



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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

April 8, 2019

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

Air Quality Management
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife

Comptche Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0021

DATE FILED: 3/6/2019

OWNER/APPLICANT: STEPHEN & ANN CAROLE FOUCTEAU-RECTOR

REQUEST: Administrative Permit for a large outdoor cannabis cultivation site (Type 2 (10,000 sq. ft.); AG_2018-0441) of no more than 10,000 sq. ft. of canopy.

LOCATION: 4.9± miles southeast of Comptche town center, lying on the south side of Comptche-Ukiah Road (CR 223), 1.8± miles west of its intersection with Low Gap Road (CR 212), located at 25820 Comptche-Ukiah Rd., Comptche (APN: 125-280-73).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: April 22, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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 _____

RECTOR STEPHEN & ANN CAROLE FO AP_2019-0021
PO BOX 284
COMPTCHE, CA 95427

[OWNER2 NAME] AP_2019-0021

[OWNER2 ADDRESS]

[OWNER2 CITY], [OWNER2 STATE] [OWNER2 ZIP]

[OWNER3 NAME] AP_2019-0021

[OWNER3 ADDRESS]

[OWNER3 CITY], [OWNER3 STATE] [OWNER3 ZIP]

RECTOR STEPHEN & ANN CAROLE FO AP_2019-0021
PO BOX 284
COMPTCHE, CA 95427

[AGENTNAME] AP_2019-0021

[AGENT ADDRESS]

[AGENT CITY], [AGENT STATE] [AGENT ZIP]

OWNER: STEPHEN & ANN CAROLE FOUCTEAU-RECTOR

APPLICANT: STEPHEN & ANN CAROLE FOUCTEAU-RECTOR

AGENT: NA

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APN/S: 125-280-73-00

PARCEL SIZE: 67± ACRES

GENERAL PLAN: FL160:
ZONING: TP:160

EXISTING USES: Residential; Cannabis

DISTRICT: 5

RELATED CASES: *BF_2010-0145* (LEGALIZE SFR); *AG_2018-0441* (AGRICULTURE); *BC_2010-0007* (UNPERMITTED CONSTRUCTION AND GRADING)

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|--------|-----------------------|-----------------|----------------------|---------------|
| NORTH: | FL160 | TP160 | 52± acres | Institutional |
| EAST: | FL160 | TP160 | 82± acres; 40± acres | Institutional |
| SOUTH: | FL160 | TP160 | 279± acres | Institutional |
| WEST: | FL160 | TP160 | 40± acres | Institutional |

REFERRAL AGENCIES

- LOCAL**

 - ☐ Agricultural Commissioner
 - ☒ Air Quality Management District
 - ☐ Airport Land Use Commission
 - ☐ Archaeological Commission
 - ☐ Assessor’s Office
 - ☒ Building Division Ukiah
 - ☐ County Addresser
 - ☒ Department of Transportation (DOT)
 - ☒ Environmental Health (Ukiah)
 - ☐ Farm Advisor
 - ☒ Forestry Advisor
 - ☐ LAFCO
 - ☐ City Planning Department
 - ☐ Community Services District
 - ☒ Comptche Fire District
 - ☐ MAC
- ☐ Sanitation District
 - ☐ School District
 - ☐ Water District
 - ☐ Mendocino Transit Authority (MTA)
 - ☐ Planning Division
 - ☐ 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:

On-Site Sewage System Permit # ST25750

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire/ Comptche Fire District

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

YES

11. WETLANDS CLASSIFICATION:

GIS

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

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

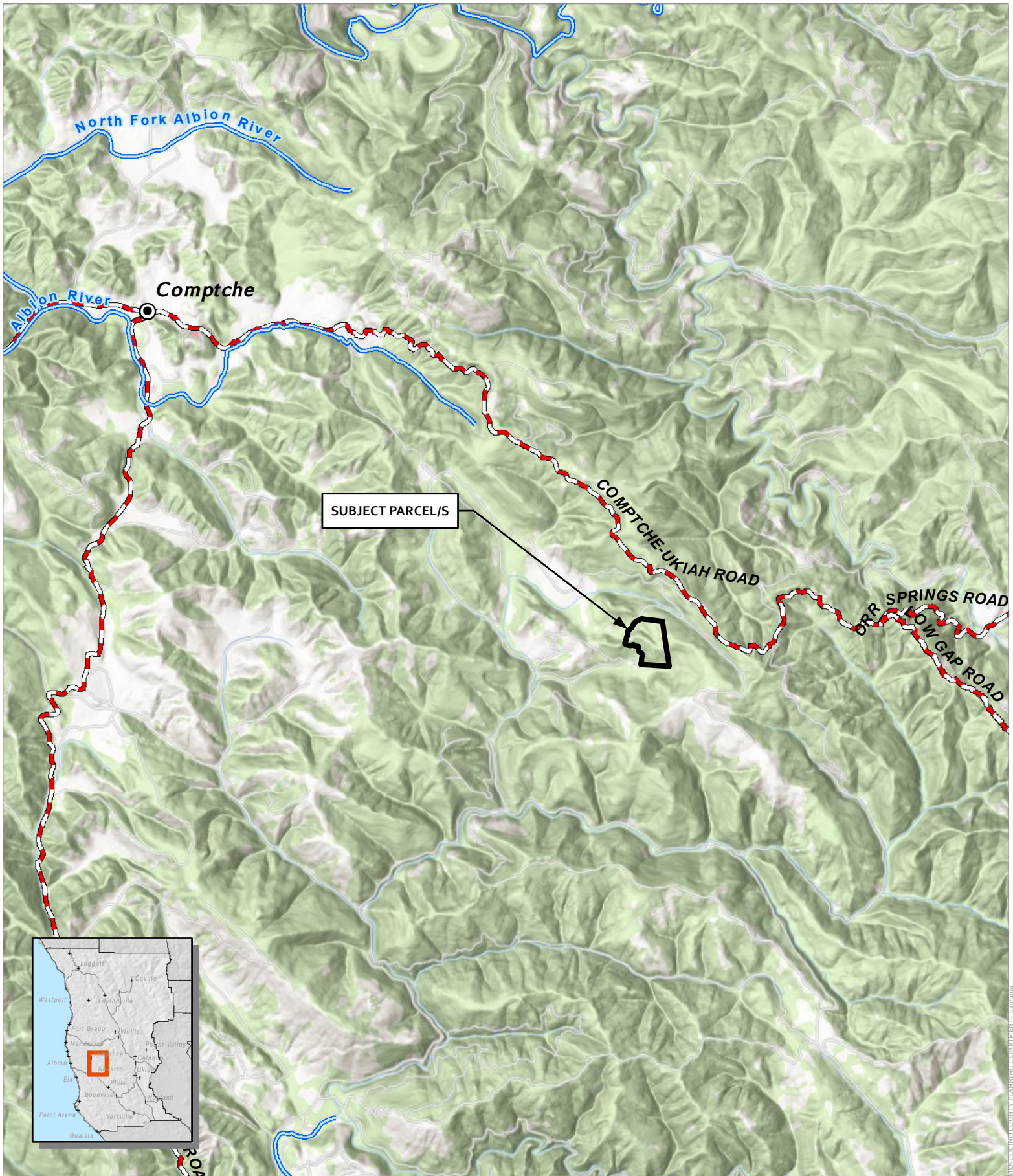
Policy

22. OAK WOODLAND AREA:

USDA

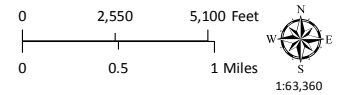
23. HARBOR DISTRICT:

Sec. 20.512

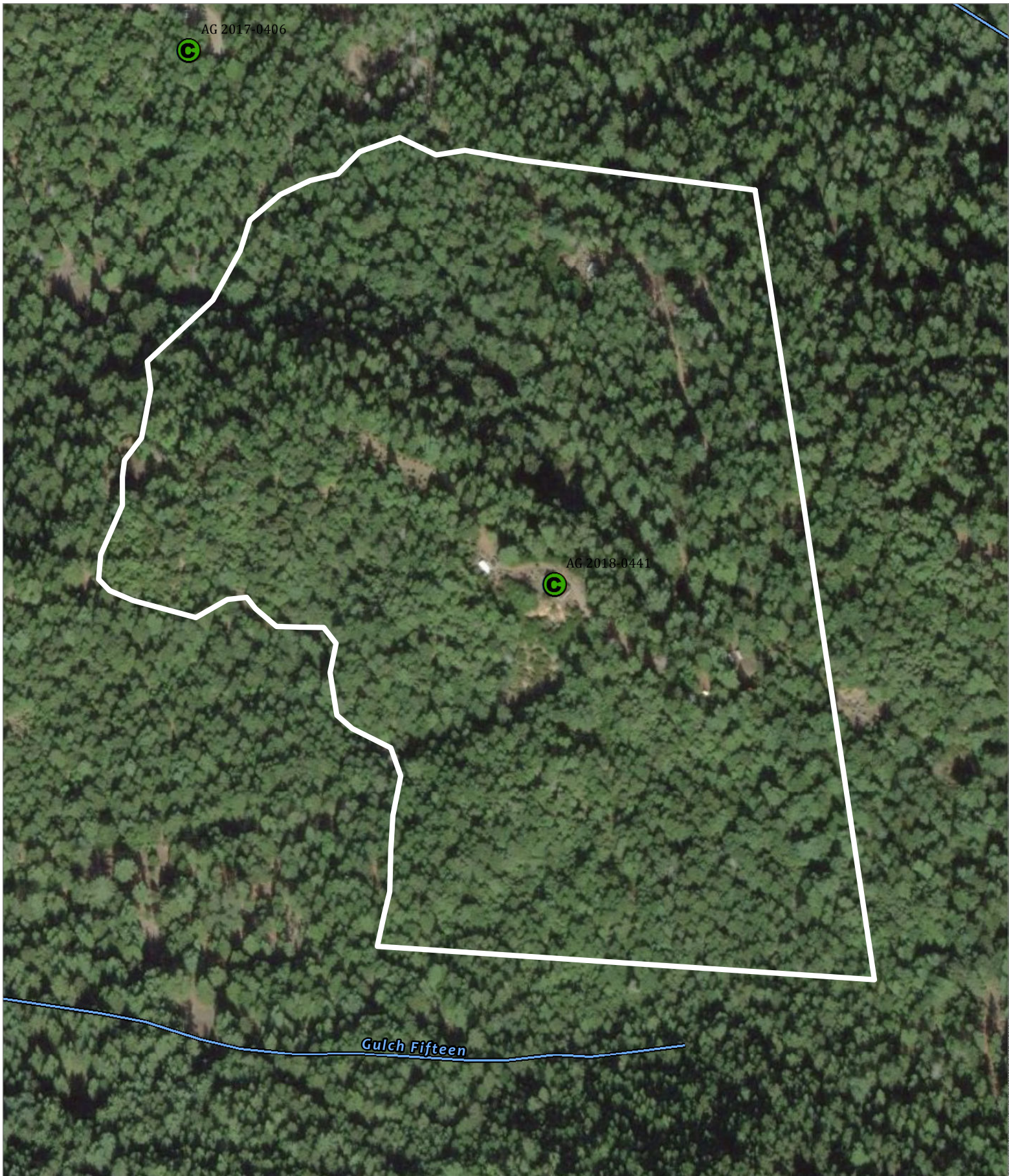


CASE: AP 2019-0021
 OWNER: RECTOR, Stephen & Ann
 APN: 125-280-73
 APLCT: Anne-Carole Foucteau-Rector
 AGENT:
 ADDRESS: 25821 Comptche Ukiah Road, Comptche



- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

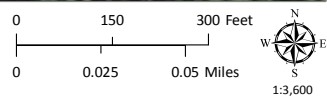


LOCATION MAP



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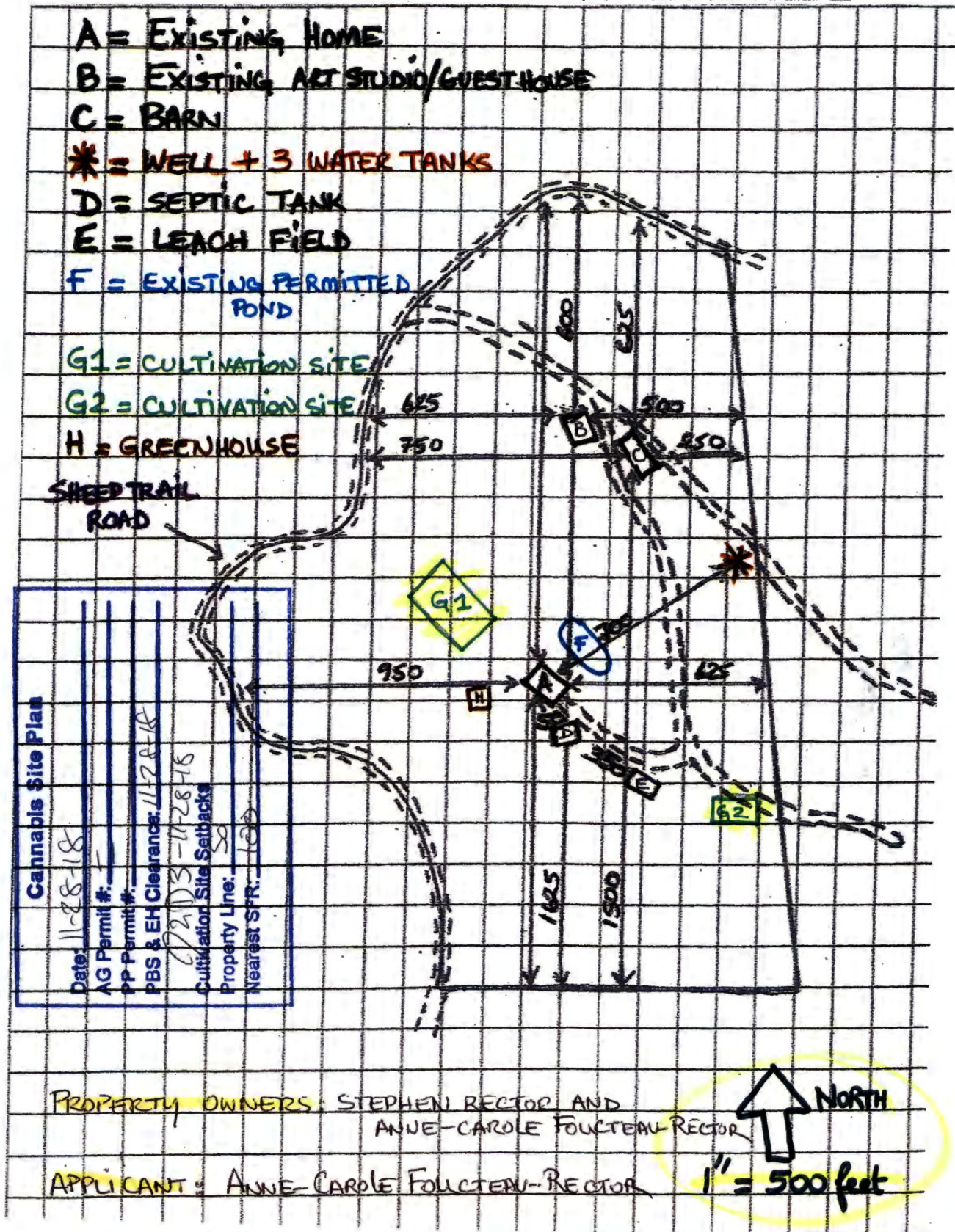
-  Cannabis Cultivation Sites
-  Named Rivers



AERIAL IMAGERY

25820 COMPTCHE-UKIAH ROAD
COMPTCHE, CA. 95427

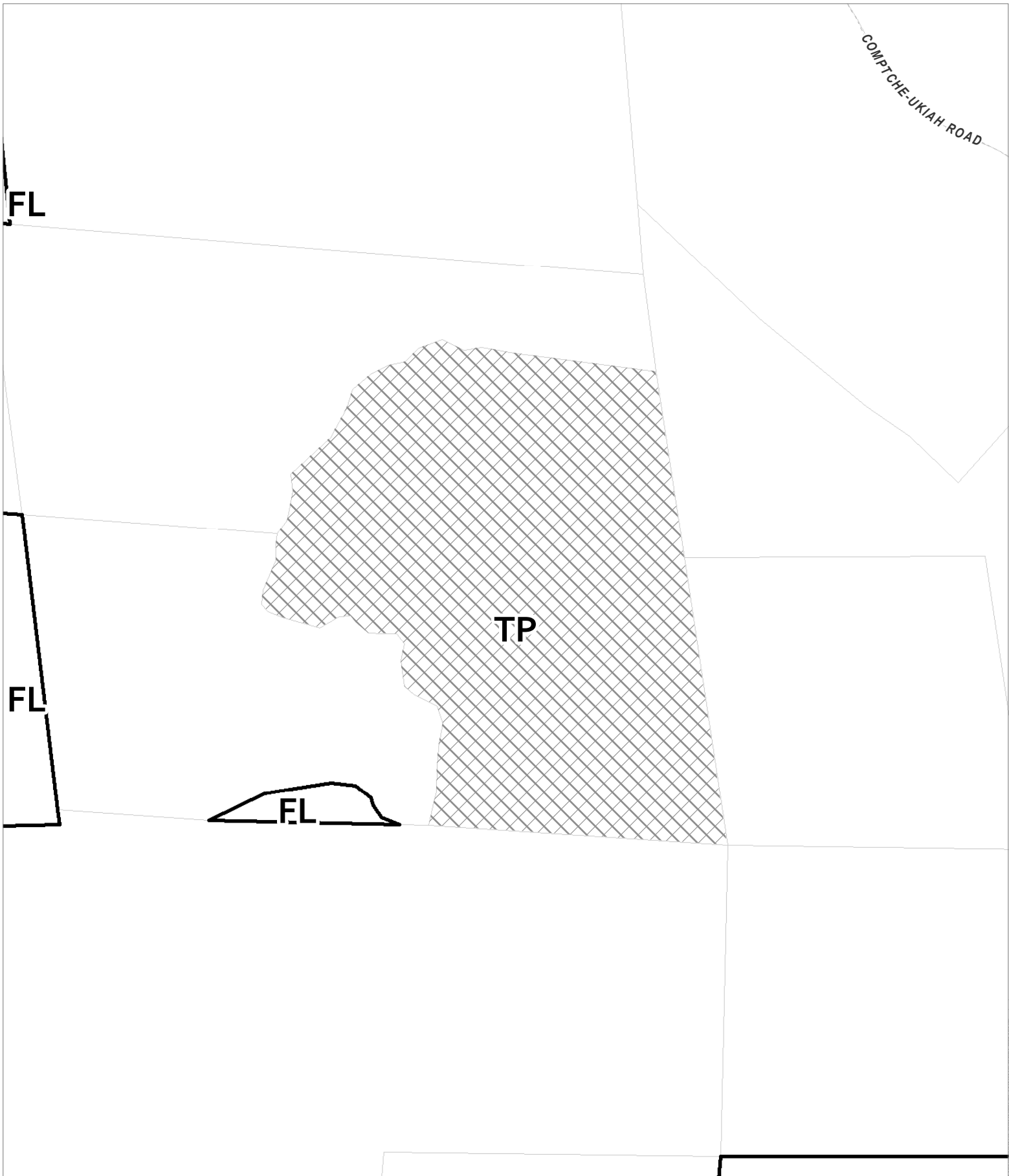
PARCEL NO. 125-280-73
ACREAGE: 79.5 ACRES



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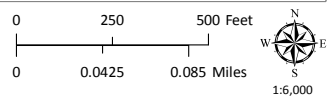
NO SCALE

SITE PLAN

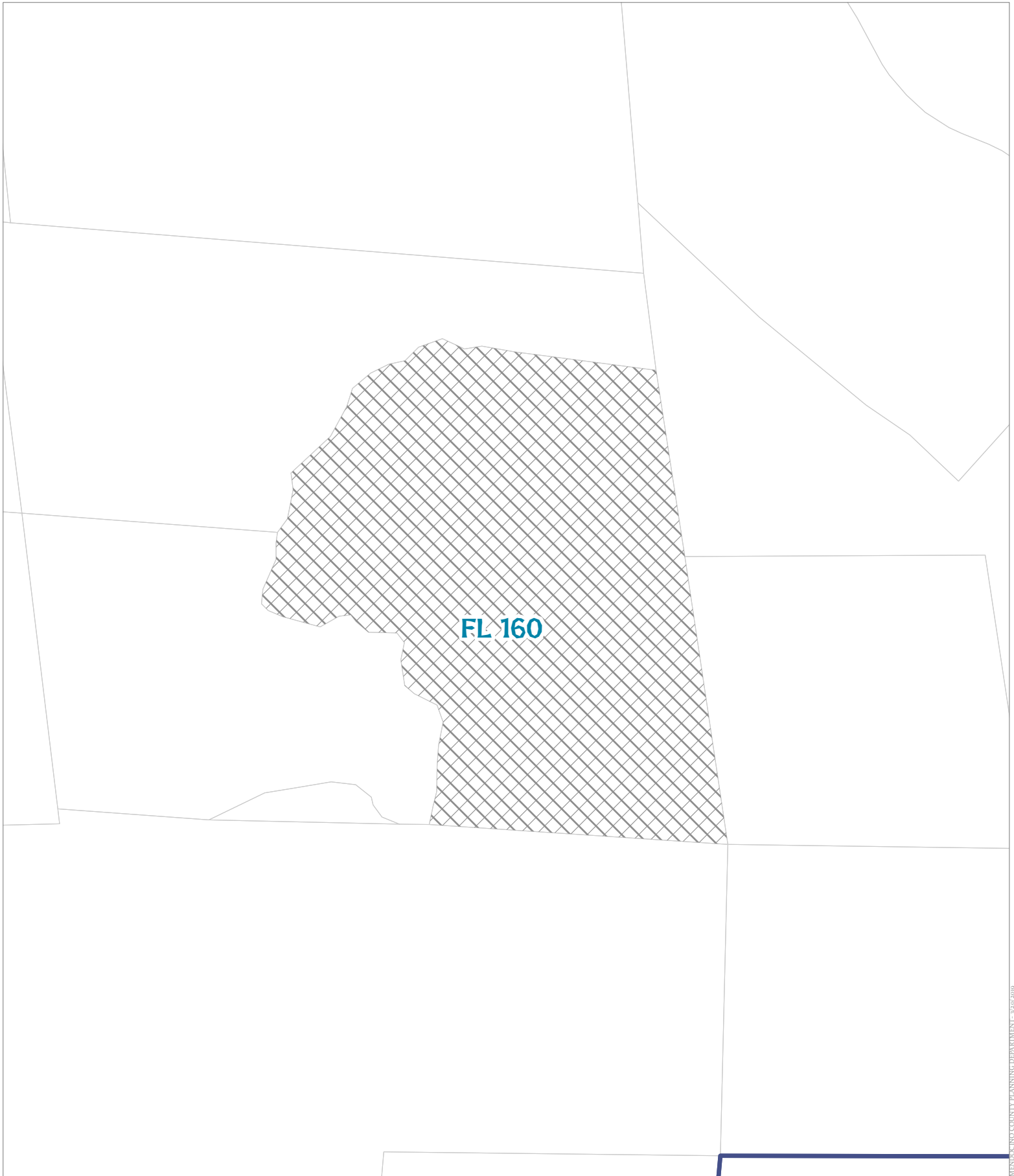


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-  Zoning Districts
-  Public Roads




ZONING DISPLAY MAP

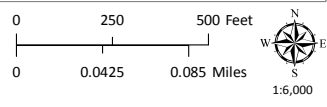


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/16/2019

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APN: 125-280-73

APLCT: Anne-Carole Foucteau-Rector
AGENT:
ADDRESS: 25821 Comptche Ukiah Road, Comptche

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

125-280-42
MICHAEL SCHAEFFER
TP160 77 A±

125-280-82
OCTAVIO DIAZ
TP160 48 A±

125-280-72
MARK SHAFFER
TP160 52 A±

125-280-81
MARK WEIR
TP160 82 A±

125-280-73
STEPHEN RECTOR
TP160 67 A±

125-280-44
MARK WEIR
TP160 40 A±

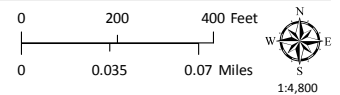
125-280-17
KYLE WANLASS
TP160 40 A±

125-470-20
MARK WEIR
FL160 2 A±

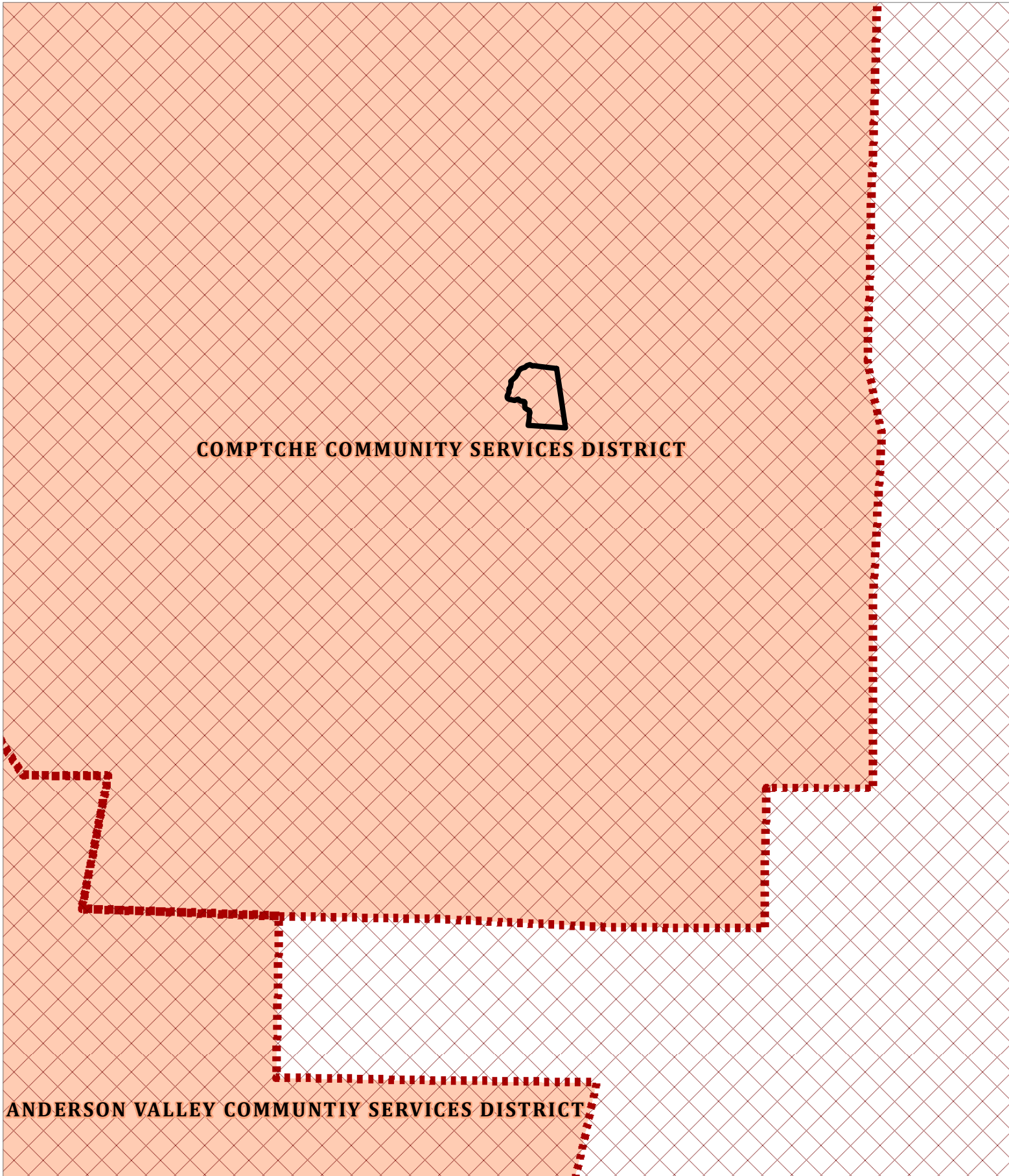
125-470-04
REDWOOD MENDOCINO
TP160 279.37 A±

125-470-22
JOSEPH AYRES
TP160 160 A±




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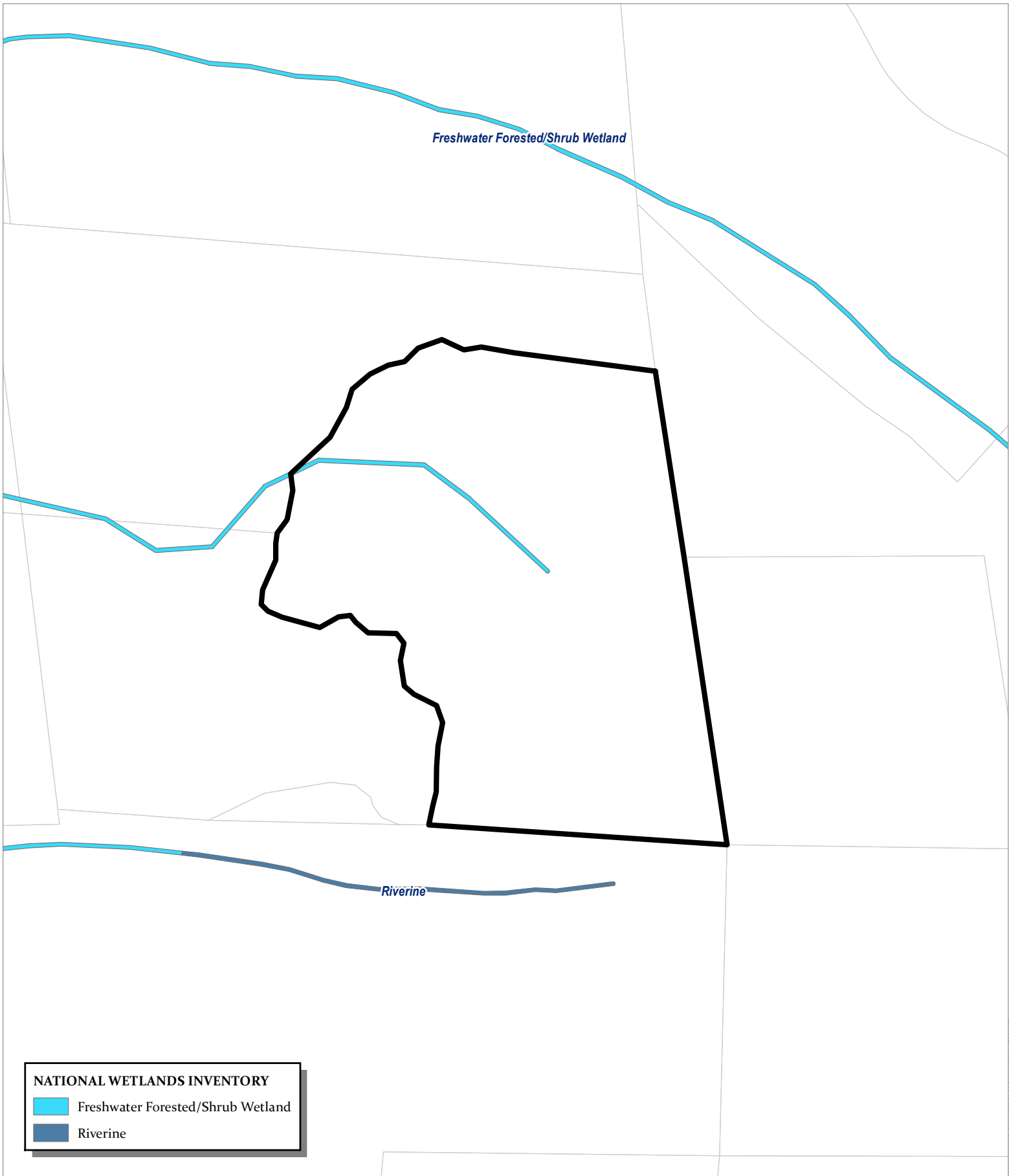
ADJACENT PARCELS



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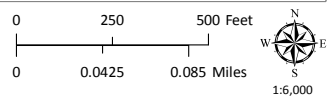
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

0 1,900 3,800 Feet
0 0.35 0.7 Miles
N
W E
S
1:48,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

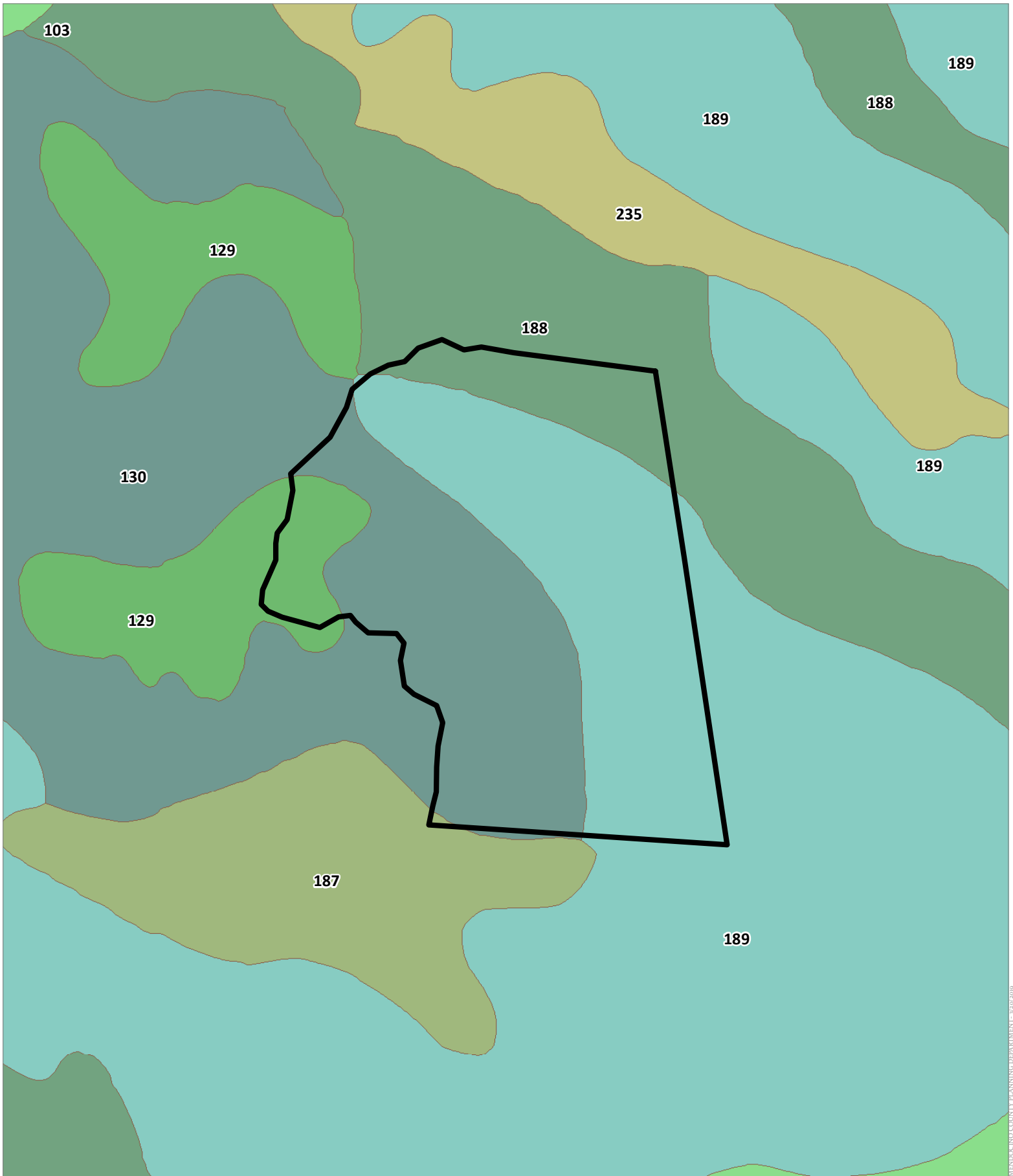


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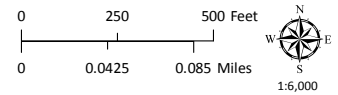


WETLANDS



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 AGENT:
 ADDRESS: 25821 Comptche Ukiah Road, Comptche

 Western Study Soil Types



LOCAL SOILS

Division of Environmental Health

501 Low Gap Road, Rm 1326
Ukiah, CA 95482
(707) 463-4466
Fax (707) 463-4038



790 A-1 S Franklin St
Fort Bragg, CA 95437
(707) 961-2714
Fax (707) 961-2720

On-Site Sewage System Permit

Date Printed October 28, 2009

Permit Number ST25750

RECTOR, STEVE
PO BOX 284
COMPTCHE CA 95427

System Site Address and Assessor's Parcel Number

25820 Comptche Ukiah Rd
Comptche
APN 125-280-73

Design Flow (gal/d) 300
Absorption Media Chambers
Total Depth (in) 12
Absorption Media Depth (in) 12
Absorption Trench Width (in) 36
Calculated Total Linear Feet 150

Permit Type Initial
Strength Residential
Septic Tank Volume (gal) 1250
Tank Material PolyPlastic
Calculated Surface Area (sq ft) 750

Special Conditions

Pre-construction meeting with DEH required. Should any questions arise during construction, installer shall contact either DEH or system designer.

Standard Conditions

1. This permit expires 2 years from the date of issuance as per Mendocino County Code Section 16.08.020, unless renewed prior to the expiration date.
2. The septic system shall be constructed according to this permit and the attached plans and specifications as per David Miller which DEH received on October 13, 2009.

Prior written approval shall be obtained from DEH for any deviation from the permit or plans.

3. Systems shall be installed no earlier than May 1 and no later than November 1. Persons installing a system at any other time shall obtain written permission from DEH or the designer.

Mendocino County Planning Department Approval

The Site Evaluation Report was approved by
FK on October 27, 2009.

By _____ Date _____ Coastal Zone: Y/N

Permit Issued

Permit Finaled

Franklin 10-28-09
Health Inspector Issue Date

Health Inspector

Finaled Date

☐ File

☒ Client

Division of Environmental Health

501 Low Gap Road, Rm 1326
Ukiah, CA 95482
(707) 463-4466
Fax (707) 463-4038



790 A-1 S Franklin St
Fort Bragg, CA 95437
(707) 961-2714
Fax (707) 961-2720

Notice Date October 27, 2009
Submitted October 13, 2009
Reviewed October 27, 2009

Application Number ST25750

RECTOR, STEVE
PO BOX 284
COMPTCHE CA 95427

System Site Address and Assessor's Parcel Number

25820 Comptche Ukiah Rd
Comptche
APN 125-280-73

Designer David Miller

Inspector FK 
initials

Environmental Health has reviewed the Site Evaluation Report referenced above and found it to be in conformance with the State's minimum criteria.

We are prepared to issue a Construction Permit for the On-site Sewage System specified in the previously referenced report upon receipt of this signed application and the total permit fee. See Invoice below.

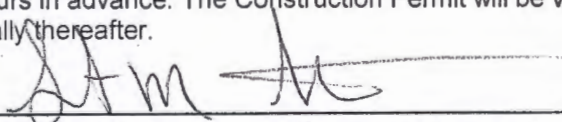
Application for Construction of a Septic System

☐ OWNER BUILDER: I hereby certify I shall not employ any person in any manner so as to become subject to Workmen's Compensation Laws of California. As an owner builder, I understand I am exempt from the provisions of the Contractor's License Law when constructing on property I own.

☐ LICENSED CONTRACTOR: I have a currently effective certificate of Workmen's Compensation Insurance coverage on file with the County of Mendocino. I certify I am licensed under the provisions of the Contractor's License Law and my license is in full force and effect.

OWNER or Agent: Application is hereby made to the Mendocino County Division of Environmental Health for a permit to construct, or repair or for clearance for other constructions, an on-site sewage system as approved by the Division and in compliance with the Mendocino County Code.

I agree to obtain from the Division of Environmental Health such investigations and inspections after completion as may be necessary for the Division to determine compliance with the plans and specifications approved in the permit. I understand that the issuance of this permit in no way indicates that a guarantee of a perfect and indefinite operation of this system is made by the Division. I understand I am required to make repairs deemed necessary by the Division to confine sewage below the surface of the ground. I agree to request an inspection 48 hours in advance. The Construction Permit will be valid for two years and, for an additional fee, renewable annually thereafter.



Date: Oct 28 2009

Signature of the owner or the owner's agent

Invoice - payable to Environmental Health

Date Received: 10-28-09
Received By: JRB
Payment Num: FPD4581
Amount Received: 527.00
Balance Due: —

On-Site Sewage System Construction Permit Fee \$527.00

☐ File ☐ Client ☒ Consultant