



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

April 16, 2024

Planning – Fort Bragg
Department of Transportation
Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
MC Cannabis

Forestry Advisor
Air Quality Management
Department of Forestry/ CalFire
-Land Use
-Resource Management

Department of Fish and Wildlife
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP\_2019-0105
DATE FILED: 11/8/2019
OWNER: CHARLES E HASTY
APPLICANT: RALPH KUHN
AGENT: JAVIER RAU

REQUEST: Administrative Permit for a large mixed light (Type 2B (10,000 sq. ft.); AG\_2018-0390) permit for cannabis cultivation of no more than 10,000 sq. ft. At all times, total canopy shall not exceed 10,000 sq. ft.
LOCATION: 4.3± miles southeast of Comptche town center, lying on the east side of Comptche-Ukiah Road (CR 223), 2.1± miles northwest of its intersection with Low Gap Road (CR 212), located at 26101 Comptche Ukiah Road, Comptche (APN: 125-280-79)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: April 30, 2024

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

**OWNER:** CHARLES E HASTY

**APPLICANT:** Ralph Kuhn

**AGENT:** Javier Rau

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**LOCATION:** 4.3± miles southeast of Comptche town center, lying on the east side of Comptche-Ukiah Road (CR 223), 2.1± miles northwest of its intersection with Low Gap Road (CR 212), located at 26101 Comptche Ukiah Road, Comptche (APN: 125-280-79)

**APN/S:** 125-280-79-00

**PARCEL SIZE:** 86.7± ACRES

**GENERAL PLAN:** FL160:

**ZONING:** TP:160

**EXISTING USES:** Cannabis

**DISTRICT:** Supervisorial District 5 (Williams)

**RELATED CASES:** AG\_2018-0390 (Type 2B Mixed Light Cultivation)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	FL160	TP:160	74± acres	Cannabis; Residential
<b>EAST:</b>	FL160	TP:160	1153± acres	Institutional
<b>SOUTH:</b>	FL160	TP:160	1153± acres	Institutional
<b>WEST:</b>	FL160	TP:160	248± acres	Institutional

**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Forestry Advisor
- Mendocino Cannabis Department

- Planning Division Fort Bragg

**STATE**

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Dept. of Fish & Wildlife

**FEDERAL**

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** MARK CLISER

**DATE:** 4/16/2024

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*N/A*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*HIGH*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*CALFIRE*

**4. FARMLAND CLASSIFICATION:**

GIS

*GRAZING (G)*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*WESTERN SOIL*

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

LCP maps, Pygmy Soils Maps; GIS

*N/A*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*NO*

**10. TIMBER PRODUCTION ZONE:**

GIS

*YES*

**11. WETLANDS CLASSIFICATION:**

GIS

*N/A*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

*NO*

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

Airport Land Use Plan; GIS

*NO*

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

GIS; General Plan 3-11

*NO*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*NO*

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

GIS; General Plan 3-10

*N/A*

**17. LANDSLIDE HAZARD:**

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

*N/A*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*N/A*

**19. WILD AND SCENIC RIVER:**

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

*N/A*

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

Various Adopted Specific Plan Areas; GIS

*N/A*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*N/A*

**22. OAK WOODLAND AREA:**

USDA

*N/A*

**23. HARBOR DISTRICT:**

Sec. 20.512

*N/A*

**OWNER:** CHARLES E HASTY

**APPLICANT:** Ralph Kuhn

**AGENT:** Javier Rau

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**REFERRAL AGENCIES**

**LOCAL**

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor’s Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Fire District
- Mendocino Cannabis Department

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division Fort Bragg
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

**STATE**

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

**FEDERAL**

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** MARK CLISER

**DATE:** 4/15/2024

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GIS  
YES

**11. WETLANDS CLASSIFICATION:**

GIS  
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**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS  
NO

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

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GIS; General Plan 3-10  
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**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

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Policy  
N/A

**22. OAK WOODLAND AREA:**

USDA  
N/A

**23. HARBOR DISTRICT:**

Sec. 20.512  
N/A



Department of  
Planning and Building  
Services

Case No: _____
CalFire No: _____
Cultivation No: _____
Fee: _____
Receipt No: _____
Received By: _____
Date Filed: _____
<i>Office use only</i>

## Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- |   |  |
|---|--|
| <input type="checkbox"/> Type C-A Cottage Indoor (500 ft <sup>2</sup> ) | <input type="checkbox"/> Setback Reduction (please clearly identify on your Site Plan) |
| <input type="checkbox"/> Waive RR:10 Housing Requirement                | <input checked="" type="checkbox"/> TPZ or FL (Types 1, 1B, 2, 2B, 4)                  |
| <input type="checkbox"/> Acreage (3.5 Acres-4.9 Acres: Type 1, 1B, 4)   | <input type="checkbox"/> RR5 (3.5-4.9 Acres) Waive Sunset                              |
| <input type="checkbox"/> Acreage (7.0 Acres-9.9 Acres: Type 2, 2B)      |  |

**APPLICANT(S)**

Name: Ralph Kuhn Phone: 707-357-0731  
 Mailing Address: PO BOX 382  
 City: VENICE State/Zip: CA 90294 email: mrkinsf@gmail.com

**PROPERTY OWNER**

Name: Matt Kuhn Phone: 707-357-0731  
 Mailing Address: PO BOX 382  
 City: VENICE State/Zip: CA 90294 email: mrkinsf@gmail.com

**AGENT**

Name: Javier Rau Phone: 707-489-0207  
 Mailing Address: 100 North Pine Street  
 City: Ukiah State/Zip: CA 95482 email: javier@rauandassoc.com

Parcel Size: 89 acres  
 Address of Property: 26101 COMPTCHE UKIAH RD COMPTCHE CA 95427  
 Assessor Parcel Number(s): 125-280-79

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft <sup>2</sup> )	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft <sup>2</sup> ) <input type="checkbox"/> C-A (501 – 2500 ft <sup>2</sup> )	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft <sup>2</sup> )	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft <sup>2</sup> )	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	
Nursery: (≤22,000 ft <sup>2</sup> )	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	

I certify that the information submitted with this application is true and accurate. I have attached the Consent of Landowner form if I am not the property owner of the parcel on which the cultivation site is located.

[Signature] 01/15/2024 01/15/20241  
 Signature of Applicant/Agent Date Signature of Owner Date

# CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks?  YES  NO

- 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES

- 100 feet from any legal residential structure located on a separate legal parcel.
- 50 feet from any adjoining legal parcel under separate ownership.
- If in mobile home park, 100 feet from an occupied mobile home under separate ownership.

FOR INDOOR CULTIVATION SITES

- Any building property line setbacks.

2. Is the cultivation site visible from any public right of way or publically traveled private road?  YES  NO

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

The project site consists of (1) 20'x50' greenhouses, (1) 30x80' greenhouse, and a small storage shed used for cannabis cultivation. The site has a permitted well as shown on the site plan

4. Will the development of the proposed cultivation site be phased?  YES  NO

If YES, please describe the phases briefly.

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?

All grown material is taken to a permitted processing facility

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading?  YES  NO

If YES, please complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards
- B. Amount of fill: \_\_\_\_\_ cubic yards
- C. Maximum height of cut slope: \_\_\_\_\_ feet
- D. Maximum height of fill slope: \_\_\_\_\_ feet
- E. Amount being imported/exported: \_\_\_\_\_ cubic yards
- F. Location of borrow/disposal:  ON-SITE  OFF-SITE

7. In order to develop the proposed cultivation site, will it be necessary to:

- YES
- A. Remove oak species or commercial tree species?
  - B. Make substantial changes in terrain?
  - C. Connect to existing water district?
  - D. Connect to existing sewer district?
  - E. Install a septic system?
  - F. Connect to existing septic system?
  - G. Install an individual well?

8. Please provide an inventory of the structures on the property. If additional space is needed, please provide a separate sheet. Please note improvements may be subject to permit requirements. Please include size of structures.

1. see structure list attached
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

9. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership?  YES  NO

10. Will the proposed cultivation site convert land currently or previously used for agriculture?  YES  NO  
If YES, how much land is being converted? \_\_\_\_\_ ( ft<sup>2</sup> / acres )

11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?

NO

- YES, the project will involve:
- Construction of a pond - a total of \_\_\_\_\_ cubic yards will be moved
  - Diking - a total of \_\_\_\_\_ cubic yards will be moved
  - Filling - a total of \_\_\_\_\_ cubic yards will be moved
  - Dredging - a total of \_\_\_\_\_ cubic yards will be moved

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

The 73 acre parcel is basically nestled in the redwood forest to the South, West, North, and East is primarily large timberland plats.

13. Please indicate the surrounding land uses.

NORTH	EAST	SOUTH	WEST
Vacant	Vacant	Vacant	Vacant



14. Utilities will be supplied to the site as follows:

A. Electricity

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify \_\_\_\_\_

B. Gas

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify \_\_\_\_\_

None

C. Water

Community water system – Specify supplier \_\_\_\_\_

Well

Spring

Pond

Other – Specify \_\_\_\_\_

D. Sewage

Community sewage system – Specify supplier \_\_\_\_\_

Septic Tank

Other – Specify \_\_\_\_\_

15. Will there be any security lighting?  YES  NO If YES, will the light be cast downward?  YES  NO

16. Will you have employees?  YES  NO

If YES, how many employees will you have? \_\_\_\_\_

If employees are residing onsite, please indicate the structure in which they will be residing.

17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)?  YES  NO

18. If you answered YES to the previous question (17), please describe the activities.

N/A

19. Have you discussed this proposal with adjacent property owners and other concerned parties?

YES

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.

The applicant will be following all BMP's for potential erosion issues and the parcel is large enough to create large distances from any residences.

21. Provide an overview of your past cultivation, as well as ancillary activities on this subject property. If 'Relocating' please describe past activities within Mendocino County, as well as past cultivation on this subject parcel, if applicable:

There was not any cultivation by the applicant in the past.

22. Describe why the proposed location and operation is the most environmentally superior location on the subject property.

The proposed cultivation site an old logging landing were the environmental impacts and ground disturbance had already taken place in the past as a result from the timber operations.

23. Are you aware of any Archeological or Paleontological resources on the subject property?  YES  NO

24. Have you recieved the requisite approvals from CALFIRE or your Local Response Agency?  YES  NO  
If NO, do you intend to submit this information alongside needed building permits? \_\_\_\_\_

25. Have you recieved site inspections from any of the following agencies with regard to this proposed activity?

NO

YES, following

Mendocino Cannabis Dept

Date: 2023

Water Resources Control Board

Date: 2021

CA Dept Fish & Wildlife

Date: 2020

Dept of Cannabis Control

Date: 2022

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

[Signature] 01/15/2024  
Signature of Applicant/Agent Date

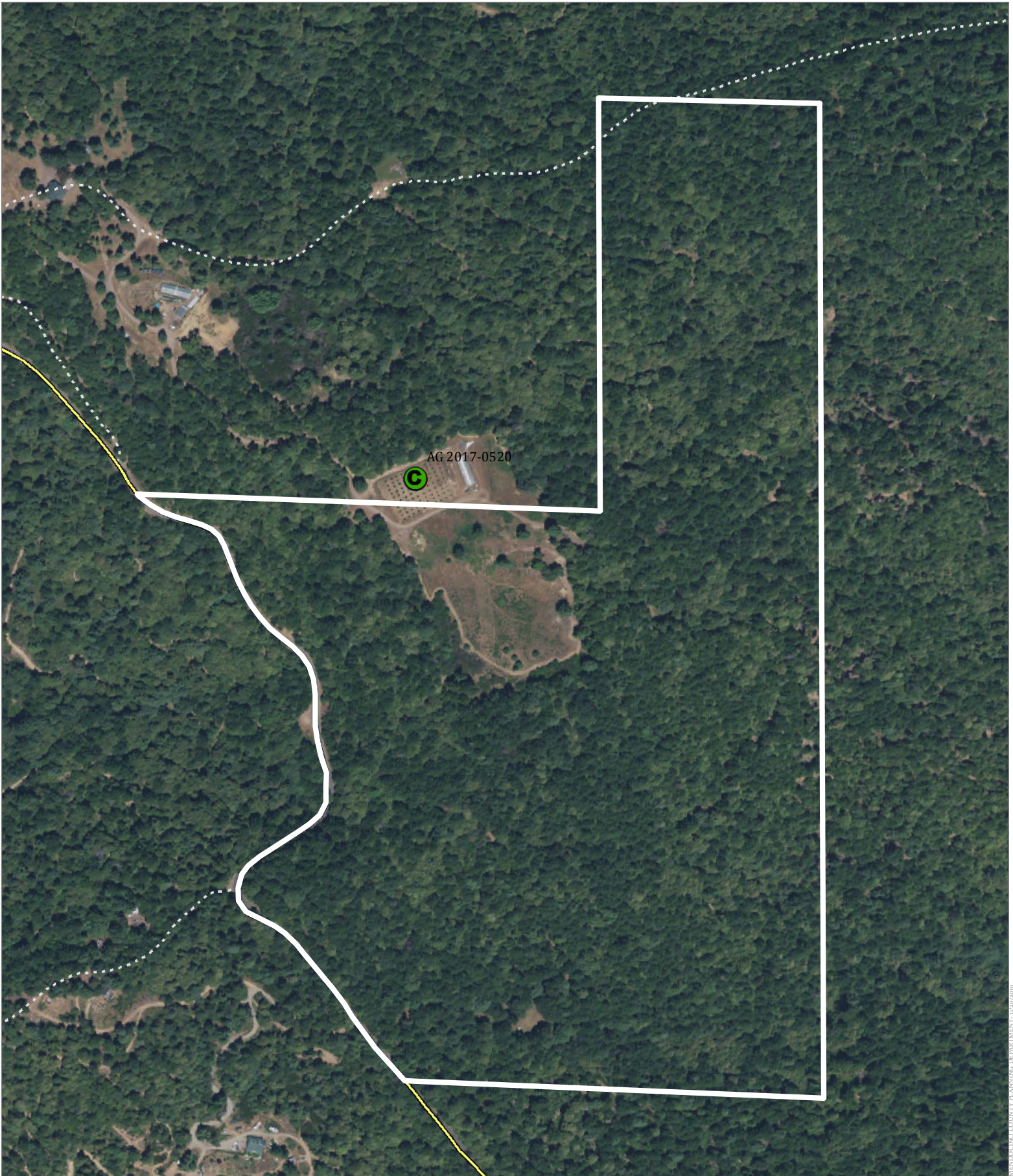
[Signature] 01/15/2024  
Signature of Owner Date

FOR STAFF PURPOSES ONLY




Zoning District: \_\_\_\_\_

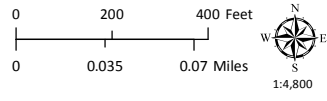
Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]?  YES  NO

Compliant with Mendocino County Code Chapter 20.242:  YES  NO



CASE: CANN 2019-0010  
OWNER: HASTY, Charles  
APN: 125-280-79  
APLCT: Ralph Kuhn  
AGENT: Javier Rau  
ADDRESS: 26101 Comptche Ukiah Road, Comptche

-  Cannabis Cultivation Sites
-  Public Roads
-  Driveways/Unnamed Roads






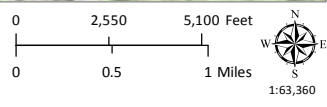
AERIAL IMAGERY

AERIAL IMAGERY COURTESY OF THE CALIFORNIA AGRICULTURE EXPERIMENT STATION



CASE: CANN 2019-0010  
 OWNER: HASTY, Charles  
 APN: 125-280-79  
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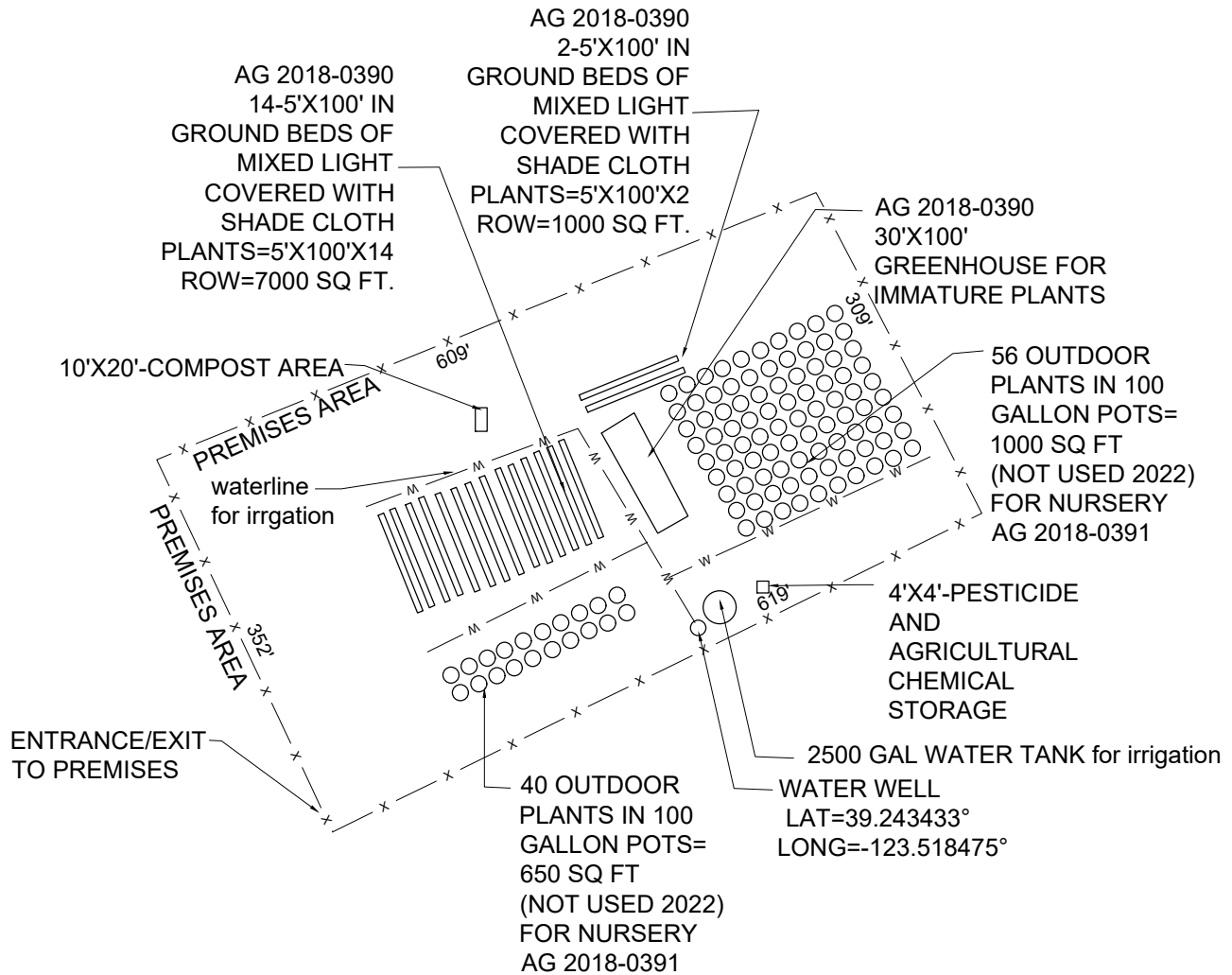
-  Major Towns & Places
-  Major Rivers
-  Major Roads



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 10/27/2019





OFFSITE ACTIVITIES  
PROCESSING  
LABELING  
PACKAGING

AG 2018-0391  
NON-CONTIGUOUS CANOPY FOR IMMATURE PLANTS  
NURSERY IN POTS= 1650 SQ FT

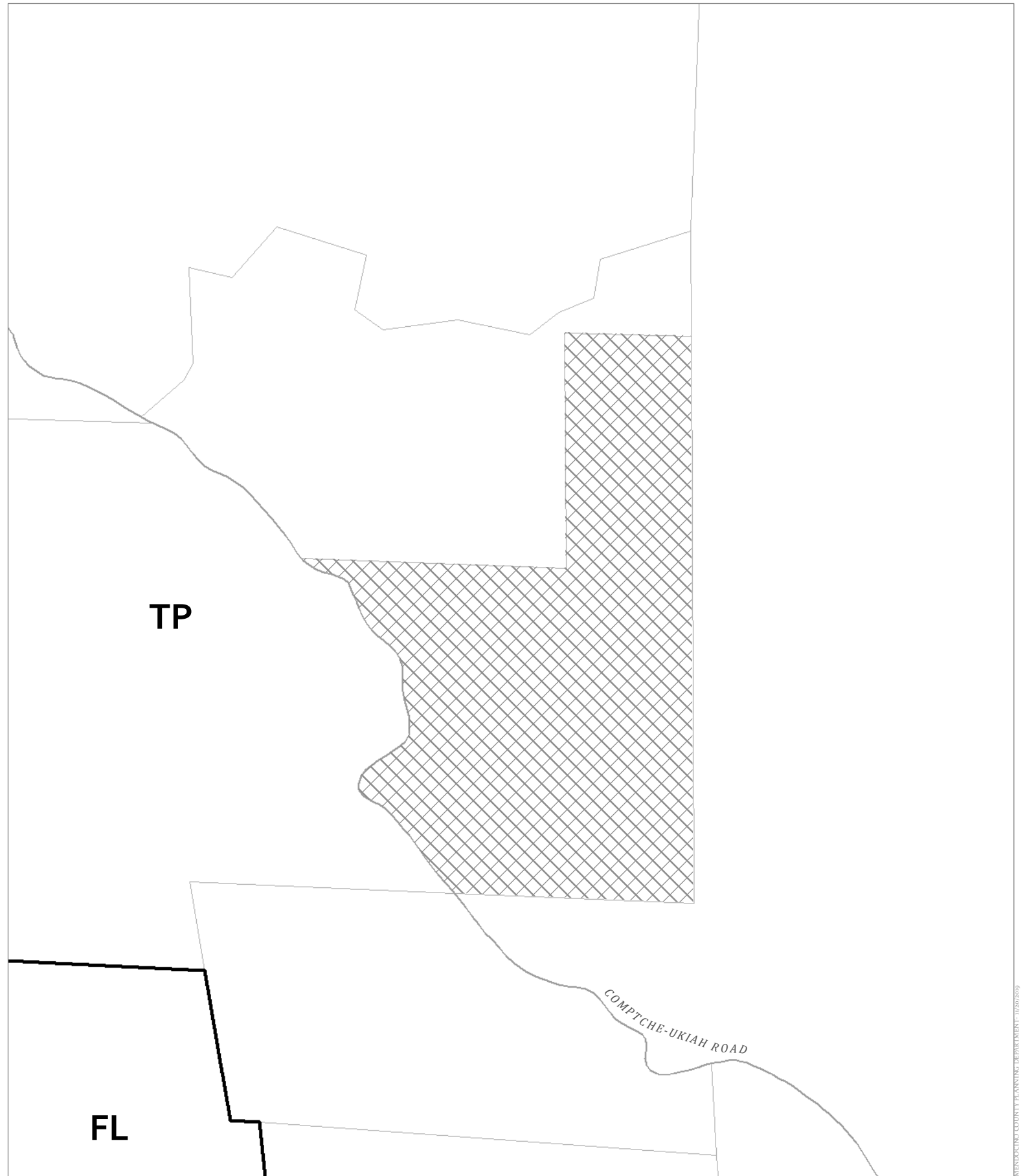
AG 2018-0390  
NON-CONTIGUOUS CANOPY FOR MATURE PLANTS  
MIXED LIGHT= 8,000 SQ FT

TOTAL CANOPY = 8,000 SQ FT.

APN: 125-280-79  
TPZ 160 86 ACRES  
TYPE 2B 10K

PREMISES DIAGRAM FOR 26101 COMPTCHE UKIAH ROAD  
COMPTCHE, CA

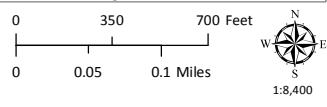
KUHN  
NOV. 2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019

CASE: CANN 2019-0010  
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-  Zoning Districts
-  Public Roads




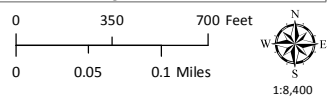
ZONING DISPLAY MAP

**FL 160**

COMPTCHE-UKIAH ROAD

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APLCT: Ralph Kuhn  
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 General Plan Classes  
Public Roads



GENERAL PLAN CLASSIFICATIONS



125-280-78  
JOHN JOYCE  
26680 COMPTCHE UKIAH RD  
TP 160 221 A±

125-280-77  
MATTHEW KUHN  
26501 COMPTCHE UKIAH RD  
TP 160 74 A±

125-280-79  
CHARLES HASTY  
26101 COMPTCHE UKIAH RD  
TP 160 86.7 A±

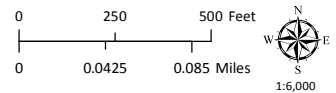
125-280-61  
REDWOOD MENDOCINO  
TP 160 1153 A±

125-280-80  
FAMILY PHILBRICK  
26301 COMPTCHE UKIAH RD  
TP 160 248.3 A±

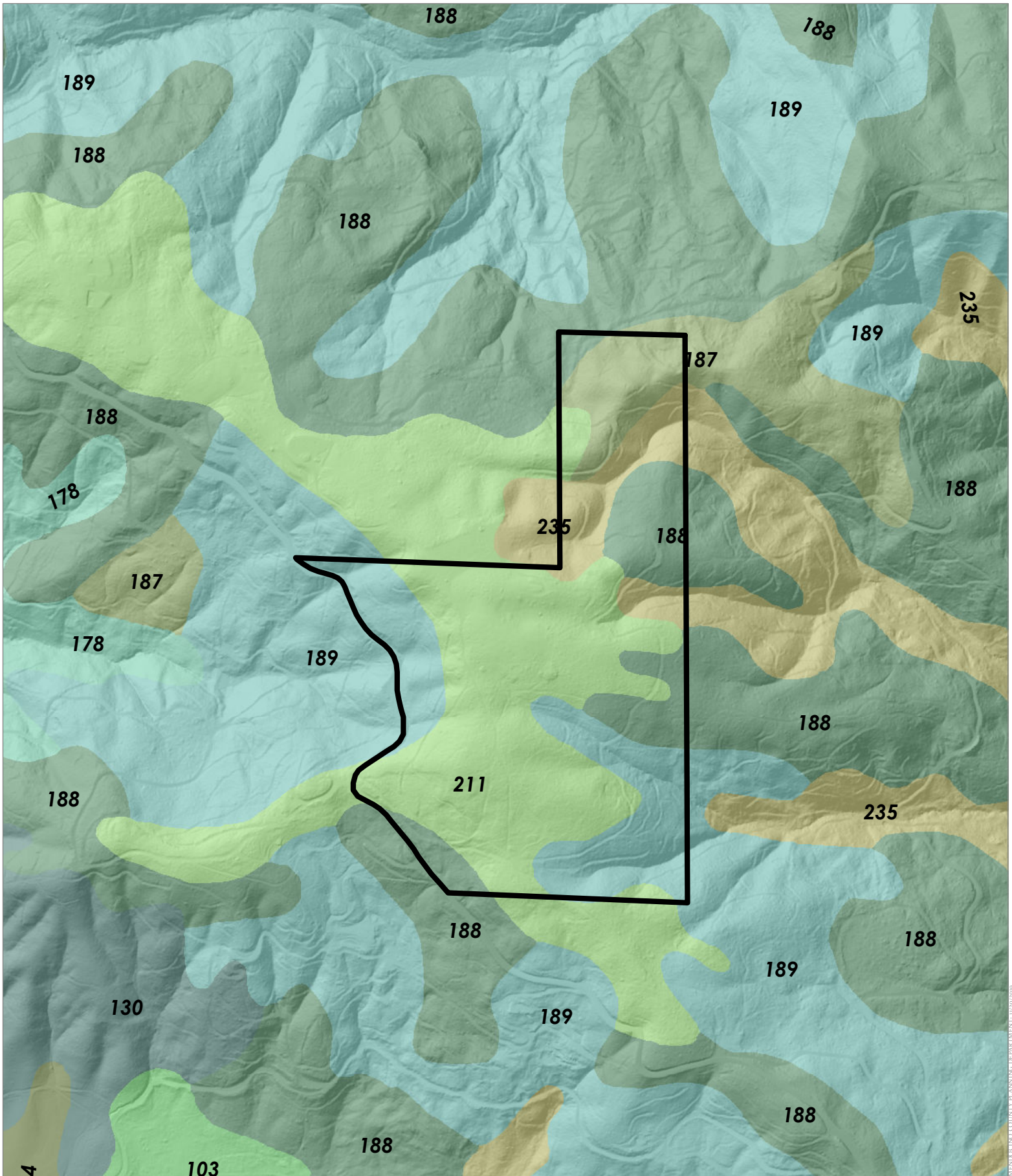
125-280-45  
DIANE HOLZ  
26020 CO  
FL 160 10

125-280-70  
TOBIAS KNOEBBER  
26061 COMPTCHE UKIAH RD  
TP 160 60 A±

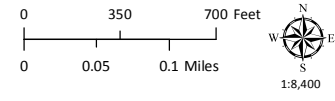
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AGENT: Javier Rau  
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ADJACENT PARCELS



CASE: CANN 2019-0010  
 OWNER: HASTY, Charles  
 APN: 125-280-79  
 APLCT: Ralph Kuhn  
 AGENT: Javier Rau  
 ADDRESS: 26101 Comptche Ukiah Road, Comptche



WESTERN SOIL CLASSIFICATIONS