



**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 15, 2020

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  
CalFire – Resource Management

Comptche Community Services District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2020-0017

**DATE FILED:** 3/2/2020

**OWNER:** JASON WOLFE

**APPLICANT:** TAMARA WOLFE

**AGENT:** PATRICK SELLERS

**REQUEST:** Administrative Permit for a large mixed-light cannabis cultivation site (Type 2B-10,000 sq. ft.); AG\_2017-0341) of no more than 10,000 sq. ft. of canopy.

**LOCATION:** 2.2± miles northeast of Comptche town center, lying on the east side of Docker Hill Road (Private), 2.6± miles northeast of its intersection with Comptche Ukiah Road (CR 223), located at 14480 Docker Hill Rd., Comptche (APN: 021-370-17).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER

**RESPONSE DUE DATE:** May 29, 2020

**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](mailto: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 \_\_\_\_\_

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AGENT: PATRICK SELLERS

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APN/S: 021-370-17-00

PARCEL SIZE: 24.84± ACRES

GENERAL PLAN: FL160:

ZONING: TP:160

EXISTING USES: Residential; Cannabis

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES: AG\_2017-0341 (CANNABIS CULTIVATION TYPE 2B – LARGE MIXED LIGHT); BF\_2017-0140 (AMNESTY: LEGALIZE 600 SQ FT GREEN HOUSE #3); BF\_2017-0139 (AMNESTY: LEGALIZE 600 SQ FT GREEN HOUSE #2); BF\_2017-0138 (AMNESTY: LEGALIZE 600 SQ FT GREEN HOUSE #1); BF\_2017-0137 (AMNESTY FOR EXISTING "BIG GREENHOUSE"); BF\_2017-0136 (AMNESTY: 400 SQ FT WORK SHOP); BF\_2017-0135 (AMNESTY FOR PLANT COVERING BUILDING); BF\_2017-0134 (AMNESTY FOR SEA CONTAINER); BF\_2017-0039 (2 STORY STORAGE BUILDING W/ ATTACHED GARAGE)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Forest Land (FL160)	Timber Production (TP:160)	116± acres	Institutional
EAST:	Forest Land (FL160)	Timber Production (TP:160)	206± acres	Residential
SOUTH:	Forest Land (FL160)	Timber Production (TP:160)	206± acres	Residential
WEST:	Forest Land (FL160)	Timber Production (TP:160)	3±; 116± acres	Residential

REFERRAL AGENCIES		
<b>LOCAL</b> <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Archaeological Commission <input checked="" type="checkbox"/> Building Division Fort Bragg <input checked="" type="checkbox"/> Department of Transportation (DOT) <input checked="" type="checkbox"/> Environmental Health (EH) FB <input checked="" type="checkbox"/> Forestry Advisor	<input checked="" type="checkbox"/> Comptche Community Services District <input checked="" type="checkbox"/> Planning Division Fort Bragg <input checked="" type="checkbox"/> Sonoma State University  <b>STATE</b> <input checked="" type="checkbox"/> CALFIRE (Land Use) <input checked="" type="checkbox"/> CALFIRE (Resource Management)	<b>TRIBAL</b> <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 5/8/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Comoptche Community Services 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](http://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



Department of  
Planning and Building  
Services

AP-2020-0017  
Case No: CANN-2020-0004  
CalFire No: \_\_\_\_\_  
Cultivation No: AG-2017-0341  
Fee: \$1557.00  
Receipt No: PRJ-033767  
Received By: SHS  
Date Filed: 3/2/2020  
Office use only

## Application for Cannabis – Use Permit / Administrative Permit

☐ ADMINISTRATIVE PERMIT (AP)

☐ Forego RR:10 Housing Requirement ☒ TPZ or FL (Type 1 or Type 2) ☐ Type C-A Cottage Indoor (500 ft<sup>2</sup>)

☐ USE PERMIT (UP)

☐ Type C-A Cottage Indoor (500 ft<sup>2</sup> - 2500 ft<sup>2</sup>)

### APPLICANT(S)

Name: Tamara Wolfe Phone: 619-332-7121  
Mailing Address: PO BOX 209  
City: Comptche State/Zip: CA 95427 email: tami\_ann@outlook.com

### PROPERTY OWNER

Name: Jason Wolfe Phone: 707-357-3144  
Mailing Address: PO BOX 209  
City: Comptche State/Zip: CA 95427 email: absolutelyorganic707@gmail.com

### AGENT

Name: Patrick Sellers Phone: 707-510-0124  
Mailing Address: 298 Seminary Ave  
City: Ukiah State/Zip: CA 95482 email: patrick@harvestlogicgroup.com

Parcel Size: 28.84 acres

Address of Property: 14480 Docker Hill Rd. Comptche, CA 95427

Assessor Parcel Number(s): 021-370-17

### TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft <sup>2</sup> )	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft <sup>2</sup> ) <input type="checkbox"/> C-A (501 – 2500 ft <sup>2</sup> )	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft <sup>2</sup> )	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft <sup>2</sup> )	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	
Nursery: (≤12,000 ft <sup>2</sup> )	<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 because I am not the property owner of the parcel on which the cultivation site is located.

[Signature] 2-27-2020 [Signature] 2-27-2020  
Signature of Applicant/Agent Date Signature of Owner 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.

This project site has one access road that enters from the south west corner of the parcel and travels the developed area of the parcel ending in a loop. A majority of the property is left in its natural state, with all of the development on the parcel in the South West quadrant. There are 4 non-greenhouse buildings which include a Residence, Shop, Accessory building and shipping container. There is a large vegetable garden, as well as 3 different cannabis cultivation areas. Cultivation of cannabis takes place primarily in hoop or green houses, or under row covers. There is large pond on the property south of the developed area. Most of the property is woodland areas.

4. Will the development of the proposed cultivation site be phased?

☒ YES

☐ NO

If YES, please describe the phases briefly.

The applicant is in the process of considering whether to replace the current smaller greenhouses/hoop houses with larger commercial structures and would like to find out more information on whether this is possible. If so, then this would be a future phase of the project.

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?

Hazardous materials are rarely on site, except for gasoline and oil, and are always disposed of at Haz Mat Drop Off.

Natural Materials are always composted on site and then the compost is used in the vegetable gardens.

Plastic and other non-compostable materials are taken to the waste transfer station to be recycled or sent to landfill.

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                                 | NO                                  |
|---|-------------------------------------|-------------------------------------|
| A. Remove oak species or commercial tree species? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| B. Make substantial changes in terrain?           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C. Connect to existing water district?            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D. Connect to existing sewer district?            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| E. Install a septic system?                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| F. Connect to existing septic system?             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| G. Install an individual well?                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

H. OTHER (Explain)? \_\_\_\_\_

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. Residence (~36'x60')
2. 4x 20'x50' Greenhouses
3. 24'x 36' Greenhouse
4. 8'x20' Shipping Container
5. 25'x20' Accessory Building (Drying Shed)
6. 34'x60' Garage/Workshop
7. Septic / Leach Field (Permit in Process)
8. Pond
9. Outdoor / Light Deprivation Cultivaiton Site w/ Row Covers Seasonally
10. Several Smaller Hoop Houses being removed (ID#s 9-12 on Site Plan)

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? \_\_\_\_\_ ( ft<sup>2</sup> / 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 Parcels to the North and South are 116 and 200+ acres respectively; N Parcel is undeveloped; S Parcel has a homestead and is L-Shaped, making up the East boundary of the project parcel as well. West of the Project Site are 2 small parcels that are residential and zoned TPZ. All of the surrounding areas are heavily forested and largely undeveloped.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant	X			
Residential/Agricultural			X	X
Commercial/Industrial				
Institutional/Timberland	X	X	X	X
Other				

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

A. Electricity

- ☒ Utility Company (existing)  
☐ Utility Company (planned)  
☒ On-Site Generation – Specify  
\_\_\_\_\_ Solar \_\_\_\_\_

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? 1

If employees are residing onsite, please indicate the structure they will be residing.

17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)? ☒ YES ☐ NO

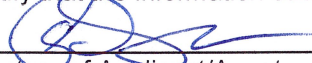
18. If you answered YES to the previous question (17), please describe the activities.

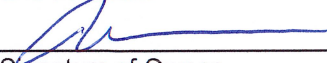
Drying, Curing, Storage

19. Please provide driving directions to the cultivation site using identifiable landmarks (streets, mile posts, mailboxes).

Take Orr Springs Rd. onto Comptche-Ukiah Rd.; then turn Right on  
Decker Hill Rd.; Go 4 miles to top of ridge; turn right at wooden sign  
that says 'no hunting'; go through vineyard; last gate on left

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

  
Signature of Applicant/Agent Date 2/27/2020

  
Signature of Owner Date 2/27/2020

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

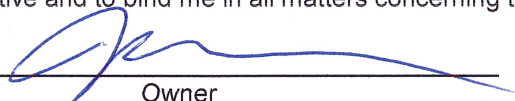


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## AUTHORIZATION OF AGENT

1. I hereby authorize Patrick Sellers to act as my representative and to bind me in all matters concerning this application.

  
Owner

2/27/2020

Date

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## CERTIFICATION AND SITE VIEW AUTHORIZATION

1. 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.
2. 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

2/28/2020

Date

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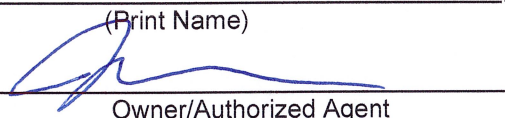
## INDEMNIFICATION AND HOLD HARMLESS

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, Jason Wolfe, hereby agree to the above Indemnification Agreement.  
(Print Name)

  
Owner/Authorized Agent

2/27/2020

Date

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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.

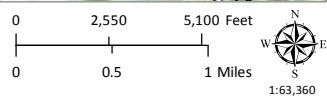
Name Tamara Wolfe	Name Jason Wolfe	Name Patrick Sellers
Mailing Address PO BOX 209 Comptche CA 95427	Mailing Address PO BOX 209 Comptche CA 95427	Mailing Address 298 Seminary Ave. Ukiah, CA 95482





CASE: **AP 2020-0017**  
 OWNER: **WOLFE, Jason**  
 APN: **021-370-17**  
 APLCT: **Tamara Wolfe**  
 AGENT: **Patrick Sellers**  
 ADDRESS: **14480 Docker Hill Road, Comptche**

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



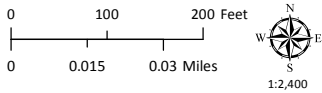
LOCATION MAP





CASE: AP 2020-0017  
OWNER: WOLFE, Jason  
APN: 021-370-17  
APLCT: Tamara Wolfe  
AGENT: Patrick Sellers  
ADDRESS: 14480 Docker Hill Road, Comptche

== Private Roads



AERIAL IMAGERY



14480 Docker Hill Road  
Comptche, CA 95427

SITE PLAN  
APNs 021-370-17

Applicant: Tamara Wolfe  
Property Owner: Jason Wolfe



1 = Residence  
2 = Accessory Building 34'x60'  
3 = Accessory Building 25'x20' (Drying Shed)

4 = Shipping Container (8'x20')  
5-8 = Greenhouses 20'x50' (4x 1000 SF)  
9 = Hoop House 12'x22' (264 SF)

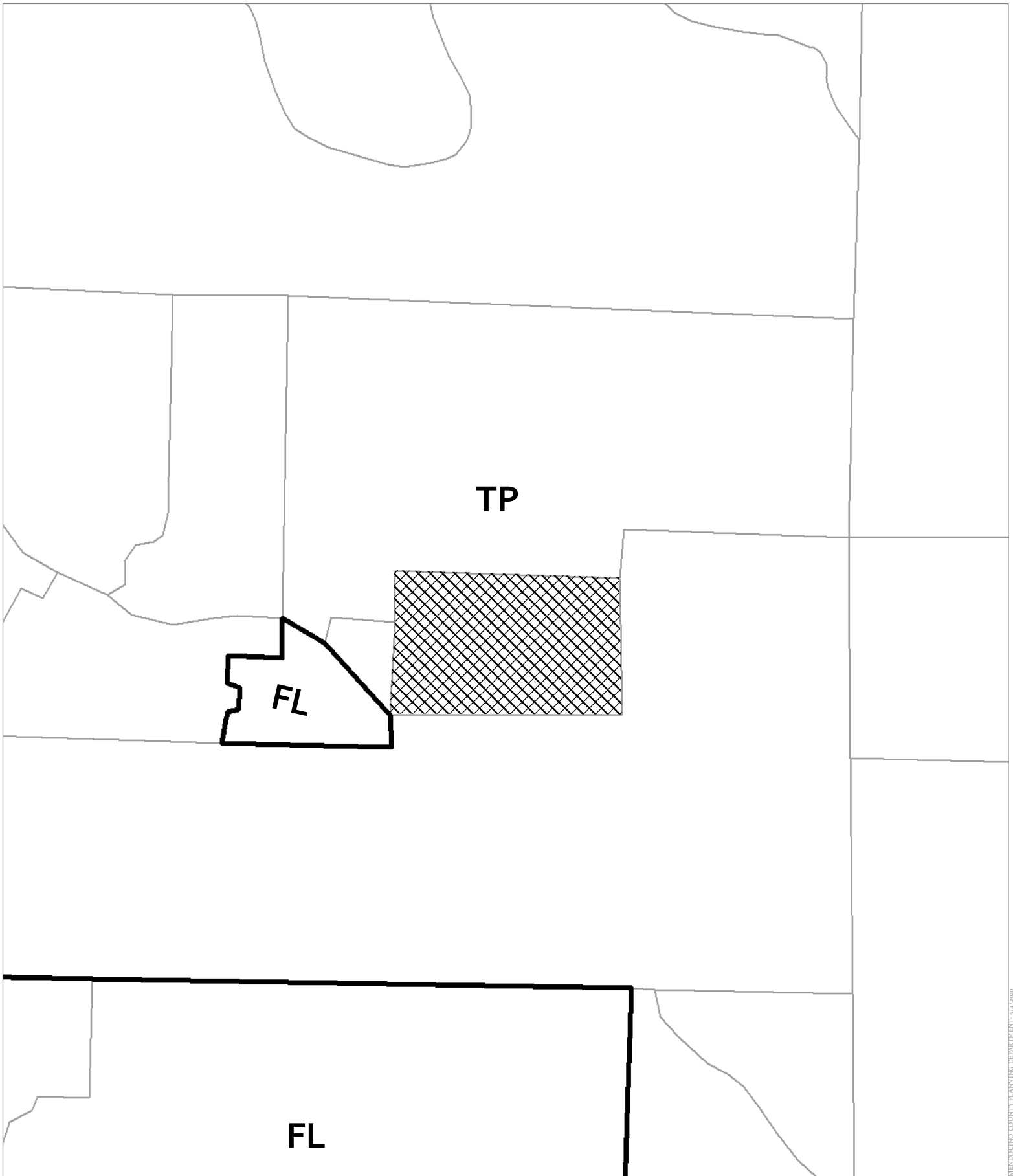
10 = Hoop House 8'x50' (400 SF)  
11 = Hoop House 10'x25' (250 SF)  
12 = Hoop House 10'x20' (200 SF)

13 = Greenhouse 24'x36' (864 SF)  
15 = Covered Area 10'x50' (500 SF)



16-21 = Row Covers 6'x70'  
(420 SF Each x6 = 2520 SF)

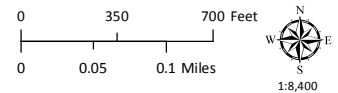
TOTAL AGGREGATE  
CANOPY = 9478 SF

**ZONING - TPZ**  
28.94 Acres

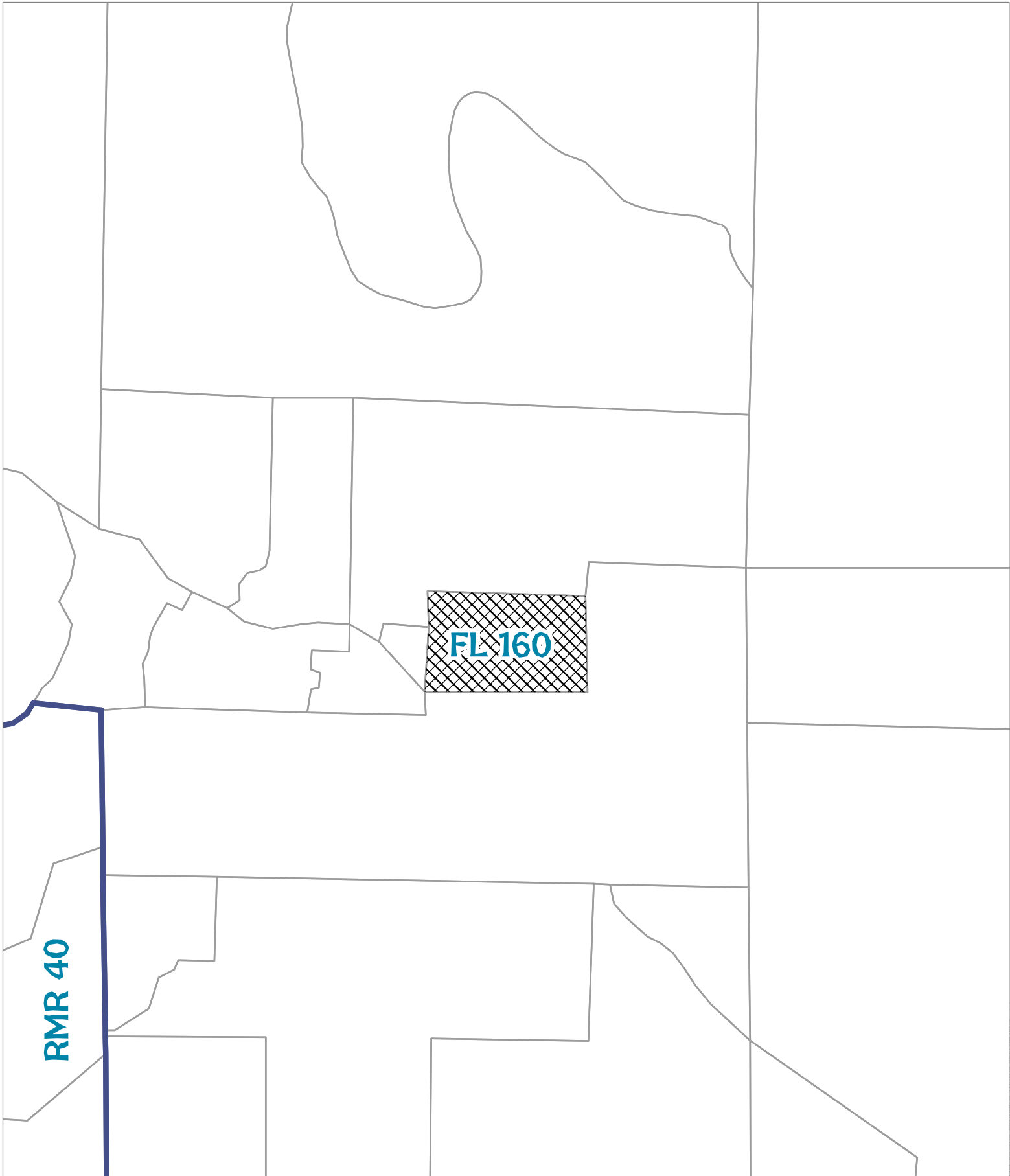


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OWNER: **WOLFE, Jason**  
APN: **021-370-17**  
APLCT: **Tamara Wolfe**  
AGENT: **Patrick Sellers**  
ADDRESS: **14480 Docker Hill Road, Comptche**



 Zoning Districts  
 Assessors Parcels

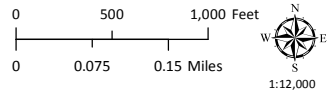


**ZONING DISPLAY MAP**



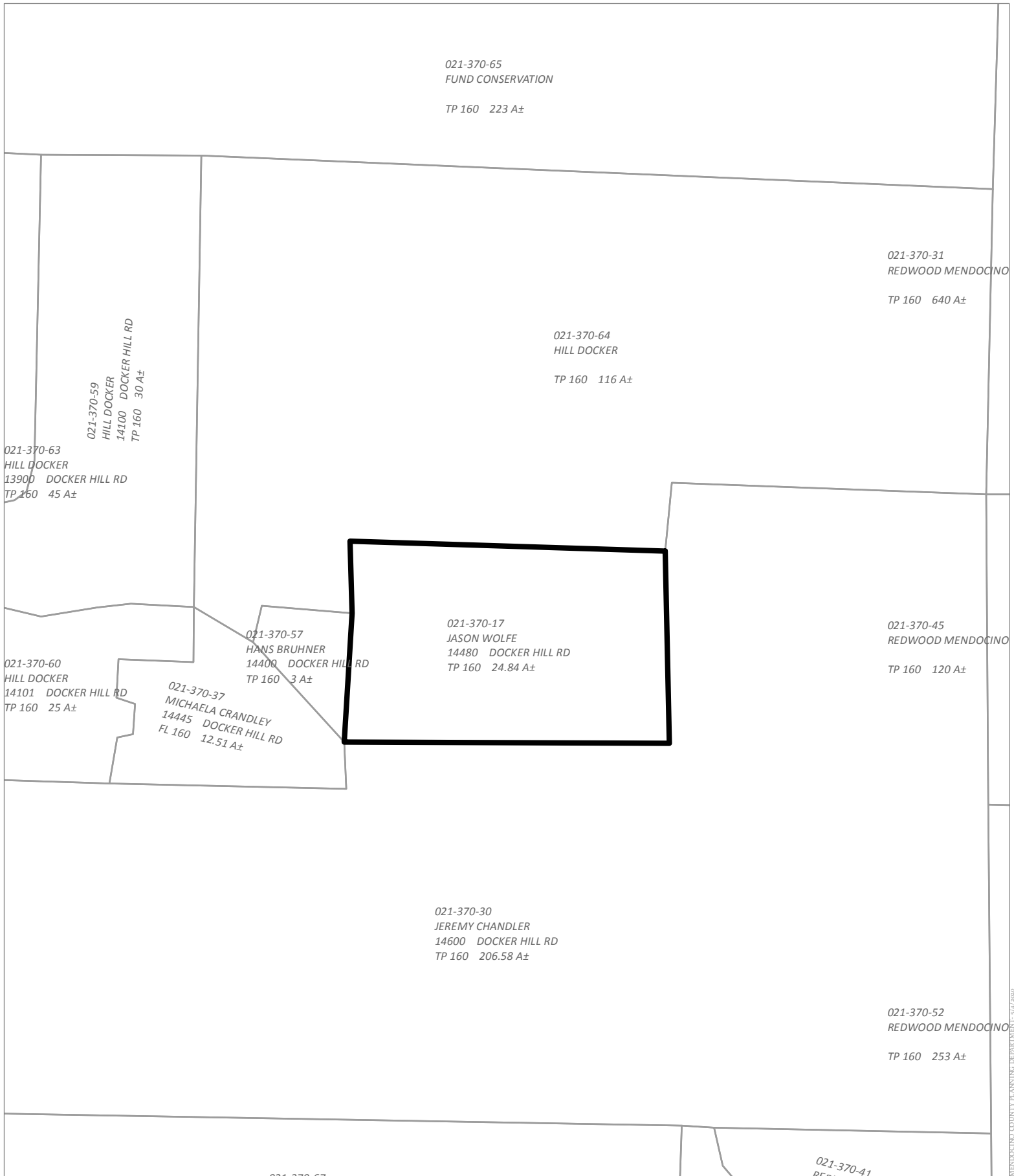
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-  General Plan Classes
-  Assessors Parcels



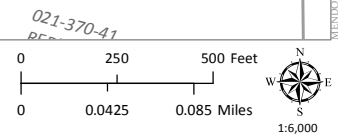
GENERAL PLAN CLASSIFICATIONS





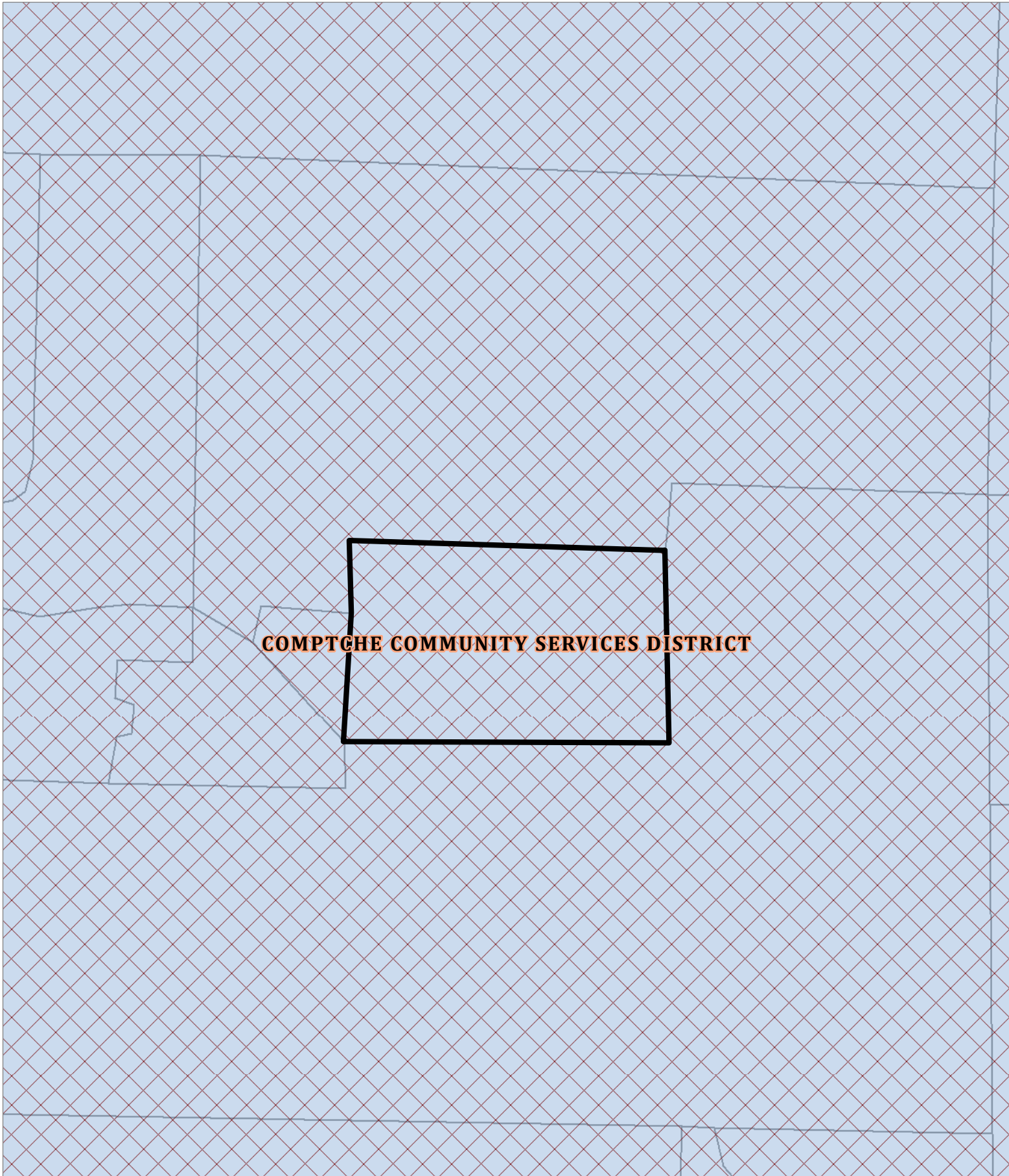
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Assessors Parcels

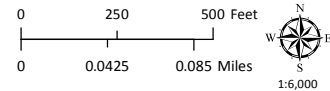


ADJACENT PARCELS

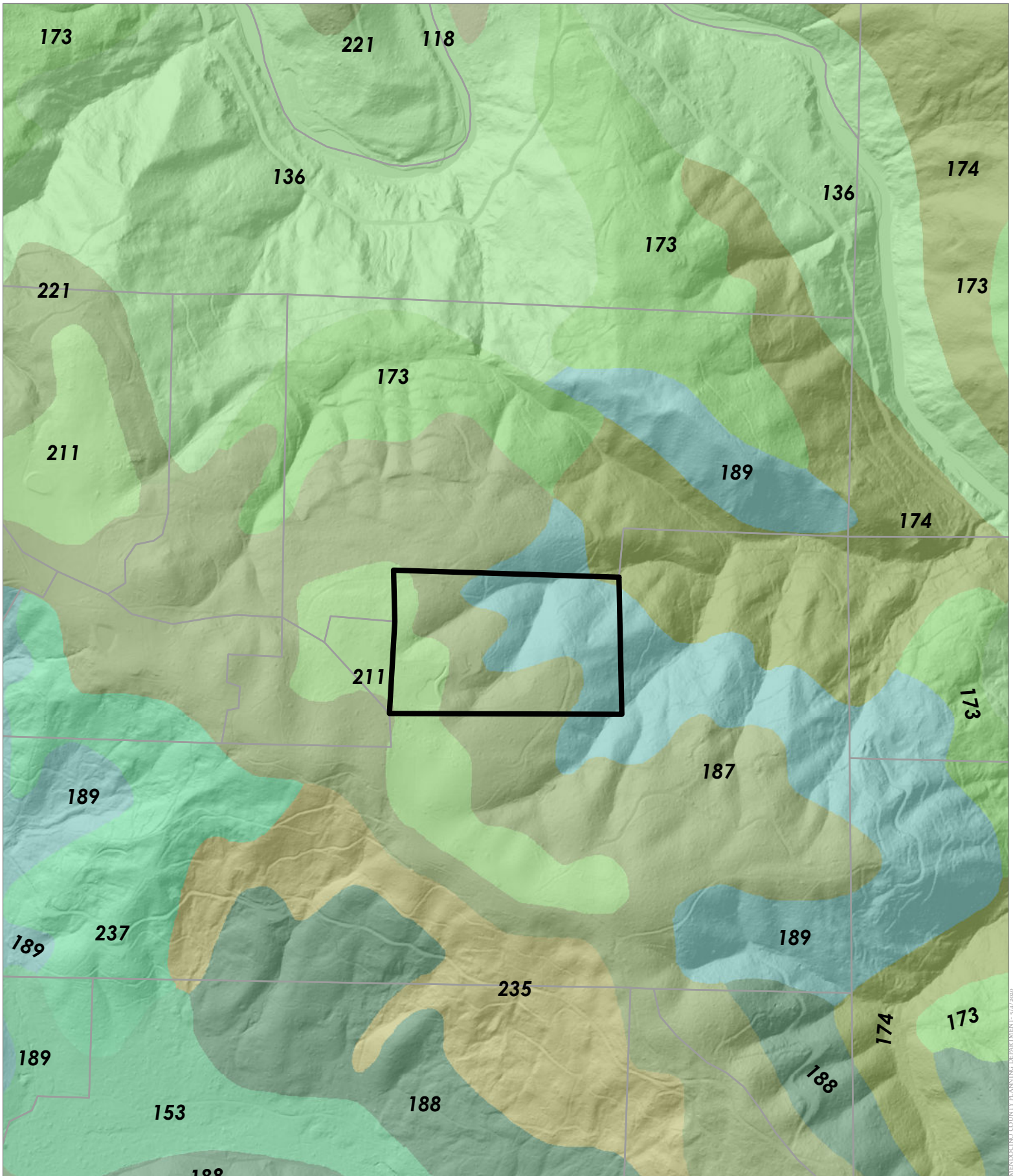





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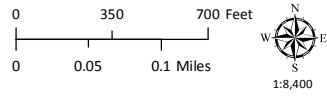


FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
STATE RESPONSIBILITY AREA



CASE: AP 2020-0017  
OWNER: WOLFE, Jason  
APN: 021-370-17  
APLCT: Tamara Wolfe  
AGENT: Patrick Sellers  
ADDRESS: 14480 Docker Hill Road, Comptche

 Assessors Parcels



WESTERN SOIL CLASSES