but in no case more than 300 square feet, ~~and divided into not more than six single or double-faced signs, illuminated or not~~ shall be permitted in any ~~CC-zone~~ commercial zone, including the Town Center, Neighborhood Center, Community Commercial and the Industrial Commercial zones.

The signs cannot be installed and completed until the sign regulations allow it. The project has been conditioned accordingly. **Please see Exhibit A.**

Design Review

Section 17.25.050 *et. seq.* for the RDMC contains the Design Review Regulations. The Design Review Regulations apply to new buildings and/or structures. The Planning Commission is required to review and approve, conditionally approve, or deny Design Review applications using the guiding principles and design concepts, application review process, and findings identified in Section 17.25.050(8) of the RDMC. Below are the Guiding Principles and Design Concepts:

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses: and
- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

As indicated above the project is also subject to the required Design Review findings found in Section 17.25.050(8) of the RDMC. The required findings are as follows:

(1) The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in Section 17.250.050(5) Rio Dell Municipal Code (RDMC).

Staff will address General Plan consistency in Section 2 of this staff report. The zoning consistency analysis was provided previously. This section of the staff report is addressing landscaping and design review.

(2) The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Attachment 1 includes proposed building elevations. All three (3) buildings are extremely aesthetically pleasing. The applicant is proposing a six (6) or seven (7) foot wrought iron fence on the western boundary of the site and completely around the middle and southern parking areas. Building heights range from 34 feet to about 38 feet. Staff has no suggestion to enhance their appearance.

Staff has previously addresses the landscaping in the zoning consistency analysis. Based on the submitted plans, staff believes that the design of the building and associated landscaping certainly enhances the character of the area and community.

(3) The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

To the north of the project site is a former garden supply store. This building has a western type look to it. The property to the south is vacant. Staff believes the proposed design of the building can be considered compatible with the character of the existing building to the north.

The applicant is proposing to screen the trash/recycling bins. Staff is recommending that any other freestanding equipment, including propane tanks, back-up generators and HVAC equipment also be screened. Staff is also recommending that utilities be placed underground. The project has been conditioned accordingly. **Please see Exhibit A.**

Staff has previously addressed the proposed exterior lighting associated with the project. In regards to signage, Section 17.30.300 of the RDMC identifies the City's sign regulations.

4) The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

As previously indicated based on the project location, surrounding uses and anticipated levels of use, there is no evidence that the proposed parking lot configuration would result in future potential conflicts with pedestrians, bicyclist and vehicles.

In regards to off-site potential conflicts with pedestrian traffic, the City commissioned a Traffic Impact Study (TIS), based on current and future conditions, access to and from the Business Park is adequate. Staff has included the Executive Summary of the TIS as Attachment 2.

Again, Section 17.30.310 et. seq. requires the construction of curb, gutter, sidewalks and street improvements as conditions of approval of an entitlement permit. This is consistent with a number of Goals and Policies of the Circulations Element. Goals include developing and maintaining a safe, balanced vehicular and non-vehicular (i.e. pedestrian, bicycle) transportation system and encourage bicycle and walking as an alternative to vehicular use. Again, these regulations, goals and policies are consistent with AB 1328, Complete the Streets legislation and the United States Department of Transportation Policy Statement on bicycle and pedestrian improvements. The applicant has proposed curb, gutter, sidewalks and a bicycle lane along the frontage of the parcel.

Based on the information submitted, the proposed buildings do comply with the City's Design Review Regulations.

2. General Plan Consistency

The proposed use is consistent with the General Plan and any applicable specific plan;

The General Plan designation is also Industrial Commercial. The purpose of the Industrial Commercial designation is to provide for industrial and commercial uses. Again, the proposed retail uses are principally permitted uses. The Holistic Spa, and Health and Wellness Center will not be allowed to utilize cannabis infused products until the Use permits for the cannabis related activities are approved. The Use Permits for the Cannabis related activities will be scheduled for a meeting in June. Additional information will be provided.

The General Plan also encourages landscaping to minimize visual impacts and ensure compatibility with adjacent and surrounding properties. The project has incorporated landscaping elements that will enhance the appearance of the project and the surrounding properties.

Again, the General Plan includes a number of Goals and Policies in the Circulations Element that apply to pedestrian and bicycle improvements. Goals include developing and maintaining a safe, balanced vehicular and non-vehicular (i.e. pedestrian, bicycle) transportation system and encourage bicycle and walking as an alternative to vehicular use. The project as proposed is consistent with these goals and policies.

In addition, the proposed project is consistent with the following General Plan goal: "To promote a variety of commercial uses and allow light manufacturing in appropriate commercial areas."

There are no other goals or policies which would preclude the proposed use in the Industrial Commercial designation. Therefore, the proposed use as conditioned is consistent with the General Plan.

3. California Environmental Quality Act

The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision makers and the public of potential environmental effects of a proposed project. Because the use is principally permitted, it is considered a ministerial project. Pursuant to Section 15268 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations ministerial projects are statutorily exempt if the project complies with the zoning regulations. Based on the recommended conditions of approval, the project would comply with the zoning regulations.

Attachments:

Attachment 1: Proposed Building Elevations, Site Plan and Landscaping Plan.

Attachment 2: Traffic Impact Study Executive Summary.

Attachment 3: Resolution No. PC 109-2017 approving the Design Review Conditional Use Permit subject to the recommended Conditions of Approval in Exhibit A.

EXHIBIT A
Conditions of Approval
PMD Design Review Conditional Use Permit
Case No. DR-CUP 17-02

Conditions of Approval

1. All utilities shall be placed underground.
2. The handicap spaces must be permanently striped, signed and the space painted with the international symbol of accessibility.
3. The parking spaces must be clearly delineated with white 4 inch wide lines and that the stripping be continuously maintained in a clear and visible manner.
4. The loading areas must be striped and identified for "loading only" and the striping and notation must be continuously maintained in a clear and visible manner.
5. The applicant shall provide one (1) additional bicycle space for Building 2, the middle building. Each building is required to provide five (5) bicycle spaces.
6. The proposed signs shall not be installed and illuminated until the sign regulations have been amended to allow it.
7. The applicant shall extend the water main and install a fire hydrant in a location acceptable to the Fortuna Fire Protection District.
8. Future construction of the building will be required to comply with local, state and federal flood regulations.

Operational Conditions

1. All outdoor storage materials and equipment shall be screened from public view.
2. The building, parking lot, striping and landscaping shall be maintained in good condition. The striping shall be permanently maintained in a clear and visible manner.
3. The storm drain system, including the detention/retention basin shall be maintained to ensure it works properly.

4. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way and so that no on-site light fixture directly illuminates adjacent properties.

Informational Notes

1. If potential archaeological resources, paleontological resources or human remains are unearthed during grading activities, all work ground disturbing activities shall be stopped and a qualified archaeologist funded by the applicant and approved by the City of Rio Dell and the Bear River Band of the Wiyot Nation, shall be contracted to evaluate the find, determine its significance, and identify any required mitigation (e.g., data recovery, resource recovery, in-situ preservation/capping, etc.). Any such mitigation shall be implemented by the developer prior to resumption of any ground disturbing activities.
2. In accordance with California Health and Safety Code §7050.5 and California Public Resources Code §5097.94 and 5097.98, if human remains are uncovered during project subsurface construction activities, all work shall be suspended immediately and the City of Rio Dell, Humboldt County Coroner and the Bear River Band of the Wiyot Nation shall be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours of the determination, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.



Draft Report

Traffic Impact Study for the Humboldt-Rio Dell Business Park

in the
City of Rio Dell

April 26, 2017

490 Mendocino Avenue, Suite 201 **SANTA ROSA** CA 95401 707.642.9600
505 17th Street, 2nd Floor **OAKLAND** CA 94612 510.444.2600
1276 Lincoln Avenue, Suite 204 **SAN JOSE** CA 95125 650.314.8313
w-trans.com

Executive Summary

The Humboldt-Rio Dell Business Park Project would redevelop the former Eel River Sawmill site located on the east side of US 101 just north of the Eel River to provide cannabis production and distribution facilities as well as other cannabis related uses. Although the proposed uses at this time are for the most part cannabis related, it should be noted that the business park would not be limited to cannabis activates. As proposed, the project would redevelop nine of the existing 16 parcels and would have approximately 160 employees. The redevelopment has the potential to generate an average of 626 new trips per day, including 74 trips during the a.m. peak hour and 82 trips during the p.m. peak hour.

The study area includes the intersections of US 101 with Metropolitan Heights Road and Northwestern Avenue, both of which provide access to the site. Analysis indicates that the study intersections are operating acceptably under Existing conditions and are expected to continue operating at an acceptable level of service upon the addition of project-generated trips. Under anticipated Future volumes, which were calculated using Caltrans growth factors, the two study intersections are expected to continue operating acceptably with and without project-generated trips.

Northwestern Avenue, which provides primary access throughout the site, is in poor condition due to past use by logging trucks and other heavy vehicles. In order to provide adequate access to the new facilities, the City may wish to develop an impact fee for the potential developments that would cover the cost of paving the roadway and providing other improvements, such as street lighting, as deemed necessary by the City. The fee could be based on the proportional share of trips anticipated to be generated by each parcel, which was calculated as part of the analysis.

Northwestern Avenue is predominantly straight and flat throughout the project site, so while specific locations for driveways have not been determined, sight distance is not expected to be an issue. As site plans for individual parcels become available, sight distance should be field checked at proposed driveway locations to maintain sight lines of at least 150 feet along the roadway.

Queuing was analyzed to determine the adequacy of the existing southbound left-turn lanes on US 101 at the study intersections to accommodate project generated traffic. It was determined that a maximum of two vehicles would be expected to queue at Metropolitan Heights Road and one vehicle at Northwestern Avenue under Future plus Project conditions. Both left-turn lanes have space to accommodate three vehicles so the turn lanes are adequate to accommodate the projected maximum two-vehicle queue.

RESOLUTION NO. PC 109-2017



**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
APPROVING THE PMD DESIGN REVIEW CONDITIONAL USE PERMIT.**

WHEREAS PMD Incorporated (Glen White Group) has submitted an application for a Design Review Conditional Use Permit for three buildings; and

WHEREAS building one (1), the northerly building will include four (4) units of retail commercial use, including a Holistic Spa, a Health and Wellness Center, a retail clothing store and a coffee bistro. It will be a one (1) story building, 7,200 sq. ft. w/2400 sq. ft. mezzanine; and

WHEREAS building two (2) the middle building will be used for a commercial medical cannabis warehouse, distribution and packaging facility. It too will be a one (1) story building, 10,141 sq. ft. w 3,210 sq. ft. mezzanine; and

WHEREAS building three (3), the southerly building will include a cannabis testing laboratory (DigiPath), a concentrate manufacturing facility manufacturing oils, tinctures, sublingual's, creams, lotions, cosmetics, etc. The oils will be made utilizing volatile materials (i.e. hexane, butane and Dimethylether). The manufacturing of the oils and storage of volatile materials will be done in spark-proof blast rooms designed and built by Parkline Industries. Building three (3) will also include the research and development of cannabis medicinal products, a tissue culturing operation and associated plant nursery; and

WHEREAS the proposed retail uses are principally permitted uses. The Holistic Spa, and Health and Wellness Center will not be allowed to utilize cannabis infused products until the Use permits for the cannabis related activities are approved. The Use Permits for the Cannabis related activities will be scheduled for a meeting in June. Additional information will be provided.

WHEREAS the property is zoned Industrial Commercial (IC); and

WHEREAS the purpose of the Industrial Commercial zone is to provide for industrial and commercial uses; and

WHEREAS although no specific use has been proposed at this time, it's anticipated that the building will be used for medical cannabis related manufacturing; and

WHEREAS the building is subject to the City's Design Review regulations, Section 17.25.050 *et seq* of the Rio Dell Municipal Code; and

WHEREAS the City processed the application pursuant to Section 17.25.050 of the Rio Dell Municipal Code; and

WHEREAS the project as proposed is consistent with the City's adopted Design Review Guiding Principles and Concepts, which are:

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses; and
- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

WHEREAS the proposed project has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rio Dell finds that *as conditioned*:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of Rio Dell Municipal Code; and
- The proposed use is consistent with the General Plan and any applicable specific plan; and
- The proposed use is consistent with the City's Design Review regulations; and
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and

community; and

- The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties; and
- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
- The use is principally permitted and is considered a ministerial project. Pursuant to Section 15268 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations ministerial projects are statutorily exempt.

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on May 23, 2017 by the following vote:

AYES:

NOES:

ABSENT:

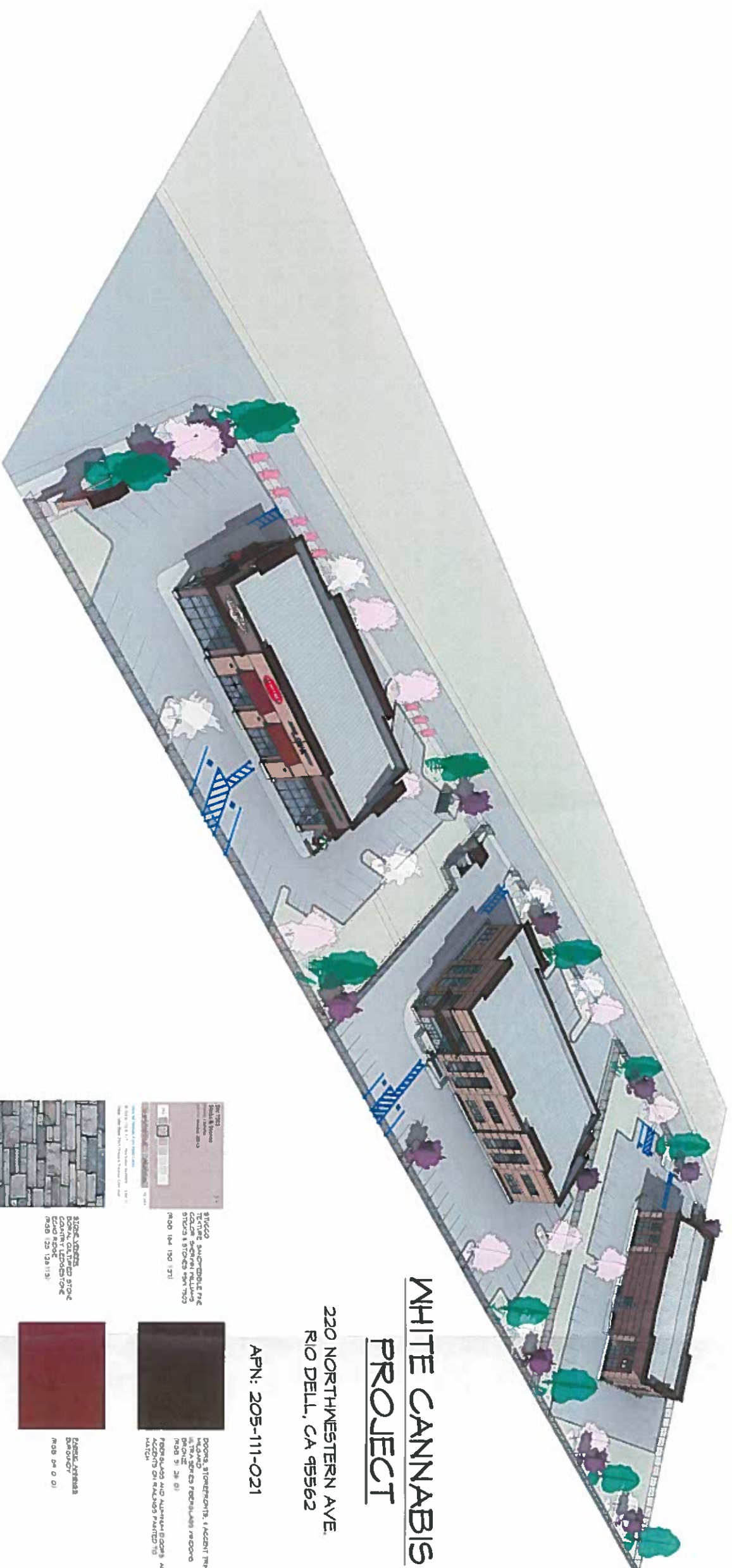
ABSTAIN:

Nick Angeloff, Chairperson

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. PC 109-2017 adopted by the Planning Commission of the City of Rio Dell on May 23, 2017.

Karen Dunham, City Clerk, City of Rio Dell



WHITE CANNABIS PROJECT

220 NORTHWESTERN AVE.
RIO DEL, CA 95562

APN: 205-111-021



STONE VENEER
TERRAZZO SANDWICH FILLING
COLOR: SERRAVALLO
MOD: 104 150 171



DOORS, STONEFRONT, / ACCENT TRIM
COLOR: SERRAVALLO
MOD: 104 150 171



PAINT: JEFFERSON
MOD: 04 0 01



STONE VENEER
TERRAZZO SANDWICH FILLING
COLOR: SERRAVALLO
MOD: 104 150 171



DOORS, STONEFRONT, / ACCENT TRIM
COLOR: SERRAVALLO
MOD: 104 150 171



STONE VENEER
TERRAZZO SANDWICH FILLING
COLOR: SERRAVALLO
MOD: 104 150 171

2 FINISH MATERIALS



DATE	BY	REVISION

NOT FOR
CONSTRUCTION



33411 St Suite 4
Foster, CA 95528
(707) 444-8888
www.cleekco.com

DRAFTING: DEBRIEN REPRODUCTIONS

WHITE CANNABIS PROJECT

220 NORTHWESTERN AVE
RIO DEL, CA 95562

APR 2015 111 021

3D RENDERINGS
& FINISHED
MATERIALS

SHEETNAME
A0.3

DATE: 4/14/17
DRAWN BY: RSC
CHECKED BY: PSC

1 SITE PLAN

PARKING ANALYSIS

BUILDING 1
EXISTING PARKING: 24 STALLS
STORAGE: 2400 SQ. FT.
TOTAL STALLS REQUIRED: 24 STALLS (2 DISABLED)
PROPOSED PARKING: 24 STALLS
1 DISABLED ACCESSIBLE
34 TOTAL STALLS PROPOSED

BUILDING 2
EXISTING PARKING: 24 STALLS
STORAGE: 2400 SQ. FT.
TOTAL STALLS REQUIRED: 24 STALLS (2 DISABLED)
PROPOSED PARKING: 24 STALLS
1 DISABLED ACCESSIBLE
34 TOTAL STALLS PROPOSED

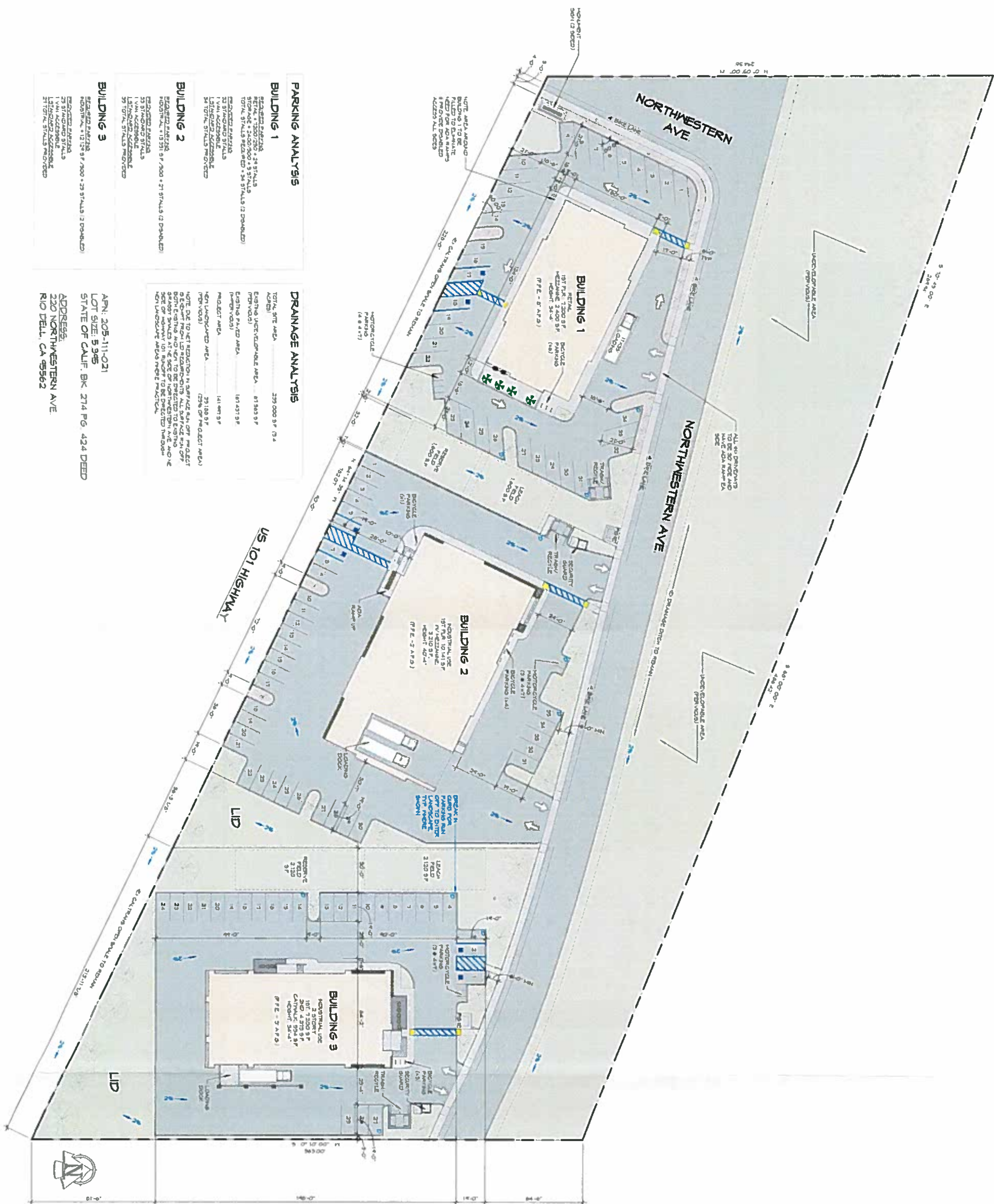
BUILDING 3
EXISTING PARKING: 24 STALLS
STORAGE: 2400 SQ. FT.
TOTAL STALLS REQUIRED: 24 STALLS (2 DISABLED)
PROPOSED PARKING: 24 STALLS
1 DISABLED ACCESSIBLE
34 TOTAL STALLS PROPOSED

DRAINAGE ANALYSIS

TOTAL SITE AREA: 239,000 SQ. FT. (3.4 ACRES)
EXISTING IMPERVIOUS AREA: 87,960 SQ. FT. (2.0 ACRES)
EXISTING PAVED AREA: 107,437 SQ. FT. (2.4 ACRES)
PROPOSED AREA: 141,000 SQ. FT. (3.2 ACRES)
NEW IMPERVIOUS AREA: 75,180 SQ. FT. (1.7 ACRES)
NEW PAVED AREA: 107,437 SQ. FT. (2.4 ACRES)

NOTE: DUE TO THE LOCATION OF THE PROPOSED BUILDINGS AND THE EXISTING DRAINAGE SYSTEM, THE EXISTING DRAINAGE SYSTEM WILL BE MODIFIED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

APN: 205-111-021
LOT SIZE: 5.965
STATE OF CALIF. BK. 274 PG. 424 DEED
ADDRESS:
220 NORTHWESTERN AVE
RIO DEL, CA 9562



SITE PLAN

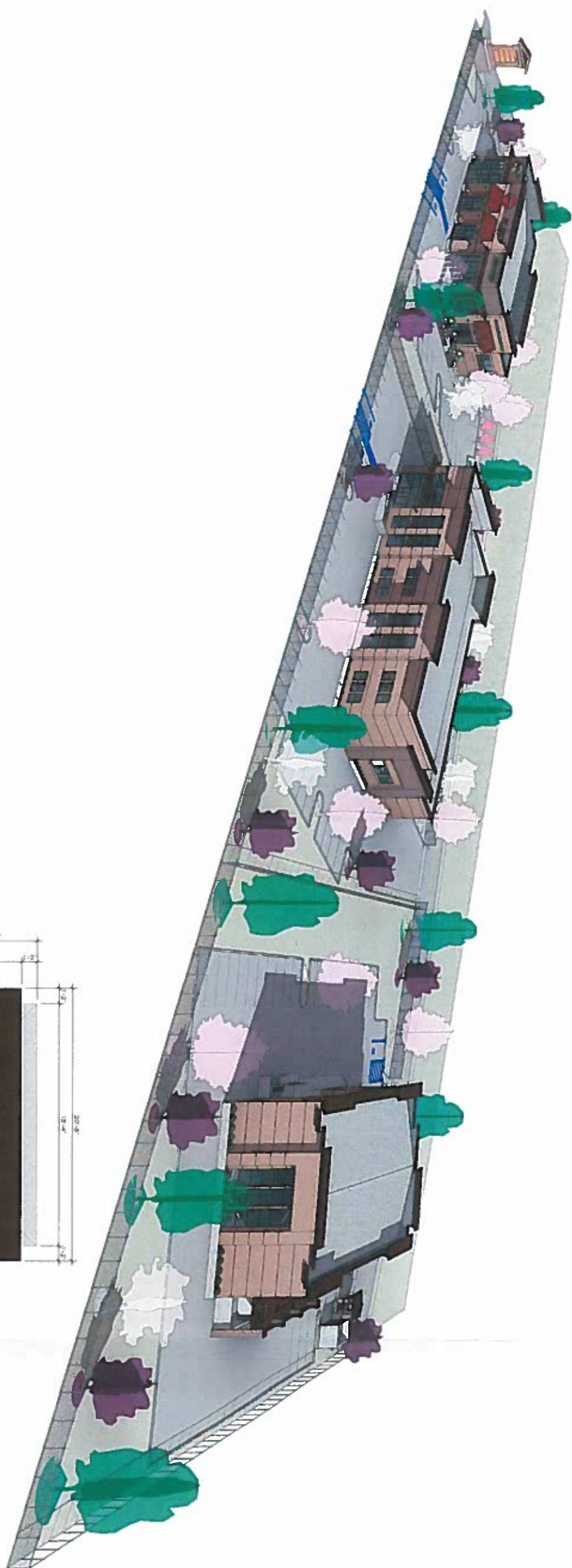
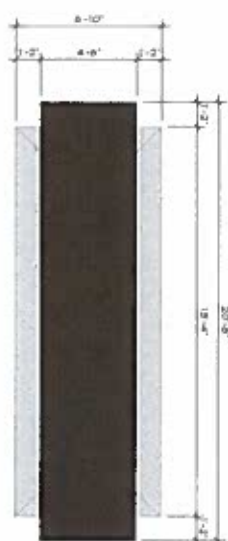
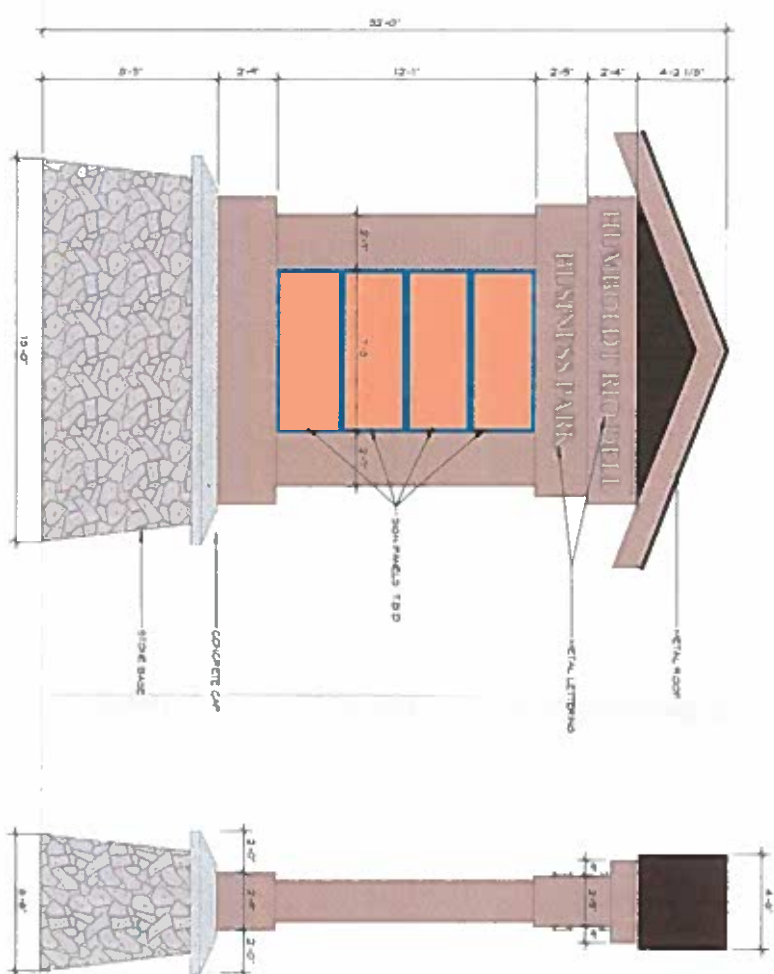
WHITE CANNABIS PROJECT



NOT FOR CONSTRUCTION

DATE	BY
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DATE: 4/1/21
DRAWN BY: NS
CHECKED BY: NS
WHITE CANNABIS PROJECT



DATE	4/24
DRAWN BY	RNS
CHECKED BY	DP
WHITE CANVAS BOARD	

SHEET NAME
**MONUMENT SIGN
PLAN & 3D
RENDERING**

WHITE CANNABIS PROJECT

ZINOWIEV V.S.

APR 2015 12:02

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CLEEK

NO. 4831 by "Squid" L.
 Price \$4.00 & 95¢

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[illegible]

DATE	BY
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NOT FOR
CONSTRUCTION

DRIFTING DESIGN REPRODUCTION

CLEEK

3144 H St Suite C
Evanston CA 94530

(925) 444-1446
www.cleekco.com

WHITE CANNABIS PROJECT

22010 NORTHWESTERN AVE
BAKED 11 045900

APR 2023 10/1/23

SHEET NAME

LANDSCAPE & IRRIGATION PLAN

LO.1

DATE	BY
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3 PLANTING LEGEND

1" = 30' 0"

	FC	FLORICULTURE	FC	FLORICULTURE
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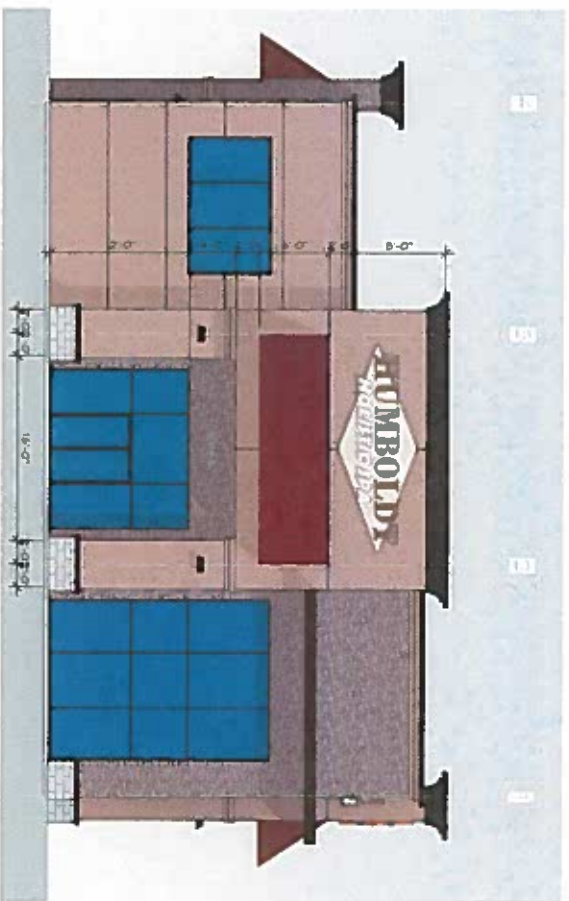
2 LANDSCAPE & IRRIGATION PLAN

1" = 30' 0"

1 LANDSCAPE NOTES

1" = 30' 0"

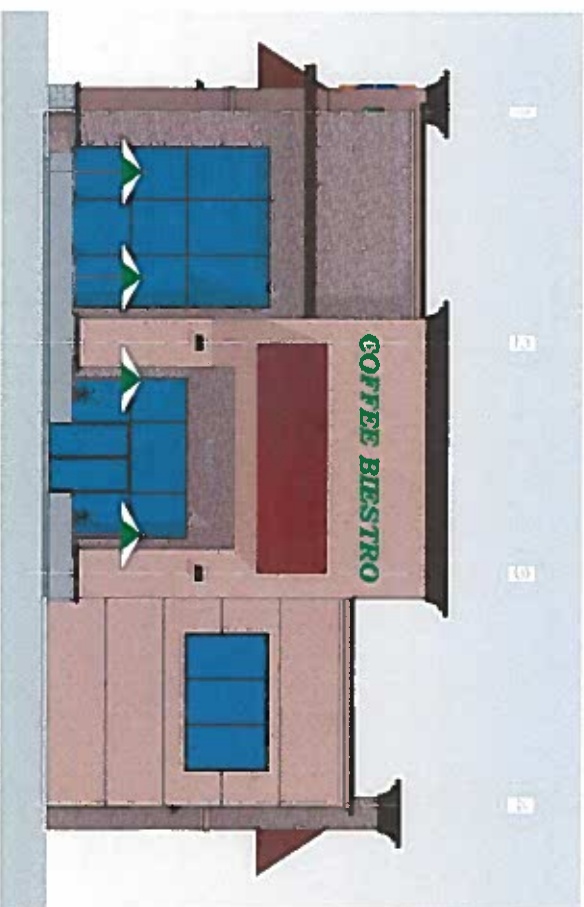
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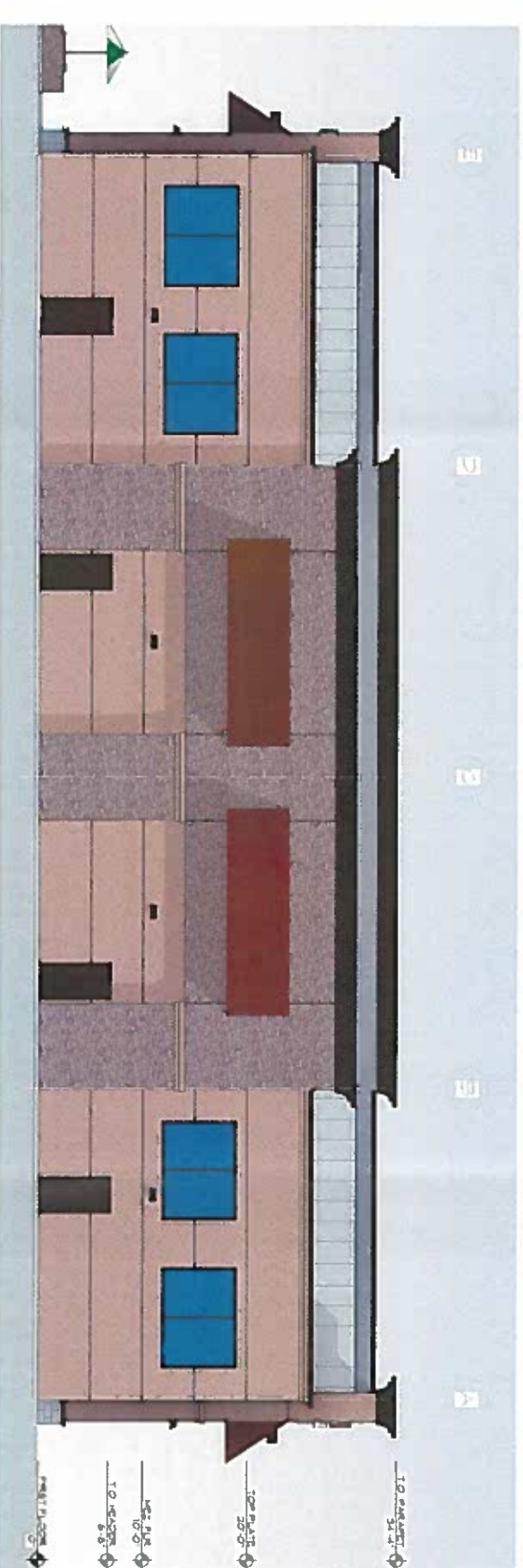
3 WEST
1/8" = 1'-0"



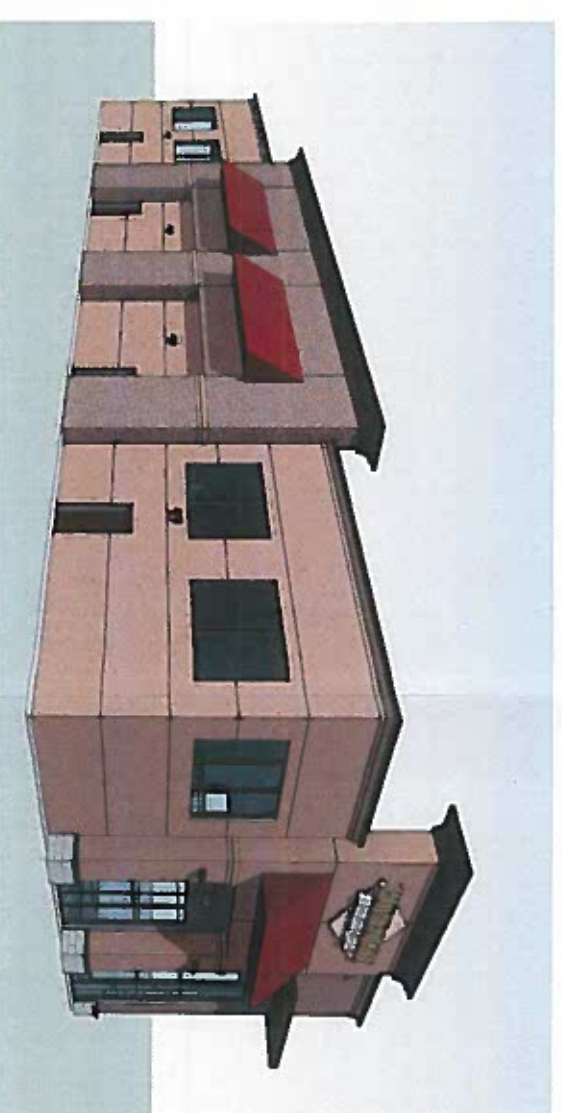
2 SOUTH
1/8" = 1'-0"



4 EAST
1/8" = 1'-0"



1 NORTH
1/8" = 1'-0"



REVISIONS	

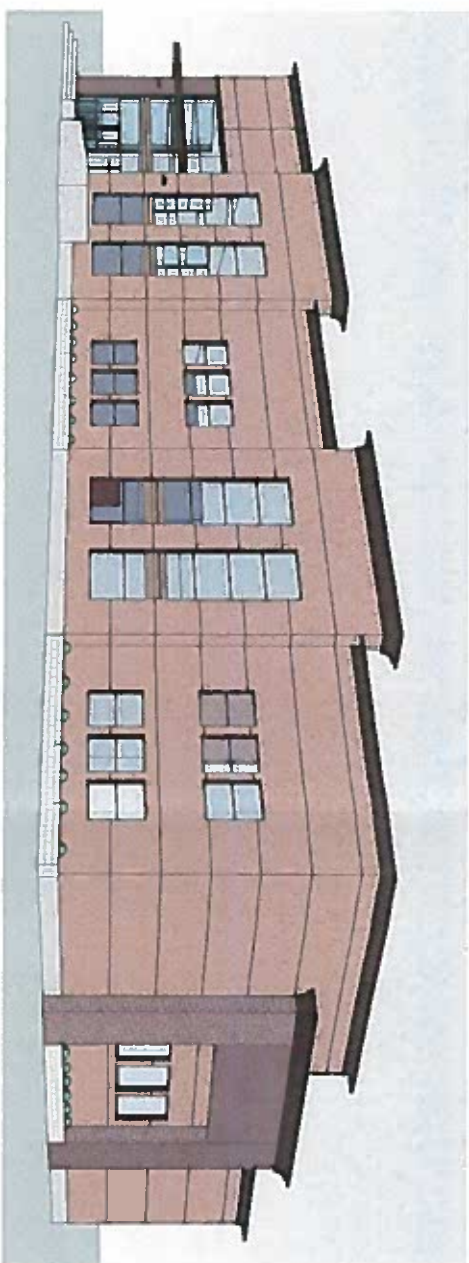
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WHITE CANNABIS
 ADDRESS: 1211 456 7th
 CITY, ST ZIP:

SHEET NAME:
**BUILDING 1
ELEVATIONS**

SHEET NUMBER:
A1.2
 DATE: 01/11/17
 DRAWN BY: JPC
 CHECKED BY:
 WHITE CANNABIS

[illegible]

NUMBER 4739

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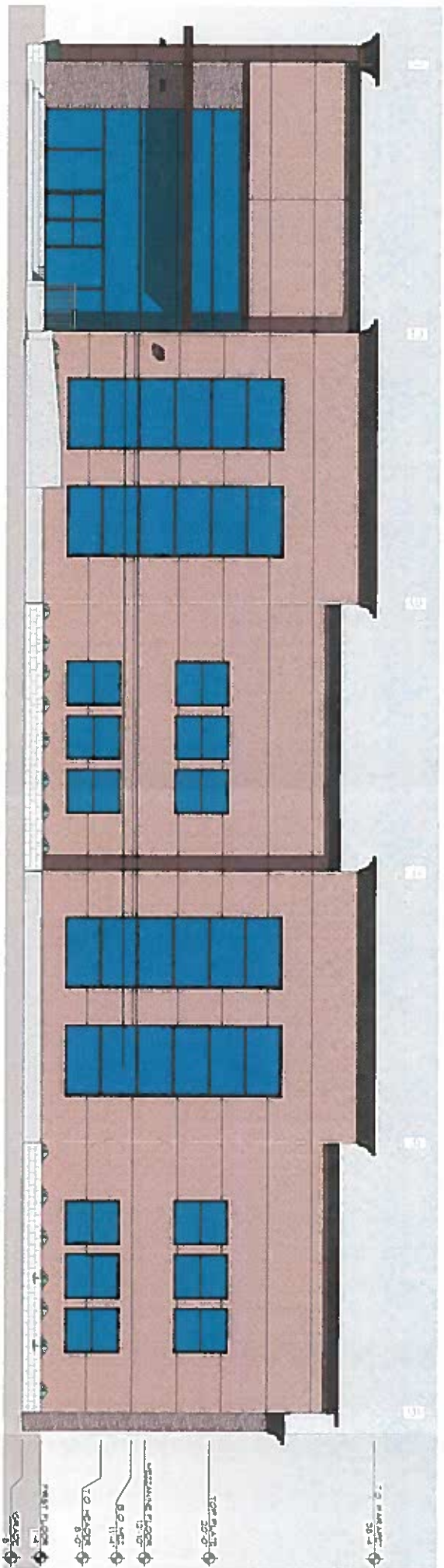
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**BUILDING 2
FLOOR PLAN**

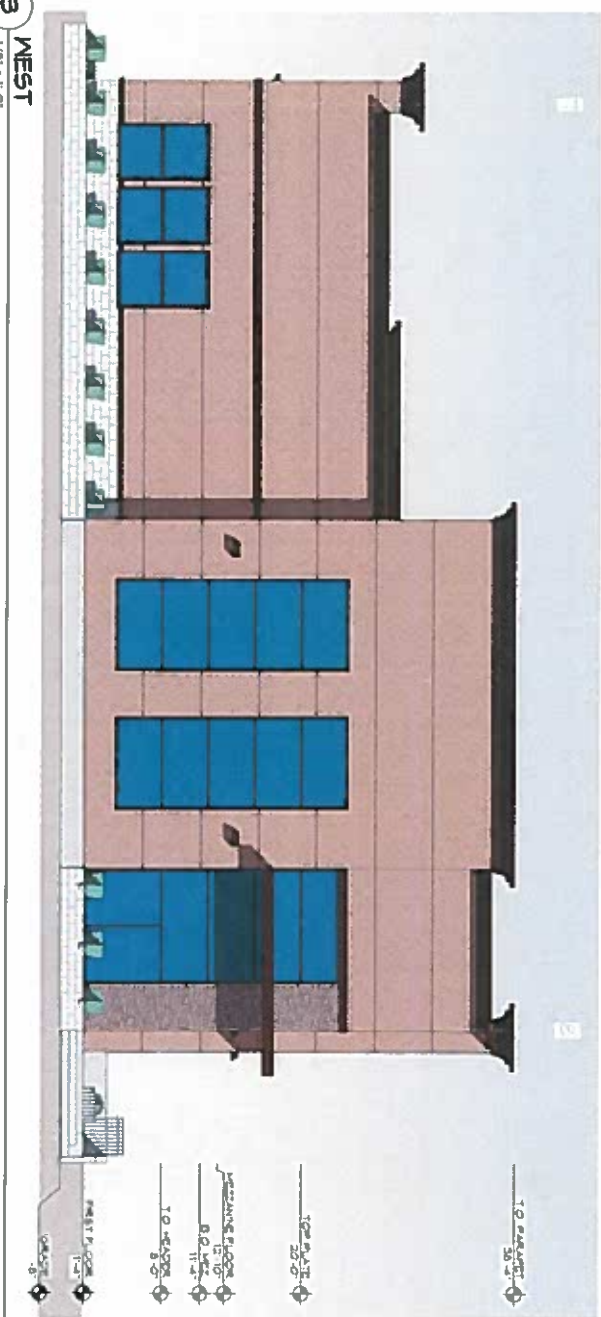
SUBT SAMPLE A2.1

DATE	12/16/12
PREPARED BY	Audrey
CHECKED BY	Christy
PROJECT NAME	

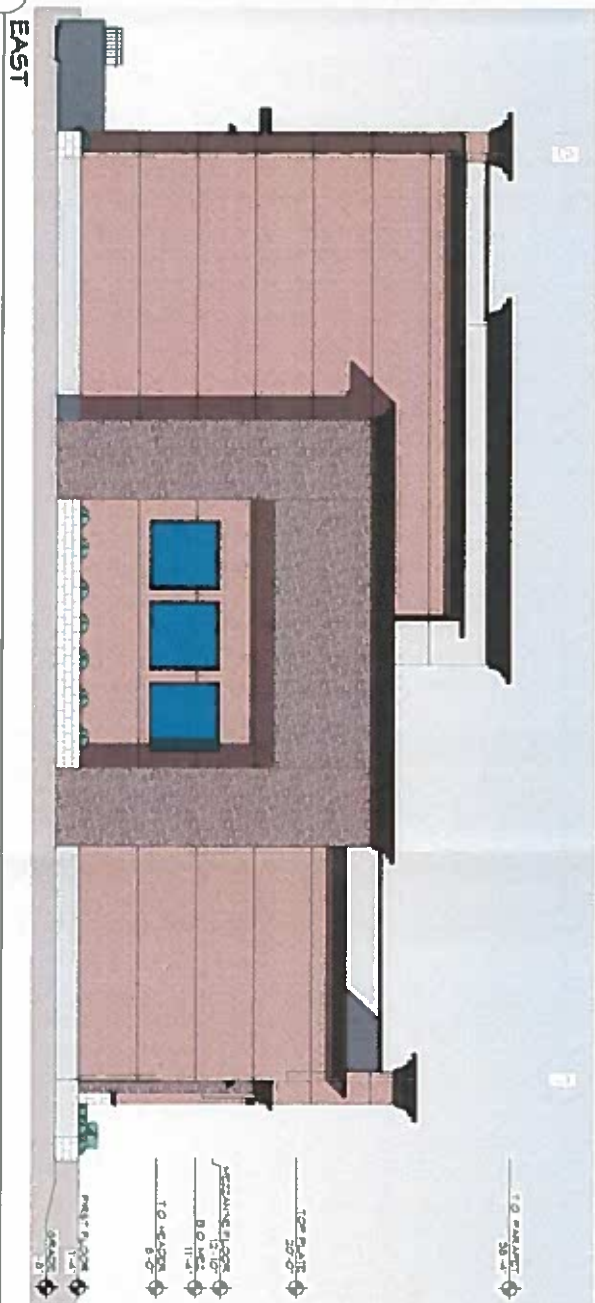
1 SOUTH
1/8" = 1'-0"



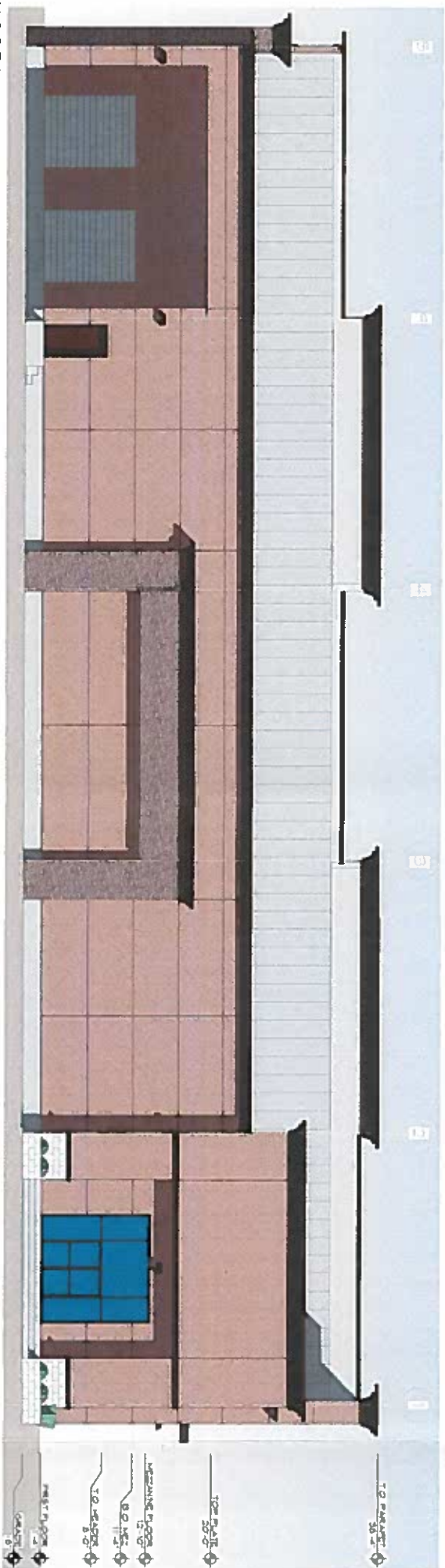
3 WEST
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"



4 NORTH
1/8" = 1'-0"



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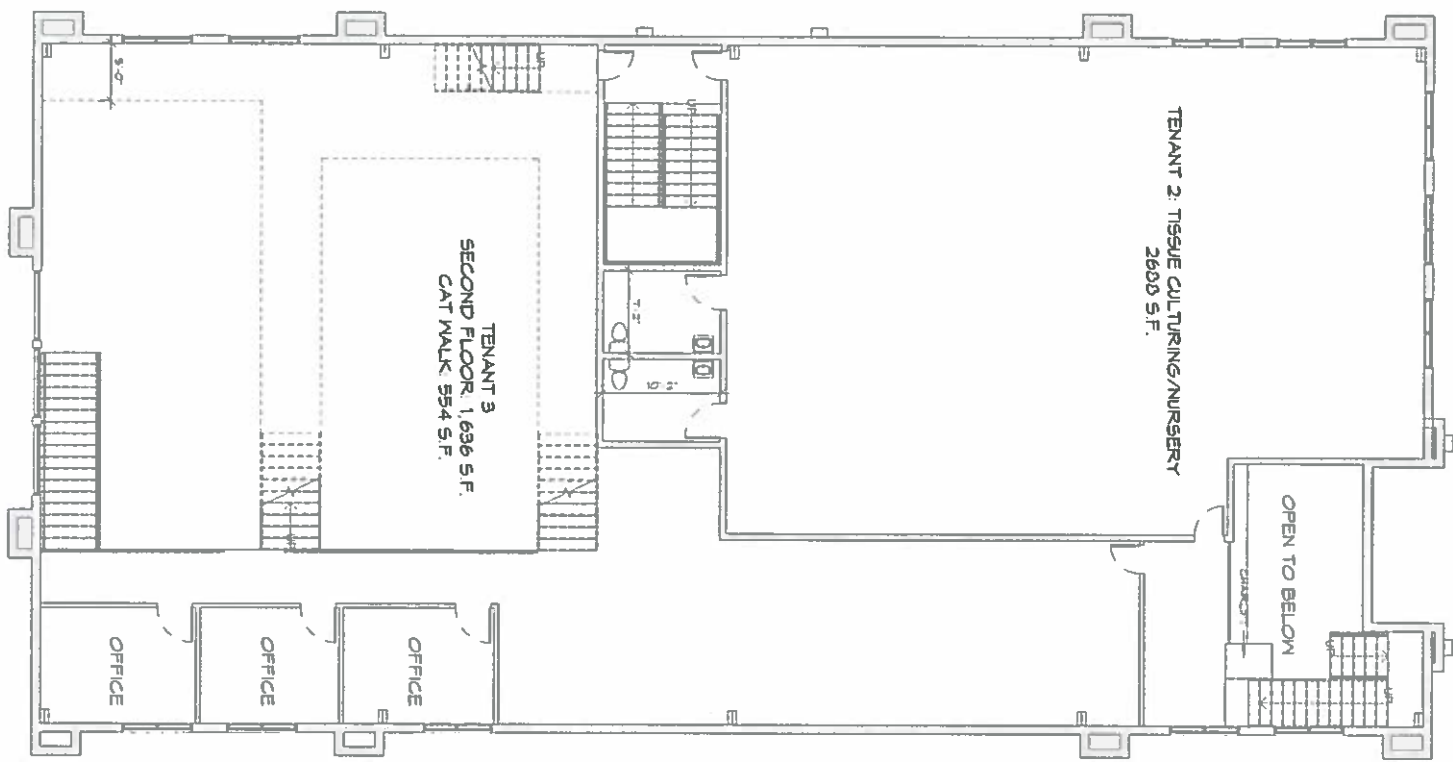
APR 23 456 78

SHEET NAME
**BUILDING 2
ELEVATIONS**

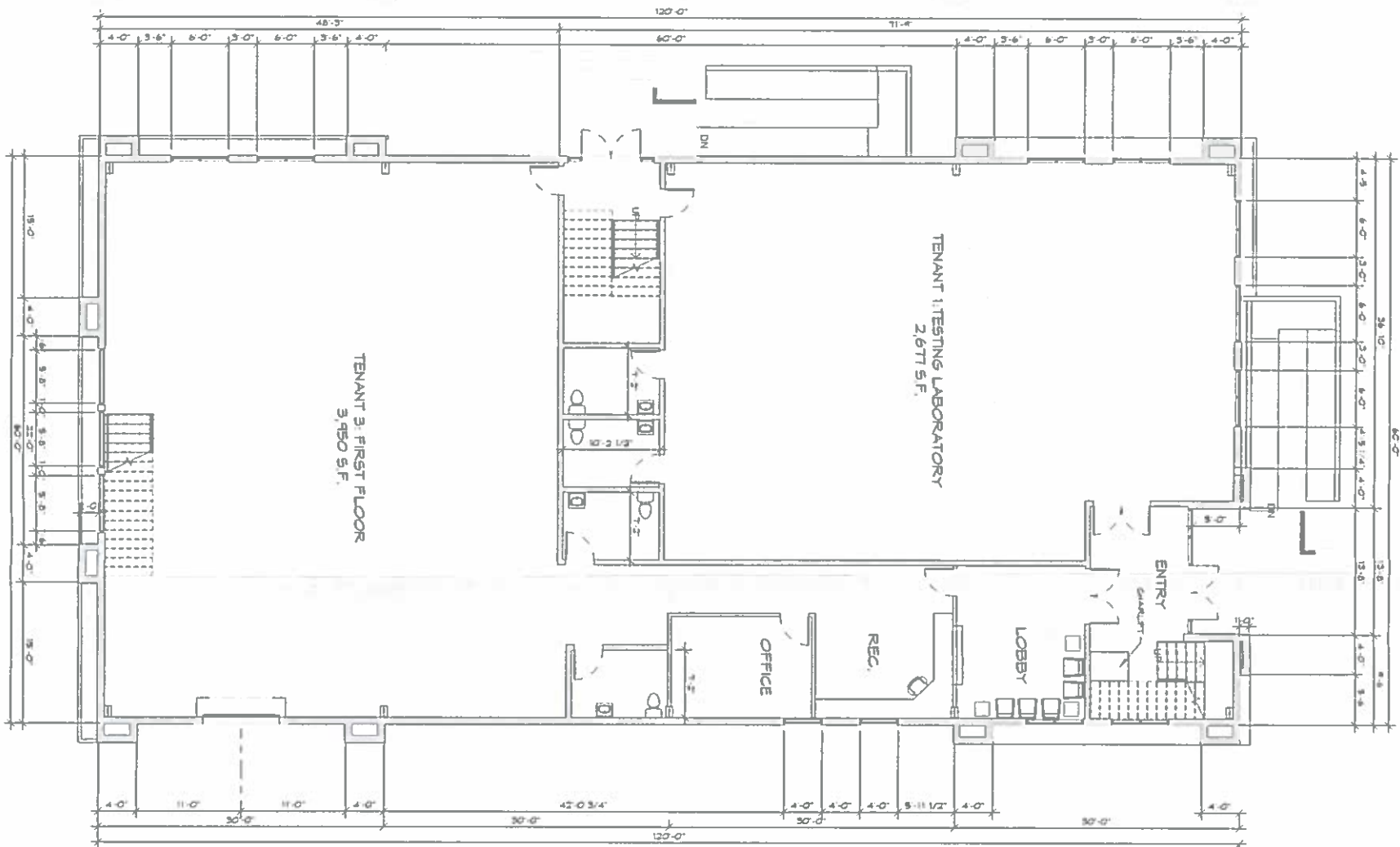
SHEET NUMBER
A2.2

DATE: 12.07.2011
DRAWN BY: CLO
CHECKED BY: PW
PROJECT NAME

2 SECOND FLOOR
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"



DATE:	11/11/2017
BY:	W. S. B.
CHECKED BY:	R. S. C.
PROJECT:	WHITE CANNABIS

**BUILDING 3
FLOOR PLAN**

WHITE CANNABIS

220 NORTH WESTERN AVE.
RICHFIELD, OH 44137

440 205 111 021



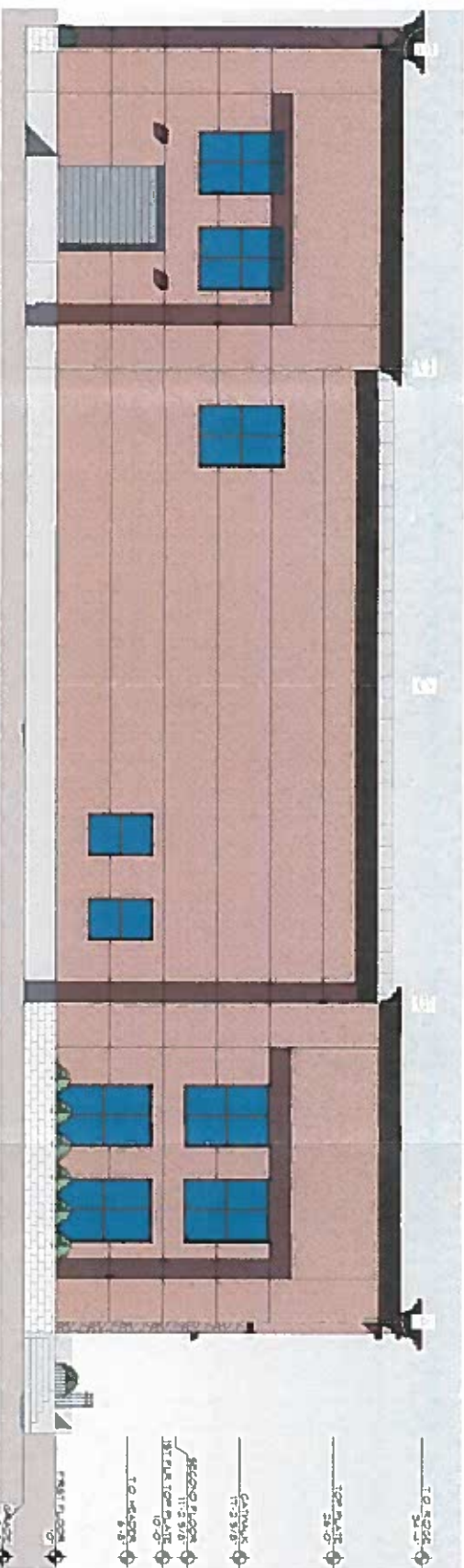
3014 1154 Suite C
Tombola, OH 43086

(707) 444 3440
www.cleekco.com

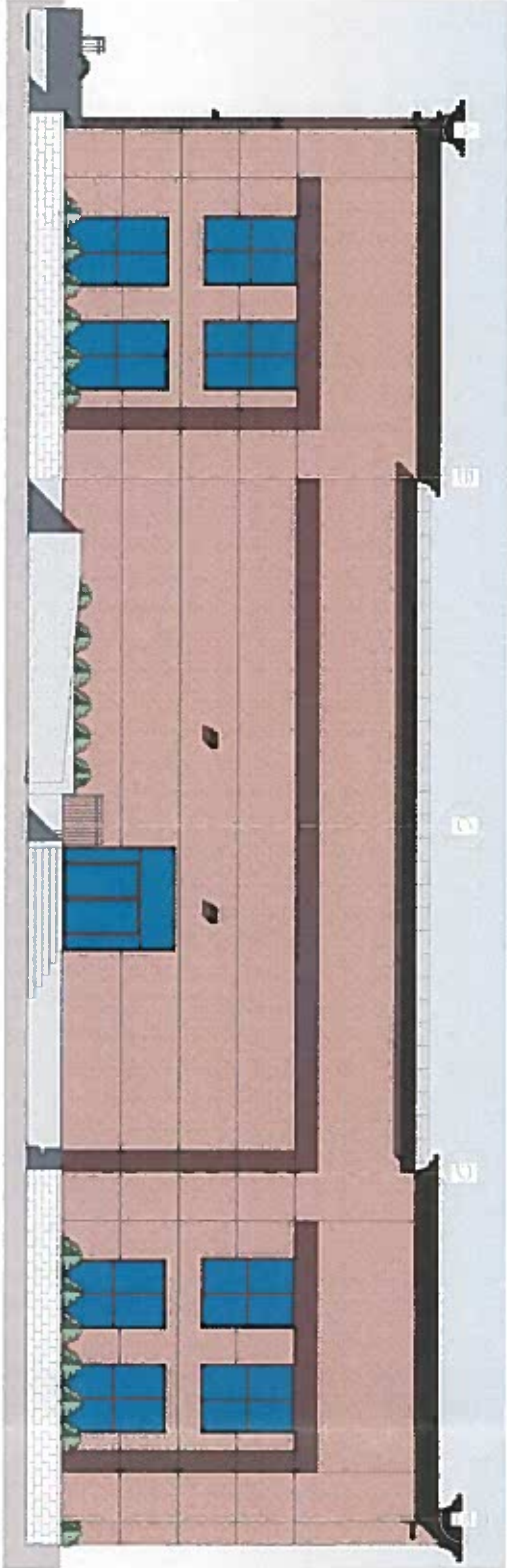
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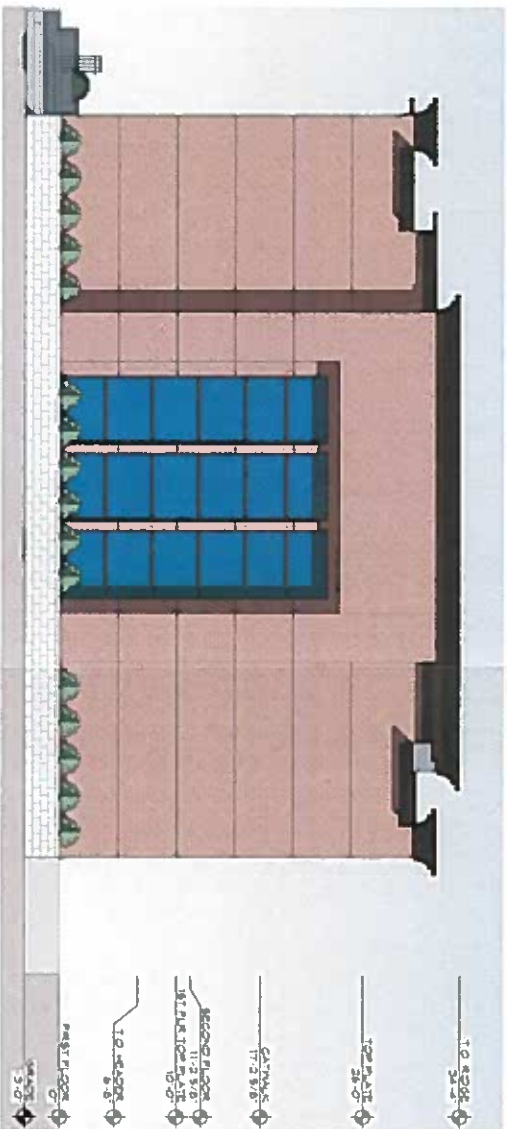
3 NORTH
1/8" = 1'-0"



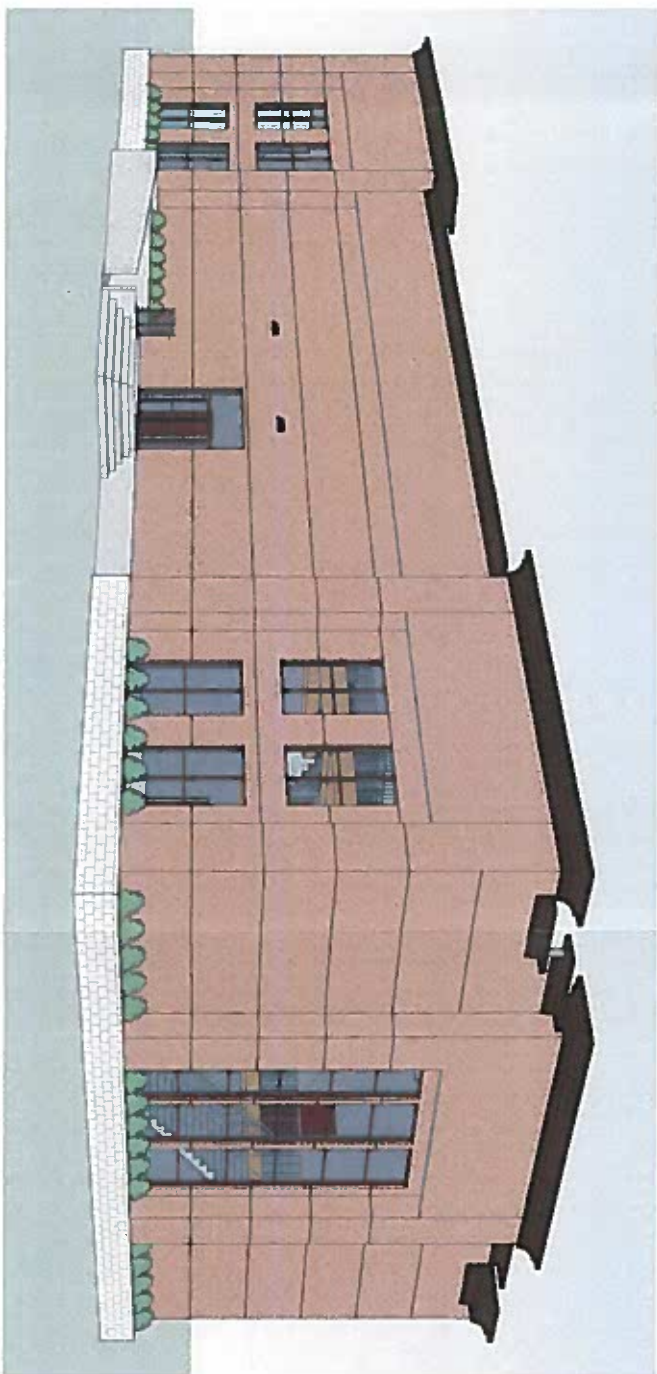
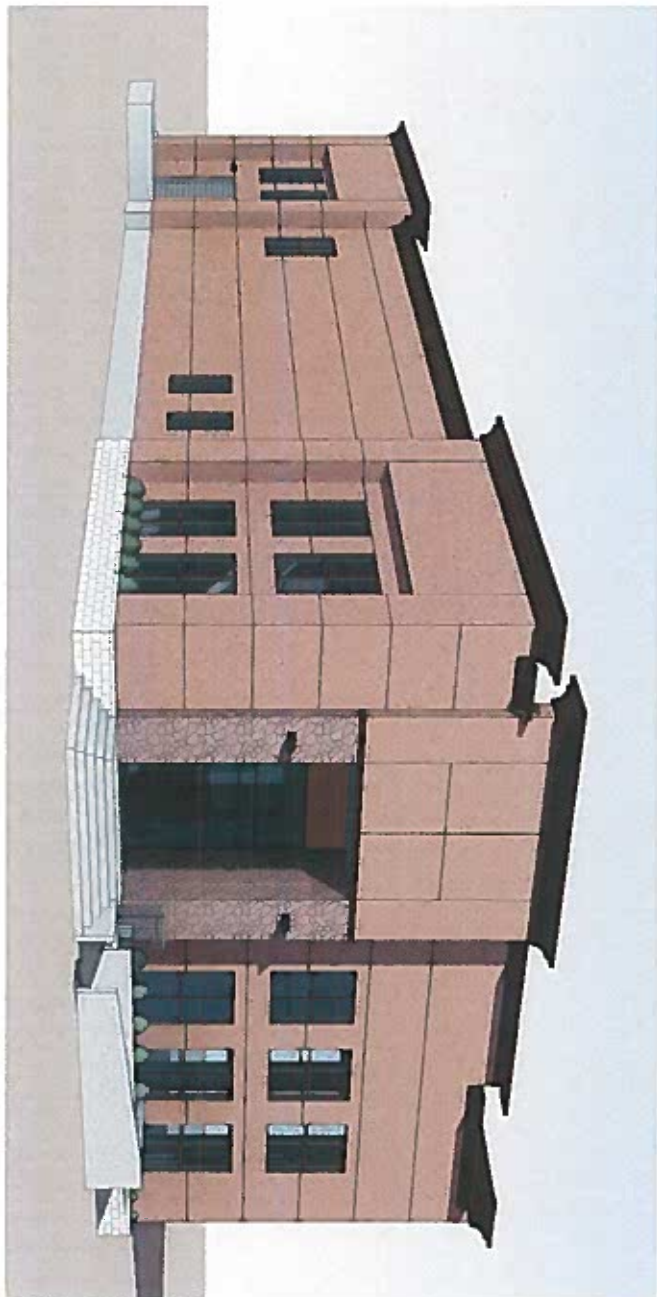
1 EAST
1/8" = 1'-0"



4 WEST
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



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ROCKWELL, CA 95562

APR 2015 BY 021

SHEET NAME

**BUILDING 3
ELEVATION**

SHEET NUMBER

A3.2

DATE: 01.10.2017
DRAWN BY: BSC
CHECKED BY: PSC
WHITE CANNABIS
B01