



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

February 17, 2021

Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

Round Valley Water District
Covelo Fire District
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Band of Pomo Indians

CASE#: V_2021-0001
DATE FILED: 1/15/2021
OWNER/APPLICANT: EVERIDGE WILLIAM CECIL III
AGENT: Scott Ward

REQUEST: A variance to reduce the minimum side setback from fifty feet to ten feet to allow a barn that was constructed by a previous owner without a building permit to remain in place.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.65± miles northwest of the center of the Town of Covelo and 854 ± feet east of the intersection of Crawford Road (CR 337H) and Charlie Hurt Road (CR 337D) , located at 23401 Charlie Hurt Road, Covelo (APN: 032-470-56).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: March 3, 2021

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/
APPLICANT:** WILLIAM EVERIDGE

AGENT: SCOTT WARD

REQUEST: A variance to reduce the minimum side setback from fifty feet to ten feet to allow a barn that was constructed by a previous owner without a building permit to remain in place.

LOCATION: 1.65± miles northwest of the center of the Town of Covelo and 854 ± feet east of the intersection of Crawford Road (CR 337H) and Charlie Hurt Road (CR 337D) , located at 23401 Charlie Hurt Road, Covelo (APN: 032-470-56).

APN/S: 032-470-56

PARCEL SIZE: 5 ± ACRES

GENERAL PLAN: Rural Residential, minimum parcel size ten acres, (RR 10)

ZONING: Rural Residential, minimum parcel size ten acres, (RR:10)

EXISTING USES: Residential/Agricultural (cannabis cultivation)

DISTRICT: 3rd Supervisorial District

RELATED CASES: Various building permits for hoop houses

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural (AG 40)	Agricultural (AG:40)	70± acres	Residential
SOUTH:	Rural Residential (RR10)	Rural Residential (RR:10)	30± acres	Residential/Agricultural
EAST:	Agricultural (AG 40)	Agricultural (AG: 40)	15± acres	Residential/Agricultural
WEST:	Rural Residential (RR 10)	Rural Residential (RR:10)	10± acres	Vacant

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (Ukiah)
- Environmental Health (Ukiah)
- Round Valley County Water District
- Covelo Fire District

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: KEITH GRONENDYKE

DATE: 1/20/2021

ENVIRONMENTAL DATA

1. **MAC:** *N/A*
2. **FIRE HAZARD SEVERITY ZONE:** *N/A*
3. **FIRE RESPONSIBILITY AREA:** *COVELO FIRE*
4. **FARMLAND CLASSIFICATION:** *GRAZING (G)*
5. **FLOOD ZONE CLASSIFICATION:** *AREA OF MINIMAL FLOOD HAZARD (ZONE D)*
6. **COASTAL GROUNDWATER RESOURCE AREA:** *N/A*
7. **SOIL CLASSIFICATION:** *NON-PRIME; EASTERN SOILS (190 and 218)*
8. **PYGMY VEGETATION OR PYGMY CAPABLE SOIL:** *NO*
9. **WILLIAMSON ACT CONTRACT:** *NO*
10. **TIMBER PRODUCTION ZONE:** *NO*
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:** *YES*
16. **STATE FOREST/PARK/RECREATION AREA ADJACENT:** *NO*
17. **LANDSLIDE HAZARD:** *NO*
18. **WATER EFFICIENT LANDSCAPE REQUIRED:** *NO*
19. **WILD AND SCENIC RIVER:** *NO*
20. **SPECIFIC PLAN/SPECIAL PLAN AREA:** *NO*
21. **STATE CLEARINGHOUSE REQUIRED:** *NO*
22. **OAK WOODLAND AREA:**
23. **HARBOR DISTRICT:** *NO*

JAN 14 2021

Planning & Building Services



Planning and Building Services

Case No:	V 2021-0001
CalFire No:	
Date Filed:	1-13-21
Fee:	2,170.03
Receipt No:	PRJ 039196
Received By:	K G
Office use only	

APPLICATION FORM

APPLICANT

Name: WILLIAM EVERIDGE Phone: 707-813-4534

Mailing Address: 23401 CHARILIE HURT HIGHWAY

City: COVELO State/Zip: CA 95482 email: willeveridge@gmial.com

PROPERTY OWNER

Name: WILLIAM EVERIDGE Phone: 707-813-4534

Mailing Address: 23401 CHARLIE HURT HIGHWAY

City: COVELO State/Zip: CA 95428 email: willeveridge@gmial.com

AGENT

Name: SCOTT WARD Phone: 707-272-8432

Mailing Address: 8888 EAST ROAD

City: REDWOOD VALLEY State/Zip: CA 95470 email: scott@scottwardcompany.com

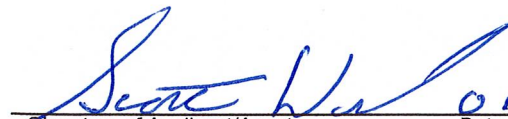
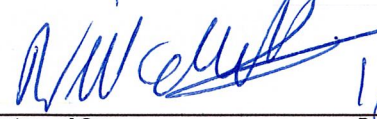
Parcel Size: 5 + - acres (Sq. feet/Acres) Address of Property: 23401 CHARLIE HURT RD. COVELO, CA

Assessor Parcel Number(s): 032-470-56

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

01/12/2021 1/13/21
 Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.
- The purpose of this application is to request a side yard setback variance for a barn built without permits by the previous owner. The subject barn is well constructed. The attached Survey Exhibit shows that the barn was built 10.3 ft. and 20.8 ft. from the west property line.
- The existing residence is also 10 ft. from the west property line. The parcel is zoned RR 10 and is 5 + - acres in size. The required side yard setback for this parcel is 50 ft. per Mendocino County Code sec. 20.048.040. There are two rows of trees and vegetation that bisect the property running east to west. Mill Creek crosses the rear (southern) of the property. The required leach field replacement area is in the front yard (north) portion of the parcel. The natural constraints of the trees, vegetation, creek and the leach field reduce the developable area of the property to approximately 6/10 of an acre on this 5 acre parcel. (See attached Exhibits A and B) The existing barn is more than 500 ft. from the nearest residence. (See attached Exhibit E) As previously stated the barn is well built as evidenced by the photographs in Exhibits D1 and D2.
- It is our belief that based on the findings described in the attached supplemental document are such that this variance request can be approved.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <u>BARN</u> <input checked="" type="checkbox"/> Other: <u>hoop houses, container</u>	1 RESIDENCE		1500 sq. ft.	0	1500 sq. ft.
	1 BARN 10 hoop houses 2 containers		3,456 sq. ft. 8,000 sq. ft. 640 sq. ft.	0	3,456 sq. ft. 8,000 sq. ft. 640 sq. ft.
Total Structures Paved					
Area Landscaped Area	13				13,276 sq. ft.
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel) 0.31 acres Approximately 6 % of 5 acres					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

The barn is existing. The applicant wishes to maintain all trees and vegetation.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>0</u>	
Number of uncovered spaces	<u>2</u>	<u>10'X18'</u>
Number of standard spaces	<u>2</u>	<u>10'X18'</u>
Number of handicapped spaces	<u>0</u>	
Existing Number of Spaces	<u>2</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>0</u>	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

- A. Amount of cut _____ cubic yards
- B. Amount of fill _____ cubic yards
- C. Maximum height of fill slope _____ feet
- D. Maximum height of cut slope _____ feet
- E. Amount of import or export _____ cubic yards
- F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : Yes No
 Filling: Yes No
 Dredging: Yes No

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
 Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

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

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier _____
 Well
 Spring
 Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

CANNABIS CULIVATION ON THIS PARCEL 032-470-56

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
MENDOCINO COUNTY PLANNING AND BUILDNG, MENDOCINO COUNTY CANNABIS PROGRAM, STATE OF CALIFORNIA
DEPARTMENT OF FOOD AND AGRICULTURE, REGIONAL WATER BOARD, DEPARTMENT OF FISH AND WILDLIFE

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
The subject parcel is located on the south side at the west end of Charlie Hurt Highway. 1,900 ft. east of Road 337L.

23. Are there existing structures on the property? Yes No
If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
1500 sq. ft. existing residence, 3, 456 sq. ft. existing barn, 320 sq. container and ten 8,000 sq. ft. permitted hoop houses for cannabis cultivation. See Exhibit A

24. Will any existing structures be demolished or removed? Yes No
If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.
The purpose of this variance request is so that the applicant will not have to demolish the barn that was built without permit by the previous owner. If the setback variance is not approved, the county will not issue a permit and require the barn to be demolished.

25. Project Height. Maximum height of existing structures 16 feet. Maximum height of proposed structures 18 feet.

26. Gross floor area of existing structures 13276 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 5 square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
The project site is 5 + - acres. There is an existing 1500 sq. ft residence, the subject barn and the county has issued permits for 10 hoop houses and the shipping containers. Mill Creek is at the southern end of the property and there are two rows of trees and vegetation that bisect the property. Exhibit B

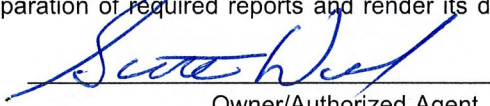
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
The parcel to the west is vacant, the parcels to the north, south and east are developed and used for residential and agricultural purposes. The barn is over 500 ft. from adjacent residences. Exhibit E

30. Indicate the surrounding land uses: SEE EXHIBITS C, D1 and D2 ATTACHED

	North	East	South	West
Vacant				
Residential Agricultural	RES/AG	RES/AG	RES/AG	VACANT
Commercial Industrial				
Institutional Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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

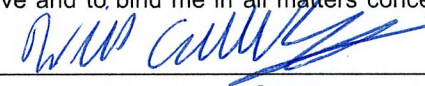
01/12/2021

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize SCOTT WARD, SCOTT WARD COMPANY to act as my representative and to bind me in all matters concerning this application.



 Owner

1/13/21

 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

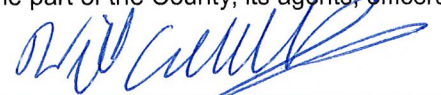
Name WILLIAM EVERIDGE	Name SCOTT WARD SCOTT WARD COMPANY	Name
Mailing Address 23401 CHARLIE HURT HIGHWAY COVELO, CA 95428	Mailing Address 8888 EAST ROAD REDWOOD VALLEY, CA 95470	Mailing Address

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.

Applicant:  Date: 1/13/21



County of Mendocino
Department of Planning and Building Services
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

STEVE DUNNICLIFF, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

AGENT/APPLICANT AUTHORIZATION

I, WILLIAM EVERIDGE, authorize the following Agent/Applicant to represent this project. The Authorized Agent/Applicant has my permission to make decisions regarding the processing of this application. If at any time I wish to remove/replace this authorization, I understand that I shall notify the Planning and Building Department in writing as to my decision.

Site Address: 23401 CHARLIE HURT HIGHWAY COVELO, CA APN 032-470-56

Scope (description) of work: review files, obtain copies of records, submit permits

Authorized Agent/Applicant

Name (Please Print): SCOTT WARD

Mailing Address: 8888 EAST ROAD

City/State/Zip: REDWOOD VALLEY, CA 95470

Phone Number: 707-272-8432

E-Mail: scott@scottwardcompany.com

I declare under penalty of perjury that I am the property owner for the address listed above and I personally completed the above information and certify its accuracy.

Owner Signature: 

Date: JAN. 4, 2021

TO BE FILLED OUT BY PLANNING AND BUILDING STAFF

APPLICATION NUMBER: _____

ACCEPTED BY: _____



January 8, 2021

Jesse Davis
Senior Planner
Planning and Building Services
Mendocino County
860 N. Bush Street
Ukiah, CA 95482

RE: Setback Variance Request findings
William Everidge
23401 Charlie Hurt Highway, Covelo, CA 95428
APN 032-470-46

Dear Mr. Davis,

The following are findings to support approval of the setback variance request for Mr. William Everidge.

There are special circumstances applicable to the property involved, including size, shape, topography and location or surroundings.

This parcel is 5 acres + - in size. There are two rows of trees and vegetation that bisect the parcel in an east west direction. Mill Creek runs across the rear of the parcel. The leach field replacement area is in the front portion of the parcel. The natural constraints of the two rows of mature oak trees and vegetation, the creek channel and the leach field replacement area reduce the developable area of this 5 acre parcel to 6/10 of an acre. The subject barn is 10.3 ft. and 20.8 ft. from the west property line. The existing residence is also 10 feet from the west property line. The subject barn is no closer to the property line than is the residence.

The special circumstances or conditions necessitating the variance are not due to any action on your part subsequent to the application of the applicable zoning regulations.

The subject barn was built without permits by the previous owner. The applicant is voluntarily coming forward to address a situation that he did not create.

The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to you.

The adjacent parcels that are developed all have barns and other accessory buildings which are a substantial property right and permitted in the RR 10 zoning. The applicant wants to retain the existing barn and enjoy the benefits of covered storage as does his neighbors.

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which your property is located.

Granting this variance will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity or zone where the barn is located. The subject barn is located 1303 ft. from the residence and accessory buildings on the parcel to the north, 504 ft. from the barn and residence on the property to the east and 724 ft. from the barn and residence on the parcel to the south. The parcel to the west is vacant.



The variance does not authorize a use or activity that is not otherwise expressly authorized by the zoning provisions governing the parcel.

Barns and other accessory buildings are a permitted use in the RR 10 zoning district per Mendocino County Code §20.048.010 (D).

The granting of the variance will not adversely affect the General Plan.

Barns and other accessory buildings on RR 10 zoned parcels do not adversely affect the General Plan.

Thank you for taking the time to consider these findings as you review this setback variance request. If you have any questions or if you need additional information, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Ward", is written over a horizontal line.

Scott Ward, CBO

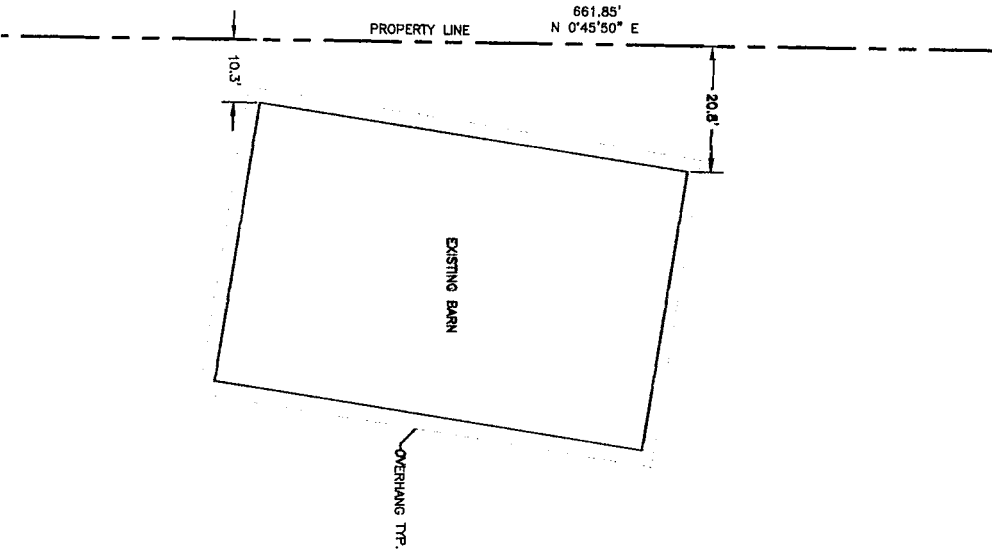
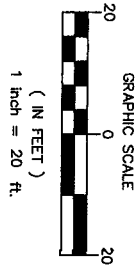
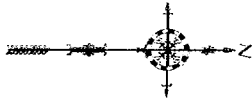
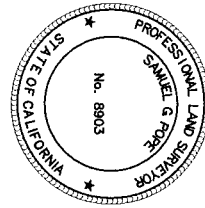
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Client

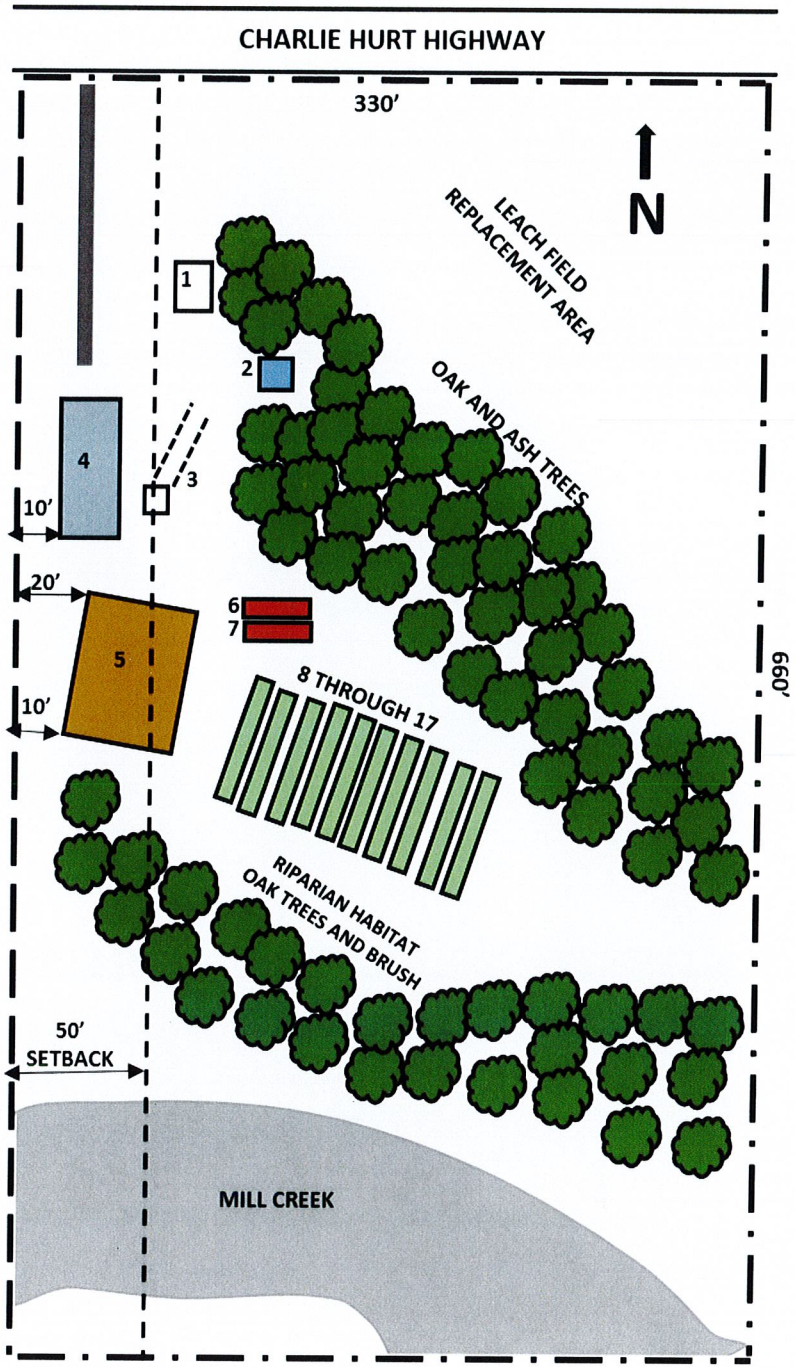
POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
R.C.E. 65228 - P.L.S. 8903
CELL 707-321-7458

AVC/LAIRIE BOUNDARY EXHIBIT
CONEL, CA

Samuel G. Pope
SAMUEL G. POPE P.L.S. 8903

8-21-19
DATE

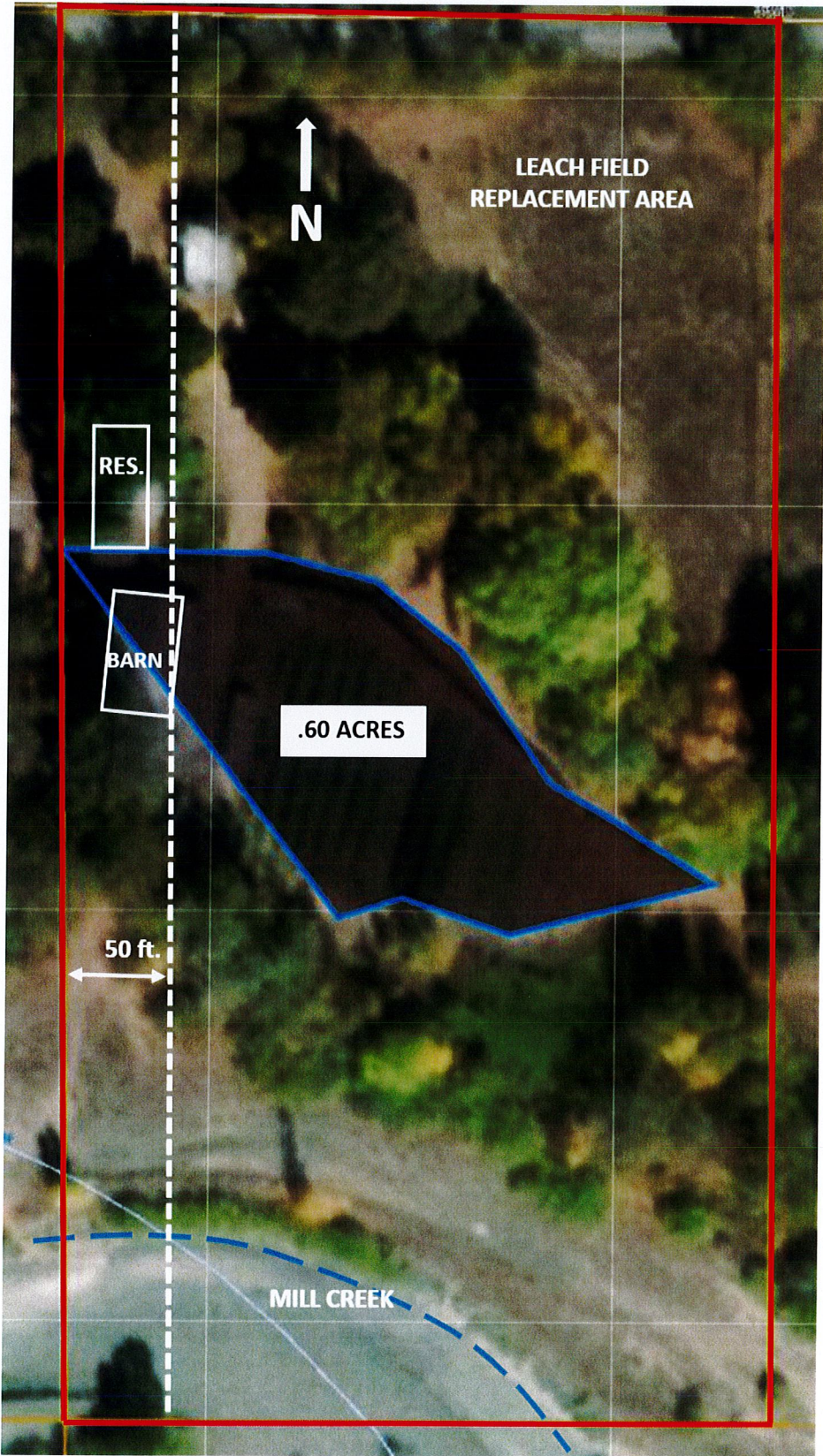




SITE PLAN
 WILLIAM EVERIDGE VARIANCE REQUEST
 23401 CHARLIE HURT HIGHWAY COVELO, CA 95428
 APN 032-470-56

STRUCTURE LEGEND	
1	RESIDENTIAL STORAGE
2	WELL
3	SEPTIC SYSTEM
4	EXISTING RESIDENCE
5	SUBJECT BARN
6	8'X40' CONTAINER
7	8'X40' CONTAINER
8 THRU 17	8'X100' HOOP HOUSES

WILLIAM EVERIDGE VARIANCE REQUEST
23401 CHARLIE HURT HIGHWAY COVELO, CA 95428
APN 032-470-56



**WILLIAM EVERIDGE VARIANCE REQUEST
23401 CHARLIE HURT HIGHWAY COVELO, CA 95428
APN 032-470-56**

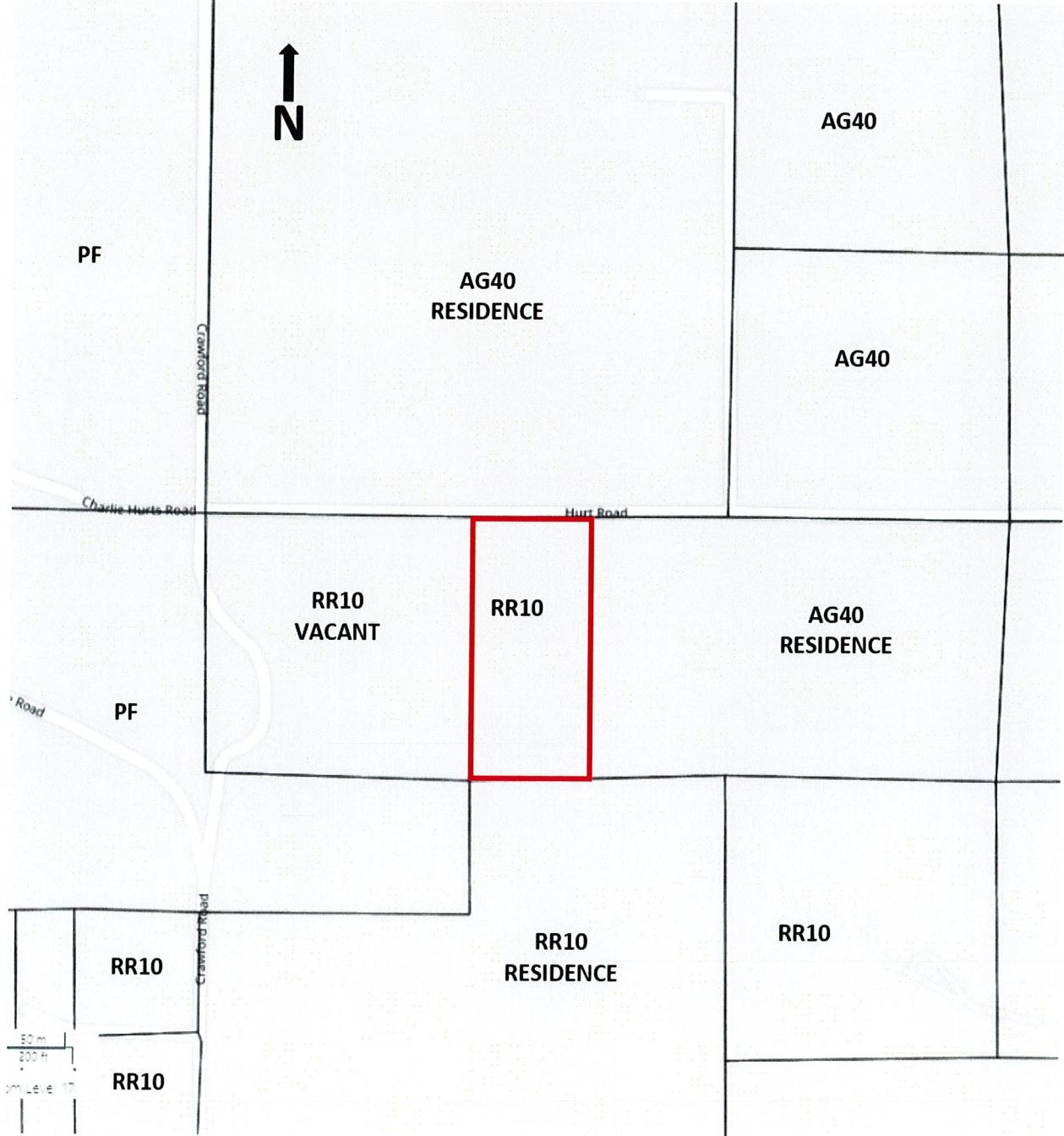
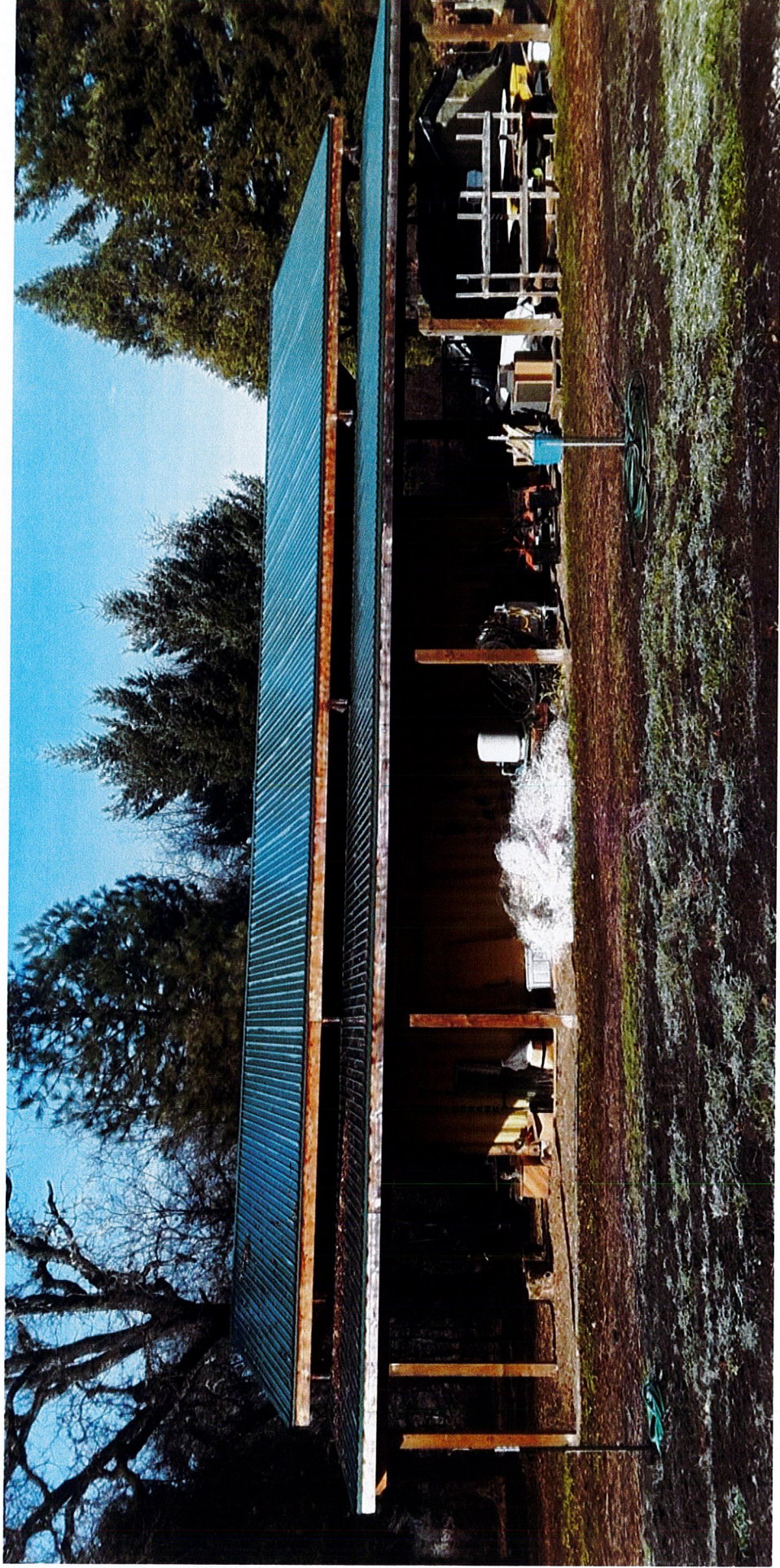


EXHIBIT D1

WILLIAM EVERIDGE VARIANCE REQUEST
23401 CHARLIE HURT HIGHWAY COVELO, CA 95428
APN 032-470-56



EAST ELEVATION OF EXISTING BARN

EXHIBIT D2

WILLIAM EVERIDGE VARIANCE REQUEST
23401 CHARLIE HURT HIGHWAY COVELO, CA 95428
APN 032-470-56



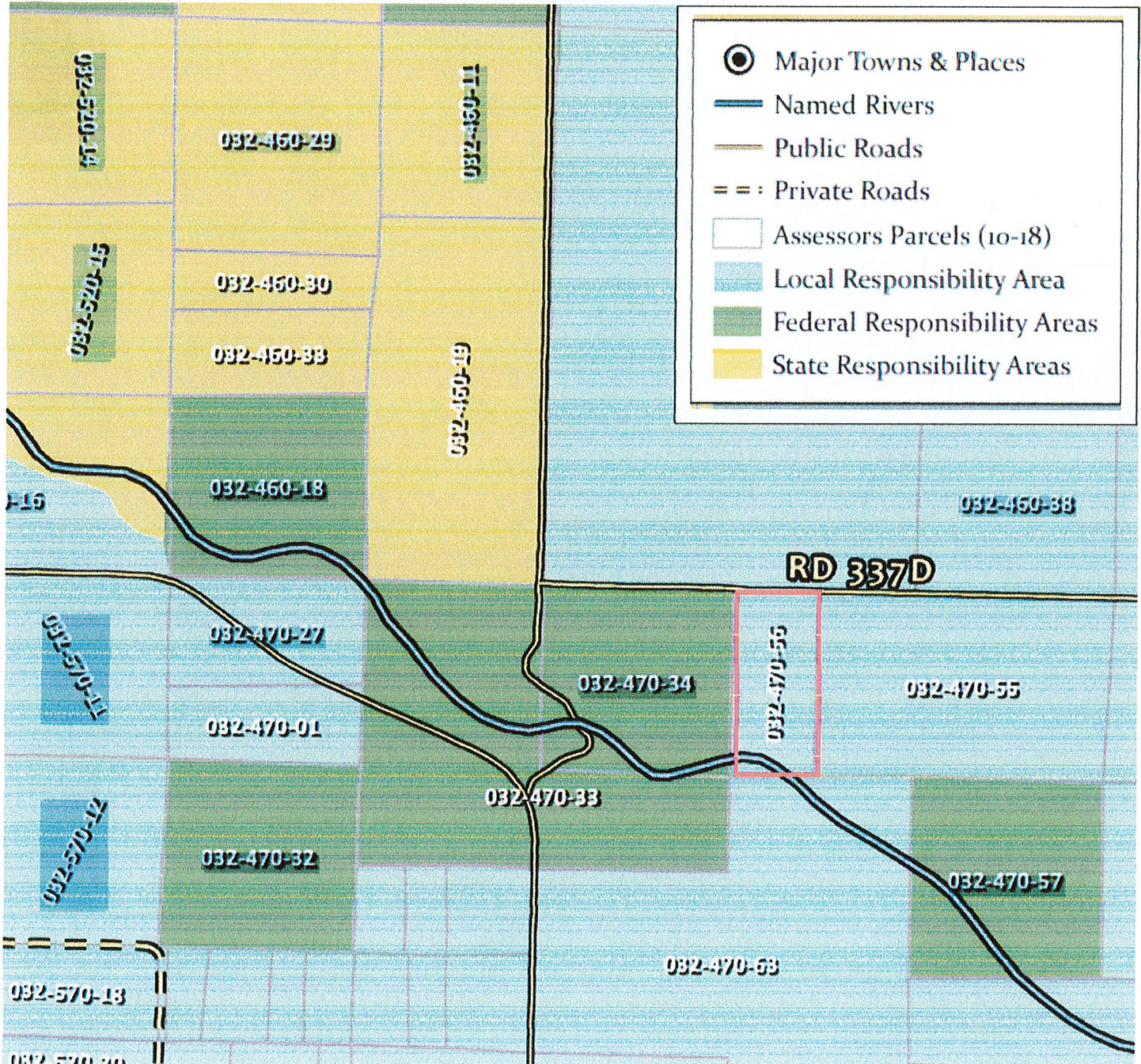
SOUTH ELEVATION OF EXISTING BARN

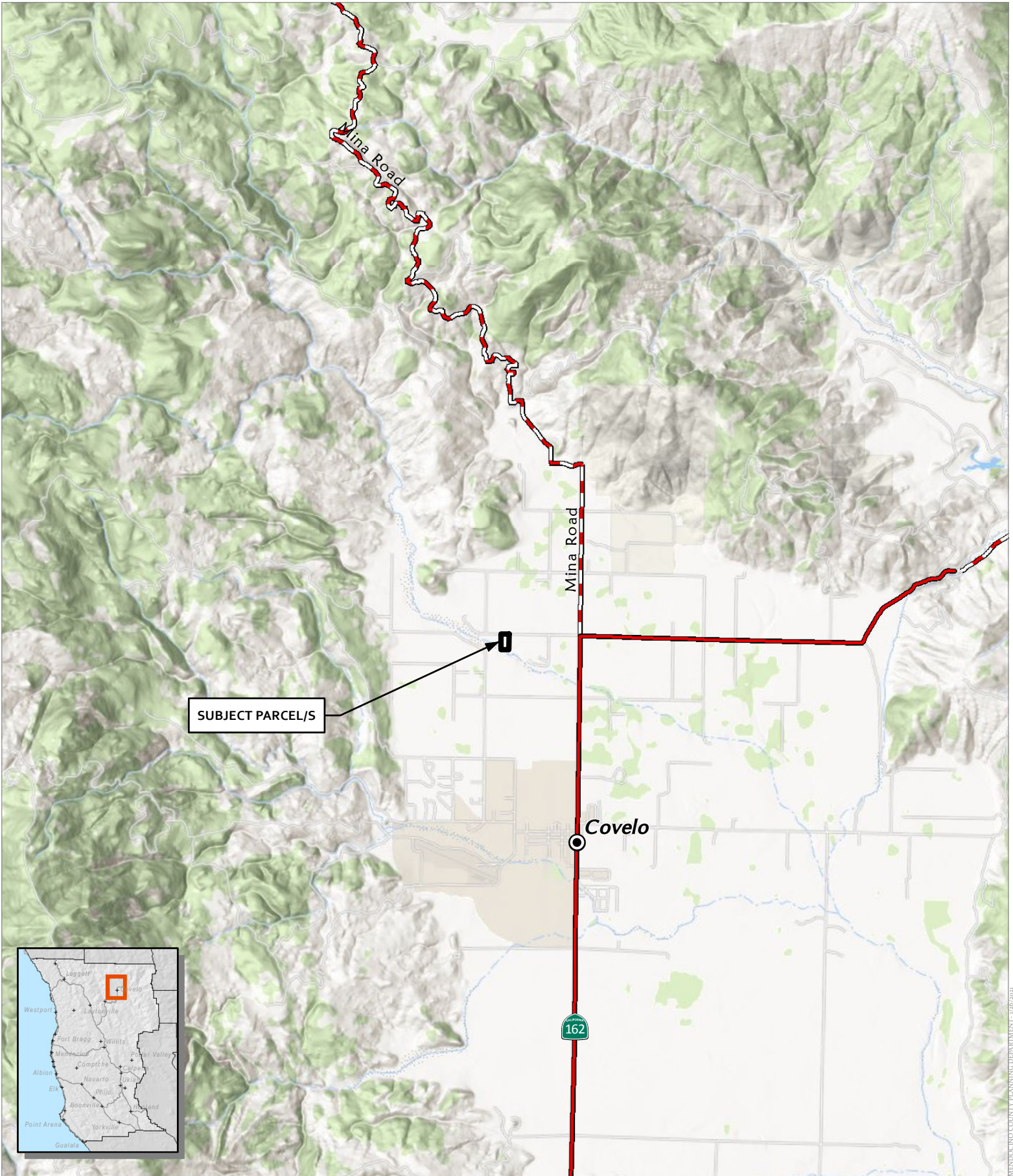
EXHIBIT E



WILLIAM EVERIDGE VARIANCE REQUEST
23401 CHARLIE HURT HIGHWAY COVELO, CA 95428
APN 032-470-56




FIRE RESPONSIBILITY AREA

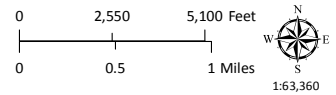




MENDOCINO COUNTY PLANNING DEPARTMENT - 1/29/2021

CASE: **V 2021-0001**
 OWNER: **EVERIDGE, William C. III**
 APN: **032-470-56**
 APLCT: **William Everidge**
 AGENT: **Scott Ward**
 ADDRESS: **23401 Road 337-D, Covelo**

-  Major Towns & Places
-  Highways
-  Major Roads

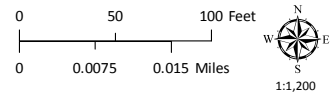


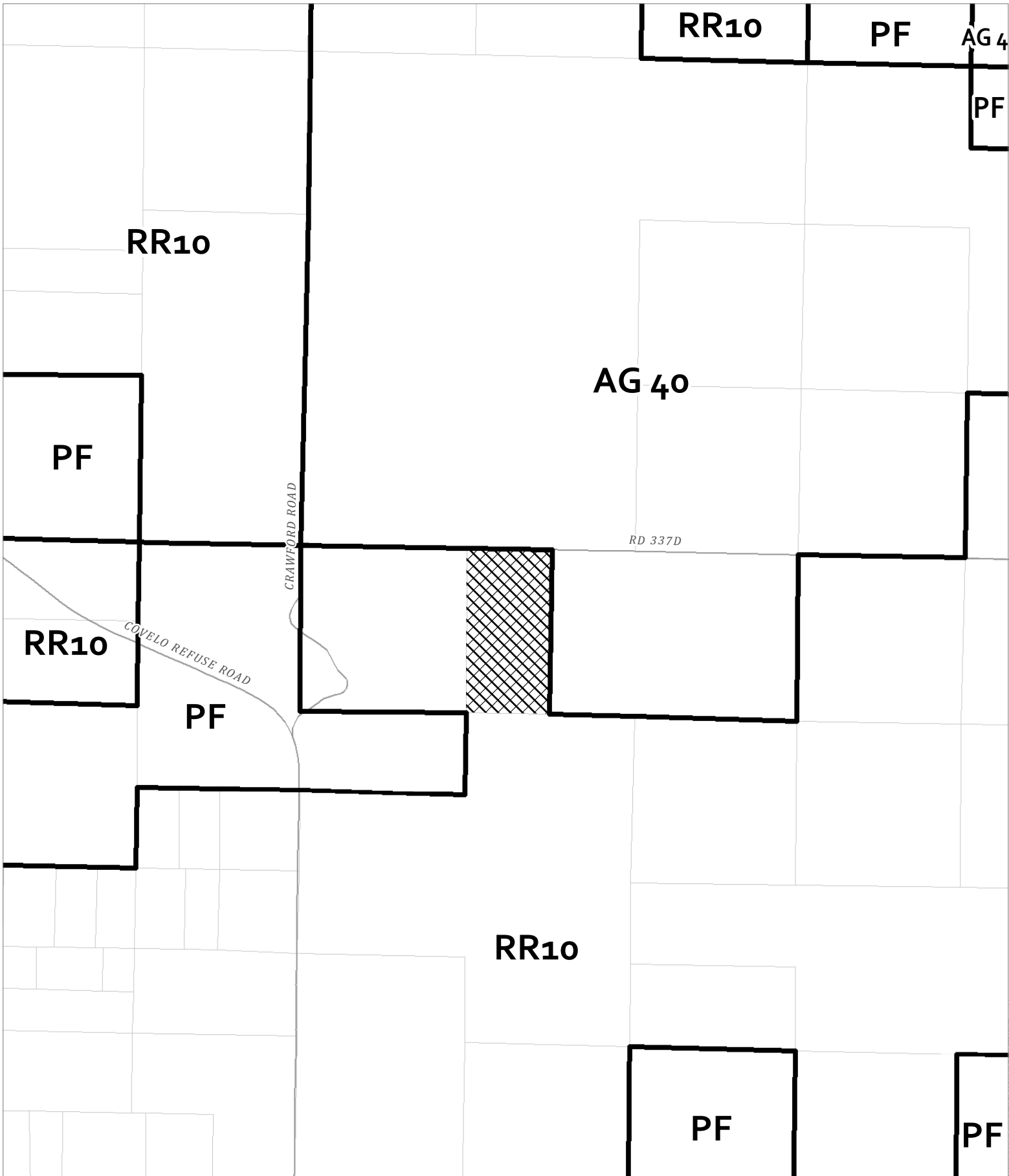
LOCATION MAP





CASE: V 2021-0001
OWNER: EVERIDGE, William C. III
APN: 032-470-56
APLCT: William Everidge
AGENT: Scott Ward
ADDRESS: 23401 Road 337-D, Covelo

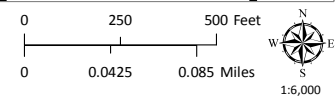
- Named Rivers
- Public Roads

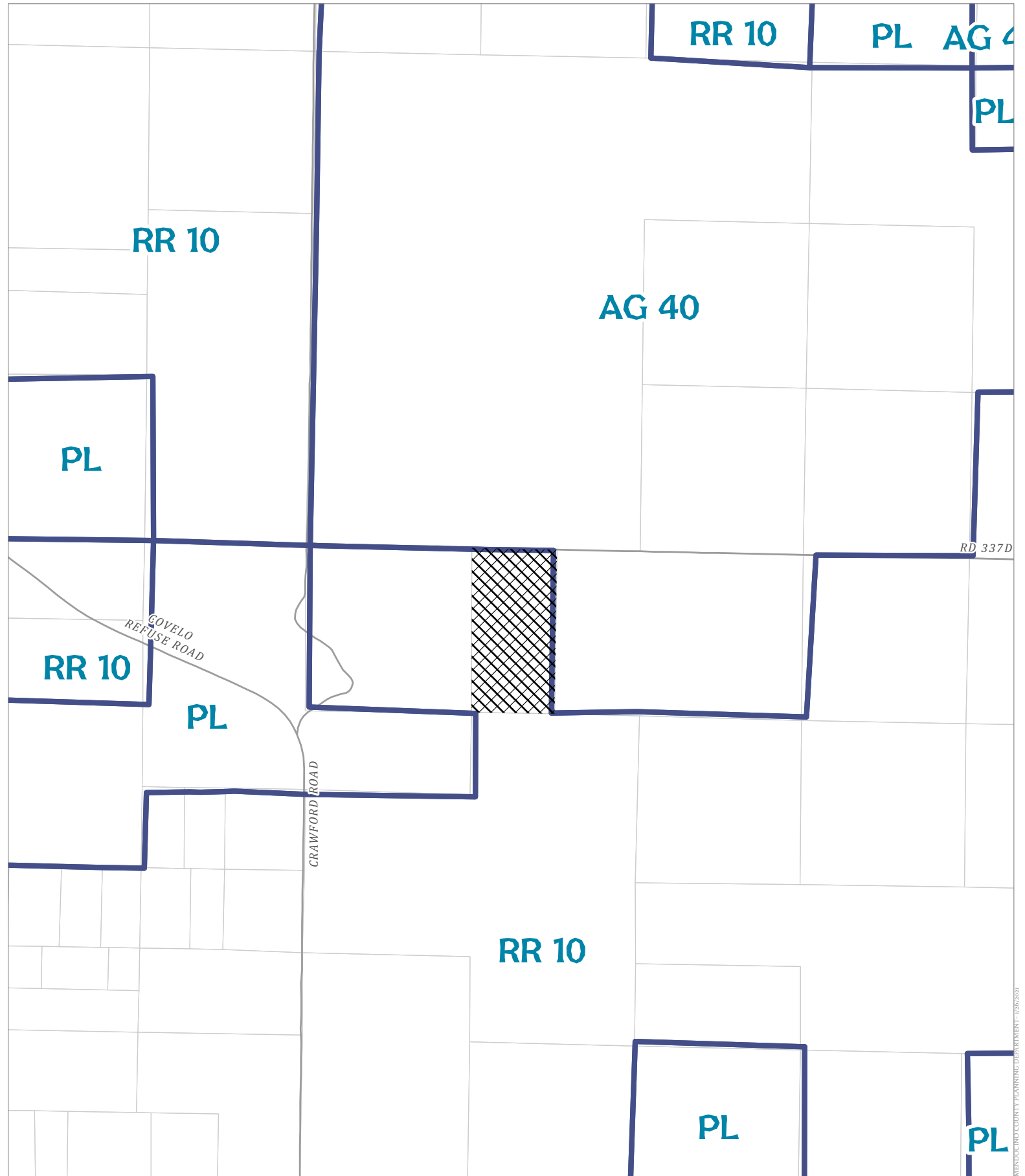






CASE: V 2021-0001
 OWNER: EVERIDGE, William C. III
 APN: 032-470-56
 APLCT: William Everidge
 AGENT: Scott Ward
 ADDRESS: 23401 Road 337-D, Covelo

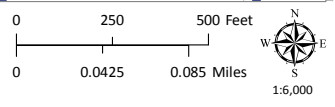
 Zoning Districts
 Public Roads



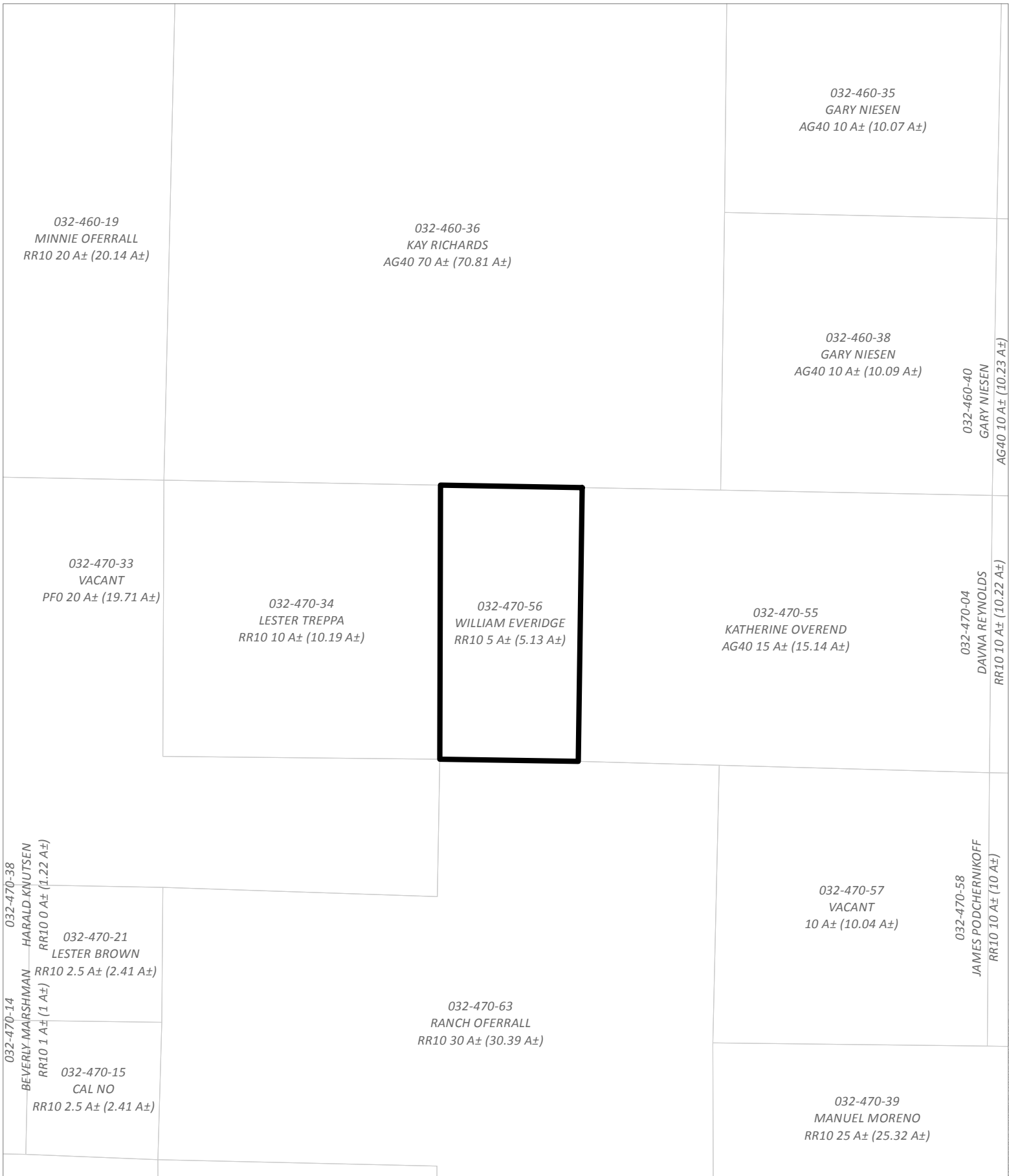


CASE: V 2021-0001
 OWNER: EVERIDGE, William C. III
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 ADDRESS: 23401 Road 337-D, Covelo

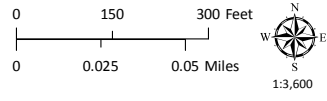
 General Plan Classes
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021

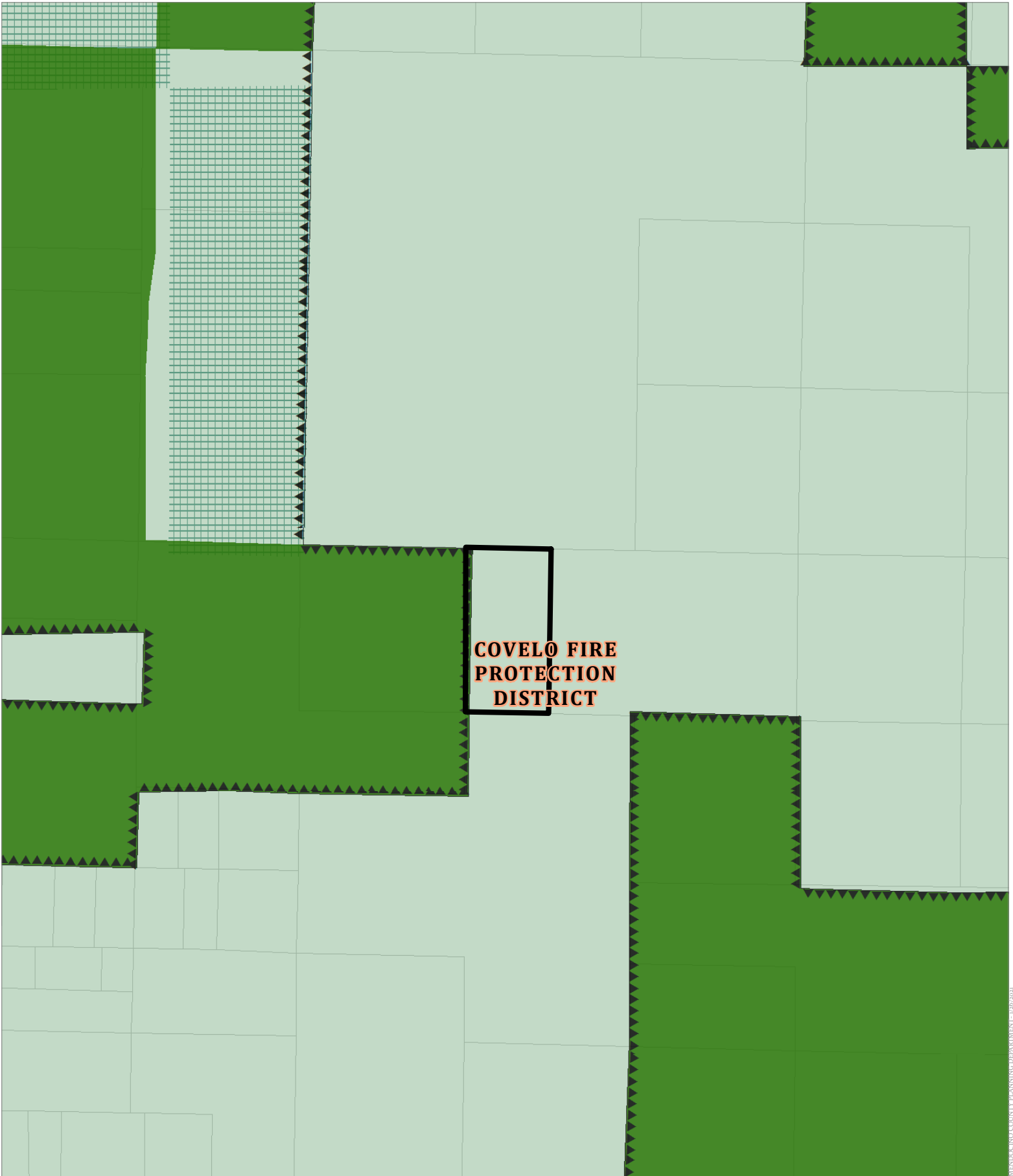


CASE: V 2021-0001
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 APN: 032-470-56
 APLCT: **William Everidge**
 AGENT: **Scott Ward**
 ADDRESS: **23401 Road 337-D, Covelo**






ADJACENT PARCELS


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021

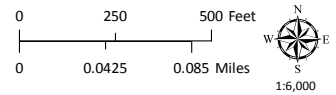


**COVELO FIRE
PROTECTION
DISTRICT**

CASE: V 2021-0001
 OWNER: EVERIDGE, William C. III
 APN: 032-470-56
 APLCT: William Everidge
 AGENT: Scott Ward
 ADDRESS: 23401 Road 337-D, Covelo

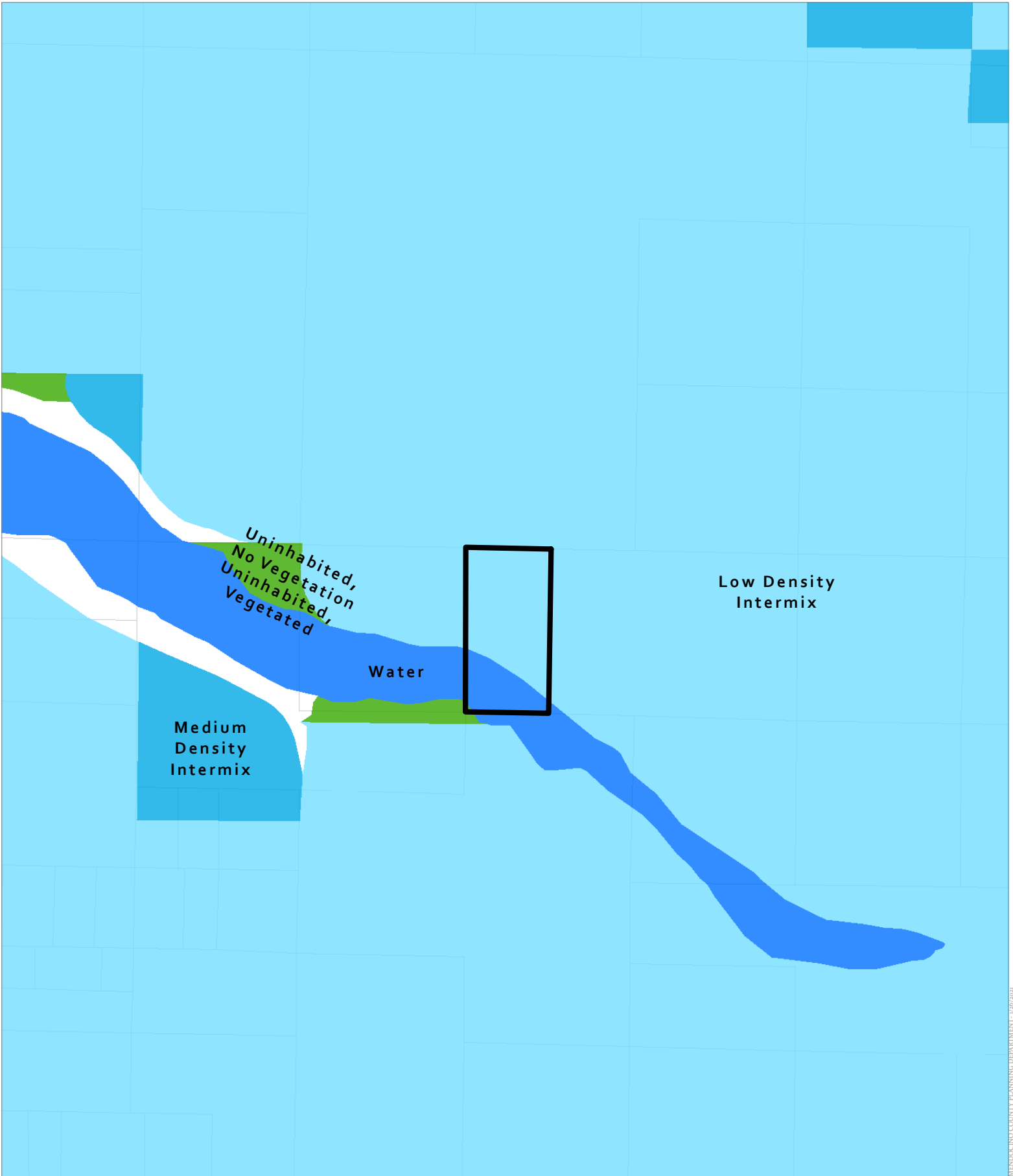
-  FRA
-  LRA
-  Moderate Fire Hazard

 County Fire Districts



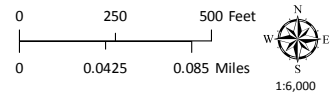
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

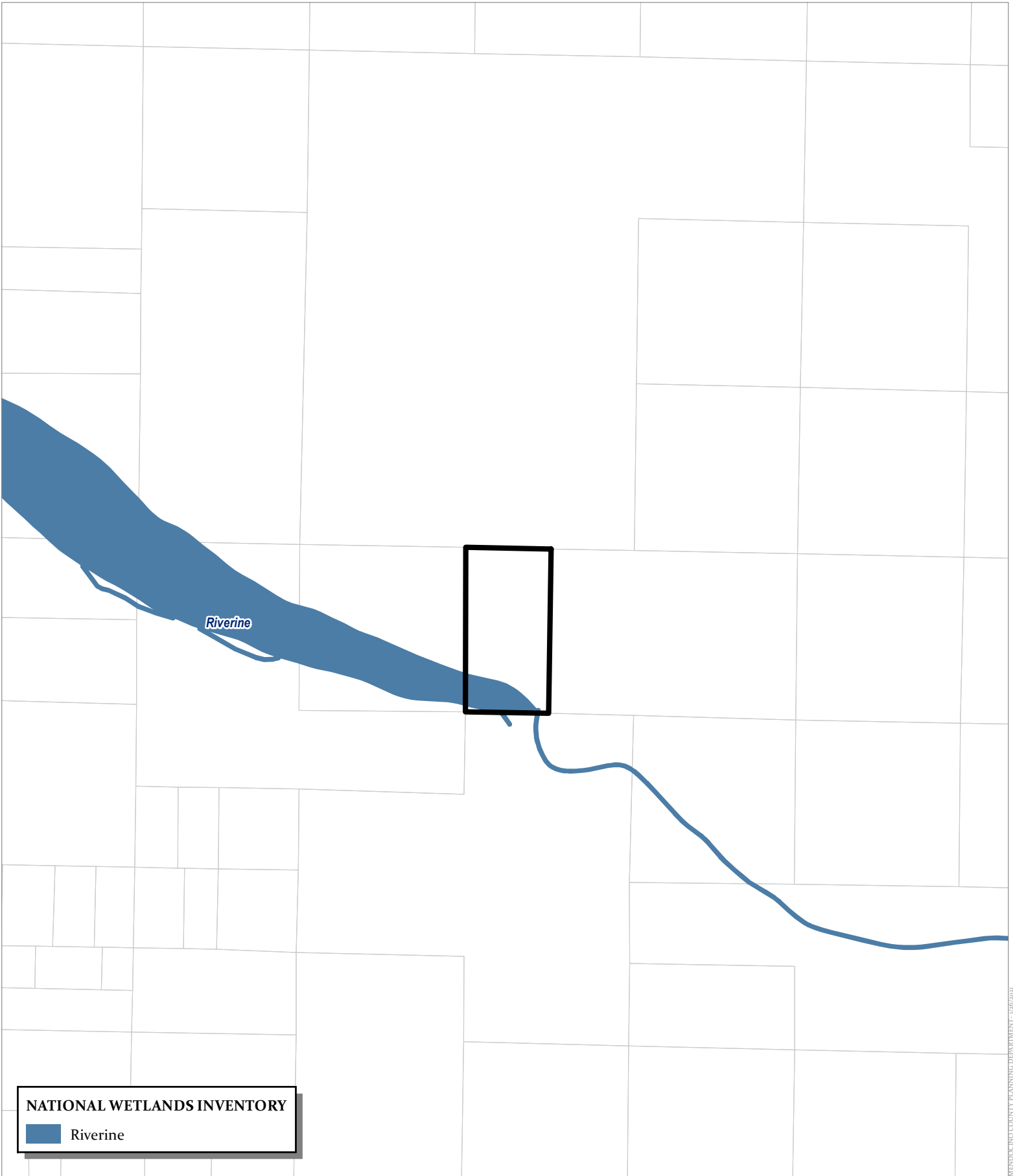
RENDERED BY COUNTY PLANNING DEPARTMENT - 12/29/2021



CASE: V 2021-0001
 OWNER: EVERIDGE, William C. III
 APN: 032-470-56
 APLCT: William Everidge
 AGENT: Scott Ward
 ADDRESS: 23401 Road 337-D, Covelo

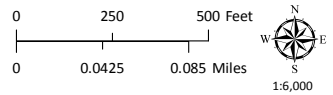
 Water



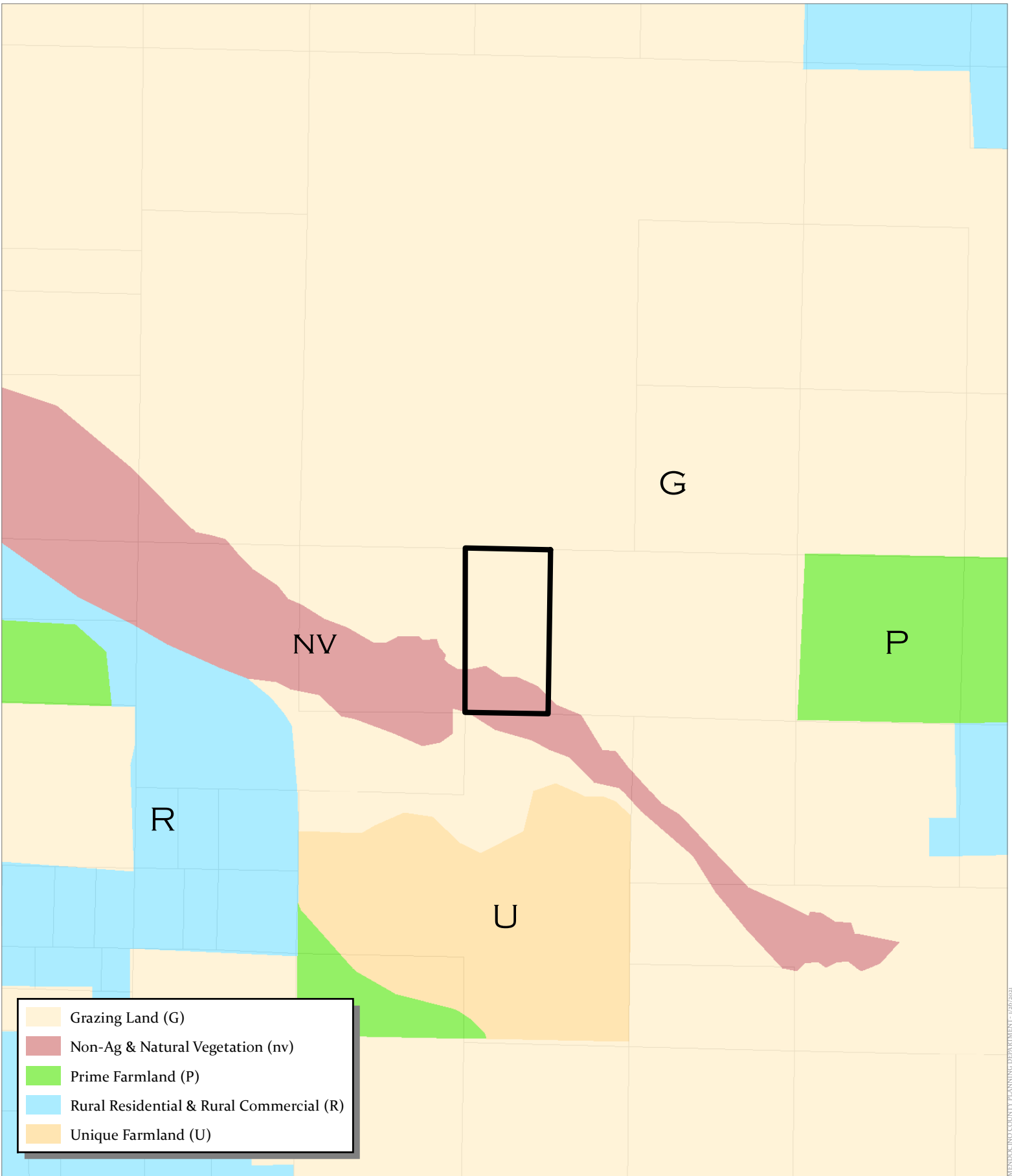


NATIONAL WETLANDS INVENTORY
 ■ Riverine

CASE: V 2021-0001
 OWNER: EVERIDGE, William C. III
 APN: 032-470-56
 APLCT: William Everidge
 AGENT: Scott Ward
 ADDRESS: 23401 Road 337-D, Covelo



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021



- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Unique Farmland (U)

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