



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

May 2, 2019

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Forestry Advisor

Air Quality Management
Archaeological Commission
Sonoma State University
CalFire - Prevention
Department of Fish and Wildlife

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

CASE#: AP_2019-0035

DATE FILED: 4/17/2019

OWNER/APPLICANT: OTIS D SODERLIND

AGENT: JAVIER RAU

REQUEST: Administrative Permit for a large outdoor cannabis cultivation site (Type 2 (10,000 sq. ft.); AG_2017-0533) of no more than 10,000 sq. ft. of canopy.

LOCATION: 6.4± miles southeast of Comptche town center, lying on the south side of Mattila Road (Private), 1.1± miles west of its intersection with Comptche-Ukiah Road (CR 223), located at 26030 Comptche-Ukiah Rd., Comptche (APN: 125-280-69).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 16, 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 _____

CASE: AP_2019-0035 (Soderlind)

OWNER/APPLICANT:	OTIS D SODERLIND
AGENT:	JAVIER RAU
REQUEST:	Administrative Permit for a large outdoor cannabis cultivation site (Type 2 (10,000 sq. ft.); AG_2017-0533) of no more than 10,000 sq. ft. of canopy.
LOCATION:	6.4± miles southeast of Comptche town center, lying on the south side of Mattila Road (Private), 1.1± miles west of its intersection with Comptche-Ukiah Road (CR 223), located at 26030 Comptche-Ukiah Rd., Comptche (APN: 125-280-69).
APN/S:	125-280-69-00
PARCEL SIZE:	23± Acres
GENERAL PLAN:	Rangeland, 160 acre minimum parcel size (RL160)
ZONING:	Timber Production Zone, 160 acre minimum parcel size (TP:160)
EXISTING USES:	Cannabis Cultivation / Residential
DISTRICT:	5 th Supervisorial District (Gjerde)
RELATED CASES:	AG_2017-0533 (Agricultural Permit for Cannabis Cultivation)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	TPZ	TP 160	610 A±, 248.3 A±	Timber Production Zone
EAST:	TPZ	TP 160	101.9 A±, 248.3 A±	Timber Production Zone
SOUTH:	FL	FL 160	40 A±	Residential
WEST:	FL	TP 160	511.89 A±	Timber Production Zone

REFERRAL AGENCIES

LOCAL

- ☒ Archaeological Commission
- ☒ AQMD
- ☒ Building Division (Fort Bragg)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (Fort Bragg)
- ☒ Forestry Advisor
- ☒ Comptche Fire District

- ☒ Planning Division (Fort Bragg)
 - ☒ Sonoma State University
- STATE**
- ☒ CALFIRE (Land Use)
 - ☒ California Dept. of Fish & Wildlife

☒ Regional Water Quality Control Board**TRIBAL**

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

ADDITIONAL INFORMATION:

CDFW: TBD

State Water Resources Control Board: TBD

North Coast Regional Water Quality Control Board: TBD

Well Permit: WW20630 (06/05/2006)

Department of Agriculture: Pre-Permit Site Inspection 03/30/2018

STAFF PLANNER: MARK CLISER

DATE: 5/2/2019

ENVIRONMENTAL DATA

1. MAC: *N/A*

2. FIRE HAZARD SEVERITY ZONE: *HIGH*

3. FIRE RESPONSIBILITY AREA: *CALFIRE*

4. FARMLAND CLASSIFICATION: *GRAZING (G)*

5. FLOOD ZONE CLASSIFICATION: *NO*

6. COASTAL GROUNDWATER RESOURCE AREA: *N/A*

7. SOIL CLASSIFICATION: *WESTERN STUDY SOIL TYPES*

8. PYGMY VEGETATION OR CAPABLE SOIL: *N/A*

9. WILLIAMSON ACT CONTRACT: *NO*

10. TIMBER PRODUCTION ZONE: *ADJACENT*

11. WETLANDS CLASSIFICATION: *NO*

12. EARTHQUAKE FAULT ZONE: *NO*
13. AIRPORT LAND USE PLANNING AREA: *NO*

14. SUPERFUND/BROWNFIELD/HAZMAT SITE: *NO*

15. NATURAL DIVERSITY DATABASE: *NO*

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

17. LANDSLIDE HAZARD: *N/A*

18. WATER EFFICIENT LANDSCAPE REQUIRED: *N/A*

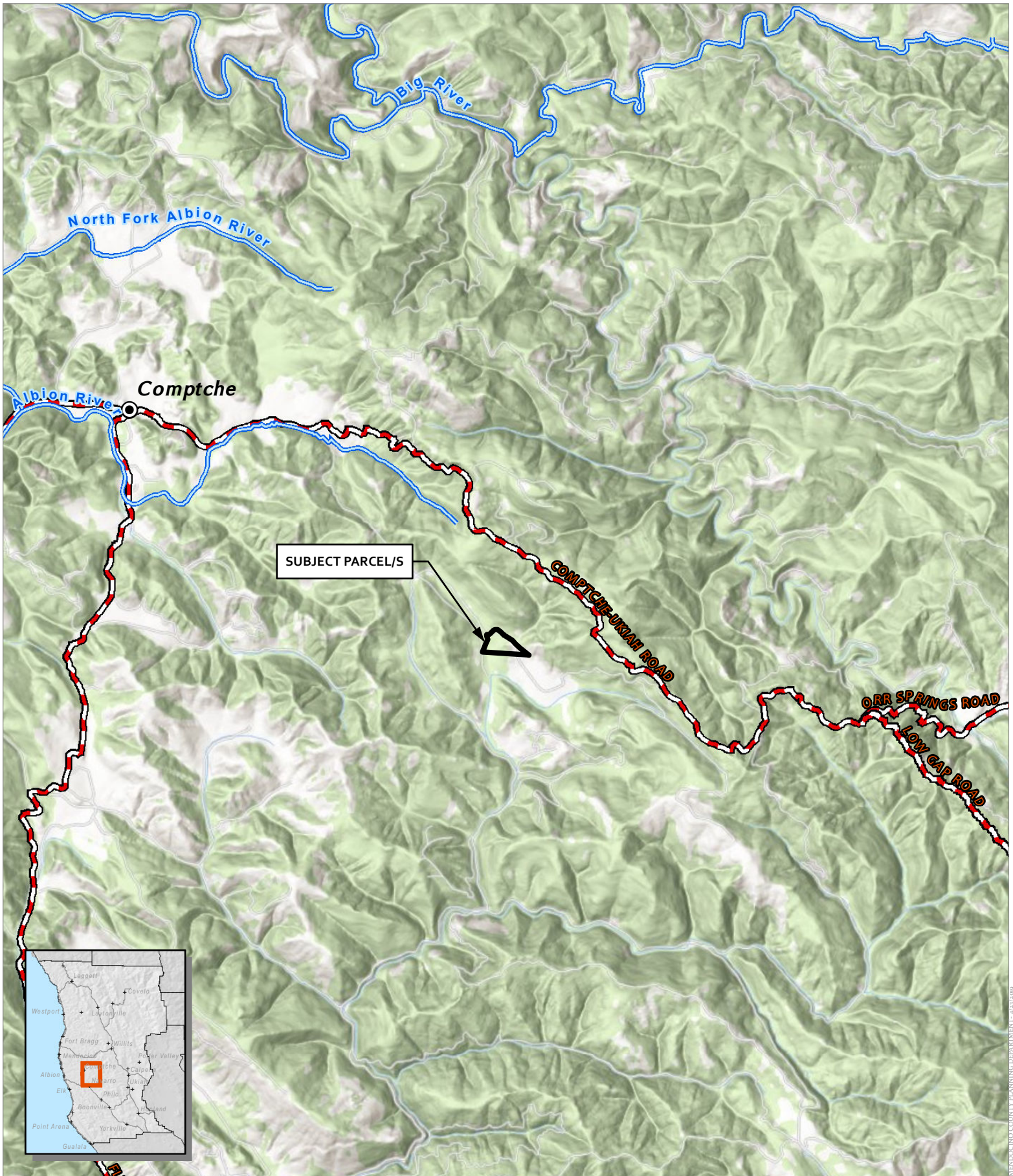
19. WILD AND SCENIC RIVER: *N/A*

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

21. STATE CLEARINGHOUSE REQUIRED: *N/A*

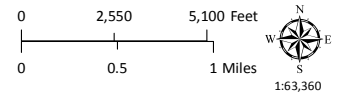
22. OAK WOODLAND AREA: *N/A*

23. HARBOR DISTRICT: *N/A*

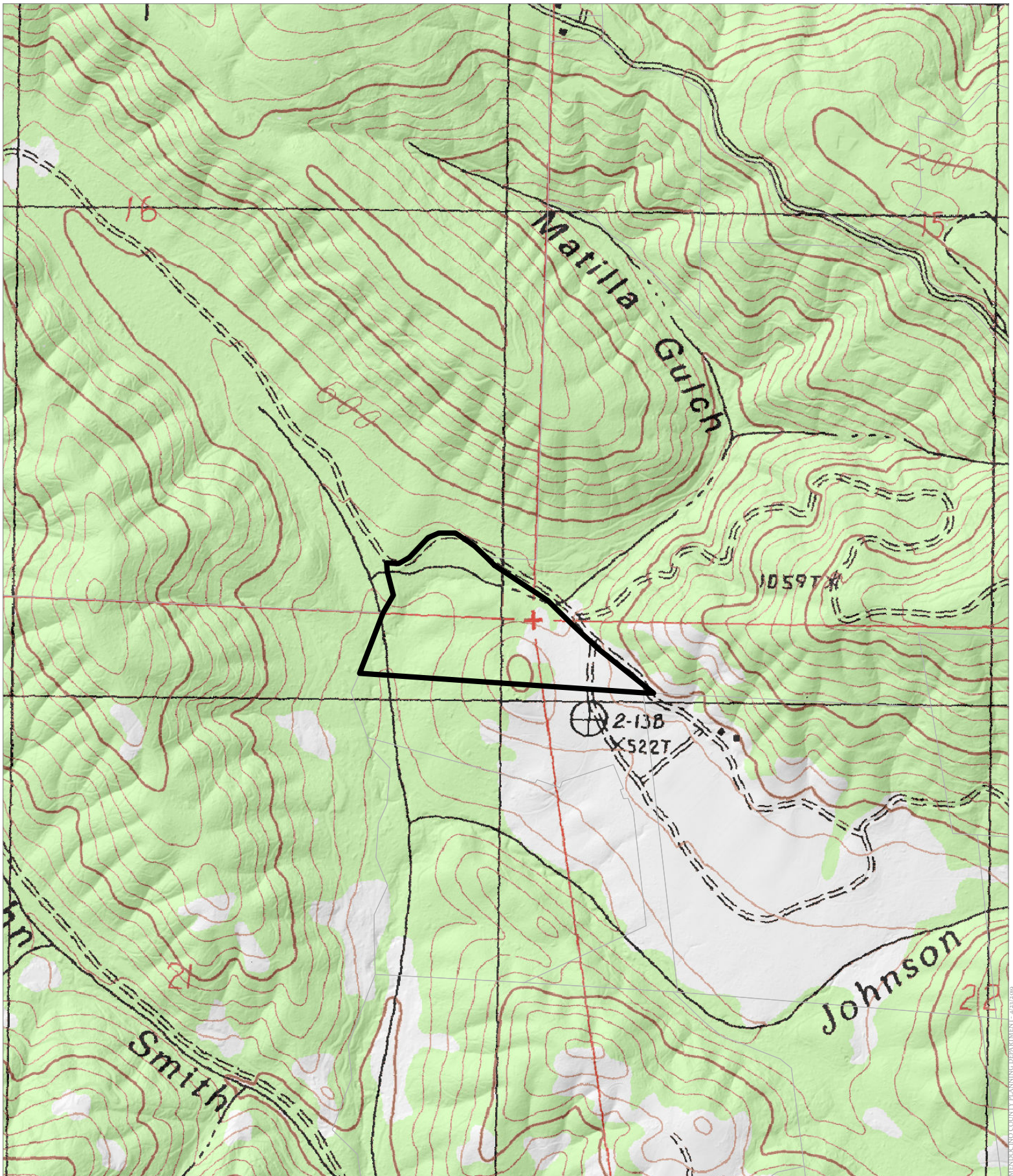


CASE: **AP 2019-0035**
 OWNER: **SODERLIND, Otis**
 APN: **125-280-69**
 APLCT: **Otis Soderlind**
 AGENT: **Javier Rau**
 ADDRESS: **26030 Comptche Ukiah Road, Comptche**

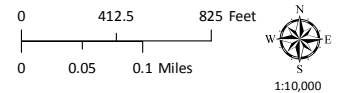
- Major Towns & Places
- Major Rivers
- Major Roads



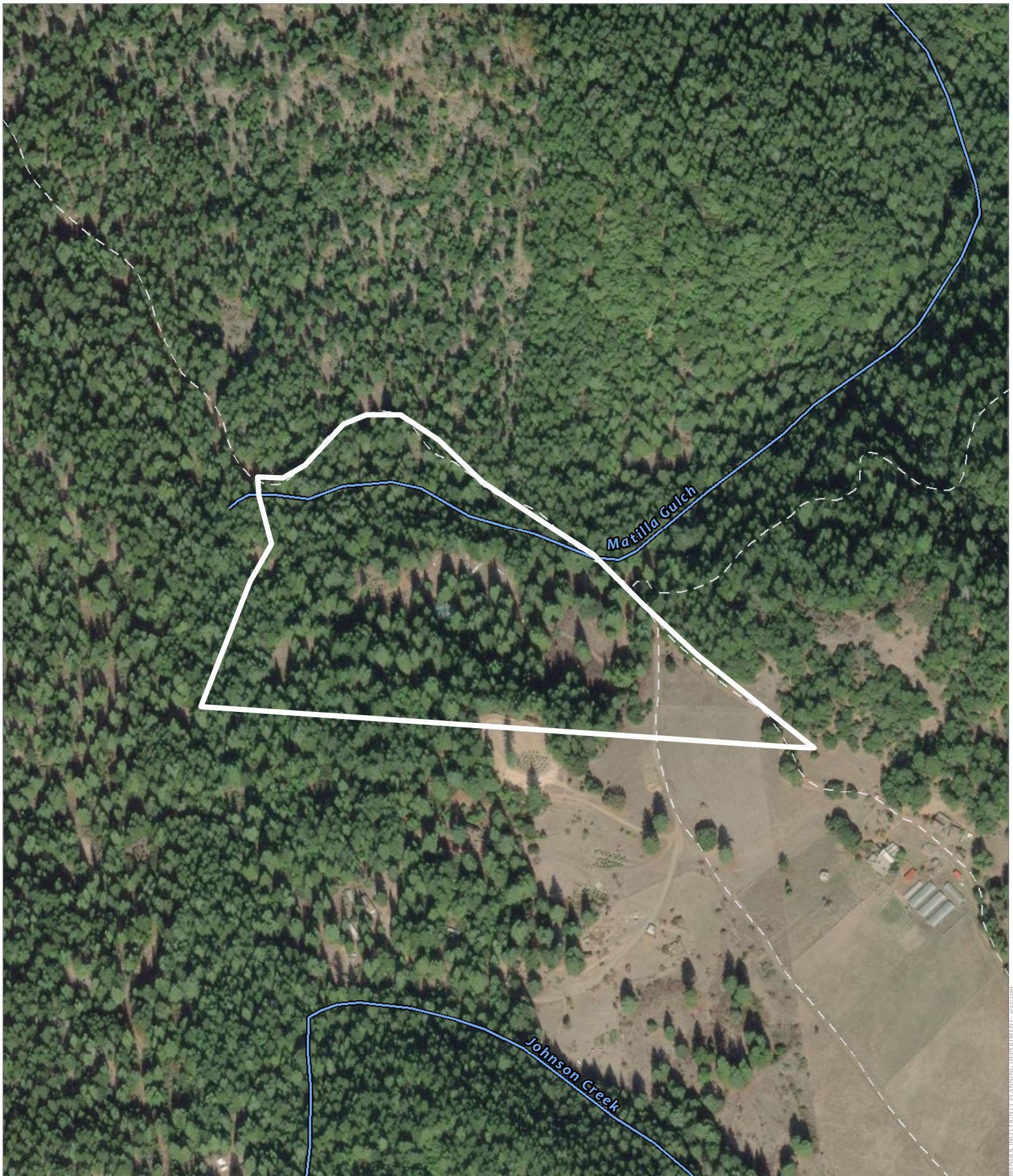
LOCATION MAP





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APLCT: Otis Soderlind
AGENT: Javier Rau
ADDRESS: 26030 Comptche Ukiah Road, Comptche

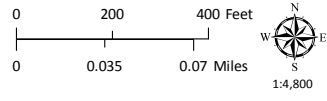


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

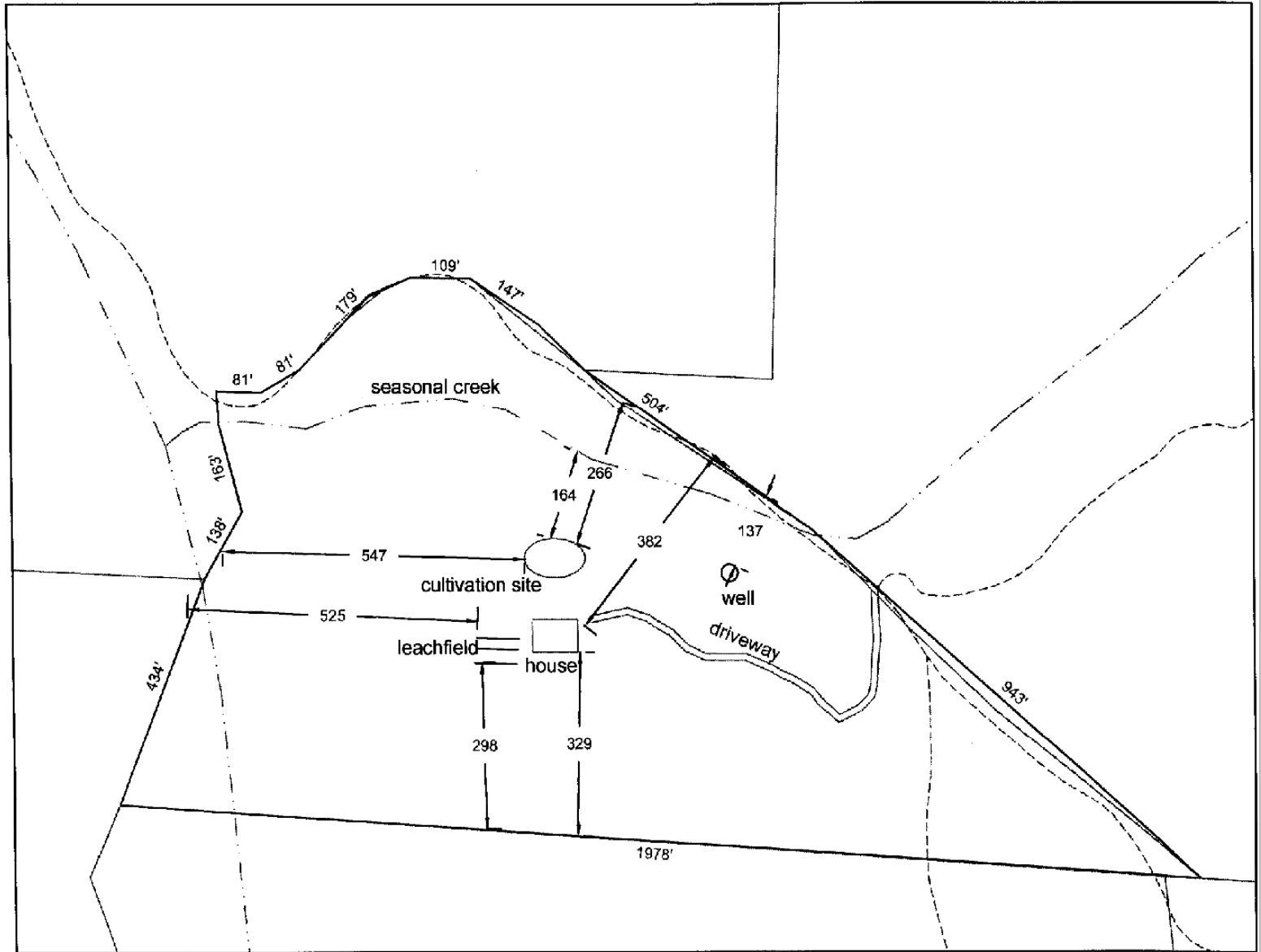


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ADDRESS: 26030 Comptche Ukiah Road, Comptche

 Named Rivers
 Driveways/Unnamed Roads



AERIAL IMAGERY



5-280-69

SITE PLAN FOR 26030 UKIAH COMPTCHE ROAD COMPTCHE, CA

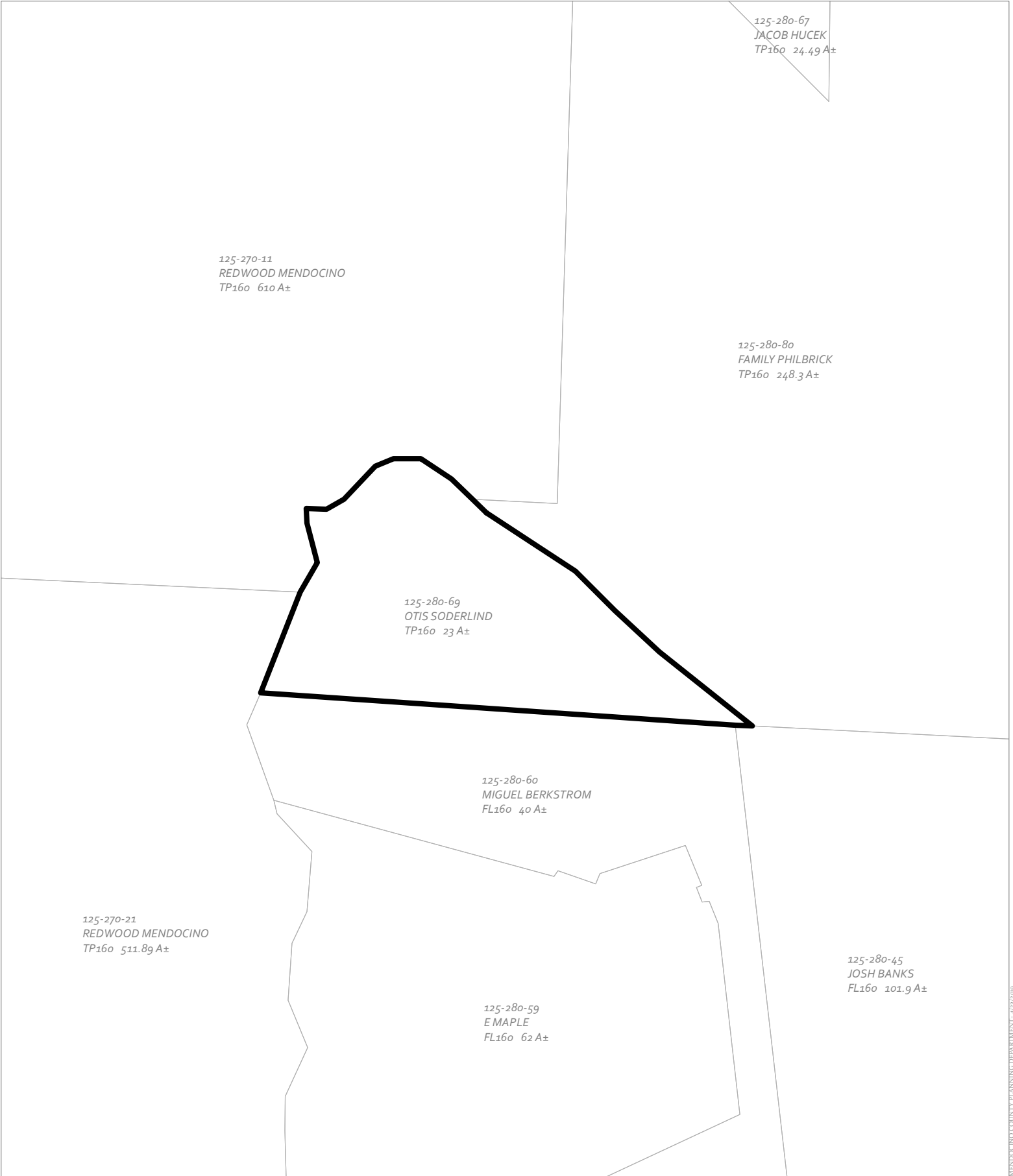
JUNE 2017

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NO SCALE

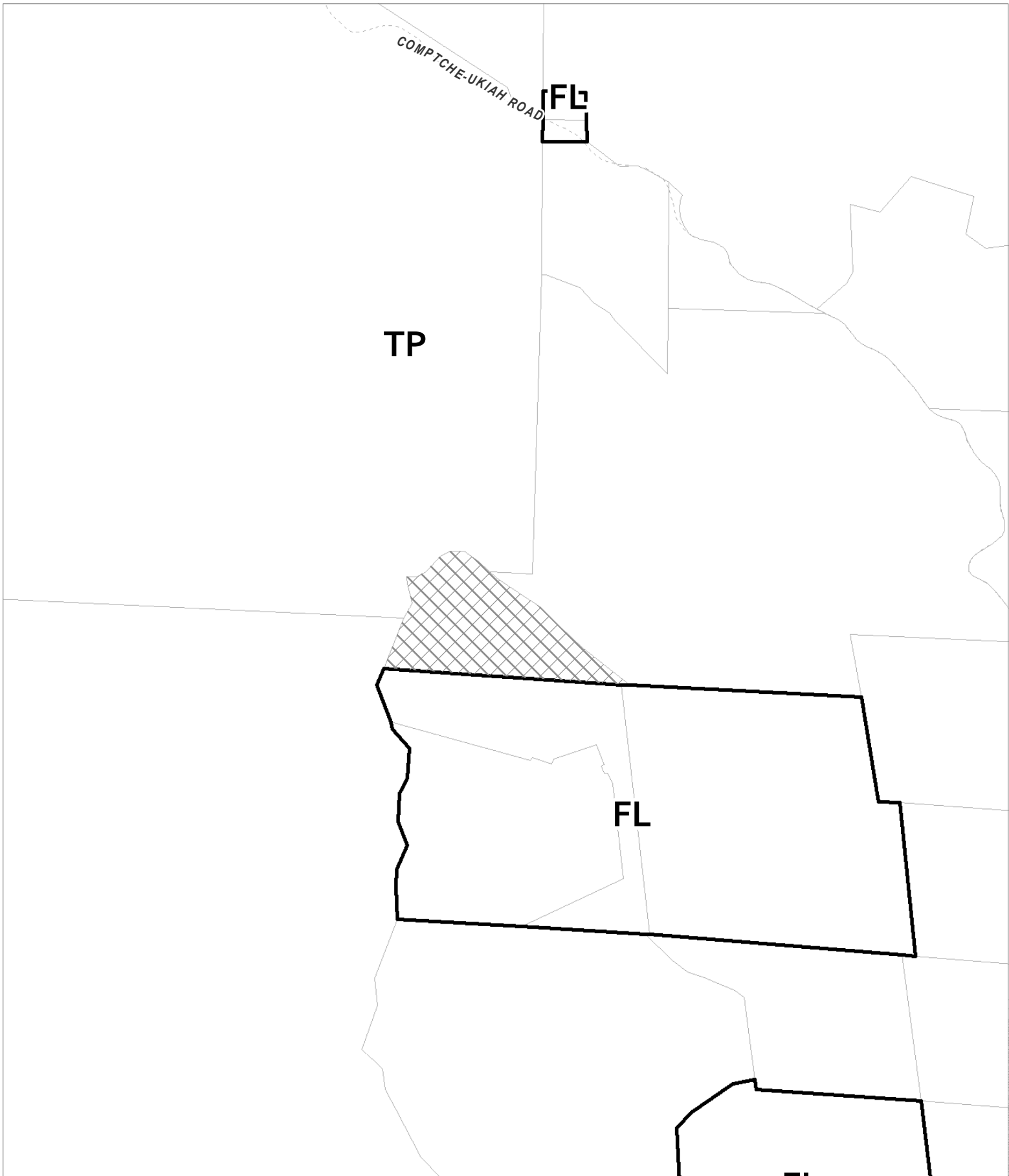
SITE PLAN

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/23/2019





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ADJACENT PARCELS



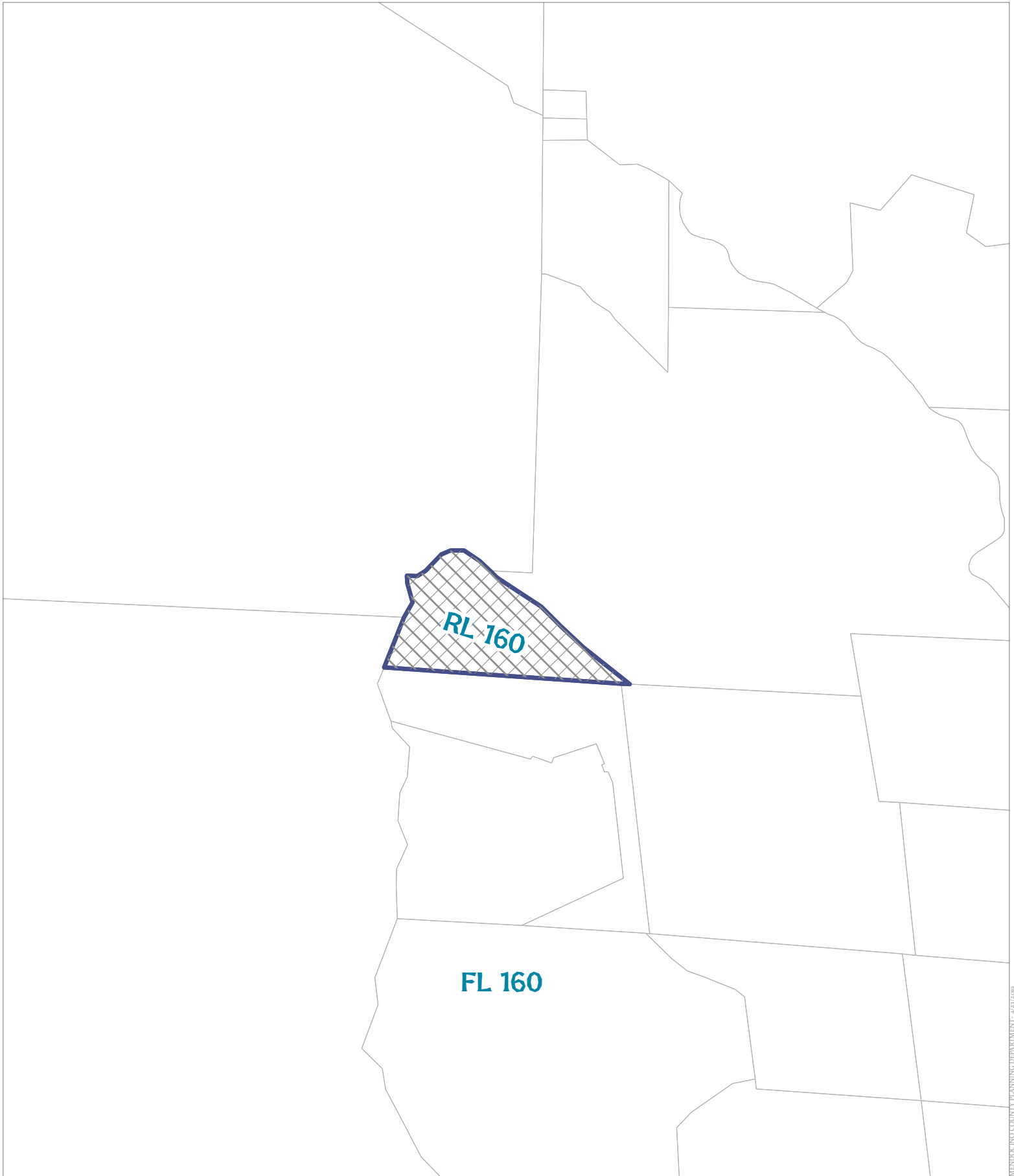
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 Zoning Districts
 Public Roads

0 500 1,000 Feet
0 0.075 0.15 Miles
N
W E
S
1:12,000


ZONING DISPLAY MAP

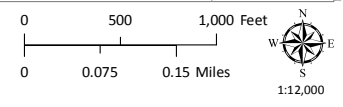
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/23/2019



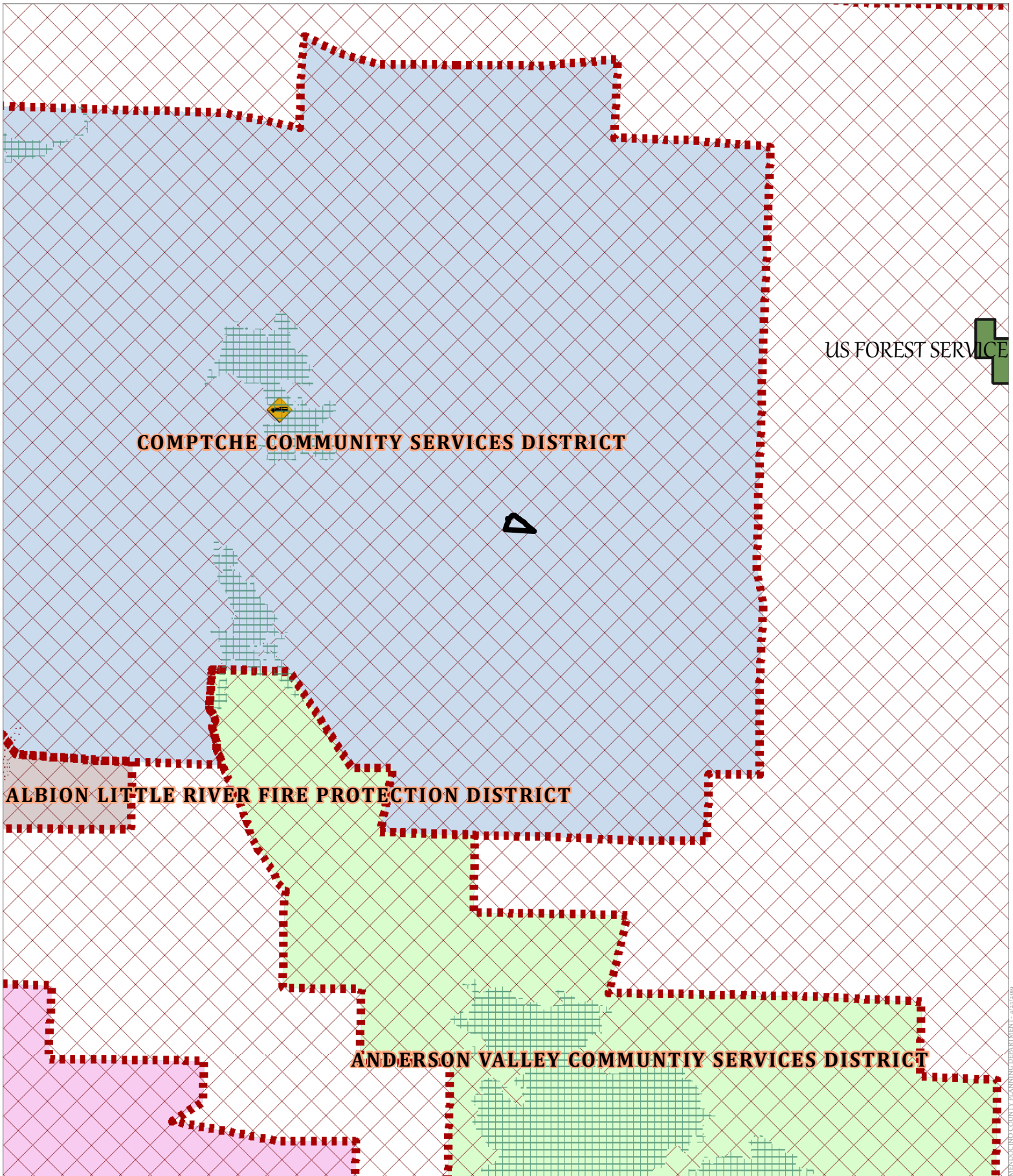
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/23/2019

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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



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 OWNER: SODERLIND, Otis

APN: 125-280-69
 APLCT: Otis Soderlind

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 ADDRESS: 26030 Comptche Ukiah Road, Comptche



Very High Fire Hazard



High Fire Hazard



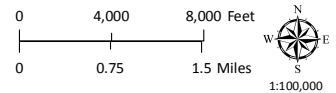
Moderate Fire Hazard



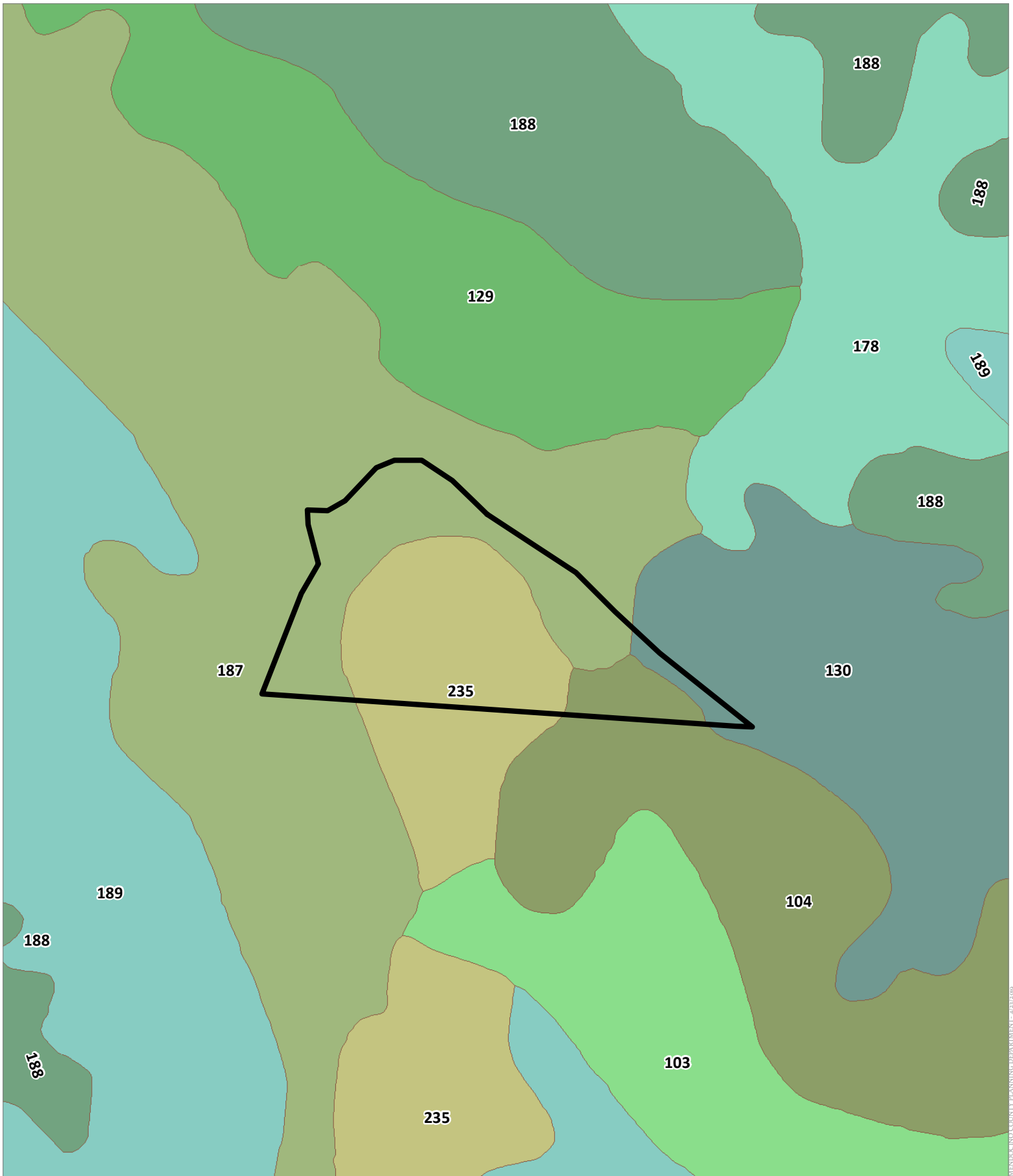
Fire Stations



County Fire Districts

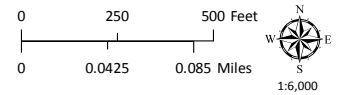


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

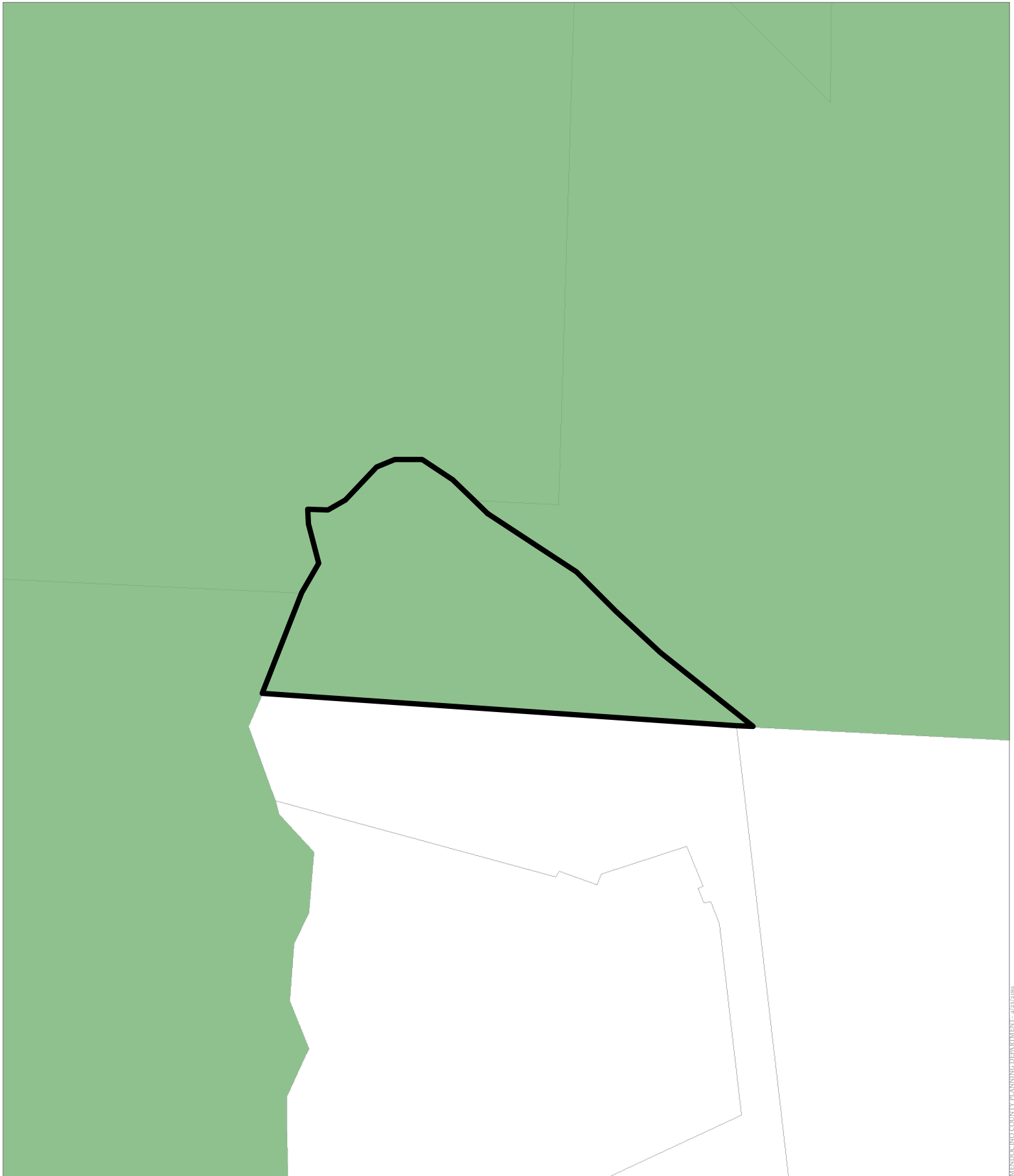


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 Western Study Soil Types

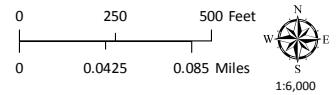


LOCAL SOILS

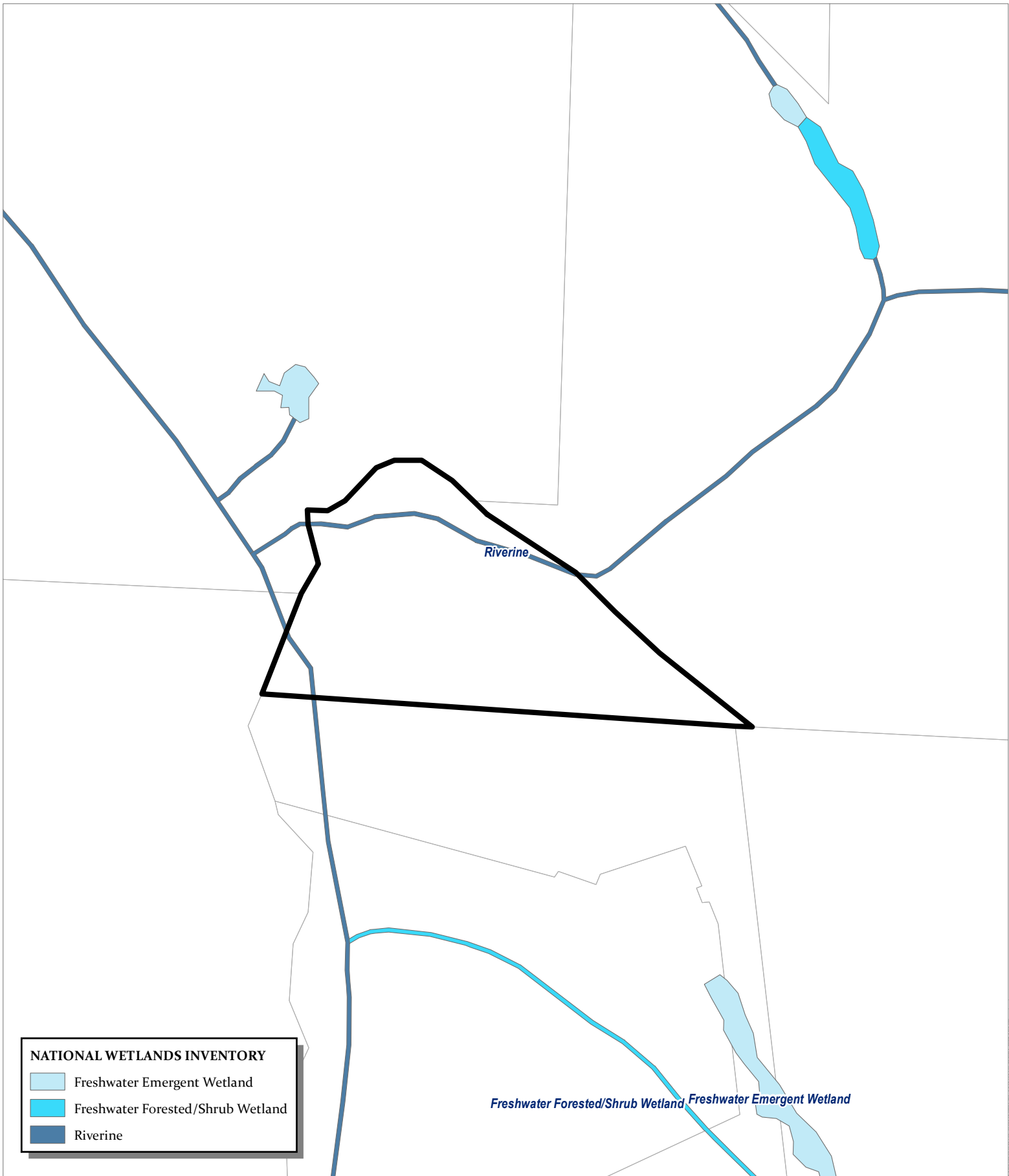


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TPZ 2018



TIMBER PRODUCTION ZONES

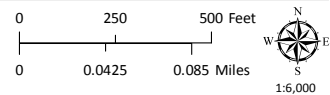


NATIONAL WETLANDS INVENTORY

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

Freshwater Forested/Shrub Wetland *Freshwater Emergent Wetland*

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WETLANDS



Environmental Health Division

Ukiah Office: 501 Low Gap Rd, Room 1326, Ukiah CA 95482
Fort Bragg Office: 790-A1 S Franklin St, Fort Bragg CA 95437

Phone: (707) 463-4466
Phone: (707) 961-2714

Permit

EH Office Use Only

WW 20630

Water Well Program



Application (submit 2 copies)

Site Address: 26030 Comptche / Ukiah Rd Comptche

APN: 125 - 280 - 69

Owner Name: Rick Soderlind

Mailing Address: P.O. Box 341 Comptche 95427

Telephone #: 621-1161

TYPE OF PERMIT

- | | |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> Regular | <input type="checkbox"/> Destruction |
| <input type="checkbox"/> Special Permit Area | <input type="checkbox"/> Repair |

CONSTRUCTION

Casing: ☐ Steel ☐ Concrete ☒ Plastic

Diameter: 5" Bore Size: 10"

Gauge or Wall: C160

Annular Space: Size: 2" Seal Depth: 20'

Well Use Type: ☒ Domestic ☐ Community/Industrial

Seal Material: ☒ Concrete ☐ Sand Cement
☒ Bentonite ☐ Neat Cement
☐ Other (describe):

The following items must be submitted with this application:

- Vicinity Map and Directions** to the site i.e., mile post markers, cross-streets, lock combinations, or any other unique landmarks which help the inspector to locate and access the property.
- Plot Plan** clearly showing the location of the proposed well on the parcel, and including the locations of all septic systems on surrounding parcels.
- Coastal Zone Permit** for sites which fall within the coastal zone; you must obtain this permit from Planning, prior to well permit being issued.

Permit

Permit Agreement:

I agree to comply with all the regulations of the County of Mendocino and the State of California pertaining to water well construction.

I will notify Environmental Health 24 hours prior to pouring the annular seal to request a well seal inspection.

This permit expires 1 year from date of issuance if the authorized work has not been completed (*Mendocino County Code Section 16.04.090*)

'Wet' Signature required; faxed or photocopies will not be accepted

Well Driller (Business Name): Fisch Brothers Drilling

License Number: 399226 Phone #: 707 895-2031

Mailing Address: P.O. Box 307 Philo CA 95466

Driller Signature: [Signature] Date: 6/1/06

Inspector Notes:

Coastal Zone: Y/N

Inspector unable to attend. Grave
ready for seal. Seal completed 12 June 2006.

Health Inspector: [Signature] Date: 5 June 2006

Well Seal Inspection By: [Signature] Date: 13 June 2006

Water Well Permit 6-

Mendocino Redwood Canyons Road

MATILIA RANCH Rd

Rock Field

300'

Well Site

1190.05'

729.89'

23 Ac.

AP# 125-280-69

Property Address:

Sec. 13, 14, 15, 22, 23, 24,

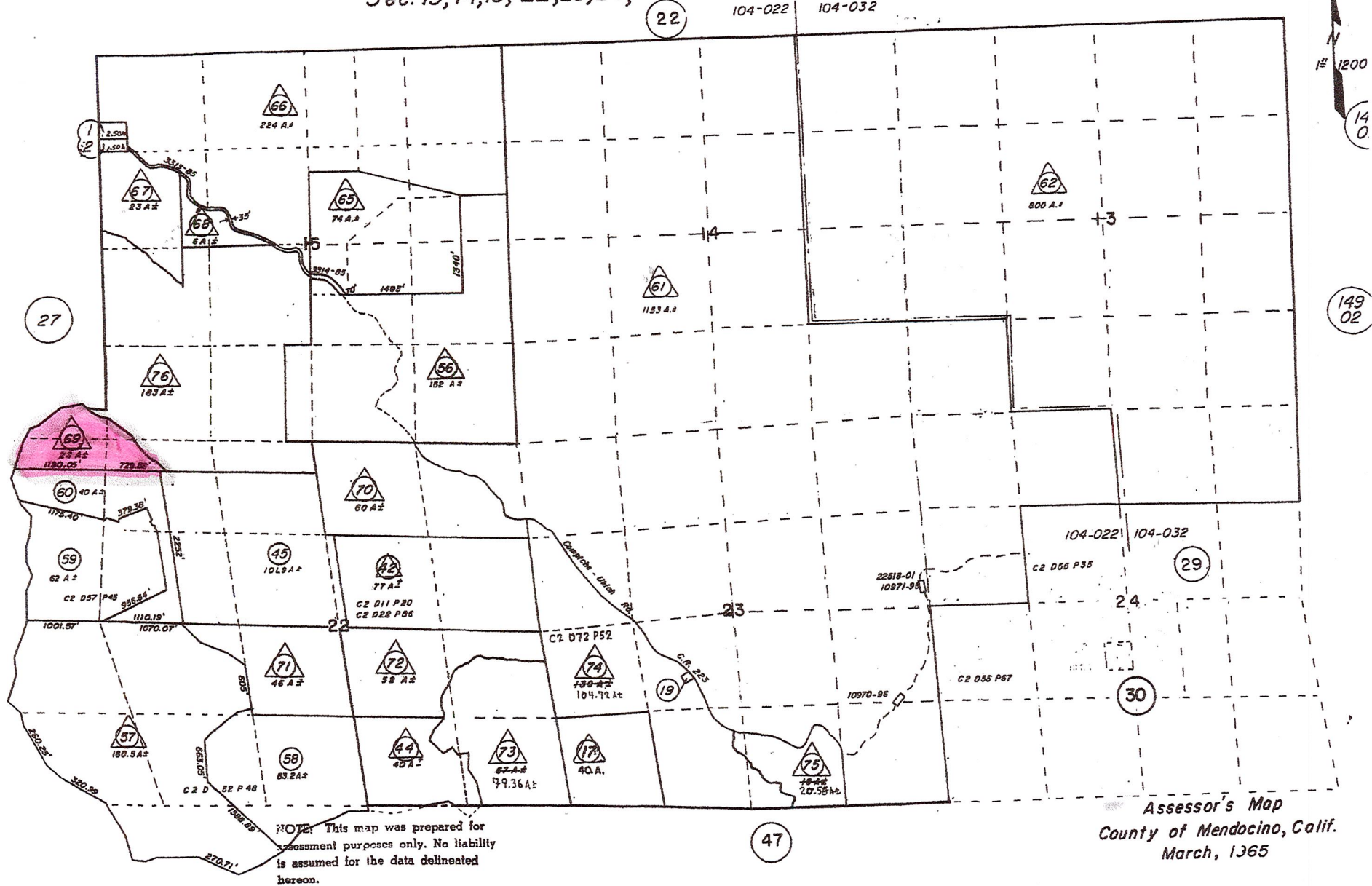
T. 16 N
R. 15 W



Sec. 13, 14, 15, 22, 23, 24, T. 16 N. R. 15 W. M.D. B. & M.

104-022
104-032

125 - 28



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
March, 1965

TO: MICHAEL (F) 845-3911

→ COMPCHER 1 MILE

SUPERHIND JOB.

OWNER - PHILBRICK

23 ACRES

APN 125-280-69

COMPCHER WILLOW RD

PHILBRICK RANCH.

MATILLA RANCH RD

SMILES TO PROPERTY.

1) PERK FIELD 300+
FROM WELL SITE

PERK
FIELD
WELL SITE
SITE

MATILLA RANCH RD.

MELBOURNE REDWOOD CO. RD.

OWNER'S WELL No. 5722

Date Work Began 6/6/06 Ended 6/6/06

Local Permit Agency MENDOCINO

Permit No. WW20630

Permit Date 6-5-2006

WELL COMPLETION REPORT

No.

0931938

OWNER USE ONLY - DO NOT FILL IN											
STATE WELL NO. STATION NO.											
LATITUDE						LONGITUDE					
APN / TRS / OTHER											

WELL OWNER

GEOLOGIC LOG

ORIENTATION Vertical

Degree of Angle

RICK SODERLIND

DEPTH FROM
SURFACE

DEPTH TO FIRST WATER (ft.) BELOW SURFACE

P.O. BOX 341

Ft. Ft.

DESCRIPTION

COMPTCHE

CA 95427

WELL LOCATION

Address 26030 COMPTCHE UKIAH ROAD

City COMPTCHE

County MENDOCINO

Apn Book

125

Page 280

Parcel 69

Township

Range

Section

1/4 1/4

Latitude

NORTH Longitude

WEST

Deg. Min. Sec.

Deg. Min. Sec.

LOCATION SKETCH

RECEIVED

JUN 12 2006

MENDO. ENV. HEALTH

ACTIVITY NEW WELL PLANNED USE(S) Domestic Water

DRILLING METHOD ROTARY AIR FLUID

DEPTH OF STATIC WATER LEVEL 35 (Ft.) & DATE MEASURED Jun 6, 2006

ESTIMATED YIELD * 25 (G.P.M.) & TEST TYPE Airlift

TEST LENGTH 2.5 (Hrs.) TOTAL DRAWDOWN 180 (FT.)

*May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 200 (Feet)

TOTAL DEPTH OF COMPLETED WELL 200 (Feet)

DEPTH FROM SURFACE		BORE-HOLE DIA.		CASING				DEPTH FROM SURFACE		ANNULAR MATERIAL	
Ft.	To Ft.	Ft.	To Ft.	TYPE	Material / Grade	Dia.	Gauge Slot size	Ft.	To Ft.	Seal Material	Filter Pack (Type / Size)
0	20	10	5/8	BLANK	F480 PVC	5	160	0	20	BENTONITE	
20	100	7	1/2	BLANK	F480 PVC	5	160	20	200		Pea Gravel
100	200	7	1/2	PERES	F480 PVC	5	200 FACTO				

Attachments

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Logs
- ☐ Soil Water Chemical Analyses
- ☐ Other

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME

ETISCH BROS DRILLING INC

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5001 Gravenstein Hwy No

Sebastopol

CA 9547

Signed

DALE THEISS

8/11/06 060706

399226

WELL DRILLER / AUTHORIZED REPRESENTATIVE

DATE SIGNED

C- 57 LICENSE NUMBER