



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
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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

July 02, 2024

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Cannabis Department
Forestry Advisor

Air Quality Management
Archaeological Commission
CHRIS NWIC
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

Regional Water Quality Control Board
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Comtche Community Services

CASE#: AP_2024-0003

DATE FILED: 1/2/2024

OWNER/APPLICANT: SEAN OCONNOR

REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district

LOCATION: 5.25± miles north-northeast of Navarro town center, on the south side of Comptche-Ukiah Road (CR 223), 1.6± miles west of its intersection with Low Gap Road (CR 212), located at 24901 Comptche-Ukiah Road, Comptche.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: July 16, 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 _____

CASE: AP_2024-0003

**OWNER/
APPLICANT:**

Sean O'Conner

AGENT:

Margo Advisors

REQUEST:

Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

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5.25± miles north-northeast of Navarro town center, on the south side of Comptche-Ukiah Road (CR 223), 1.6± miles west of its intersection with Low Gap Road (CR 212), located at 24901 Comptche-Ukiah Road, Comptche.

APN/S:

125-280-75

PARCEL SIZE:

18± acres

GENERAL PLAN:

Forest Lands (FL)

ZONING:

Timberland Production (T-P)

EXISTING USES:

Commercial Cannabis Cultivation

DISTRICT:

5, Williams

RELATED CASES:

AG_2019-0137

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH/WEST:	FL	T-P	1153±	Woodlands
EAST:	FL	T-P	82±	Woodlands
SOUTH:	FL	T-P	160±	Woodlands

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Ukiah
- Cannabis Department
- Department of Transportation (DOT)
- Environmental Health (EH)

- Forestry Advisor
- Comptche CSD
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board
- CHRIS NWIC

- Archeological Commission

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: ROB FITZSIMMONS

DATE: 7/2/2024

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
SRA (State Responsibility Area)

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (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
188 – Ornbau-Zeni complex, 30-50% slopes
189 – Ornbau-Zeni complex, 50-75% slopes
187 – Ornbau-Zeni complex, 9-30% slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
YES

11. WETLANDS CLASSIFICATION:

GIS
Fluvial Natural

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
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
YES

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
YES

23. HARBOR DISTRICT:

Sec. 20.512
NO



**Department of
Planning and Building
Services**

Case No:	AP-2024-0003
CalFire No:	
Cultivation No:	
Fee:	\$1,698.00
Receipt No:	
Received By:	M. Cluser
Date Filed:	1/2/24
Office use only	

Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- | | |
|---|--|
| <input type="checkbox"/> Type C-A Cottage Indoor (500 ft ²) | <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: Sean O'Connor Phone: 808-421-8282
 Mailing Address: PO Box 291
 City: Comptche State/Zip: CA 95427 email: pulehuroot@yahoo.com

PROPERTY OWNER

Name: Sean O'Connor Phone: 808-421-8282
 Mailing Address: PO Box 291
 City: Comptche State/Zip: CA 95427 email: pulehuroot@yahoo.com

AGENT

Name: Margro Advisors Phone: 707-500-2420
 Mailing Address: 117 Wildwood Ave.
 City: Rio Dell State/Zip: CA 95562 email: info@margroadvisors.com

Parcel Size: 18 acres

Address of Property: 24901 Comptche Ukiah Road, Comptche, CA 95427

Assessor Parcel Number(s): 125-280-75

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft ²)	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft ²) <input type="checkbox"/> C-A (501 – 2500 ft ²)	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft ²)	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft ²)	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	
Nursery: (≤22,000 ft ²)	<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 of Applicant/Agent: *[Signature]* Date: 03 / 20 / 2024
 Signature of Owner: *[Signature]* Date: 03 / 20 / 2024

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 cultivation sites are located in naturally occurring meadows, situated alongside the north side of the driveway that serves the property. There are 3 cultivation sites located on the parcel and all cultivation is conducted within ag exempt hoop house structures. Irrigation water is provided by a well located on the west side of hoop house 9. There is no septic system on site and currently no plans to develop a septic system. There is a composting toilet available for the applicant to use, which is located along the driveway between hoop houses 9 and 10. No grading was conducted for the development of the cultivation sites. In 2011, the applicant removed one pacific madrone that was located on the north edge of the driveway between what is now hoop houses 6 and 7. In 2019, the applicant removed scotch broom and covote brush in

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?

There will be no hazardous waste onsite. Cannabis waste is composted onsite and plastic material and other waste is self hauled to the local dump.

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? | <input type="checkbox"/> |
| B. Make substantial changes in terrain? | <input type="checkbox"/> |
| C. Connect to existing water district? | <input type="checkbox"/> |
| D. Connect to existing sewer district? | <input type="checkbox"/> |
| E. Install a septic system? | <input type="checkbox"/> |
| F. Connect to existing septic system? | <input type="checkbox"/> |
| G. Install an individual well? | <input type="checkbox"/> |

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. (14) 20'x50' hoop houses
2. (1) small solar array
3. (1) 10'x12' carport used for Ag Chemical Storage
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? _____ (ft² / 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:
- | | |
|---|--|
| <input type="checkbox"/> Construction of a pond | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Diking | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Filling | - a total of _____ cubic yards will be moved |
| <input type="checkbox"/> Dredging | - a total of _____ cubic yards will be moved |

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

This property borders Comptche Ukiah Road and is heavily wooded. The neighboring properties are also heavily wooded, some have homes and some are undeveloped. There are no known cultural or historical assets located on the property or in the immediate vicinity.

13. Please indicate the surrounding land uses.

NORTH	EAST	SOUTH	WEST
Timberland	Timberland	Timberland	Timberland

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

A. Electricity

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify Solar, but no electricity is used for the cultivation of cannabis

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 self haul

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.

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

No

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

The cultivation site is not visible from the Comptche Ukiah Road nor is it visible from neighboring properties. The driveway to the site is gated. The cultivation site has been in the same location since it's inception which predates the applicant's ownership of the parcel. To date, there have been no neighbor complaints. If a neighbor complaint were to occur the applicant would reach out to the neighbor in an effort to remedy the complaint.

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:

The applicant purchased the property in 2010 and continued cultivating in the same locations as the previous owner. At this time the cultivation was expanded to include additional outdoor plants. In 2012 a number of hoop houses were constructed but the applicant was raided by law enforcement and the cultivation site was reduced in size for the next couple of years. In 2020, the cultivation site was expanded to include the fourteen hoop houses used today. All expansion was conducted within 200 feet of cultivation sites that existed prior to May 4, 2017.

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

The current locations used for cultivation are the only meadow areas on the property. There is easy access to these locations from the property's driveway and the site's each have naturally occurring southern exposure.

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: _____

Water Resources Control Board

Date: _____

CA Dept Fish & Wildlife

Date: _____

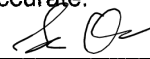
Dept of Cannabis Control

Date: _____

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



03 / 20 / 2024



03 / 20 / 2024

Signature of Applicant/Agent

Date

Signature of Owner

Date

FOR STAFF PURPOSES ONLY

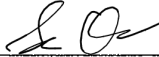
Zoning District: _____

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

Compliant with Mendocino County Code Chapter 20.242: YES NO

AUTHORIZATION OF AGENT

I hereby authorize Margro Advisors to act as my representative and to bind me in all matters concerning this application.



Owner

03 / 22 / 2024

Date

CERTIFICATION AND SITE VIEW AUTHORIZATION

- I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the county.
- I hereby grant permission for County, Planning and Building Services staff, and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



Owner/Authorized Agent

03 / 22 / 2024

Date

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to Sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

1. I, Sean O'Connor, hereby agree to the above Indemnification Agreement.

(Print Name)



Owner/Authorized Agent

03 / 20 / 2024

Date

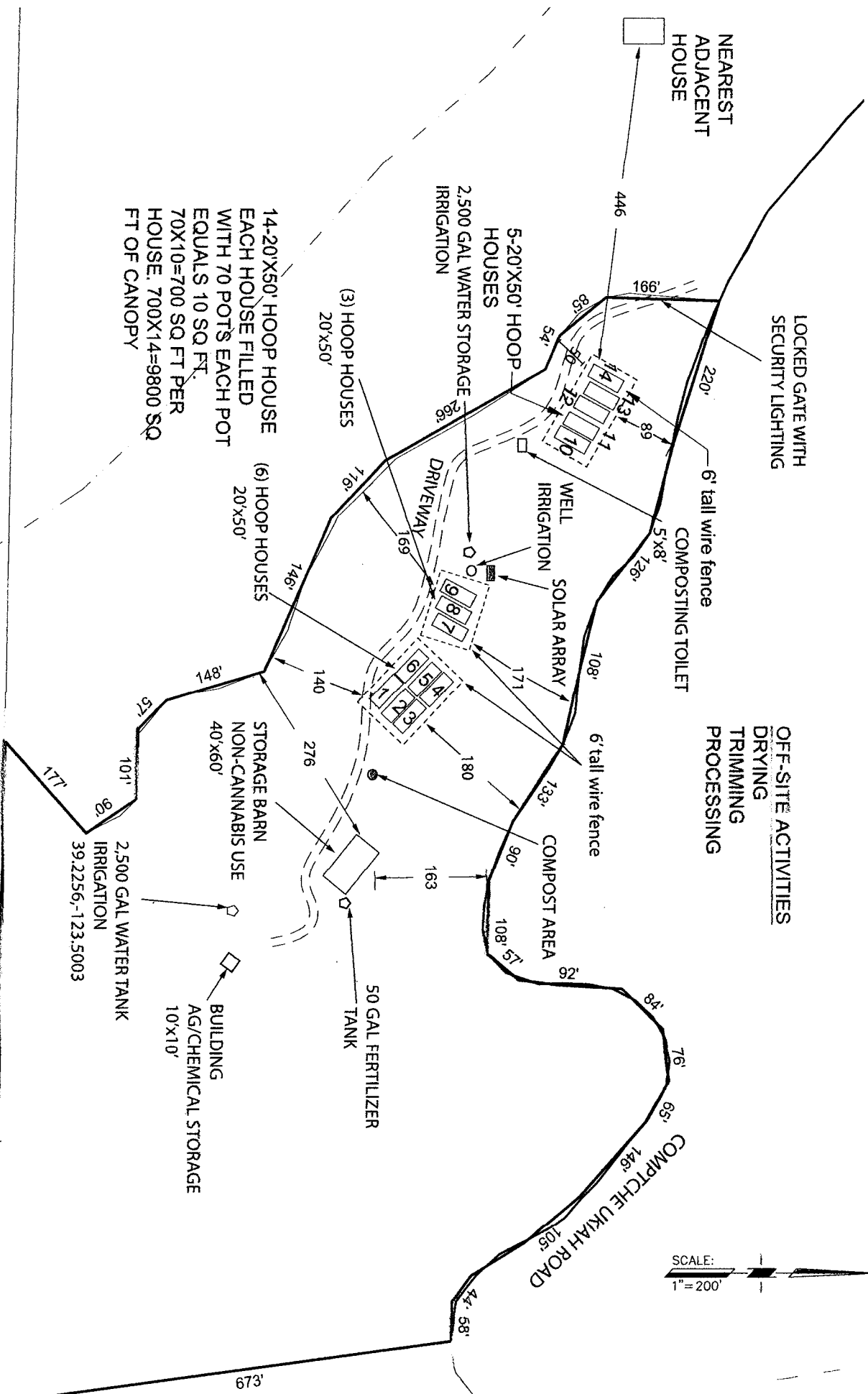
To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence mailed to if different from those identified on the **Application for Cannabis Cultivation** page.

Name	Name	Name
Mailing Address 117 Wildwood Ave, Rio Dell, CA 95562	Mailing Address	Mailing Address

APN: 125-280-75
 TPZ 160 18 ACRES
 TYPE 2B 10K

PREMISES DIAGRAM FOR 24901
 COMPTCHE UKIAH ROAD 95427

APPLICANT-SEAN OCONNOR
 AG 2019-0137
 AUG 2021
 REVISED DECEMBER 2023



14-20'X50' HOOP HOUSE
 EACH HOUSE FILLED
 WITH 70 POTS EACH POT
 EQUALS 10 SQ. FT.
 70X10=700 SQ. FT. PER
 HOUSE. 700X14=9800 SQ.
 FT. OF CANOPY

(3) HOOP HOUSES
 20'X50'

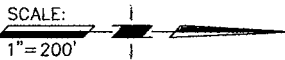
(6) HOOP HOUSES
 20'X50'

STORAGE BARN
 NON-CANNABIS USE
 40'X60'

2,500 GAL WATER TANK
 IRRIGATION
 39.2256-.123.5003

BUILDING
 AG/CHEMICAL STORAGE
 10'X10'

50 GAL FERTILIZER
 TANK

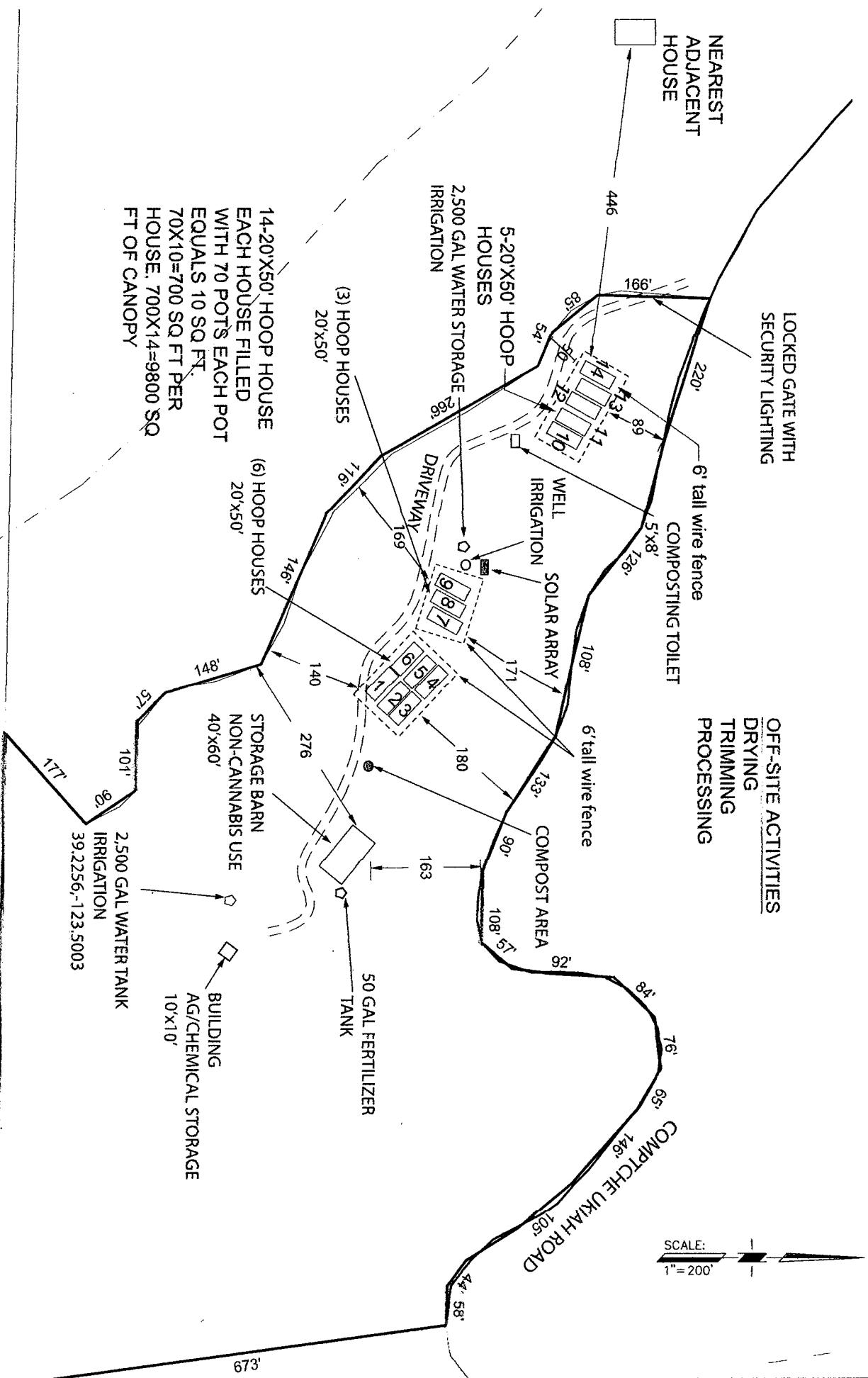


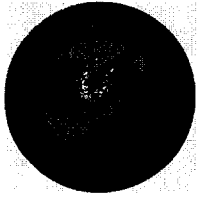
APN: 125-280-75
 TPZ 160 18 ACRES
 TYPE 2B 10K

PREMISES DIAGRAM FOR 24901
 COMPTCHE UKIAH ROAD 95427

APPLICANT-SEAN OCONNOR
 AG 2019-0137
 AUG 2021

REVISED DECEMBER 2023





Mendocino County

Planning and Building Services

860 North Bush Street
 Ukiah, CA 95482
 (707) 234-6650

120 West Fir Street
 Fort Bragg, CA 95437
 (707) 964-5379

Paid By: OCONNOR SEAN
 PO BOX 291

AP_2024-0003

COMPTCHE CA 95427

Receipt: PRJ_060148

Date: 1/2/2024

Project Number: AP_2024-0003

Pay Method: CASH

Project Description: O'Connor.TPZ/FL.Comptche

Received By: MARK CLISER

Site Address: 24901 COMPTCHE UKIAH RD

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$1,141.00
AP BASE			\$1,141.00
EH FEES	1100-4011-822606		\$135.00
AP EH			\$135.00
GENERAL PLAN	1100-2851-826188		\$200.00
			\$200.00
RECORDS MANAGEMENT	1222-2852-826260		\$147.00
			\$147.00
SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$1,698.00

Title	TO SIGN Mendo Application AP_2024-0003
File name	AP_2024-0003 Appl...s Sigantures).pdf
Document ID	7c34bded75d8d9b501eab9971c3e9f835dcf9604
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

03 / 19 / 2024
23:23:24 UTC

Sent for signature to Sean O'Connor (pulehuroot@yahoo.com) from info@margroadvisors.com
IP: 24.32.27.98



VIEWED

03 / 21 / 2024
03:48:17 UTC

Viewed by Sean O'Connor (pulehuroot@yahoo.com)
IP: 98.97.33.9



SIGNED

03 / 21 / 2024
03:48:58 UTC

Signed by Sean O'Connor (pulehuroot@yahoo.com)
IP: 98.97.33.9







COMPLETED

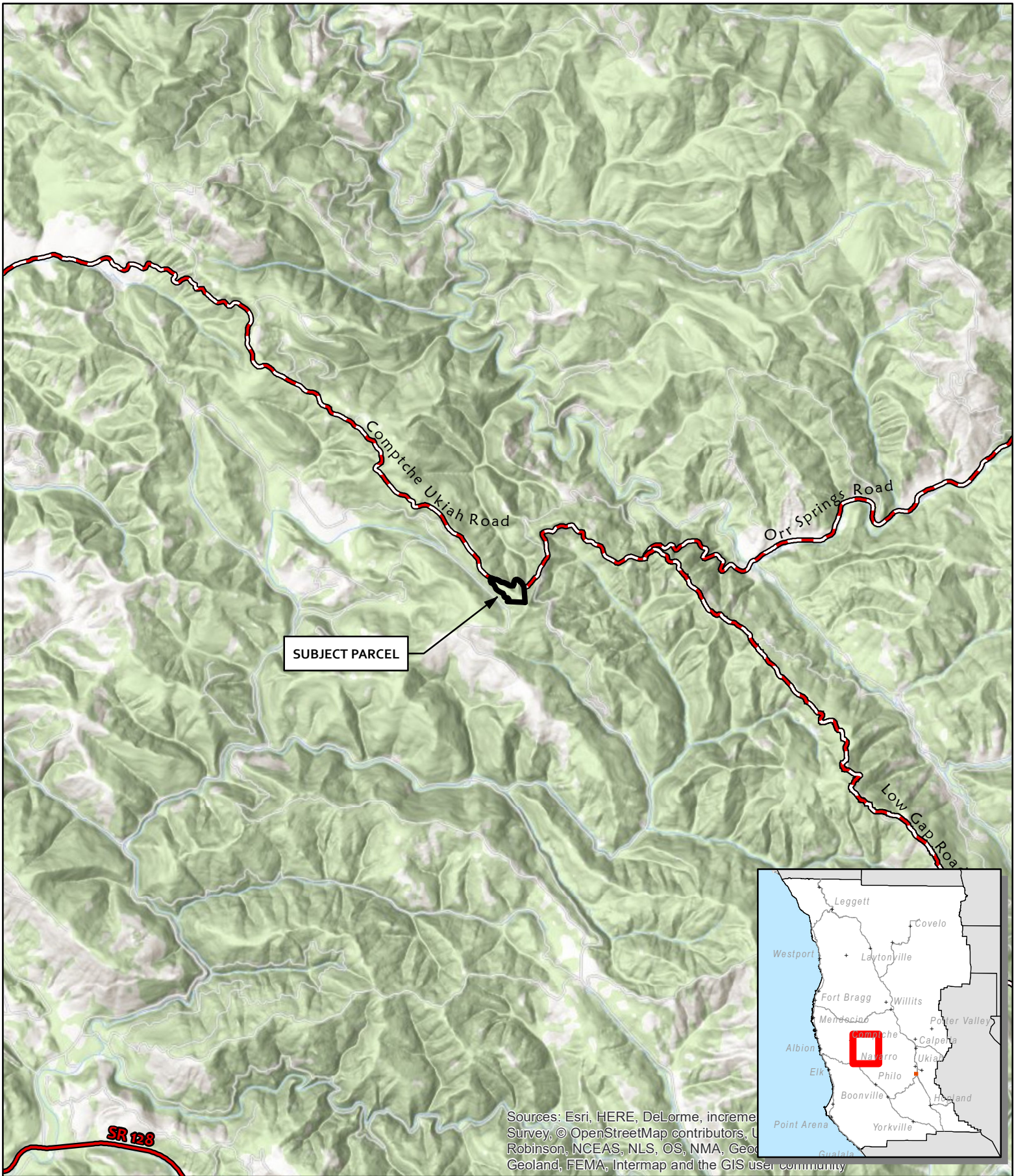
03 / 21 / 2024
03:48:58 UTC

The document has been completed.

Title	Additional Signature Needed
File name	TO_SIGN_Mendo_App...oot_yahoo.com.pdf
Document ID	488cf03ca75a01d8aab9ecce2702063385e71a66
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

 SENT	03 / 21 / 2024 16:38:12 UTC	Sent for signature to Sean O'Connor (pulehuroot@yahoo.com) from info@margroadvisors.com IP: 24.32.27.98
 VIEWED	03 / 22 / 2024 23:13:49 UTC	Viewed by Sean O'Connor (pulehuroot@yahoo.com) IP: 174.234.22.160
 SIGNED	03 / 22 / 2024 23:14:35 UTC	Signed by Sean O'Connor (pulehuroot@yahoo.com) IP: 174.234.22.160
 COMPLETED	03 / 22 / 2024 23:14:35 UTC	The document has been completed.



SUBJECT PARCEL

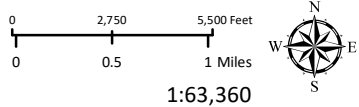
Comptche Ukiah Road

Orr Springs Road

Low Gap Road

SR 128

Sources: Esri, HERE, DeLorme, Inrecre Survey, © OpenStreetMap contributors, U Robinson, NCEAS, NLS, OS, NMA, Geod Geoland, FEMA, Intermap and the GIS user community



1:63,360

LOCATION

CASE: AP 2024-0003
OWNER: O'CONNOR, Sean
APN: 125-280-75
APLCT: Sean O'Connor
AGENT: Margro Advisors
ADDRESS: 24901 Comptche Ukiah Rd

Highways
 Major Roads

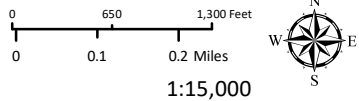
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CASE: AP 2024-0003
OWNER: O'CONNOR, Sean
APN: 125-280-75
APLCT: Sean O'Connor
AGENT: Margro Advisors
ADDRESS: 24901 Comptche Ukiah Rd

- Public Roads
- Driveways/Unnamed Roads





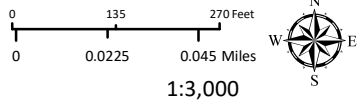
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CASE: AP 2024-0003
OWNER: O'CONNOR, Sean
APN: 125-280-75
APLCT: Sean O'Connor
AGENT: Margro Advisors
ADDRESS: 24901 Comptche Ukiah Rd

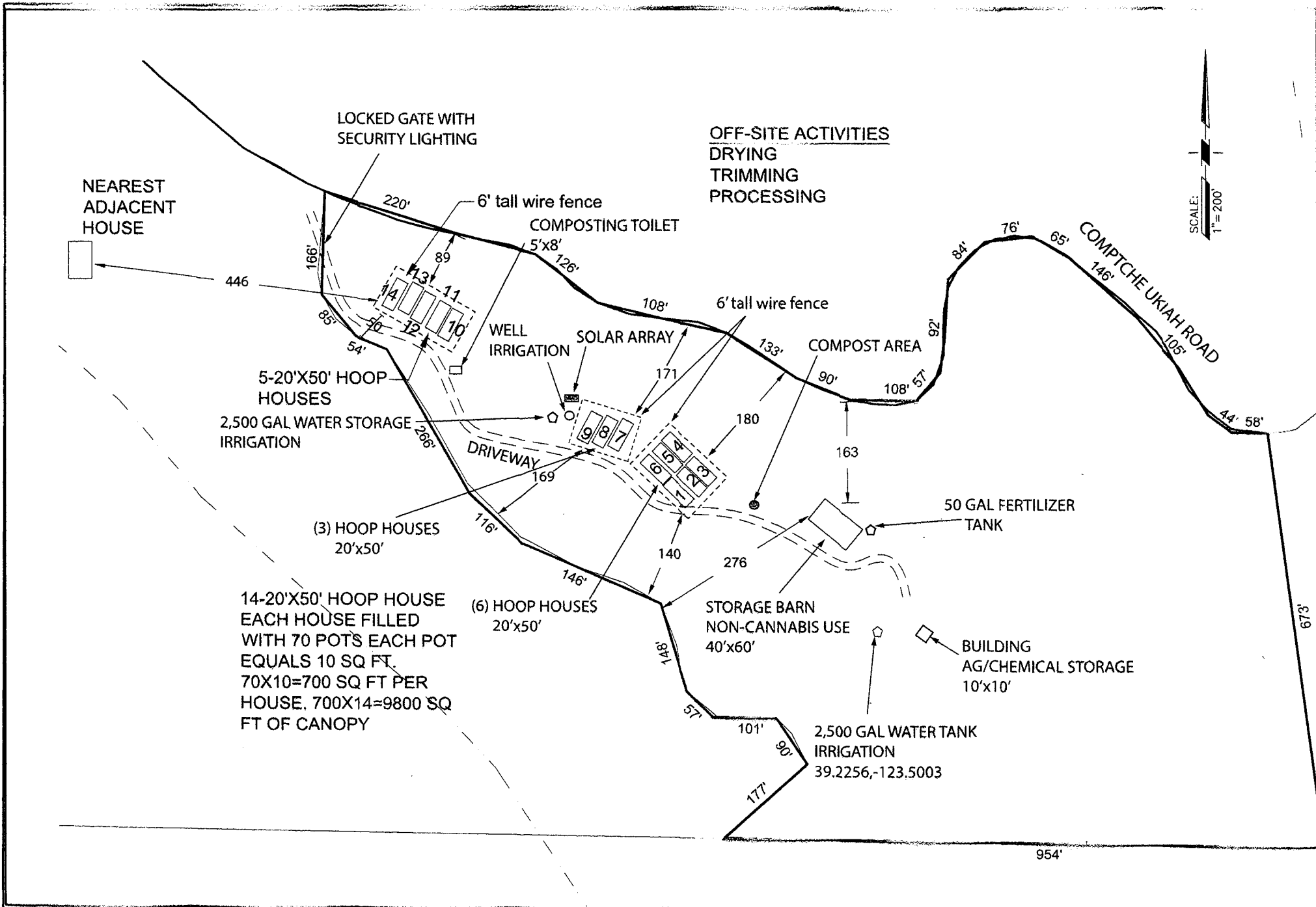
 Public Roads
 Driveways/Unnamed Roads



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AERIAL IMAGERY

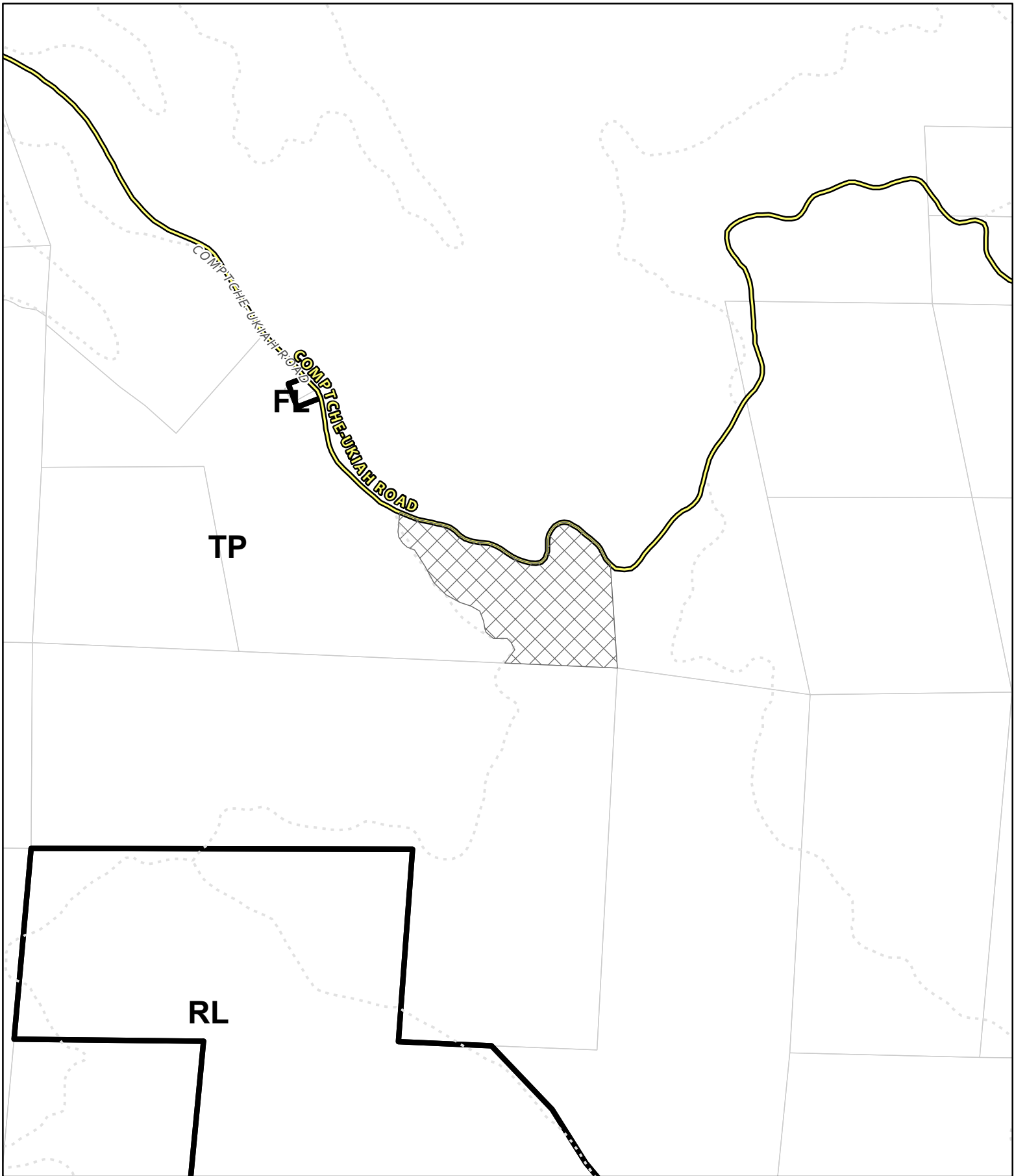
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APN: 125-280-75
TPZ 160 18 ACRES
TYPE 2B 10K

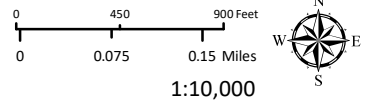
PREMISES DIAGRAM FOR 24901
COMPTCHE UKIAH ROAD 95427

APPLICANT-SEAN OCONNOR
AG 2019-0137
AUG 2021
REVISED DECEMBER 2023



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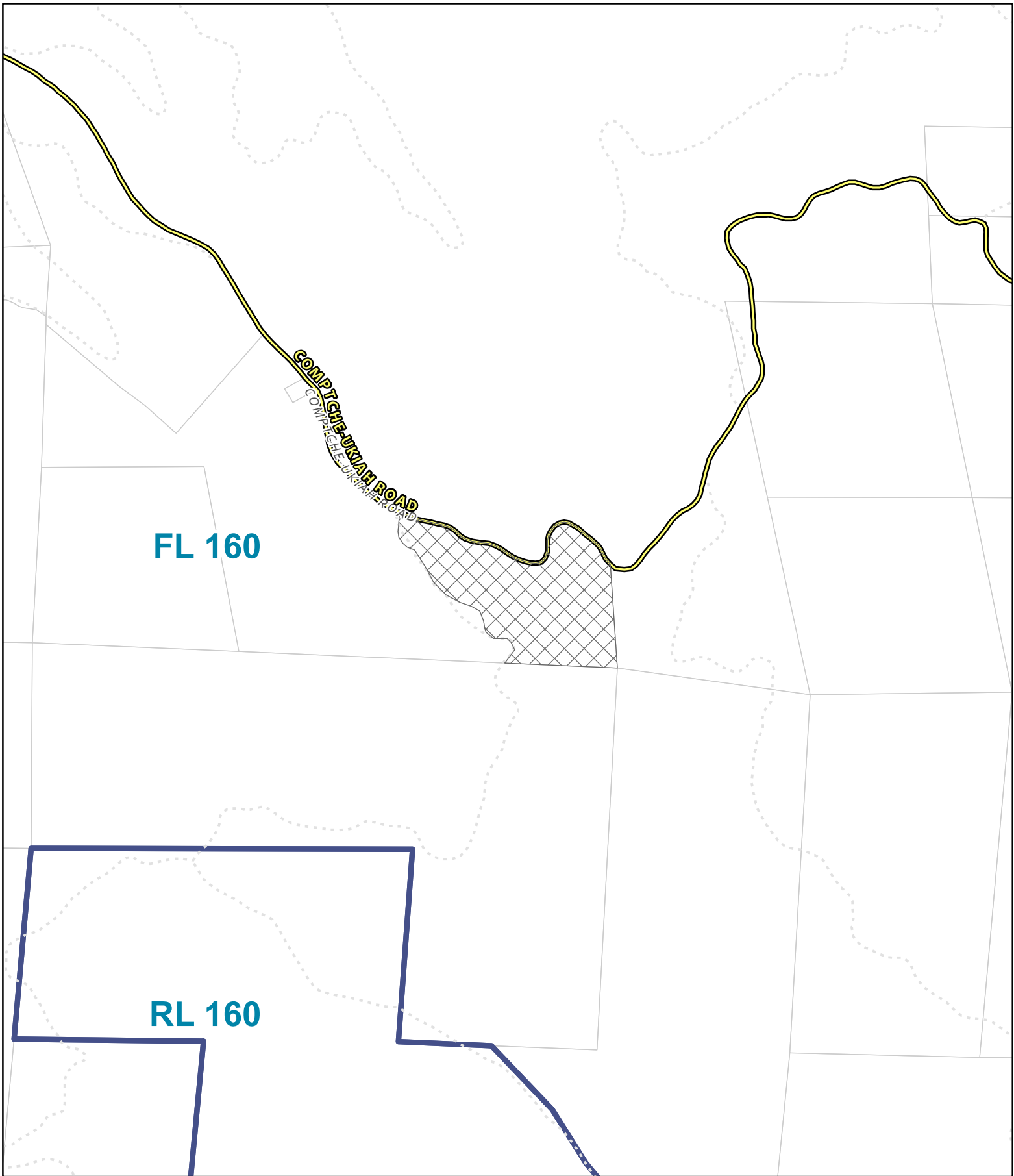
-  Public Roads
-  Driveways/Unnamed Roads
-  Public Roads
-  Assessor's Parcels
-  Zoning Districts



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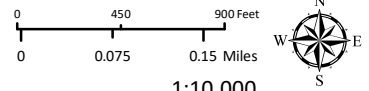
ZONING

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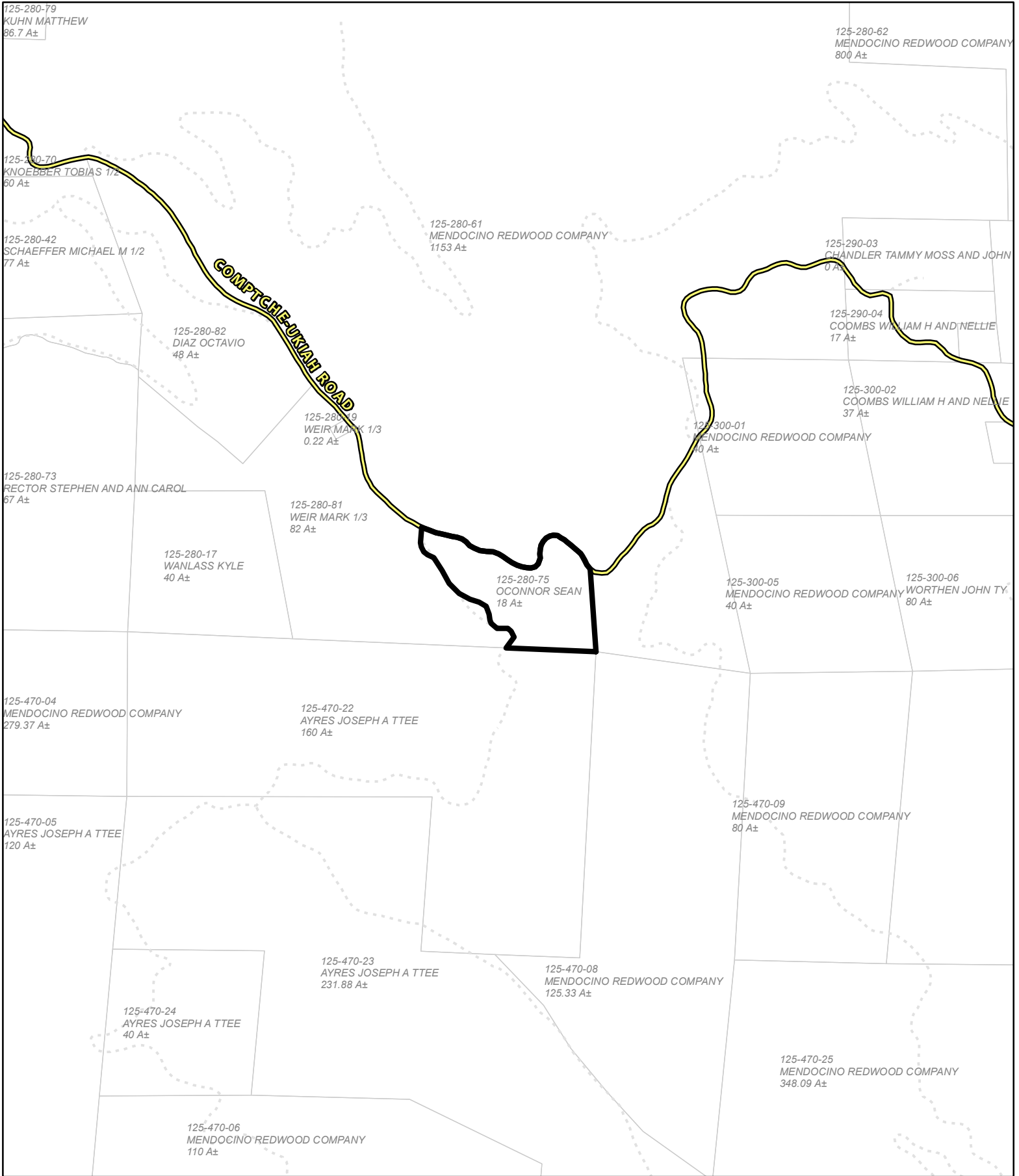
CASE: AP 2024-0003
OWNER: O'CONNOR, Sean
APN: 125-280-75
APLCT: Sean O'Connor
AGENT: Margro Advisors
ADDRESS: 24901 Comptche Ukiah Rd

- Public Roads
- Driveways/Unnamed Roads
- Public Roads
- Assessors Parcels






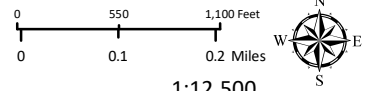
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GENERAL PLAN

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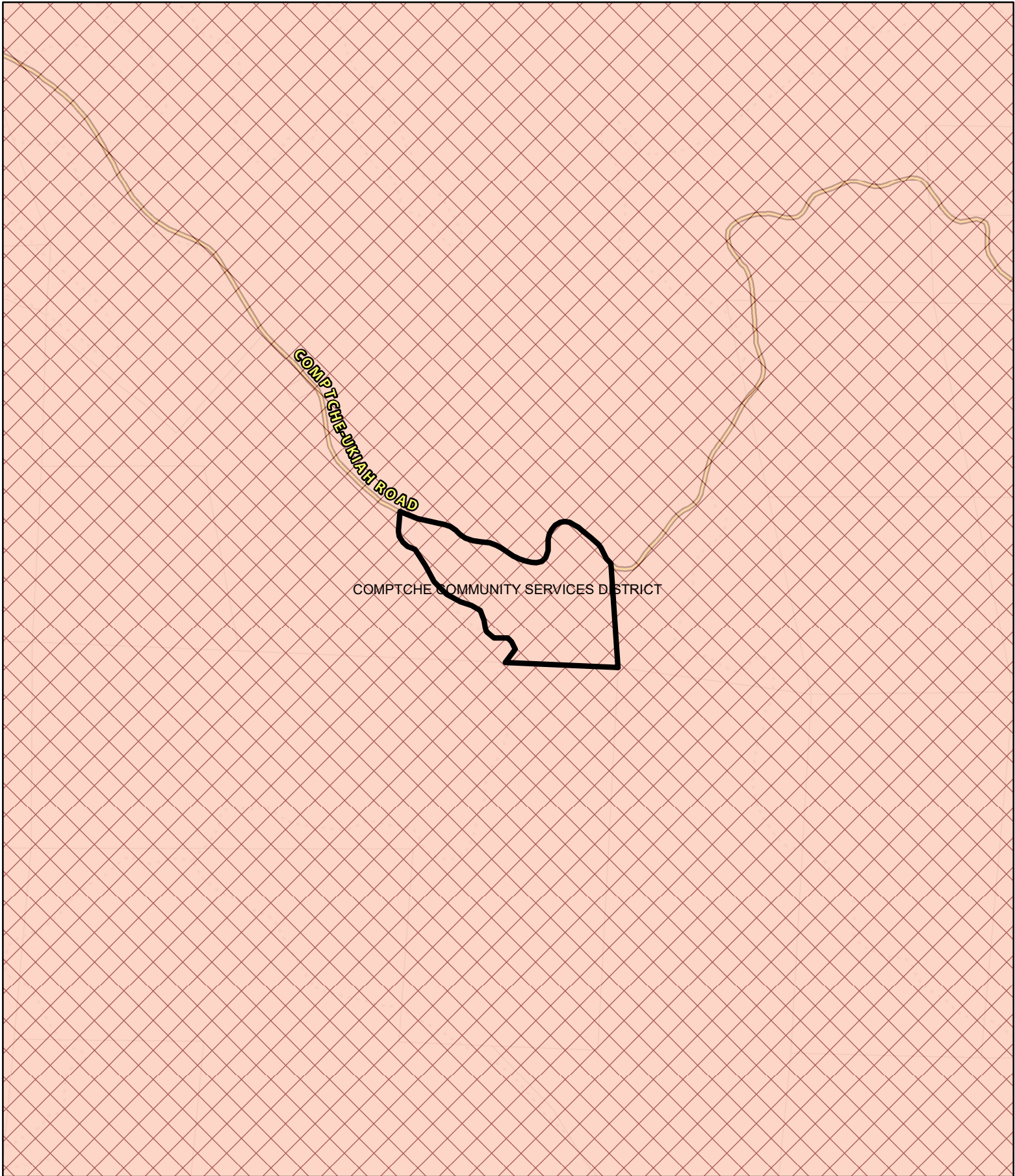
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



1:12,500

ADJACENT PARCELS

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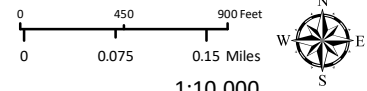


COMPTCHE-UKIAH ROAD

COMPTCHE COMMUNITY SERVICES DISTRICT

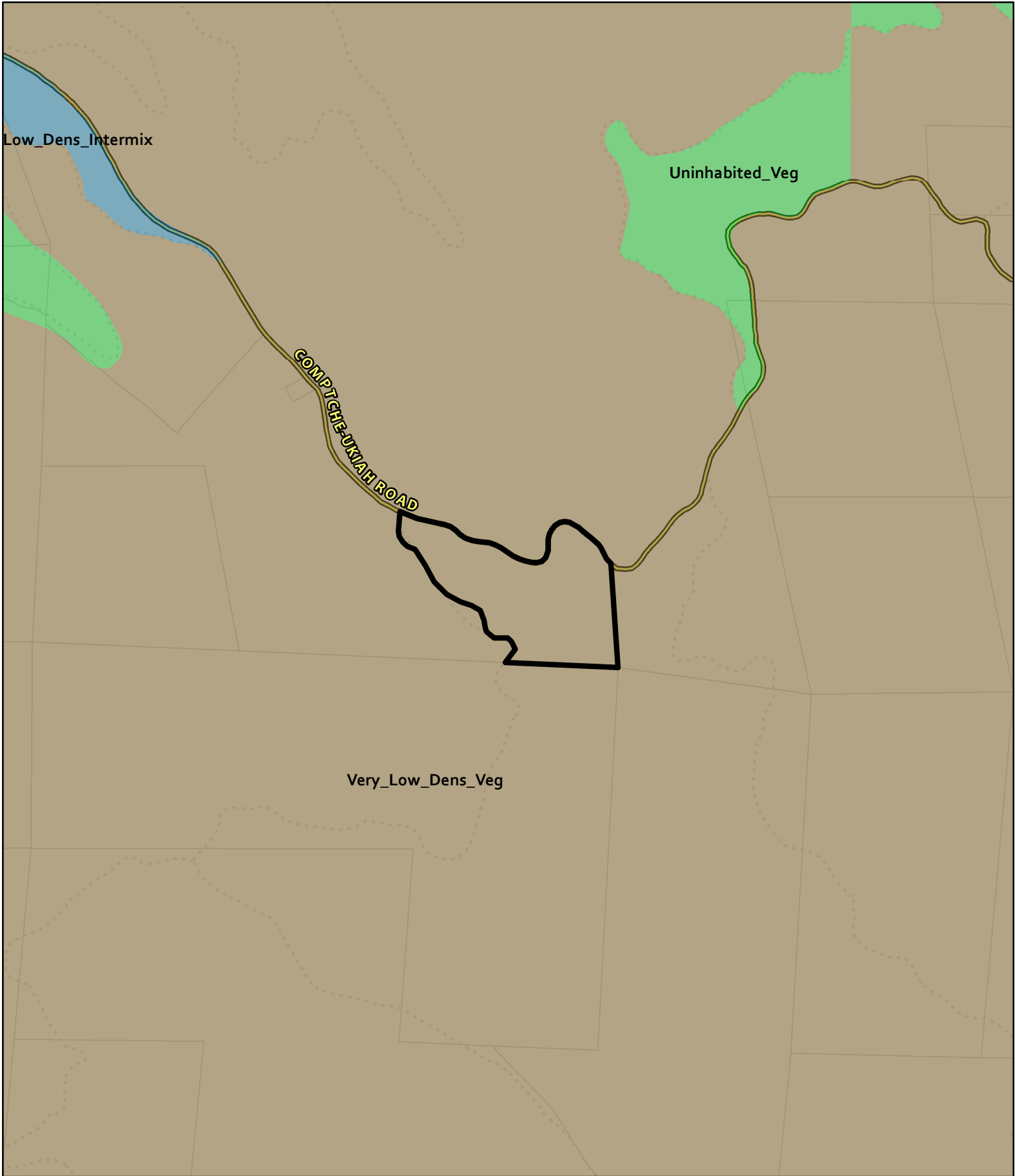
CASE: AP 2024-0003
OWNER: O'CONNOR, Sean
APN: 125-280-75
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ADDRESS: 24901 Comptche Ukiah Rd

-  High Fire Hazard
-  County Fire Districts
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels






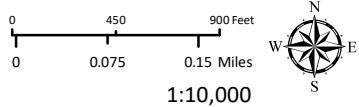
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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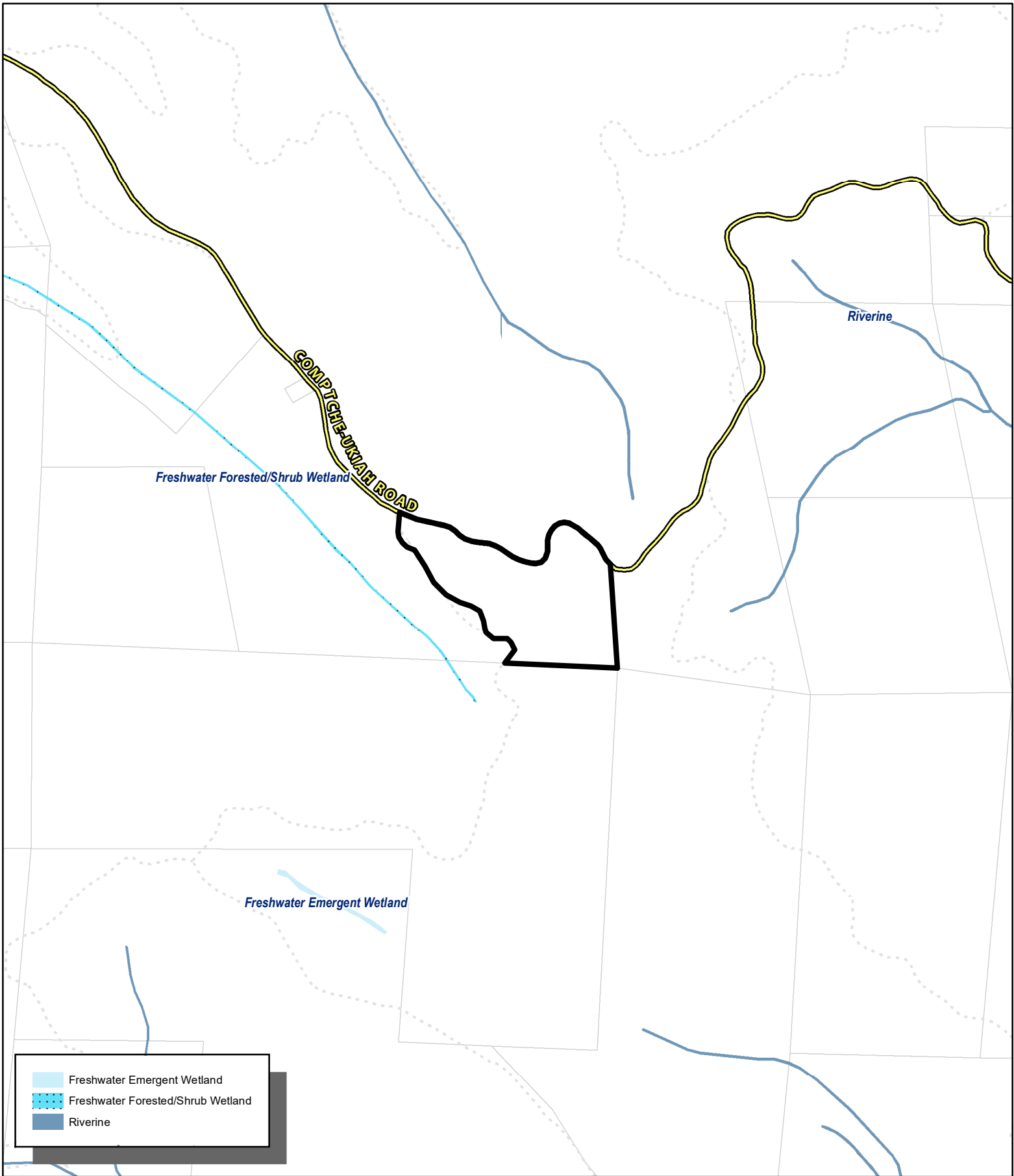
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-  Public Roads
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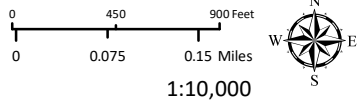
WILDLAND-URBAN INTERFACE

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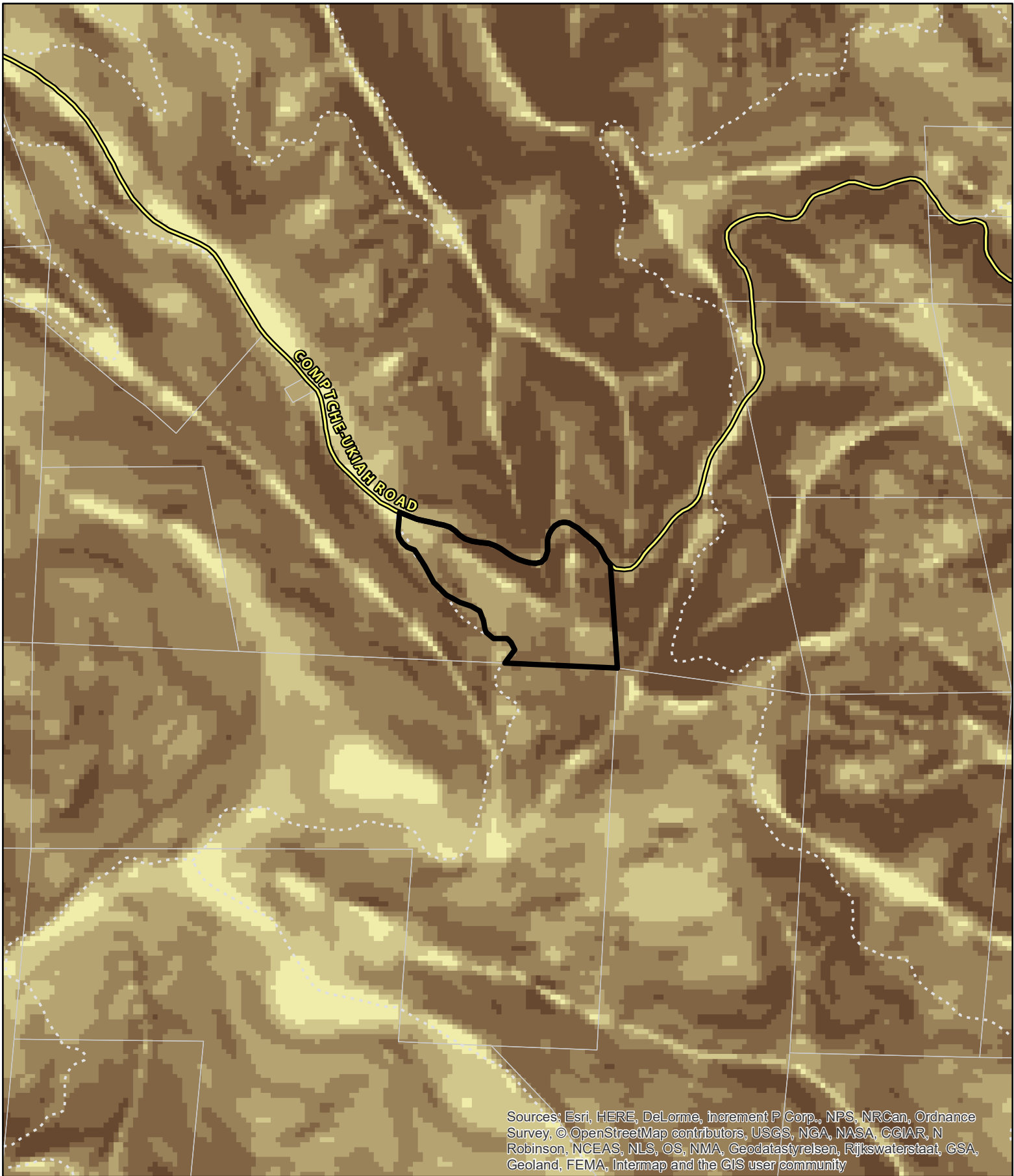
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessor's Parcels



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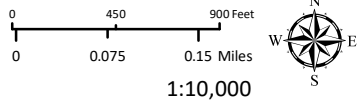
WETLANDS

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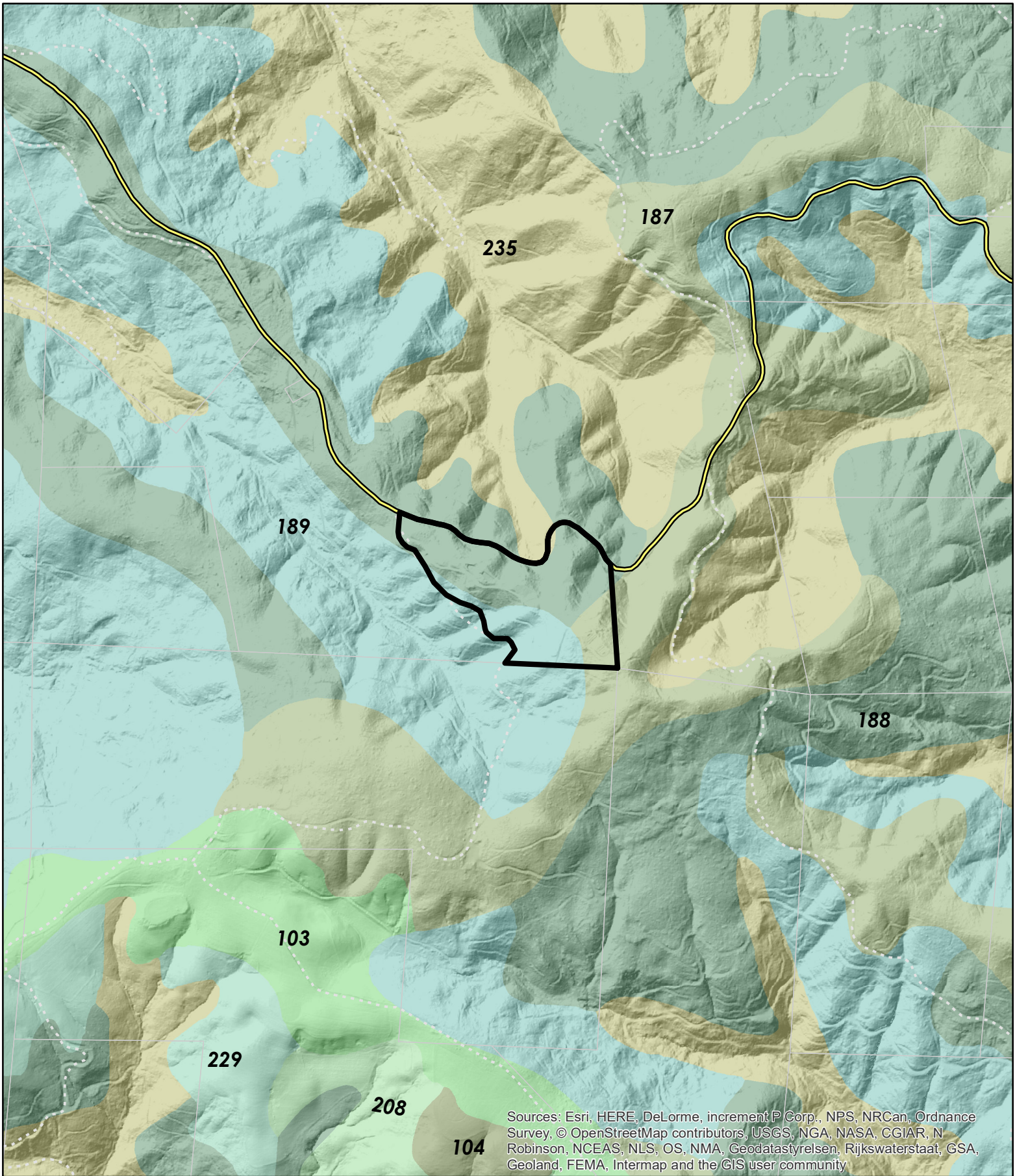
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ESTIMATED SLOPE

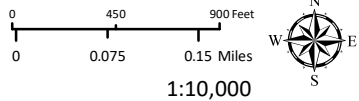
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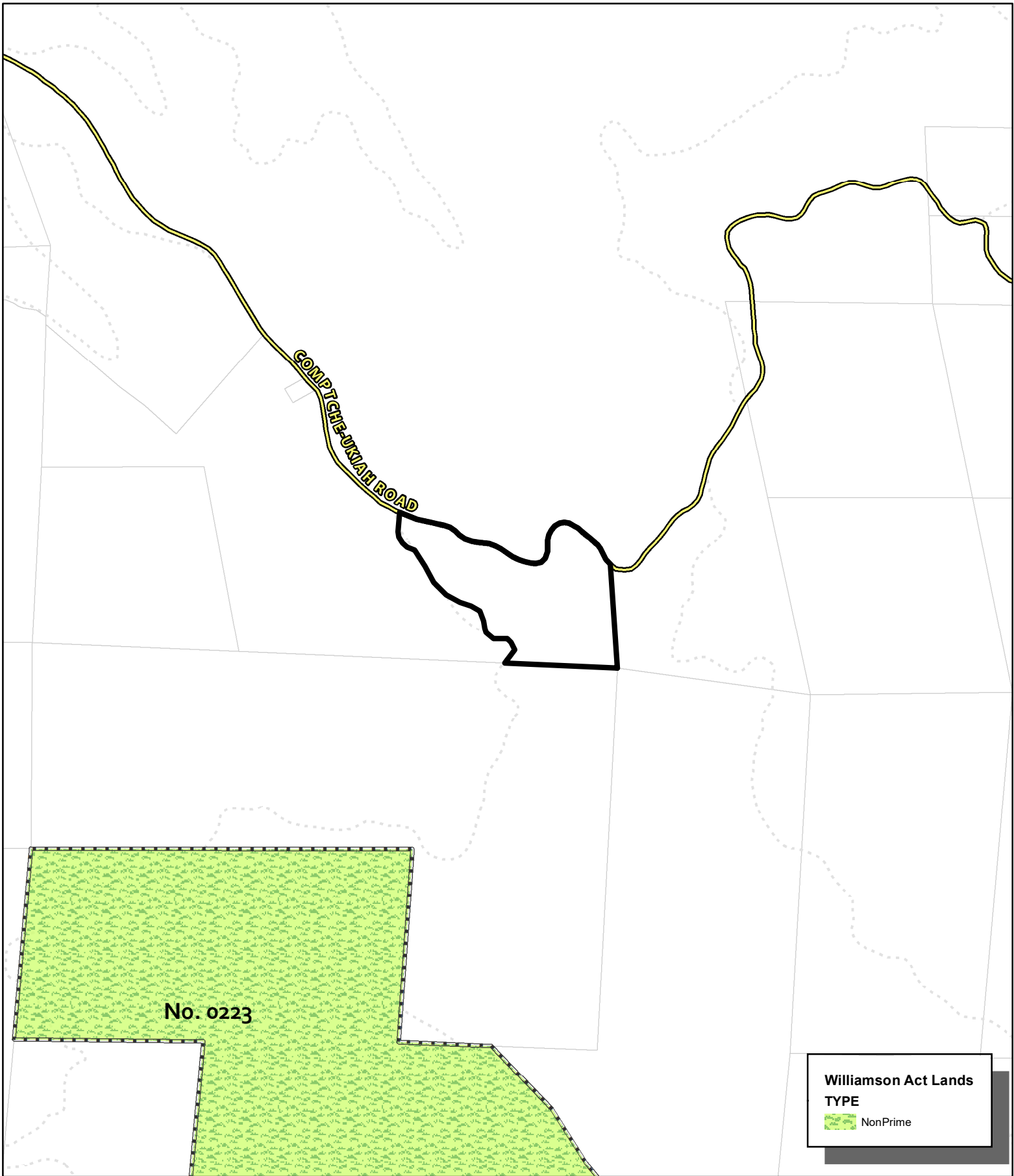
CASE: AP 2024-0003
OWNER: O'CONNOR, Sean
APN: 125-280-75
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ADDRESS: 24901 Comptche Ukiah Rd

-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels






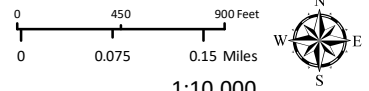
WESTERN SOIL CLASSIFICATIONS

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-  Public Roads
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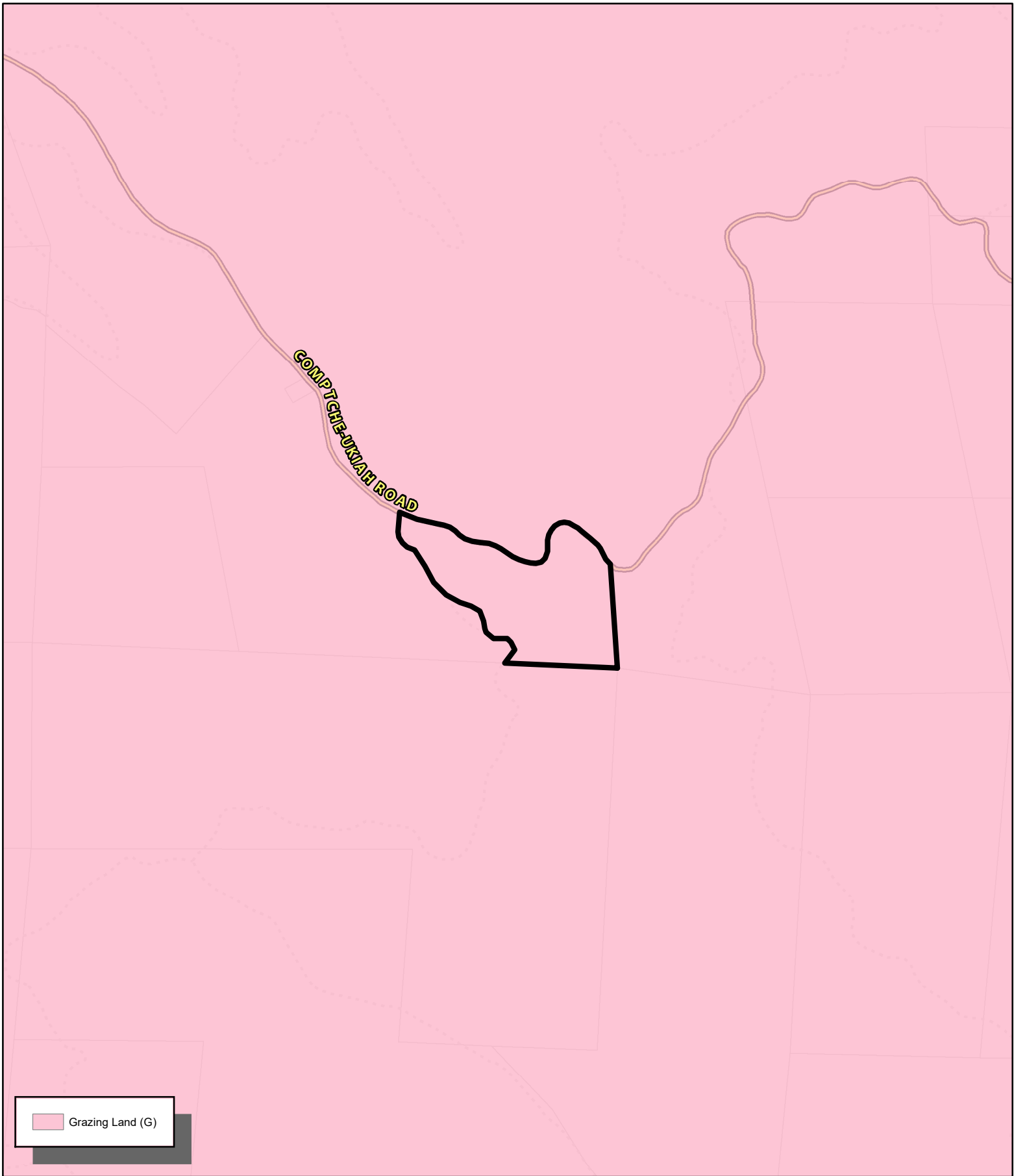
Williamson Act Lands

TYPE




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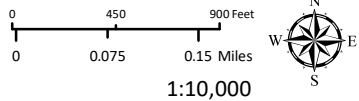
WILLIAMSON ACT

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 Grazing Land (G)

-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



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IMPORTANT FARMLANDS




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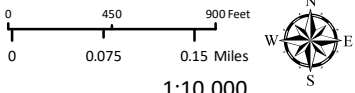


Mendocino Unified

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1:10,000

SCHOOL DISTRICT

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