



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

April 24, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Air Quality Management

Sonoma State University
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0019

DATE FILED: 3/6/2019

OWNER: ALESSANDRO DELSORDO

APPLICANT: TOMMY RYK

REQUEST: Administrative Permit for a 30 ft. setback reduction of a large mixed light cannabis cultivation site (Type 2B (10,000 sq. ft.); AG_2018-0338) of no more than 10,000 sq. ft. of canopy. The new setback will be 20 ft. from the northern property line.

LOCATION: 9.2± miles east of Covelo town center, lying on both the north and south side of Mendocino Pass Road (CR 338), 0.5± miles southeast of its intersection with Indian Dick Road (Private), located at 35000 Mendocino Pass Rd., Covelo (APN: 032-291-03).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 8, 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 _____

OWNER: ALESSANDRO DELSORDO

APPLICANT: TOMMY RYK

AGENT: N/A

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APN/S: 032-291-03-00

PARCEL SIZE: 20 acres

GENERAL PLAN: RL160:
ZONING: RL:160

EXISTING USES: Residential / Cannabis

DISTRICT: 3

RELATED CASES: ***BV_2017-0006*** (CLASS K 738SQFT UNPERMITTED CABIN); ***BV_2017-0005*** (CLASS K UNPERMITTED 192SQFT STRG); ***TU_2007-0165*** (RECONSTRUCT DRIVEWAY/EV_2012-0023); ***TU_2002-0149*** (PVT WATER LINE AND 2 SPD'S); ***AG_2018-0338*** (AGRICULTURE); ***EV_2012-0023*** (ILLEGAL DRIVEWAYS (2)); ***BI_2012-0036*** (DRIVEWAY GRADING AFTER DENIAL BY MDOT/STRUCTURES-NO PERMITS)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RL160	RL160	40±	Agricultural
EAST:	RL160	RL160	20±	Agricultural
SOUTH:	PL	PF	80±	Public Facilities
WEST:	RL160	RL160	120±	Agricultural

REFERRAL AGENCIES		
LOCAL	STATE	TRIBAL
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Building Division Ukiah	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Environmental Health (Ukiah)		
<input checked="" type="checkbox"/> Sonoma State University		

ADDITIONAL INFORMATION: Located in area of naturally occurring asbestos and eastern serpentine inclusions. Parcel located within Mendocino National Forest.

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

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

Eastern Study Soil Types

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

NO

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

YES

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:

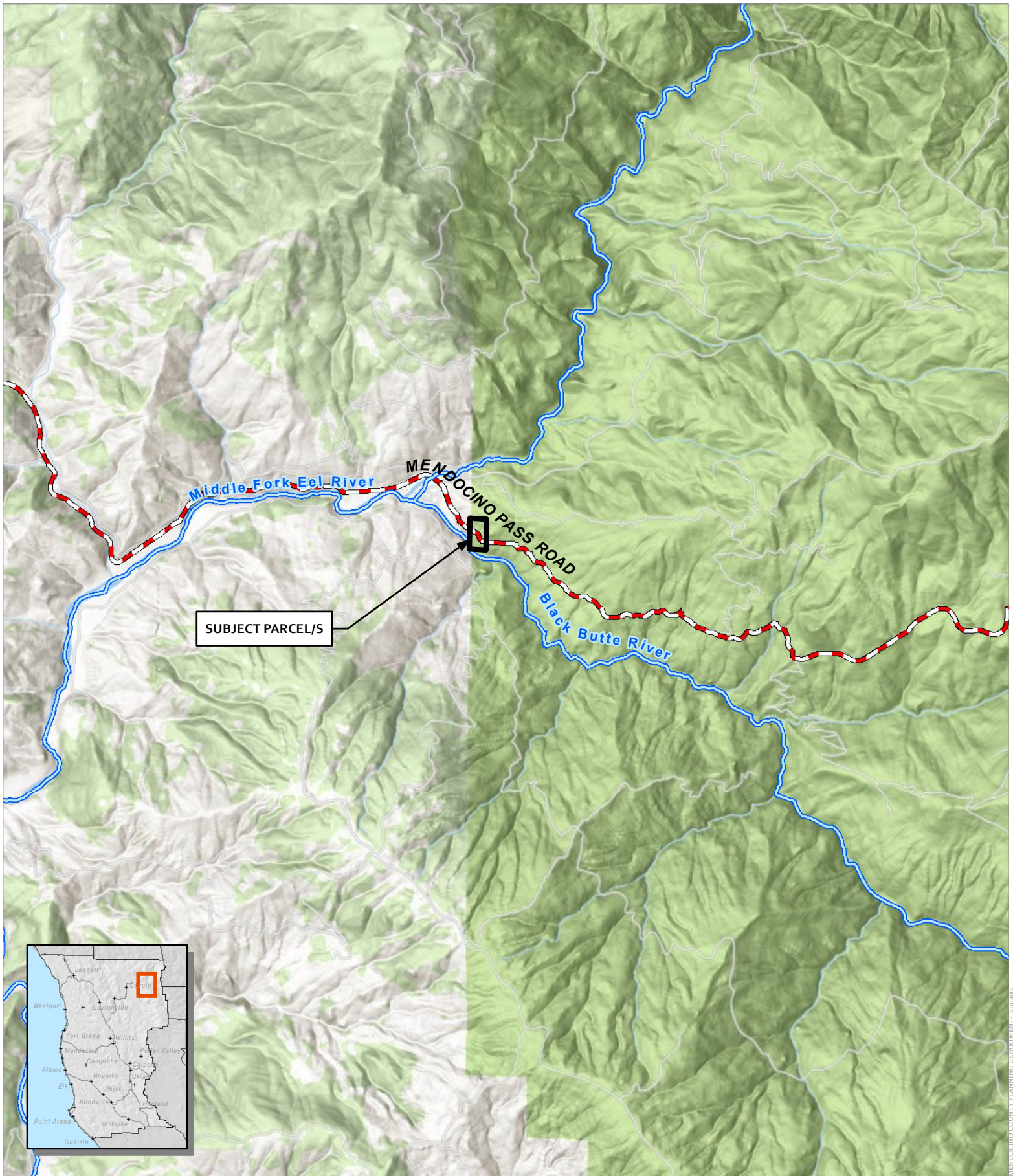
Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512



CASE: **AP 2019-0019**
 OWNER: **DELSORDO, Alessandro**
 APN: **032-291-03**
 APLCT: **Tommy Ryk**
 AGENT:
 ADDRESS: **35000 Mendocino Pass Road, Covelo**





Major Rivers

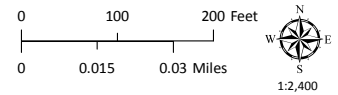
Major Roads

LOCATION MAP

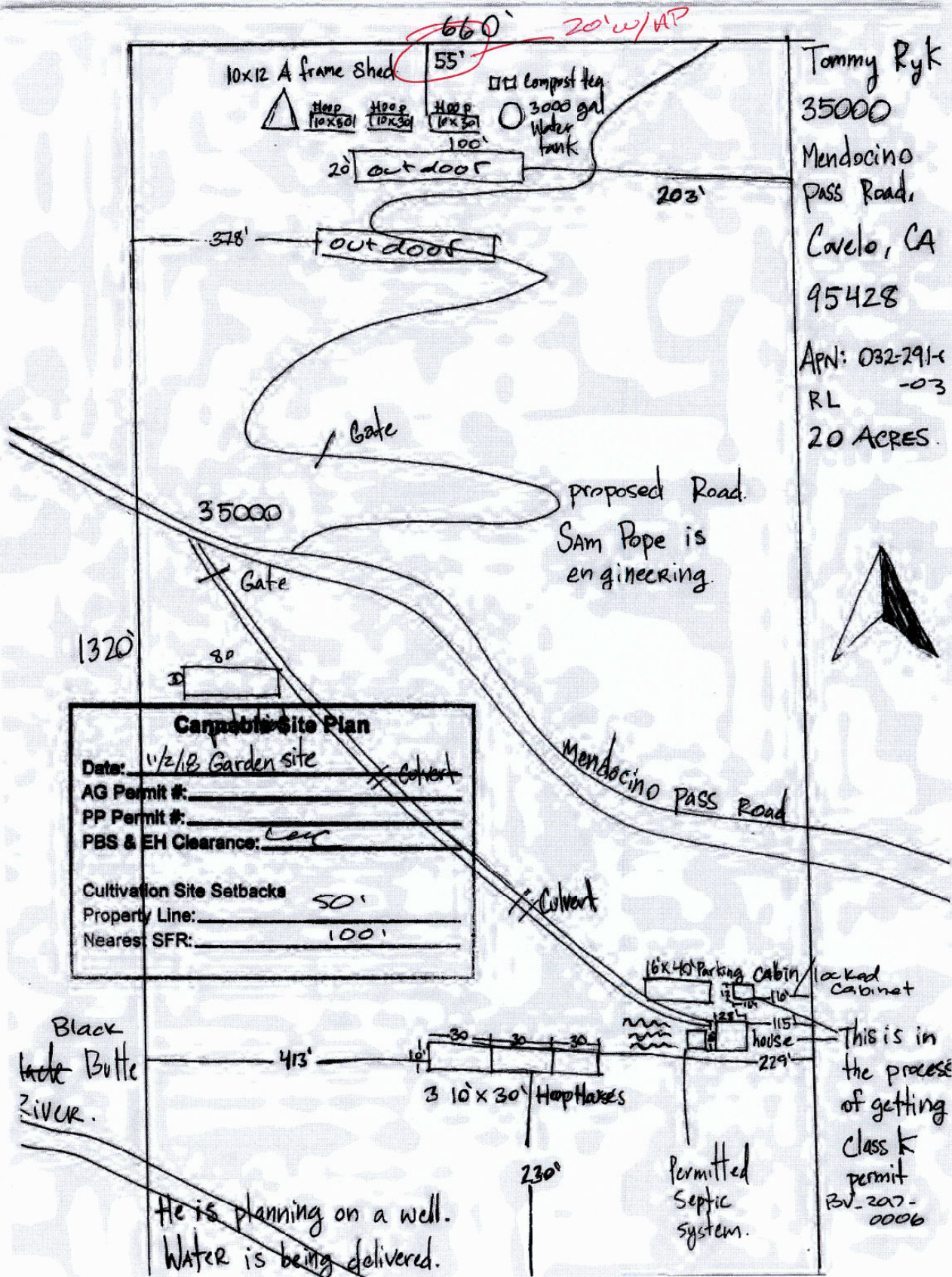


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-  Cannabis Cultivation Sites
-  Private Roads
-  Named Rivers
-  Public Roads



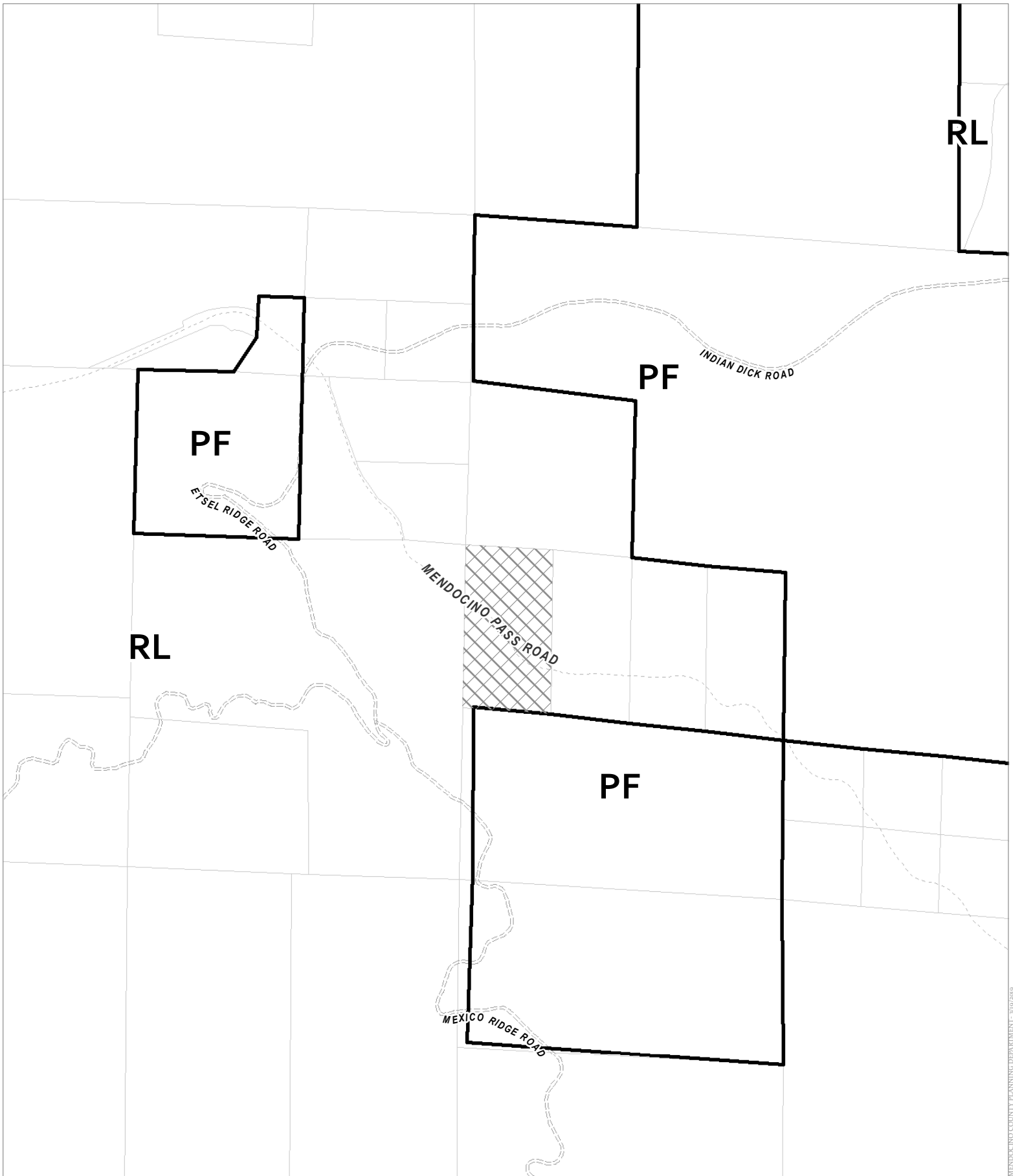
LOCATION MAP





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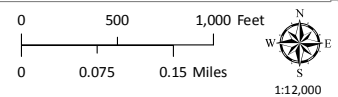
NO SCALE

SITE PLAN

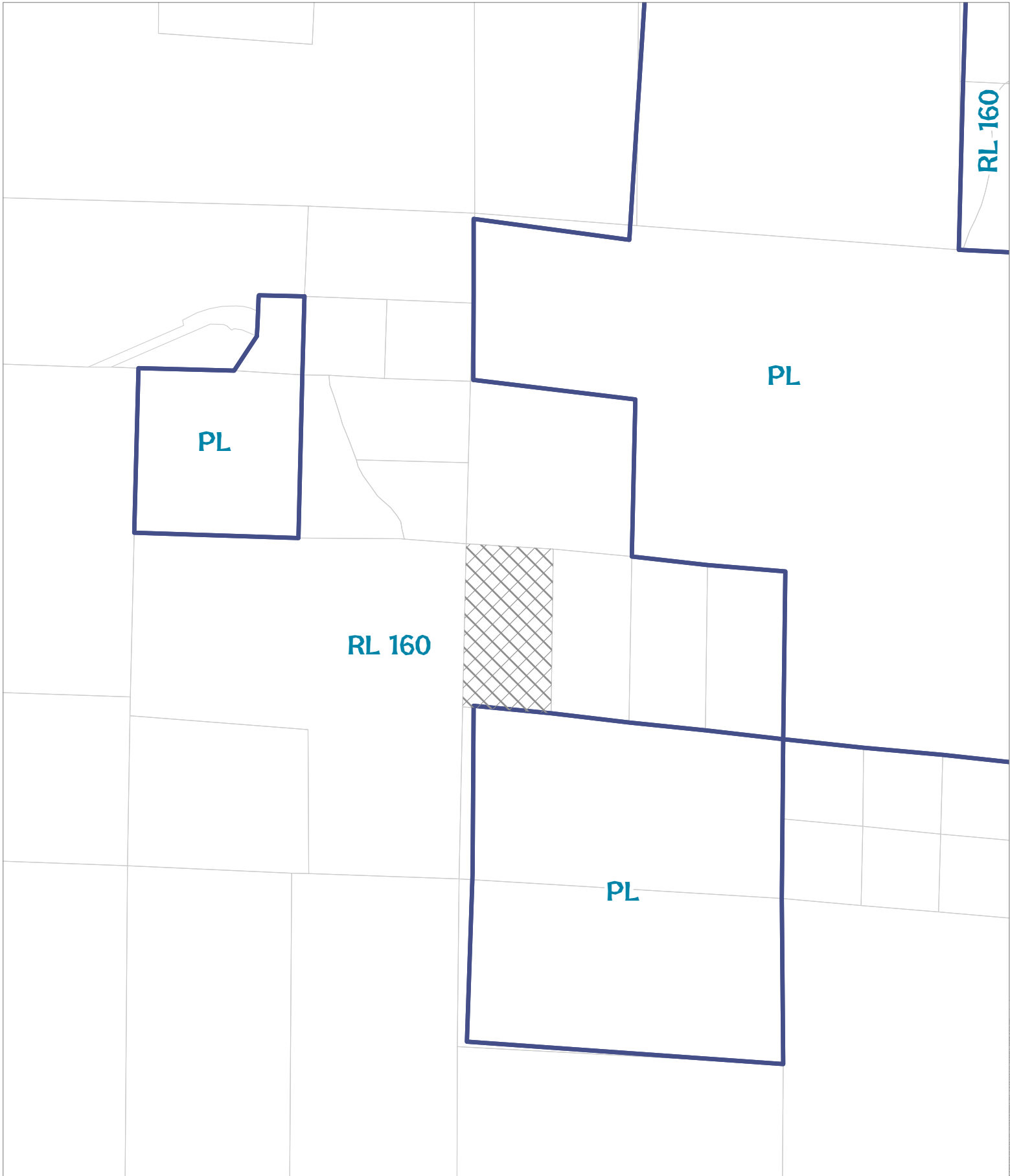


CASE: AP 2019-0019
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 Zoning Districts
 Public Roads




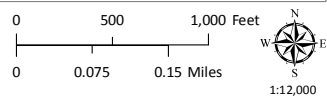
ZONING DISPLAY MAP



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2019

CASE: AP 2019-0019
OWNER: DELSORDO, Alessandro
APN: 032-291-03
APLCT: Tommy Ryk
AGENT:
ADDRESS: 35000 Mendocino Pass Road, Covelo

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

032-280-67
ROBERT DILL
RL160 14.49 A±

032-280-58
SALLY GIACOBINE
RL160 10.8 A±

032-280-21
THOMAS OCHNER
RL160 14.65 A±

032-291-02
SERGIO DASILVA
RL160 40 A±

032-291-01
VACANT
PFO 360 A±

032-291-03
ALESSANDRO DELSORDO
RL160 20 A±

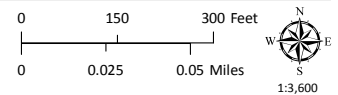
032-291-04
ALESSANDRO DELSORDO
RL160 20 A±

032-291-05
MARIO CANAVAN
RL160 20 A±

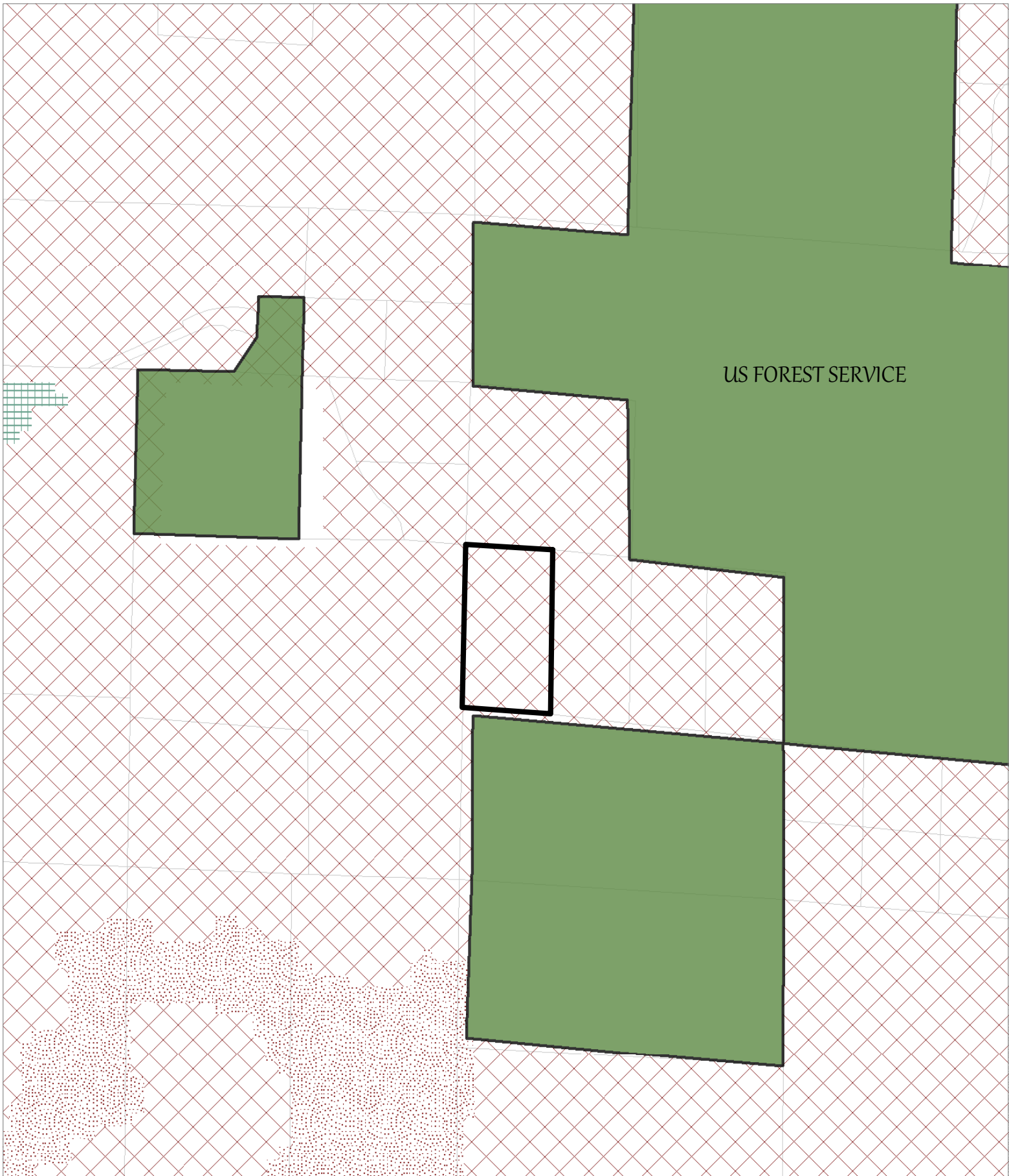
032-280-75
ALENA HORN
RL160 120 A±

032-291-07
VACANT
PFO 80 A±




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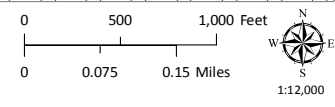


ADJACENT PARCELS



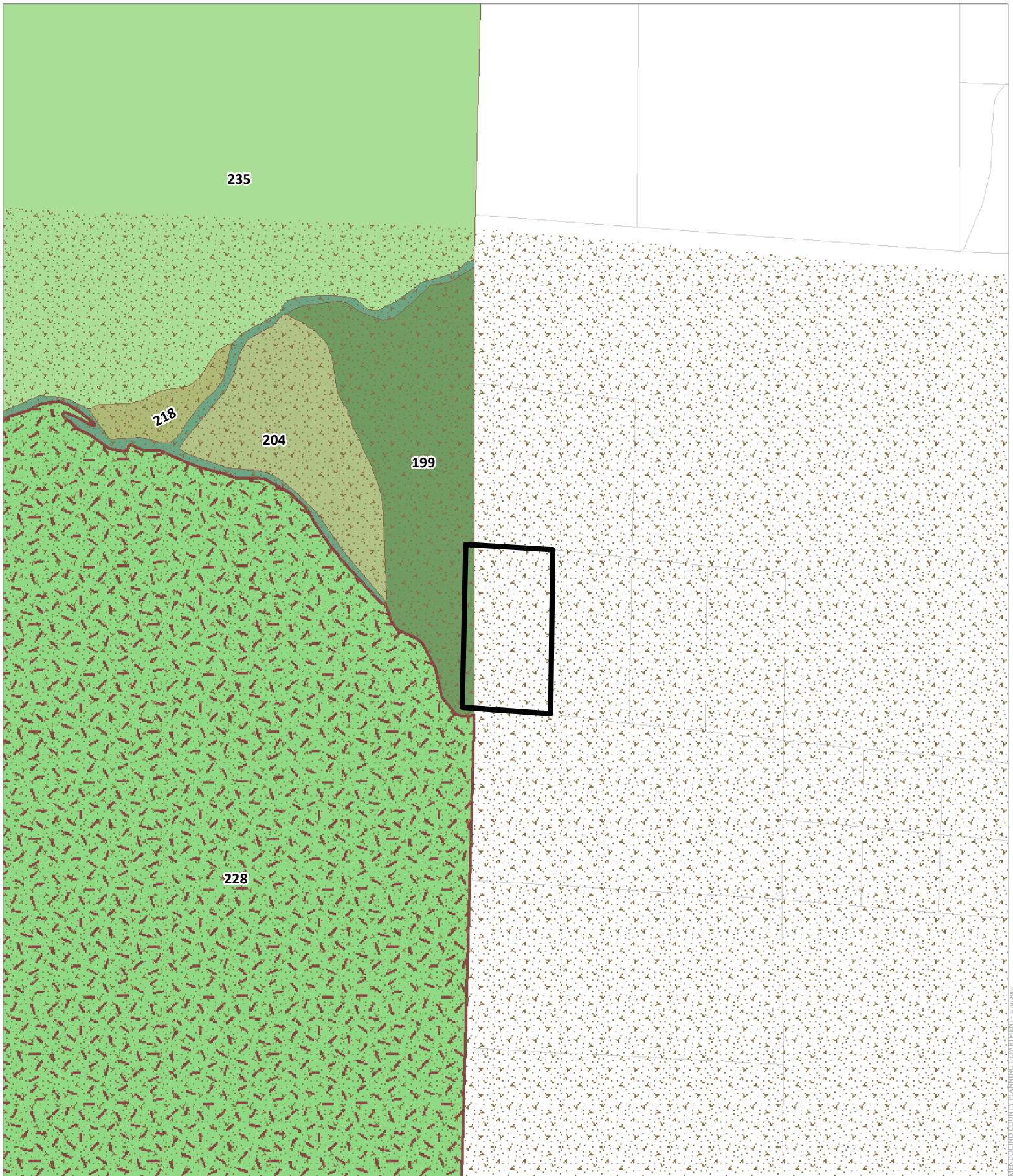
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard






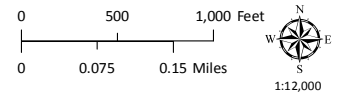
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/10/2019

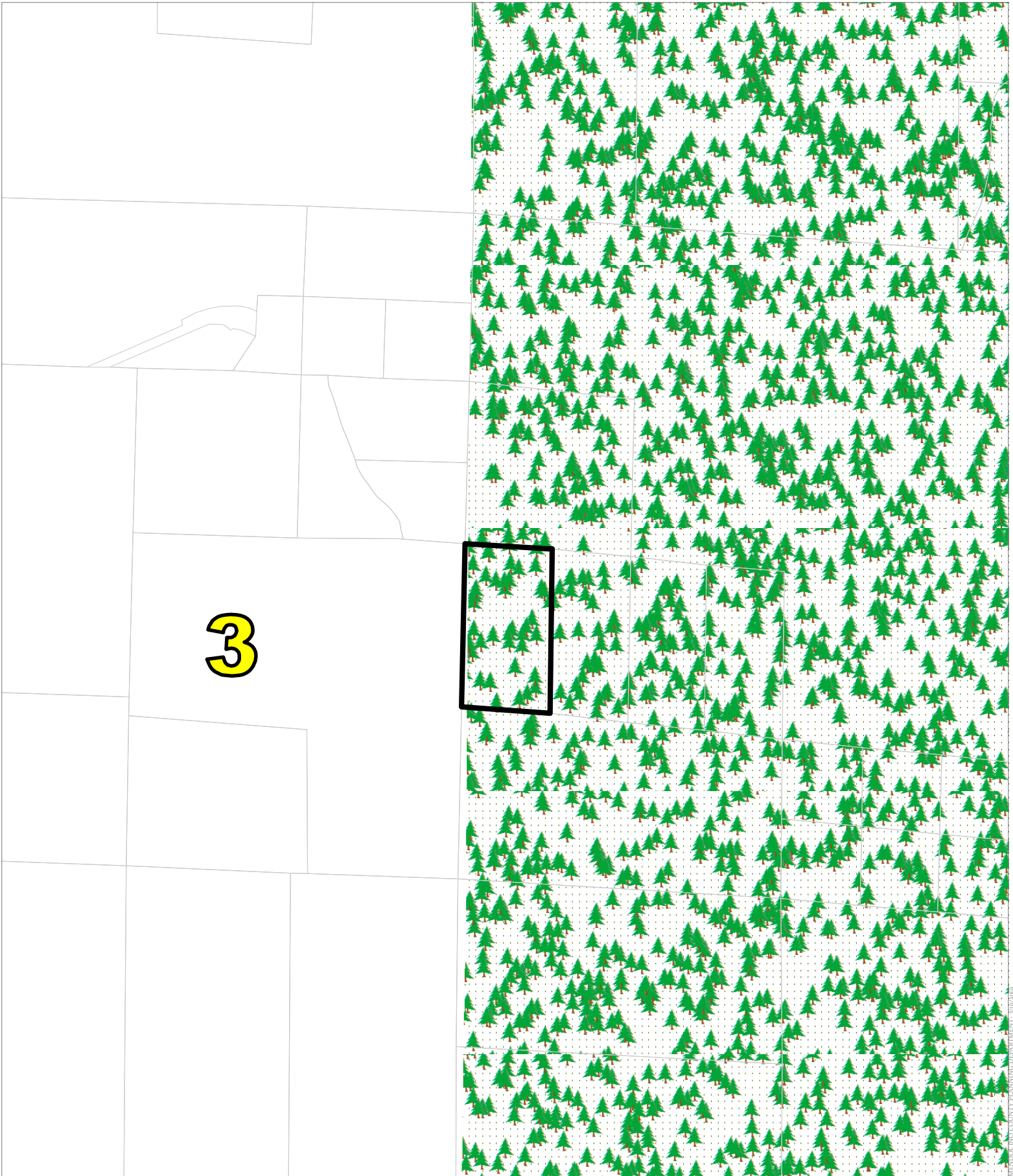


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-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Study Soil Types



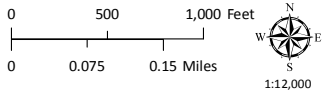
LOCAL SOILS



CASE: AP 2019-0019
OWNER: DELSORDO, Alessandro
APN: 032-291-03
APLCT: Tommy Ryk
AGENT:
ADDRESS: 35000 Mendocino Pass Road, Covelo



Supervisory Districts 2010
Mendocino National Forest



MISC DISTRICTS



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

North Coast Regional Water Quality Control Board

December 6, 2018

WDID:1_23CC406104

TOMMY RYK
PO BOX 719
COVELO, CA 95428

Subject: Notice of Applicability - Waste Discharge Requirements, Water
Quality Order WQ-2017-0023-DWQ

The attached Notice of Applicability provides notice that the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2017-0023-DWQ (General Order) are applicable to the site as described below. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board Policy and General Order.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to the North Coast Regional Water Quality Control Board Cannabis Program at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov.

Sincerely,


On Behalf Of

2018.12.06 18:18:08 PST

Water Boards

Matthias St. John
Executive Officer
North Coast Regional Water Quality Control Board

181205_1L_1_23CC406104_Tommy Ryk_NOA_TW

DAVID M. NOREN, CHAIR | MATTHIAS ST. JOHN, EXECUTIVE OFFICER

5550 Skyline Blvd., Suite A, Santa Rosa, CA 95403 | www.waterboards.ca.gov/northcoast

**NOTICE OF APPLICABILITY – WASTE DISCHARGE REQUIREMENTS, WATER QUALITY
ORDER WQ-2017-0023-DWQ, TOMMY RYK, MENDOCINO COUNTY APN(s) 032-291-03**

Tommy Ryk (hereafter “Discharger”) submitted information through the State Water Resources Control Board’s (State Water Board’s) online portal on November 08, 2018, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy-Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2017-0023-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **1_23CC406104**.

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA). This includes making any necessary changes to the enrollment, and the Discharger is the sole person with legal authority to make those changes. The Discharger will be held liable for any noncompliance with the Policy, General Order, and the NOA.

1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states the disturbed area is equal to or greater than 2,000 square feet and less than 1 acre (43,560 square feet) no portion of the disturbed area is within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is less than or equal to 1 acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 1 Low Risk.

2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at <http://www.waterboards.ca.gov/cannabis>. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date. Landowners of the cultivation site in the North Coast Region are required to submit and

implement Site Management Plans that describes how BPTC measures are implemented property-wide, including BPTC measures implemented to address discharges from legacy activities (e.g. former timber harvest, road building, mining, etc.) at the site per Provision C.1.a. of the General Order. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Regional Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Regional Water Board in developing a compliance schedule as described in Attachment A of the General Order.

During reasonable hours, the Discharger shall allow the State Water Board or Regional Water Quality Control Board (collectively Water Boards), California Department of Fish and Wildlife, CAL FIRE, and any other authorized representatives of the Water Boards upon presentation of a badge, employee identification card, or similar credentials, to:

- i. enter premises and facilities where cannabis is cultivated; where water is diverted, stored, or used; where wastes are treated, stored, or disposed; or in which any records are kept;
- i. access and copy, any records required to be kept under the terms and conditions of the Policy and General Order;
- ii. inspect, photograph, and record audio and video, any cannabis cultivation sites, and associated premises, facilities, monitoring equipment or device, practices, or operations regulated or required by the Policy and General Order; and
- iii. sample, monitor, photograph, and record audio and video of site conditions, any discharge, waste material substances, or water quality parameters at any location for the purpose of assuring compliance with the Policy and General Order.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

A Site Management Plan, by February 05, 2019, consistent with the requirements of General Order Provision C.1.a., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the Site Management Plan.

A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the General Order. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with the Monitoring and Reporting Program (MRP). Attachment B of the General Order provides guidance on the contents for the annual reporting requirement. Annual reports shall be submitted to the Regional Water Board by March 1 following the year being monitored. The Discharger shall not implement any changes to this MRP unless and until a revised MRP is issued by the Regional Water Board

Executive Officer or the State Water Board Division of Water Quality Deputy Director, or the State Water Board Chief Deputy Director.

5. ANNUAL FEE

According to the information submitted, the discharge is classified as Tier 1 Low Risk with the current annual fee assessed at \$600. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Notice of Termination, including a Site Closure Report at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Cannabis cultivators that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a *Site Closure Report* (see Technical Report Requirements above), and Dischargers enrolled under the General Order must also submit a final monitoring report. The Regional Water Board reserves the right to inspect the site before approving a NOT. Attachment C of the General Order includes the NOT form and Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the North Coast Regional Cannabis Unit staff at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov so that a site-specific compliance schedule can be developed.

Cc: Kevin Porzio, State Water Resources Control Board, dwq.cannabis@waterboards.ca.gov
Cheri Sanville, California Department of Fish and Wildlife, cheri.sanville@wildlife.ca.gov
Daniel Boe, Mendocino County Department of Agriculture, agcomm@co.mendocino.ca.us

Division of Environmental Health

860 North Bush Street
Ukiah, CA 95482
(707) 234-6625
Fax (707) 463-4038



120 West Fir Street
Fort Bragg, CA 95437
(707) 961-2714
Fax (707) 961-2720

On-Site Sewage System Permit

Date Printed August 5, 2014

Permit Number ST26474

DRAGNESS, ROBERT
P O BOX 1272
WILLITS CA 95490

System Site Address and Assessor's Parcel Number

35000 Mendocino Pass Rd
Covelo
APN 032-291-03

Design Flow (gal/d) 150
Absorption Media Gravel
Total Depth (in) 30
Absorption Media Depth (in) 12
Absorption Trench Width (in) 24
Calculated Total Linear Feet 75

Permit Type Initial
Strength Residential

Septic Tank Volume (gal) 1000

Tank Material Concrete

Calculated Surface Area (sq ft) 300

Special Conditions

installer shall comply with requirements of permit. Installer shall use best management practices to eliminate risk of stormwater runoff pollution.

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 Susan Miller which DEH received on July 9, 2014.

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
DJ on July 15, 2014.

By _____ Date _____ Coastal Zone: Y / (N)

Permit Issued

DAVID JENSEN

Health Inspector

(N)

8/5/14

Iss Date

Permit Finaled

Signature

Health Inspector

10/25/18

Finaled Date

☐ File

☒ Client



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

Notice of Receipt for Cannabis Small Irrigation Use Registration

Registration ID: N/A

Based on the response provided for your cannabis cultivation water source, you do not need to file for a Small Irrigation Use Registration. You may use your existing water source for cannabis cultivation. Be aware - you may still need coverage under the Cannabis General Order. Even if you do not need a water right for your project, you are still required to comply with the Cannabis Cultivation Policy and all other state and local requirements that pertain to your water source. The Cannabis Cultivation Policy has additional requirements for your diversions including groundwater wells, and discharges.

If you feel you have reached this page in error, please contact the Cannabis Registration Unit at cannabisreg@waterboards.ca.gov or 916-319-9427.

FELICIA MARCUS, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov



Mendocino County AG Department
890 N. Bush St.
Ukiah, CA 95482

September 20, 2018

Re: Water delivery for cannabis cultivation

To whom it may concern:

We have arranged for water delivery on demand from Smith Property
Restoration Water hauler license # CA-11739

Water delivery is

intended for cannabis cultivation at our site at 35000 Mendocino
Ross Rd Covelo CA 95428

Sincerely,

Troy Smith

**Smith Property
Restoration**
77480 Logan Ln Covelo, CA 95428
707-354-4130 CA-117398