



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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FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

October 03, 2024

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

Air Quality Management
Archaeological Commission
Sonoma State University
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

CASE#: AP_2019-0106

DATE FILED: 11/8/2019

OWNER/APPLICANT: Matthew Kuhn

AGENT: Javier Rau

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

ENVIRONMENTAL DETERMINATION: Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) Categorically Exempt

LOCATION: 4.2± miles southeast of Comptche town center, lying on the east side of Comptche-Ukiah Road (CR 223), 2± miles northwest of its intersection with Low Gap Road (CR 212), located at 26501 Comptche Ukiah Road, Comptche (APN: 125-280-77)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: October 17, 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_2019-0106

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APPLICANT: Matt Kuhn

AGENT: Javier Rau

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LOCATION: 4.2± miles southeast of Comptche town center, lying on the east side of Comptche-Ukiah Road (CR 223), 2± miles northwest of its intersection with Low Gap Road (CR 212), located at 26501 Comptche Ukiah Road, Comptche APN: 125-280-77.

APN: 125-280-77

PARCEL SIZE: 74± acres

GENERAL PLAN: Forest Lands (FL)

ZONING: Timberland Production (T-P)

EXISTING USES: Commercial Cannabis Cultivation

DISTRICT: 5, Williams

RELATED CASES: AG_2018-0390

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH	FL	TP	221±	Woodlands
EAST:	FL	TP	1153±	Woodlands
SOUTH:	FL	TP	86.7±	Woodlands
WEST:	FL	TP	243±	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
- 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:

The property owner operates a separate large mixed-light cannabis cultivation immediately south of the subject parcel, with the pending permits AG_2018-0360/AP_2019-0105.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 10/2/2024

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)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

211 - Threechop-Ornbaun complex, 9-30% slopes

188 - Ornbaun-Zeni complex, 30-50% slopes

189 - Ornbaun-Zeni complex, 50-75% 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

NO

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

NO

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:	_____
CalFire No:	_____
Cultivation No:	_____
Fee:	_____
Receipt No:	_____
Received By:	_____
Date Filed:	_____
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: Matt 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: 73 acres

Address of Property: 26501 COMPTCHE UKIAH RD COMPTCHE CA 95427

Assessor Parcel Number(s): 125-280-77-00

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	<input type="checkbox"/> C-B
Medium: (2501 – 5000 ft ²)	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	<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	<input type="checkbox"/> 2-B
Nursery: (≤22,000 ft ²)	<input type="checkbox"/> 4	<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.

Javier Rau
Signature of Applicant/Agent

01/15/2024
Date

Signature of Owner

01/15/2024
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? | <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. 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? _____ (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.

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 solar power

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 cultivation by the applicant in the past years on subject parcel. The parcel was purchased by the applicant in 2005. There had been small cultivation activities ever since.

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:



01/15/2024

Signature of Applicant/Agent

Date



Signature of Owner

01/15/2024

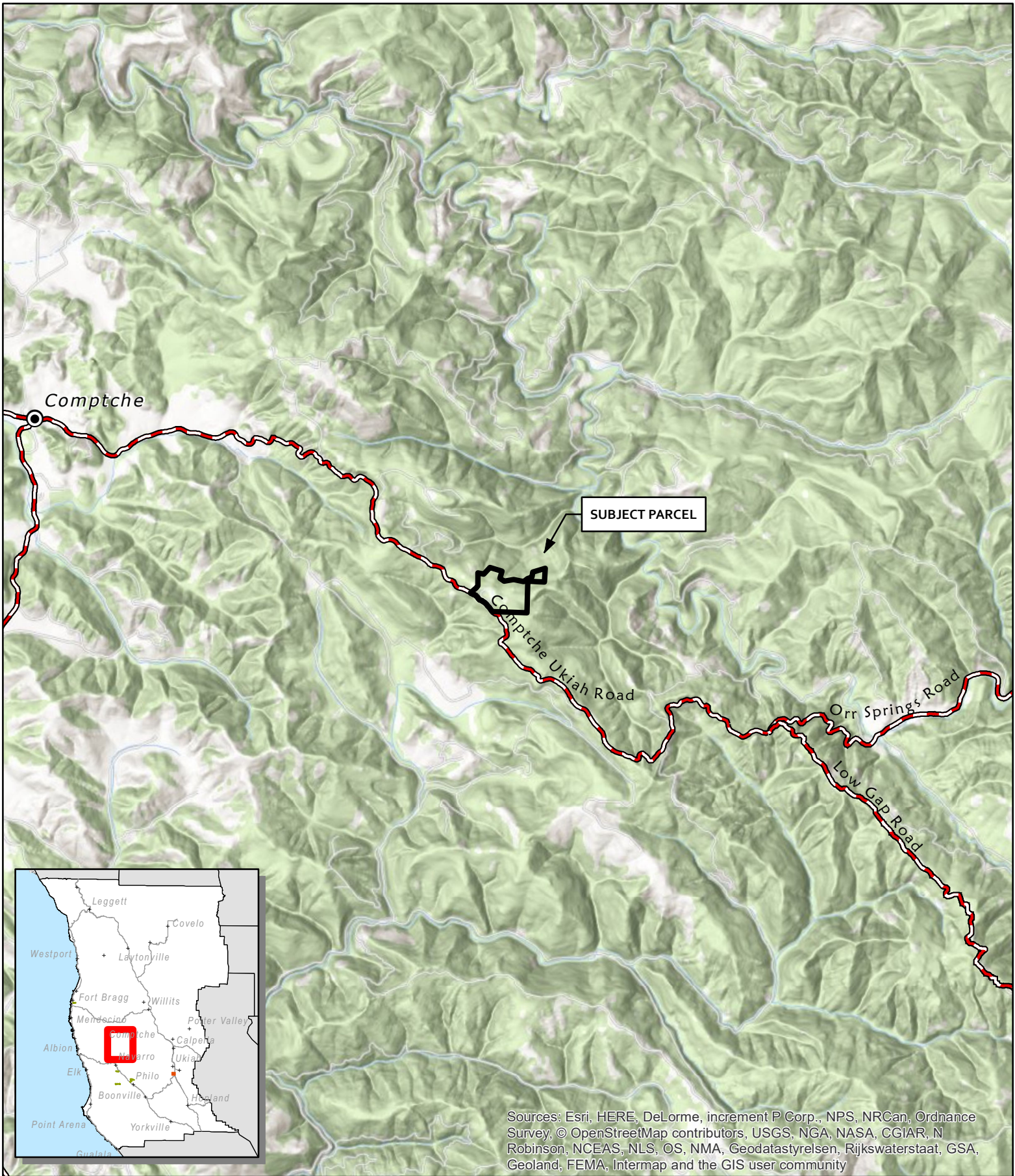
Date

FOR STAFF PURPOSES ONLY

Zoning District: _____



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

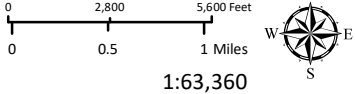
Compliant with Mendocino County Code Chapter 20.242: YES NO



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2019-0106
OWNER: KUHN, Matt
APN: 125-280-77
APLCT: Matt Kuhn
AGENT: Javier Rau
ADDRESS: 26501 Comptche Ukiah Rd.

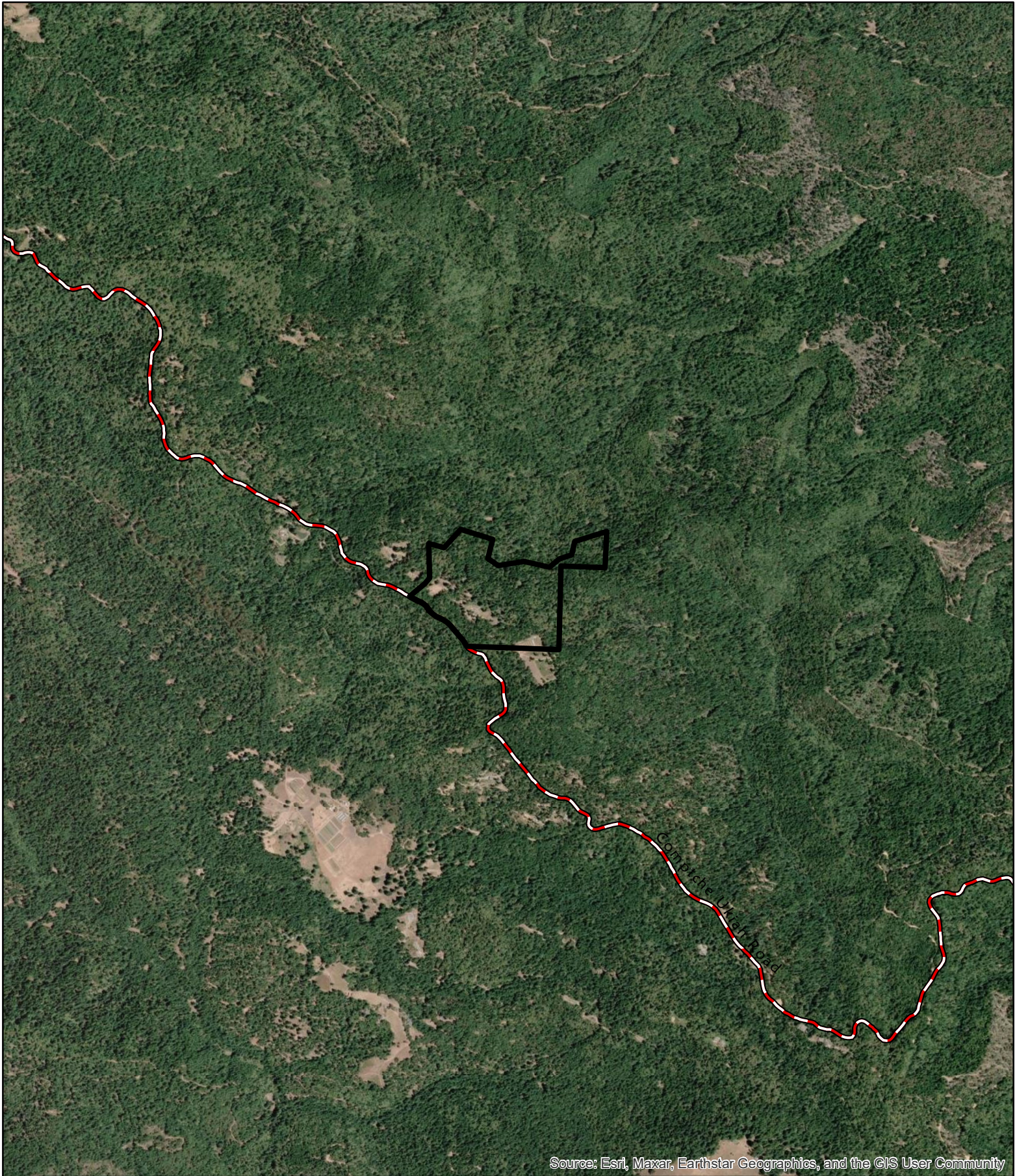
-  Major Towns & Places
-  Major Roads



1:63,360


LOCATION

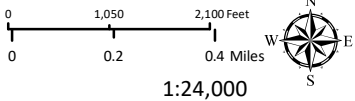
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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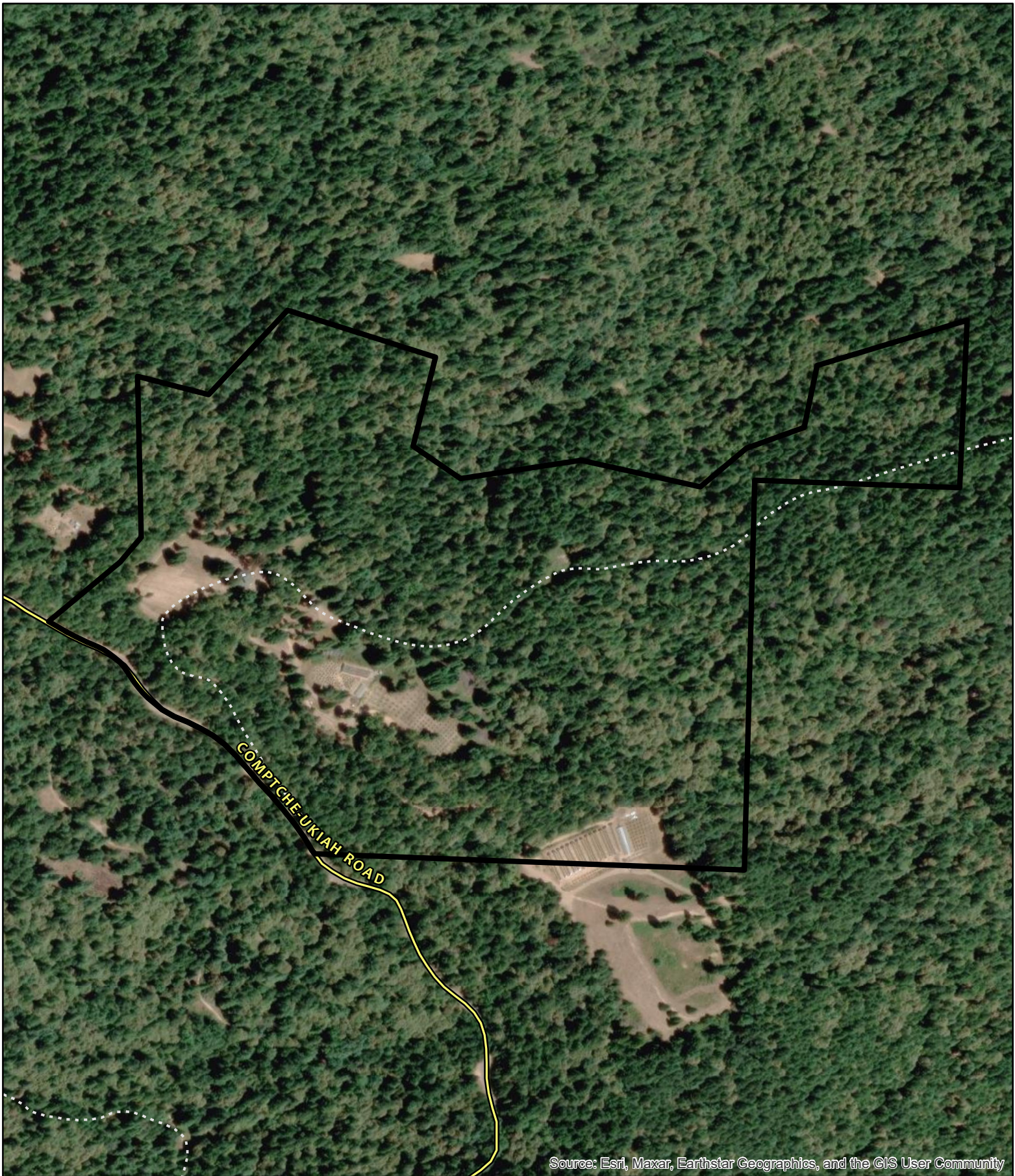
 Major Roads



1:24,000



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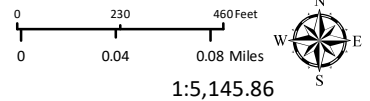
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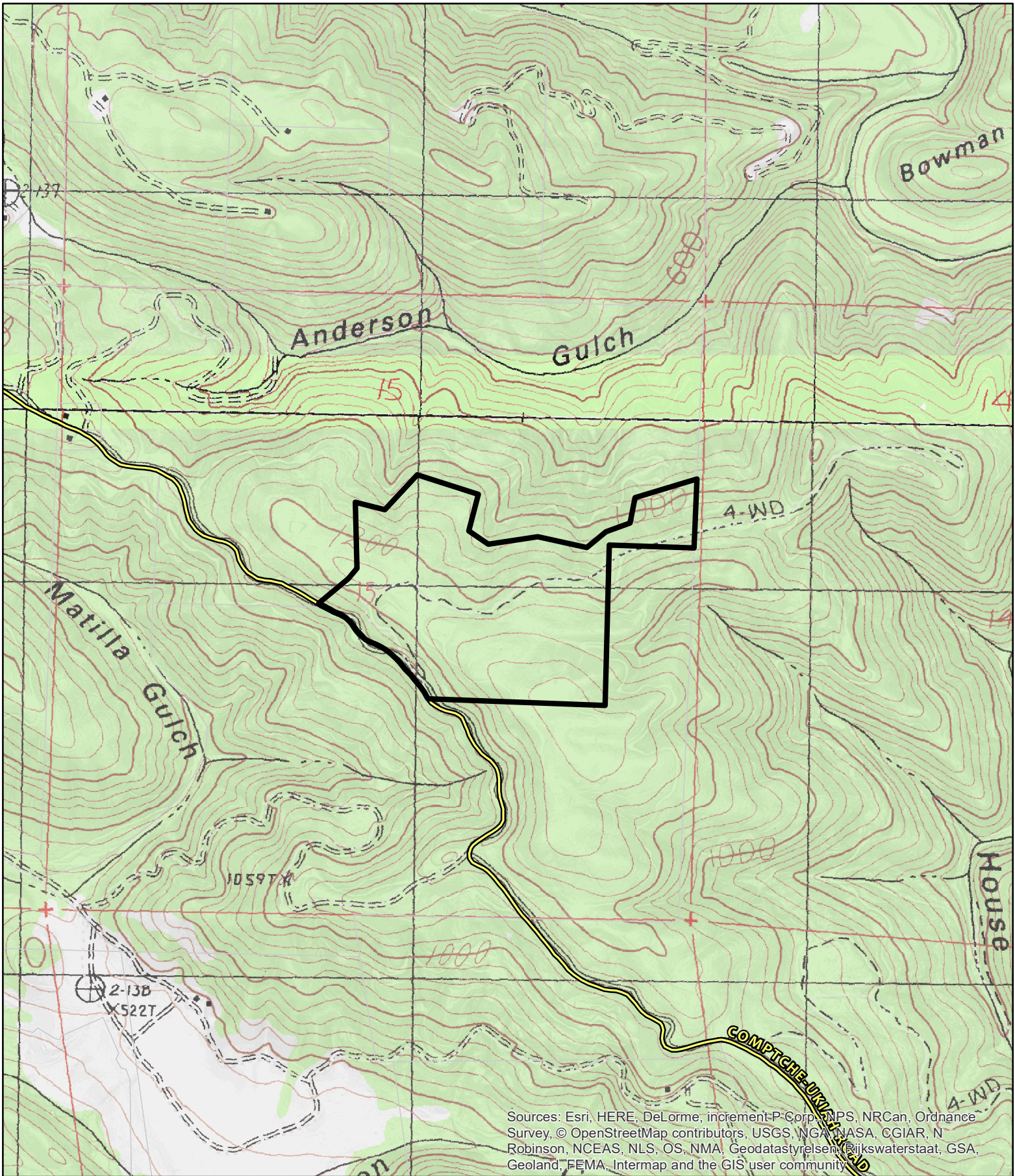
-  Public Roads
-  Driveways/Unnamed Roads



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AERIAL IMAGERY

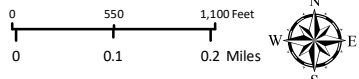
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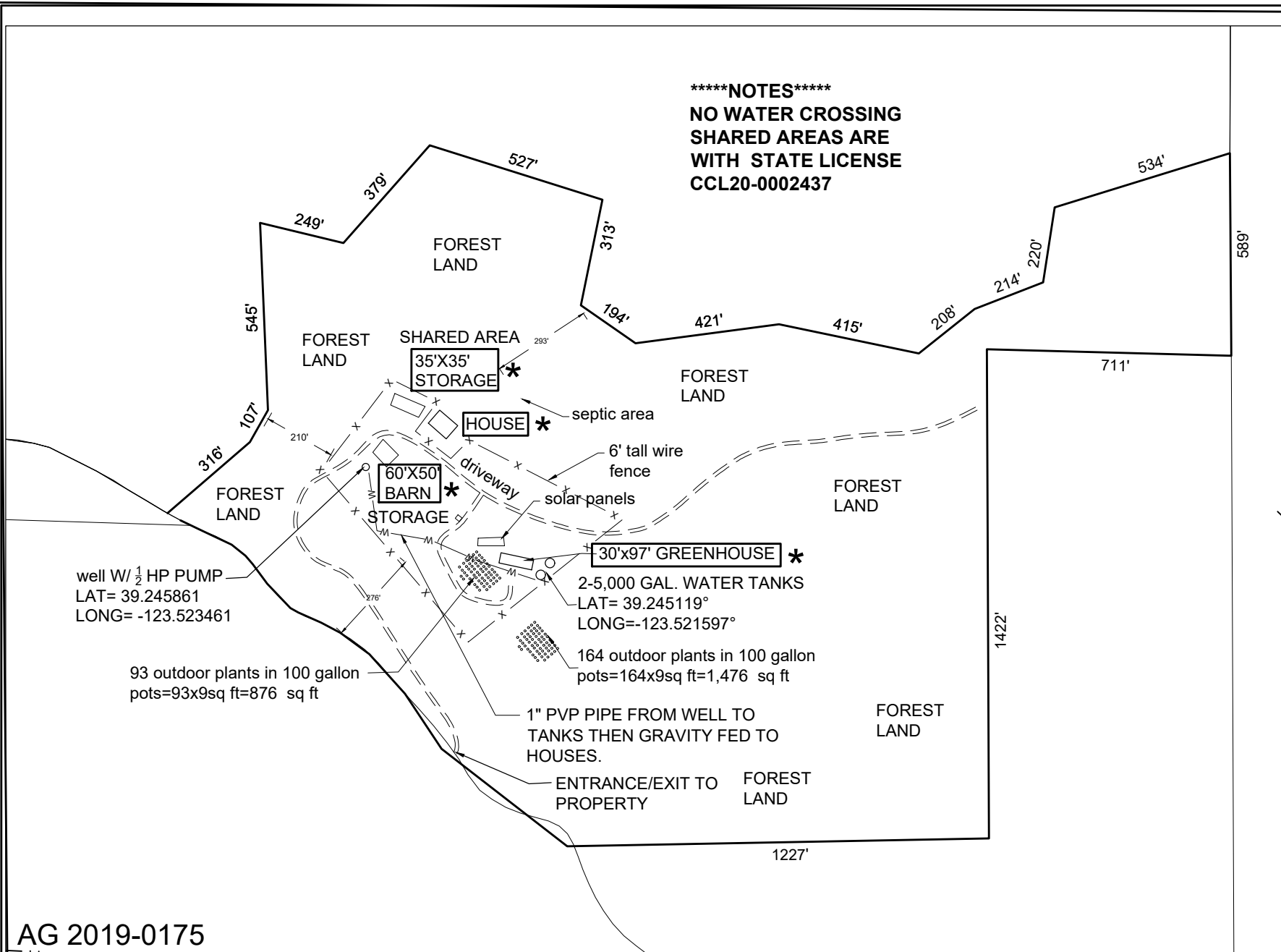
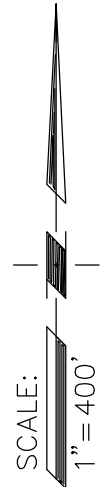
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



1:12,500
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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*****NOTES*****
 NO WATER CROSSING
 SHARED AREAS ARE
 WITH STATE LICENSE
 CCL20-0002437

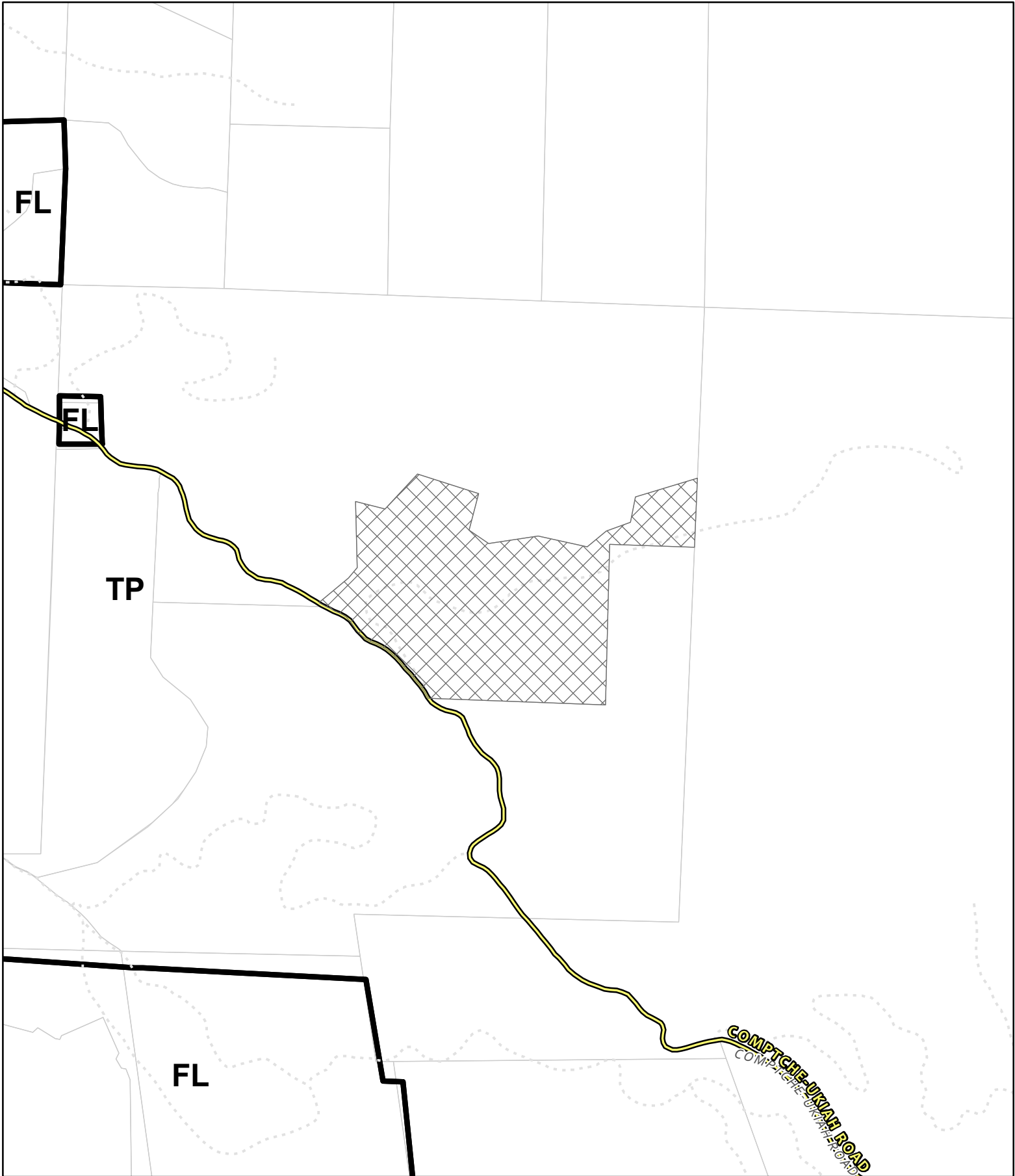


AG 2019-0175

APN: 125-280-77
 TPZ 160
 74 ACRES

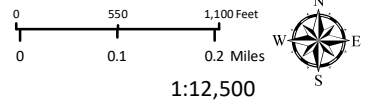
PROPERTY DIAGRAM FOR
 26501 Comptche Ukiah Road

APPLICANT MATT KUHN
 REVISED OCT. 2023



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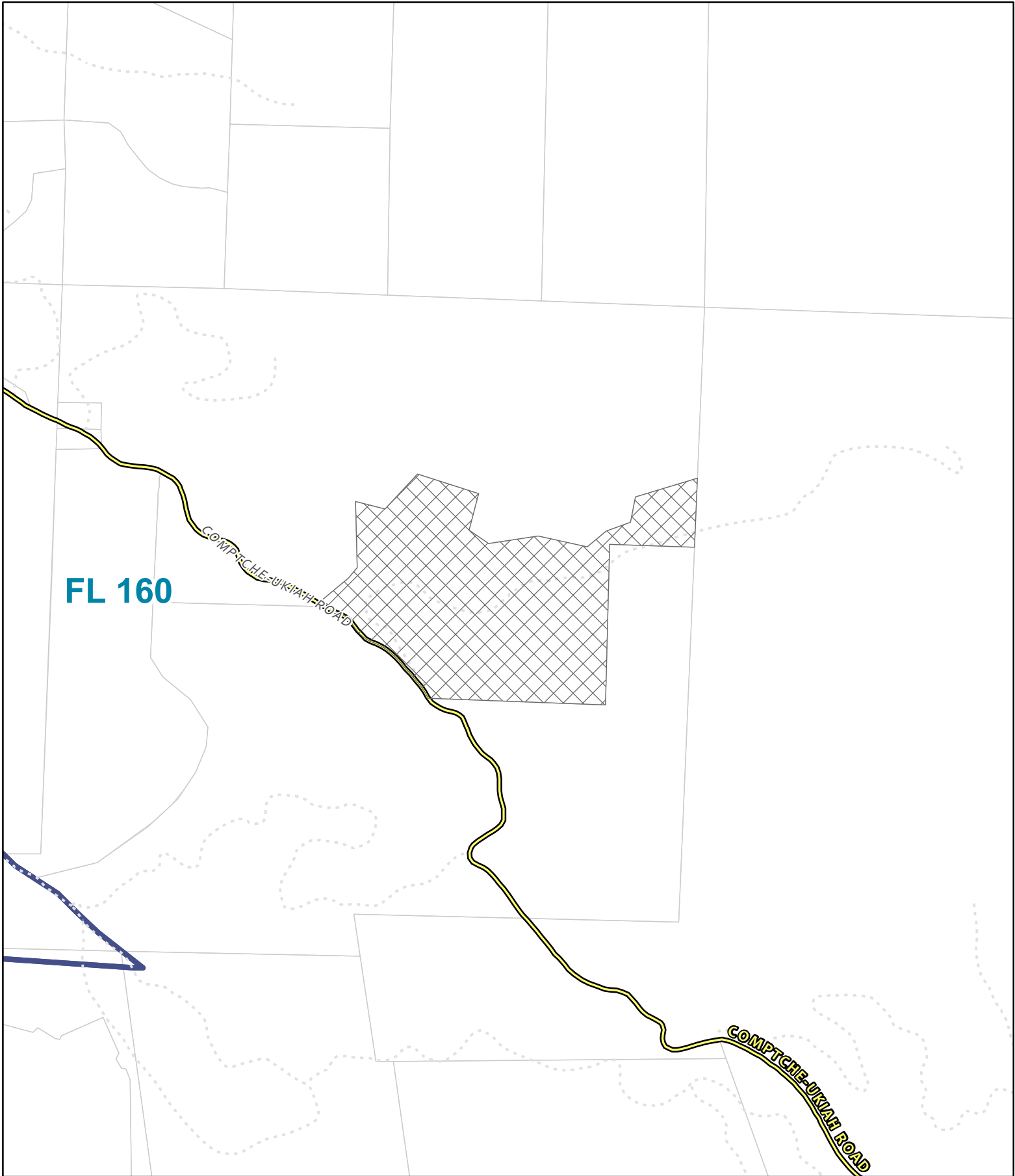
- Public Roads
- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels
- Zoning Districts



1:12,500





ZONING

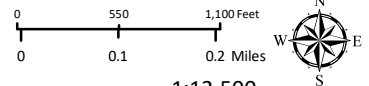
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FL 160

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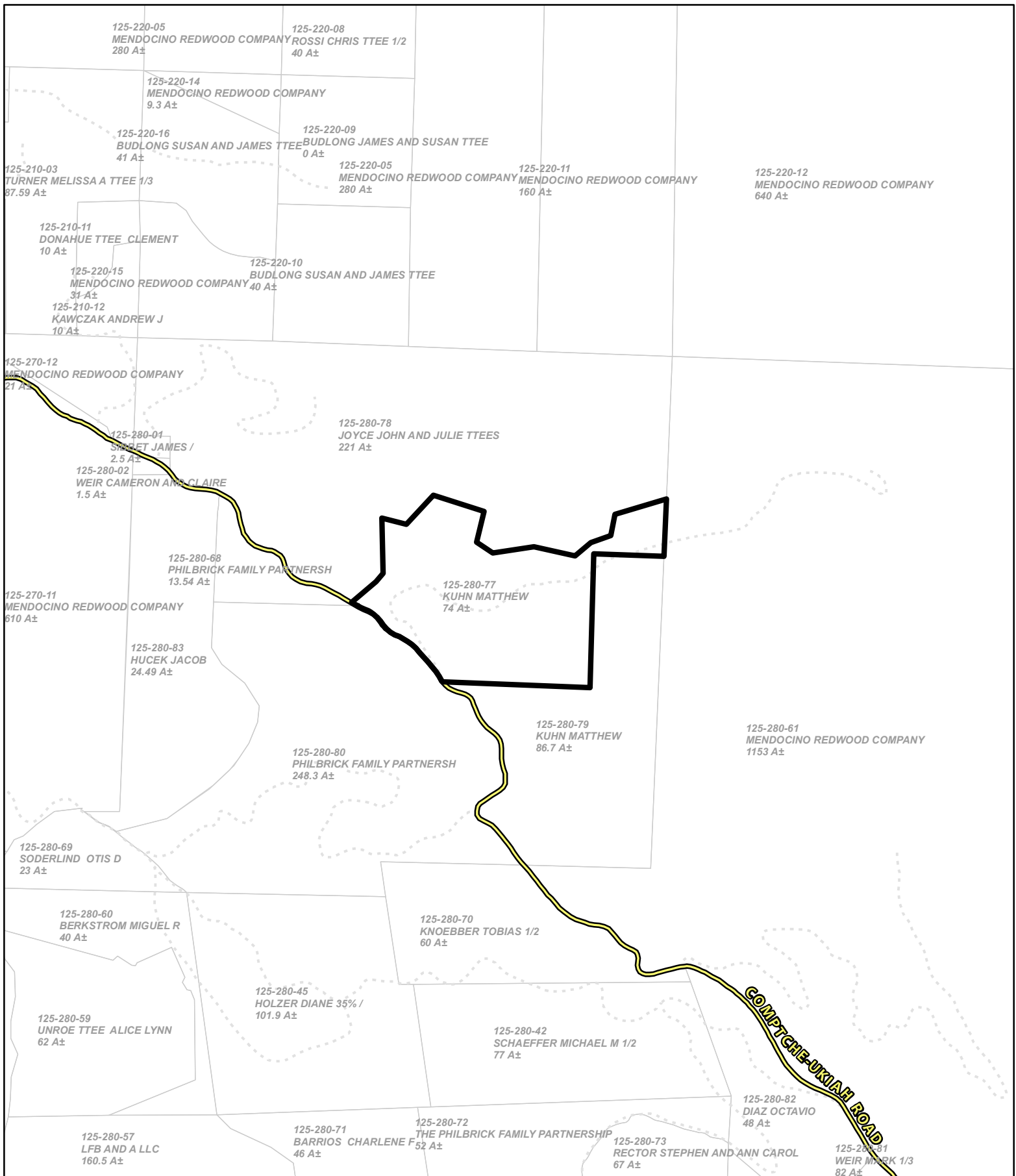
-  Public Roads
-  Driveways/Unnamed Roads
-  Public Roads
-  Assessors Parcels



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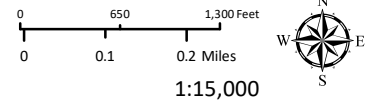
GENERAL PLAN

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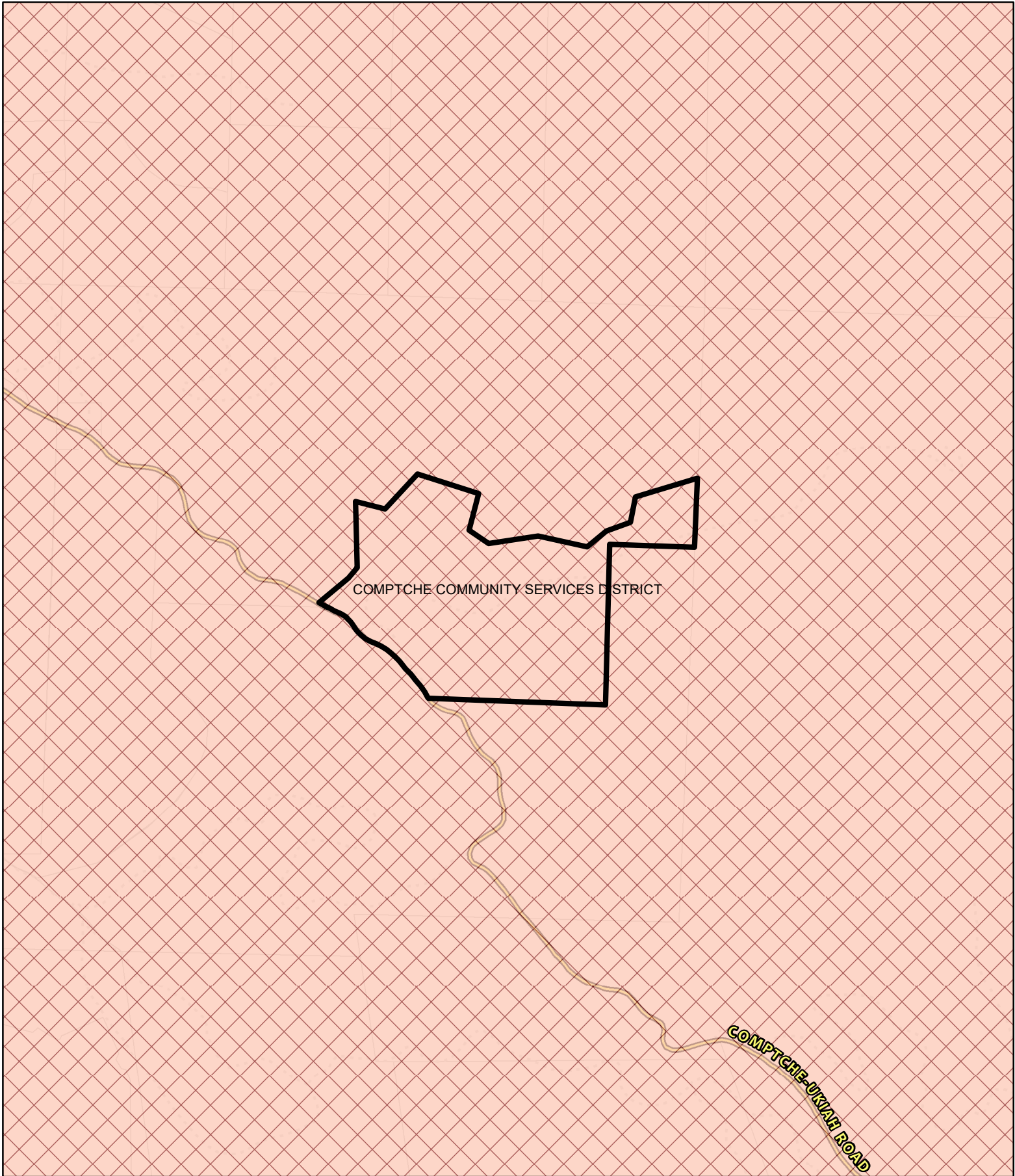
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- Public Roads
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- Assessors Parcels



1:15,000
ADJACENT PARCELS

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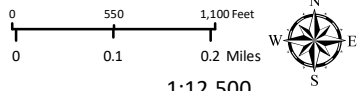


COMPTCHE COMMUNITY SERVICES DISTRICT

COMPTCHE UKIAH ROAD

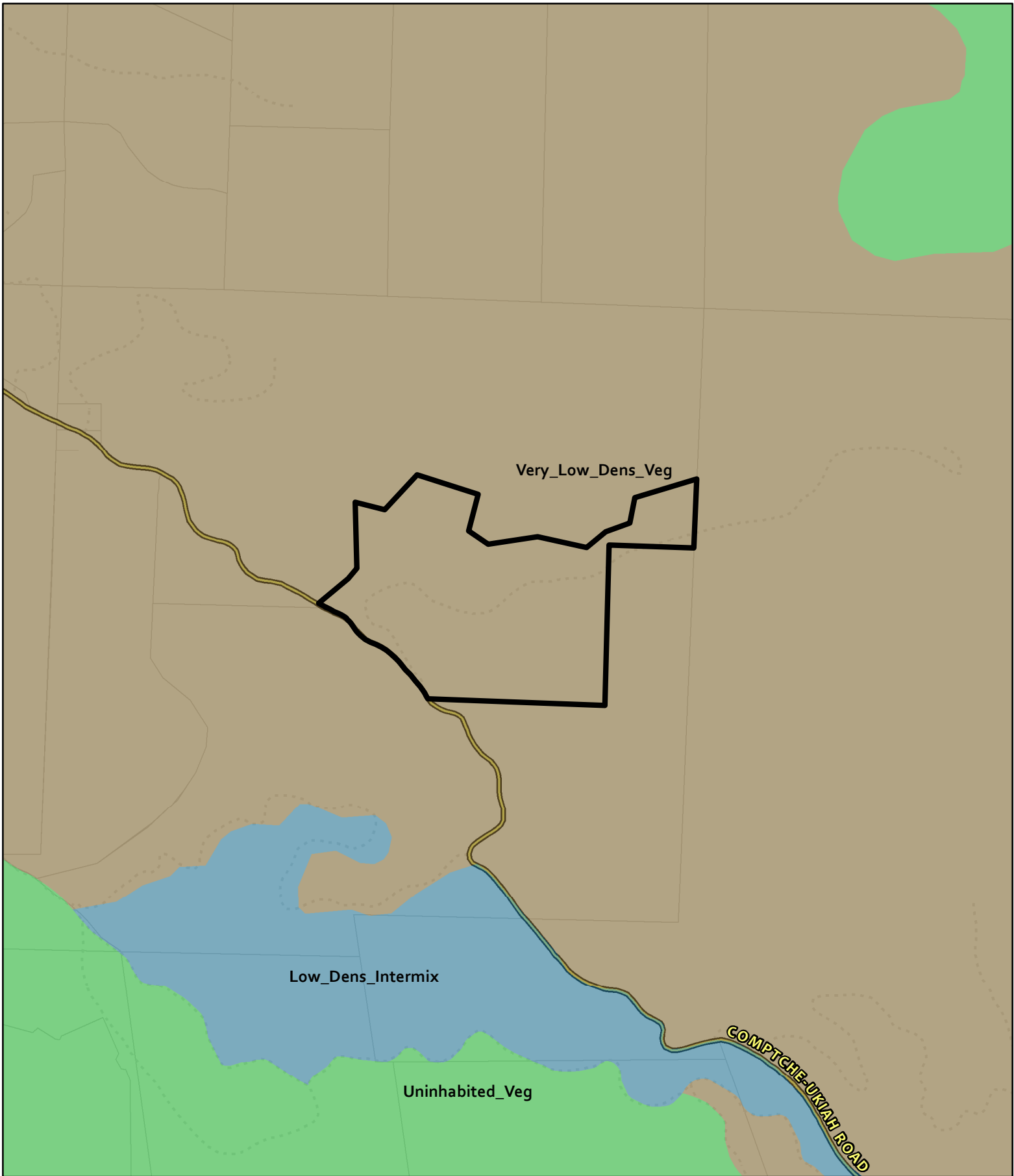
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-  High Fire Hazard
-  County Fire Districts
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels






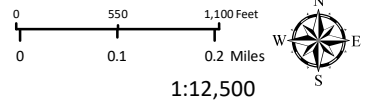
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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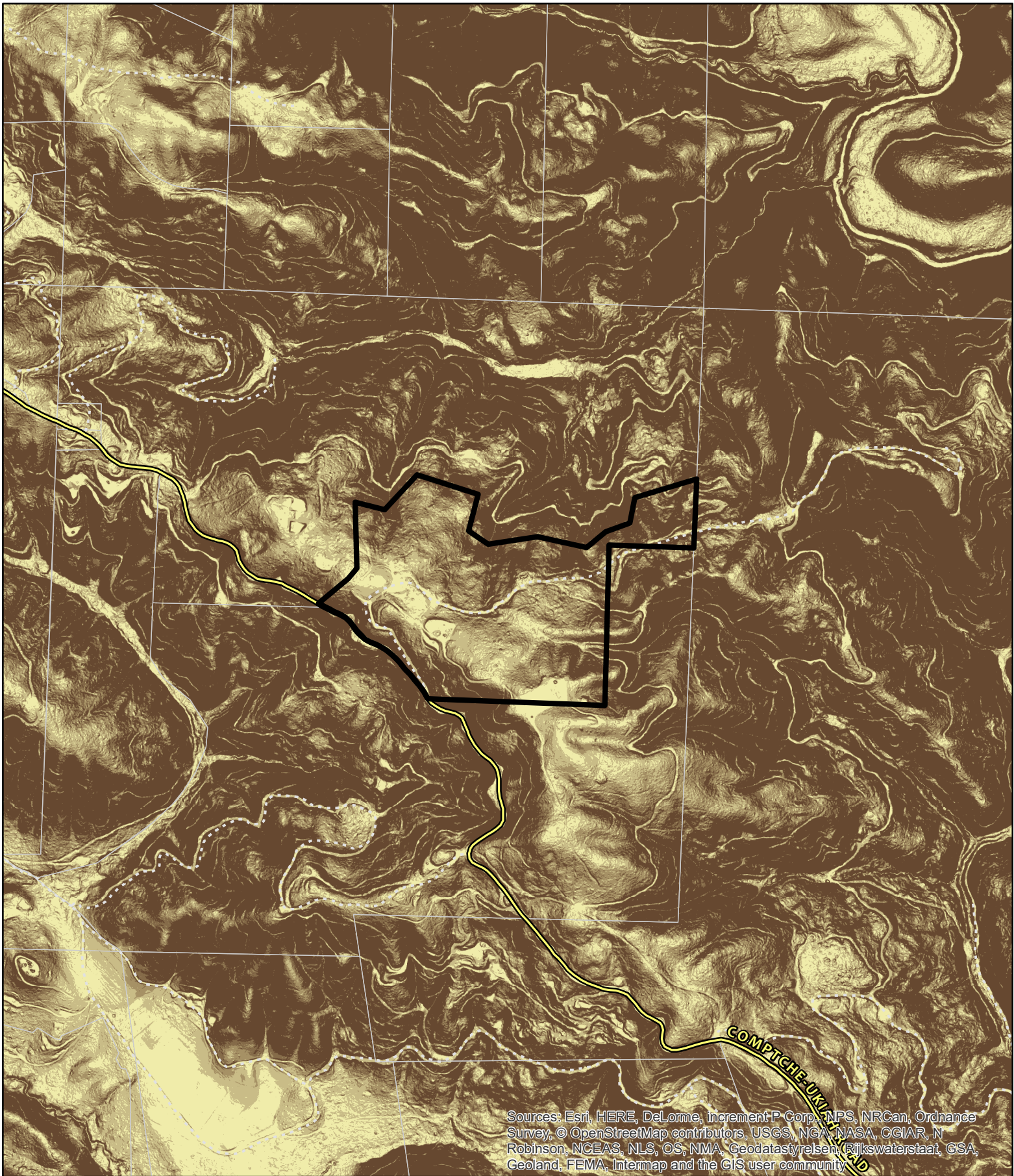
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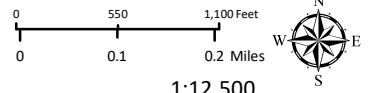
WILDLAND-URBAN INTERFACE

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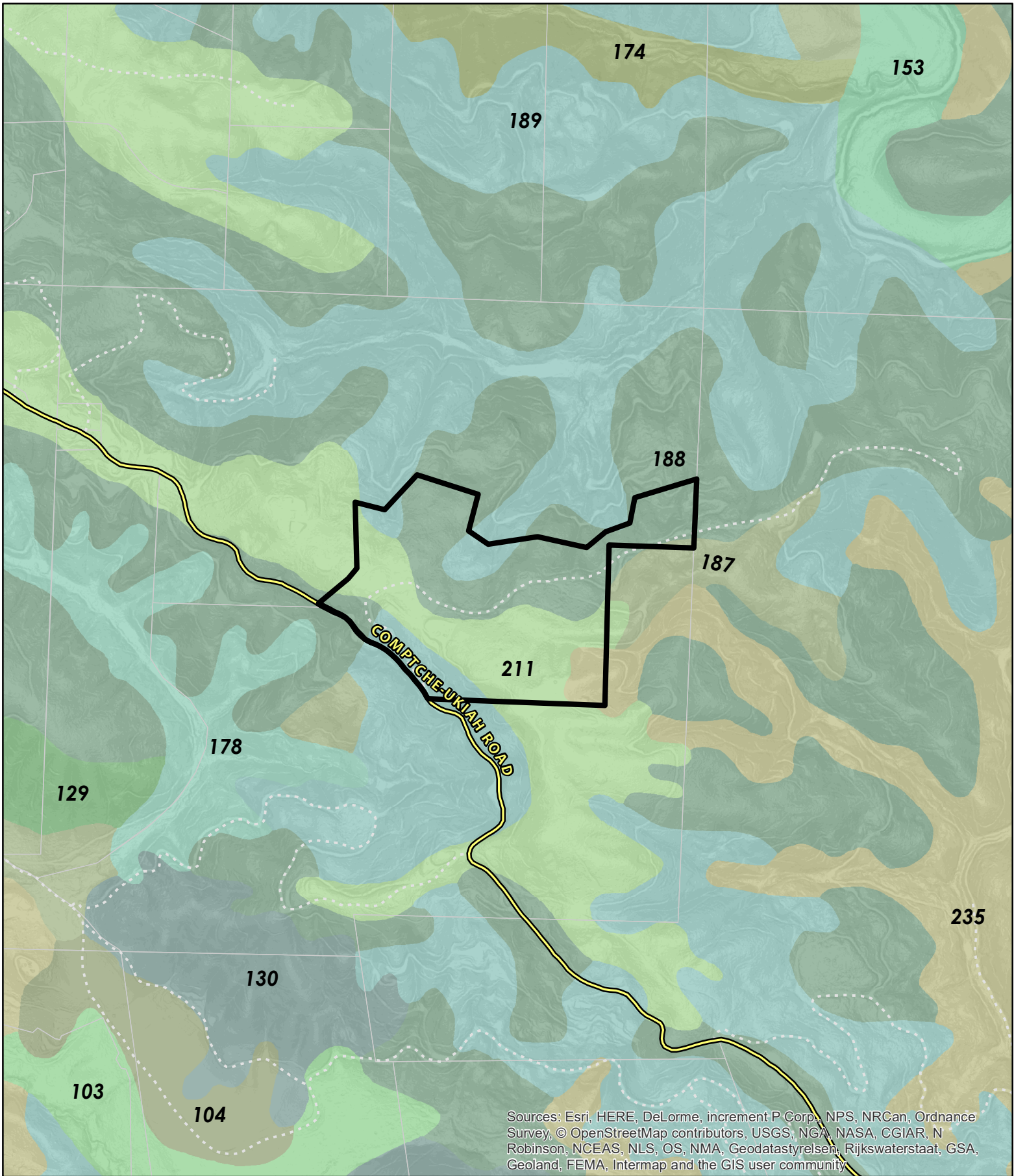
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CASE: AP 2019-0106
OWNER: KUHN, Matt
APN: 125-280-77
APLCT: Matt Kuhn
AGENT: Javier Rau
ADDRESS: 26501 Comptche Ukiah Rd.






1:12,500
ESTIMATED SLOPE

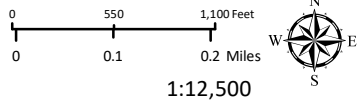
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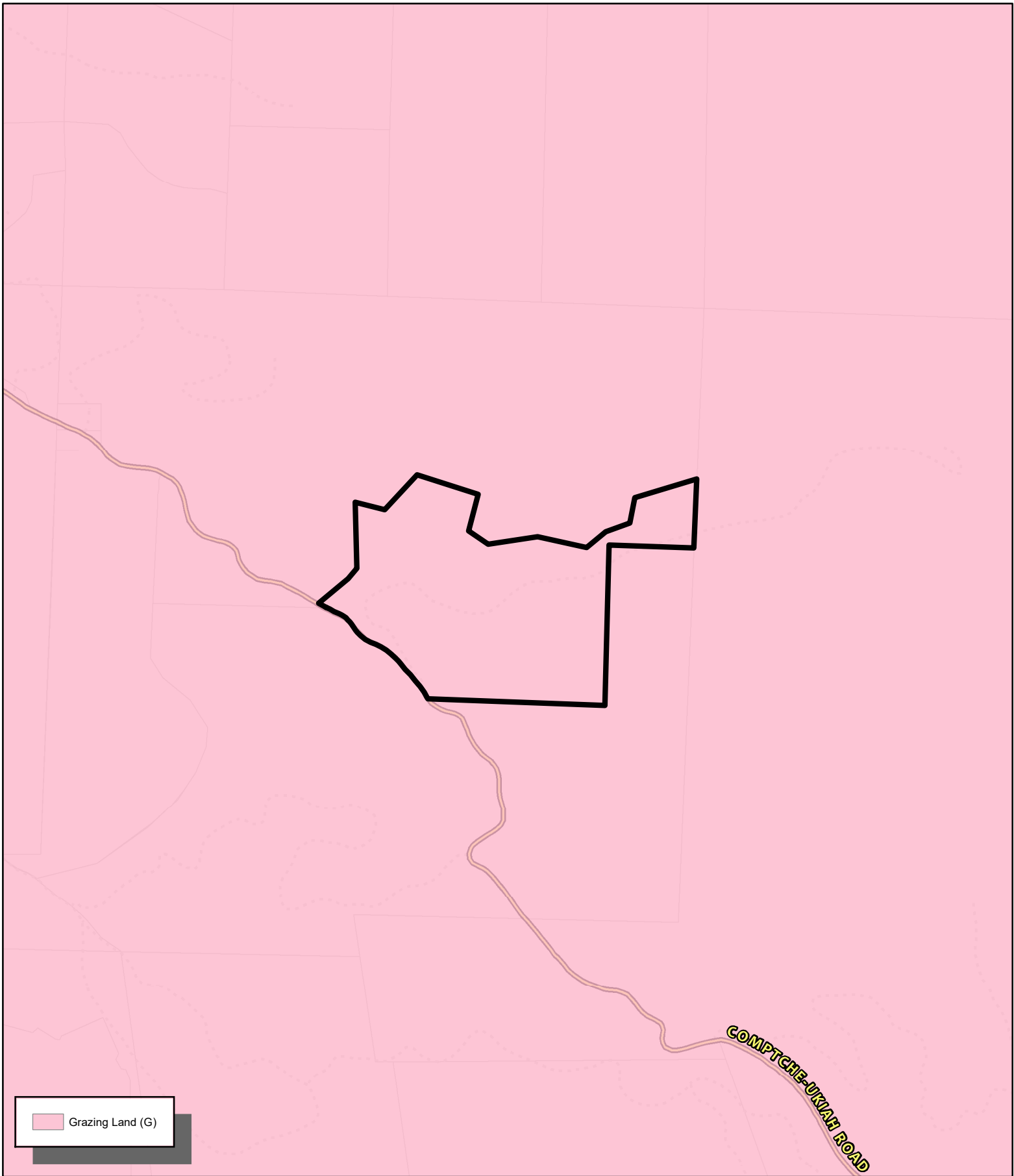
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



1:12,500

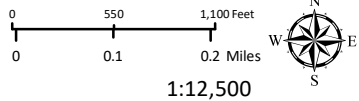
WESTERN SOIL CLASSIFICATIONS

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Grazing Land (G)

- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels



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IMPORTANT FARMLANDS

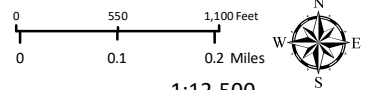
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Mendocino Unified

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-  Public Roads
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1:12,500

SCHOOL DISTRICT

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