



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

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

April 4, 2022

Planning –Ukiah  
 Department of Transportation  
 Environmental Health - Ukiah  
 Building Inspection - Ukiah  
 Assessor  
 Farm Advisor  
 Agriculture Commissioner

Air Quality Management  
 Archaeological Commission  
 Sonoma State University  
 Resource Lands Protection Committee  
 Department of Forestry/ CalFire  
 -Land Use  
 Department of Fish and Wildlife  
 State Clearinghouse

Cloverdale Rancheria  
 Round Valley Tribe  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Round Valley County Water District  
 Covelo Fire Protection District  
 Round Valley MAC  
 Round Valley Unified School District

**CASE#:** MS\_2022-0001

**DATE FILED:** 3/1/2022

**OWNER:** OMRI ZADIK, SHAHAR KOREN, & MICHAEL ADMONI

**APPLICANT:** MICHAEL ADMONI

**AGENT:** POPE ENGINEERING

**REQUEST:** Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels.

**LOCATION:** Inland, 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C); No Situs; APN: 032-470-63.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** STEVEN SWITZER

**RESPONSE DUE DATE:** April 18, 2022

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and 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 \_\_\_\_\_

**CASE: MS\_2022-0001**

---

**OWNER:** OMRI ZADIK, SHAHAR KOREN, & MICHAEL ADMONI

**APPLICANT:** MICHAEL ADMONI

**AGENT:** POPE ENGINEERING

**REQUEST:** Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels.

**LOCATION:** Inland, 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C); No Situs; APN: 032-470-63.

**APN/S:** 032-470-63

**PARCEL SIZE:** 30± Acres

**GENERAL PLAN:** Rural Residential (RR-10)

**ZONING:** Rural Residential (RR:10)

**EXISTING USES:** Vacant Land

**DISTRICT:** 3 (Haschak)

---

	<b><u>ADJACENT GENERAL PLAN</u></b>	<b><u>ADJACENT ZONING</u></b>	<b><u>ADJACENT LOT SIZES</u></b>	<b><u>ADJACENT USES</u></b>
<b>NORTH:</b>	Public Land (PL), Rural Residential (RR-10), Agricultural (AG-40)	Public Facilities (PF), Rural Residential (RR:10), Agricultural (AG:40)	20± Acres, 5± Acres, 15± Acres	Tribal Land, Residential, Agricultural
<b>EAST:</b>	Rural Residential (RR-10), Rural Residential (RR-10), Rural Residential (RR-10)	Rural Residential (RR:10), Rural Residential (RR:10), Rural Residential (RR:10)	10± Acres, 25± Acres, 5± Acres	Residential
<b>SOUTH:</b>	Rural Residential (RR-10), Rural Residential (RR-10)	Rural Residential (RR:10), Rural Residential (RR:10)	10± Acres, 15± Acres	Residential
<b>WEST:</b>	Rural Residential (RR-10), Rural Residential (RR-10)	Rural Residential (RR:10), Rural Residential (RR:10)	2.5± Acres, 2.5± Acres	Residential

---

**REFERRAL AGENCIES**

**LOCAL**

- Agricultural Commissioner
- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Covelo Fire Protection District

- Round Valley MAC
- Round Valley Unified School District
- Round Valley County Water District
- Planning Division Ukiah
- Sonoma State University
- Resource Lands Protection Commission

**STATE**

- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife

- California State Clearinghouse

**TRIBAL**

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

**ADDITIONAL INFORMATION:** Please send comments to [switzers@mendocinocounty.org](mailto:switzers@mendocinocounty.org)

Adjacent to Nonprime Williamson Act Contract parcel to the north.

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*Round Valley MAC*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Non-Wildland/Non-Urban*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*COVELO FIRE PROTECTION DISTRICT*

**4. FARMLAND CLASSIFICATION:**

GIS

*Unique Farmland, Grazing Land, Prime Farmland*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Eastern Soil Classes 204, 218*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*N/A*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*NO*

**10. TIMBER PRODUCTION ZONE:**

GIS

*NO*

**11. WETLANDS CLASSIFICATION:**

GIS

*Riverine*

**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

*NO*

**17. LANDSLIDE HAZARD:**

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

*NO*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

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

Various Adopted Specific Plan Areas; GIS

*NO*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*YES*

**22. OAK WOODLAND AREA:**

USDA

*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512

*N/A*



Planning and Building Services

Case No:	MS-2022-0001
CalFire No:	
Date Filed:	3-1-2022
Fee:	\$8448
Receipt No:	PRJ 048077
Received By:	Anjie
<i>Office use only</i>	

APPLICATION FORM

APPLICANT

Name: Michael Admoni Phone: 707-272-1868

Mailing Address: PO BOX 702

City: Covelo State/Zip: CA 95428 email: admonimichael21193@gmail.com

PROPERTY OWNER

Name: Michael Admoni, Shaar Koren, Omri Zadik Phone: 707-354-5805

Mailing Address: PO BOX 702

City: Covelo State/Zip: CA email: omrizadik1@gmail.com

AGENT

Name: Pope Engineering Phone: 707-321-7458

Mailing Address: 1540 Harrah Drive

City: Willits State/Zip: CA email: pope1911@gmail.com


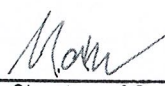
Parcel Size: 1306800 sq ft (Sq. feet/Acres) Address of Property: Crawford Rd Covelo, CA 95428

Assessor Parcel Number(s): 032-470-63

TYPE OF APPLICATION:

- Administrative Permit
- Agricultural Preserve
- Airport Land Use
- CDP- Admin
- CDP- Standard
- Certificate of Compliance
- Development Review
- Exception
- Flood Hazard
- General Plan Amendment
- Land Division-Minor
- Land Division- Major
- Land Division-Parcel
- Land Division-Resubdivision
- Modification of Conditions
- Reversion to Acreage
- Rezoning
- Use Permit-Cottage
- Use Permit-Minor
- Use Permit-Major
- Variance
- Other

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


2-28-22

2-28-22

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.

---

Subdivision of existing 30.30 acre parcel, APN: 032-470-63. New layout will consist of three parcels each comprising 10.10 acres. Each new lot will have their own permitted septic system installed as well as a housing structure. Architectural plans for each house have not yet been developed.

---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---

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 type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	0	3 total, one on each	0	T.B.D	T.B.D
<b>Total Structures Paved</b> <b>Area Landscaped Area</b> <b>Unimproved Area</b>	0	0	0	0	0
<b>GRAND TOTAL (Equal to gross area of Parcel) 10.10, 10.10, 10.10 = 30.30</b>					

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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	n/a	_____
Number of uncovered spaces	n/a	_____
Number of standard spaces	n/a	_____
Number of handicapped spaces	n/a	_____
Existing Number of Spaces	0	_____
Proposed Additional Spaces	n/a	_____
Total	n/a	_____

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.).

Relatively flat terrain. Please review subdivision plans for existing site contour.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- A. Amount of cut <250 for 2 entrances total \_\_\_\_\_ cubic yards
- B. Amount of fill <250 \_\_\_\_\_ cubic yards
- C. Maximum height of fill slope <2 \_\_\_\_\_ feet
- D. Maximum height of cut slope <2 \_\_\_\_\_ feet
- E. Amount of import or export <sup>0</sup> \_\_\_\_\_ cubic yards
- F. Location of borrow or disposal site onsite \_\_\_\_\_

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
--	---

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.):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
 n/a  
 \_\_\_\_\_  
 \_\_\_\_\_

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
 Reflective, green, address posts will be installed upon subdivision approval.  
 \_\_\_\_\_  
 \_\_\_\_\_

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.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

25. Project Height. Maximum height of existing structures n/a feet. Maximum height of proposed structures TBD feet.

26. Gross floor area of existing structures 0 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures TBD square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 10.10  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.  
 Existing bare land with proposed subdivision to be comprised of three lots  
 \_\_\_\_\_  
 \_\_\_\_\_

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.  
 Neighboring properties are for residential use.  
 \_\_\_\_\_  
 \_\_\_\_\_

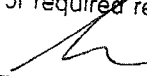
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural	x	x	x	x
Commercial Industrial				
Institutional Timberland				
Other				



**CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY**

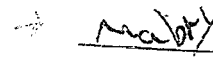

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted 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 2-28-22  
Date

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

**AUTHORIZATION OF AGENT**

I hereby authorize SAM PERE to act as my representative and to bind me in all matters concerning this application.

   
 \_\_\_\_\_  
 Owner 2-28-22  
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	Name	Name
Mailing Address	Mailing Address	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: 2-28-22

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	10.10 acres	Residential	0
Lot Number 2	10.10 acres	Residential	0
Lot Number 3	10.10 acres	Residential	0
Lot Number 4			
Remainder Parcel			

2.  A survey is going to be performed and a parcel map prepared.  
 A waiver of survey is requested.

3. A. Water supply is from:

- Individual wells on each lot  
 Water company  
 Spring

B. Sewage disposal is by use of:

- Public system  
 Private system

4. Is an Exception requested of any of the minor subdivision regulations?  Yes  No  
 (If yes an application for Exception must accompany this application.)

**DISCLAIMER:** I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

Marylami  
 Owner's Signature

2-28-22  
 Date

Marylami  
 Owner's Signature

2-28-22  
 Date

I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

[Signature]  
 Applicant and/or Agent's Signature

2-28-22  
 Date

John Pate  
 Print Name of Representative

**CERTIFICATION:** As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47.

[Signature]  
 Signature of Preparer of the Tentative Map

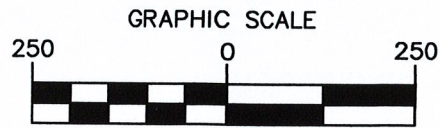
2-28-22  
 Date

# POPE ENGINEERING

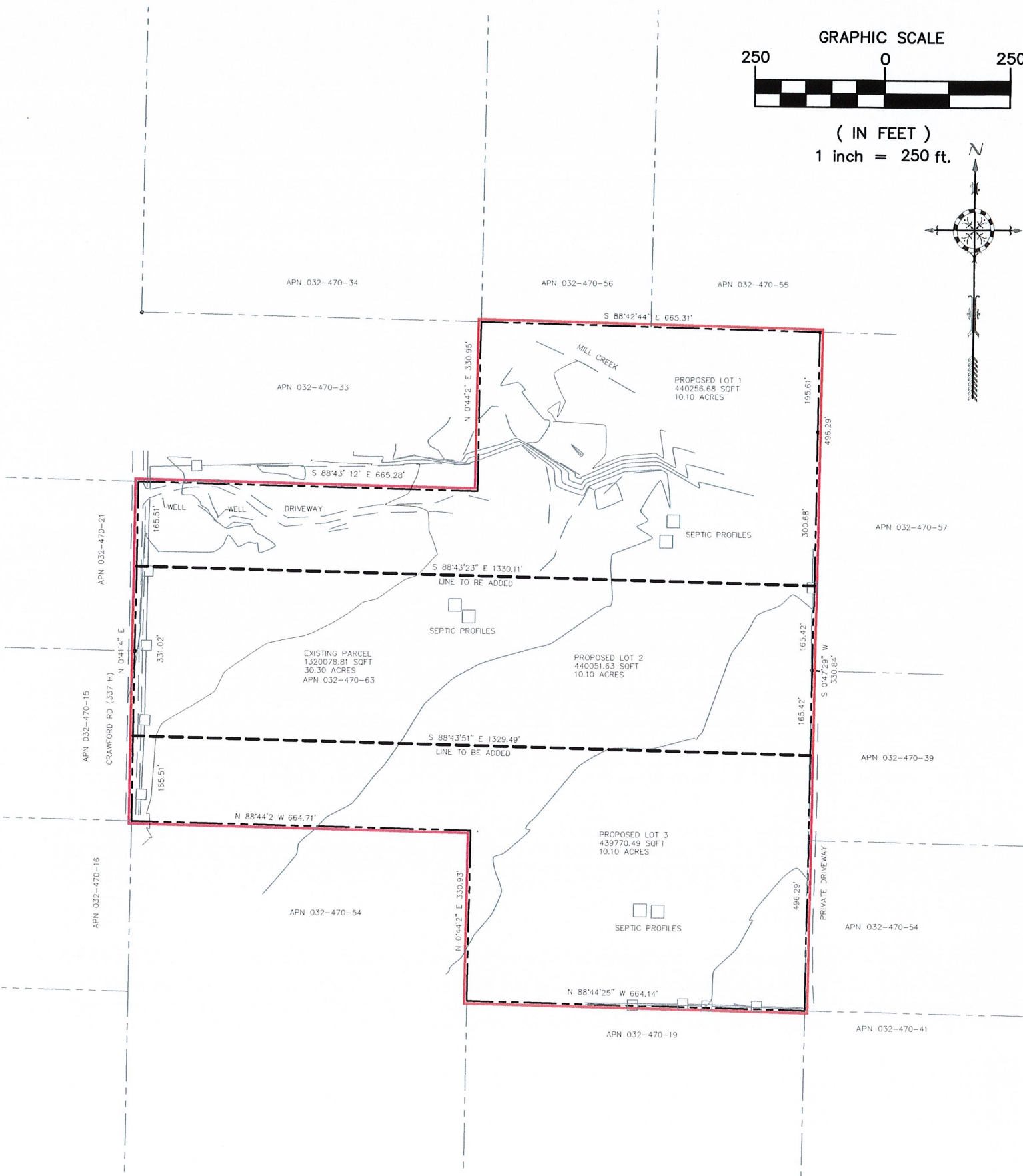
CIVIL ENGINEERING - LAND SURVEYING

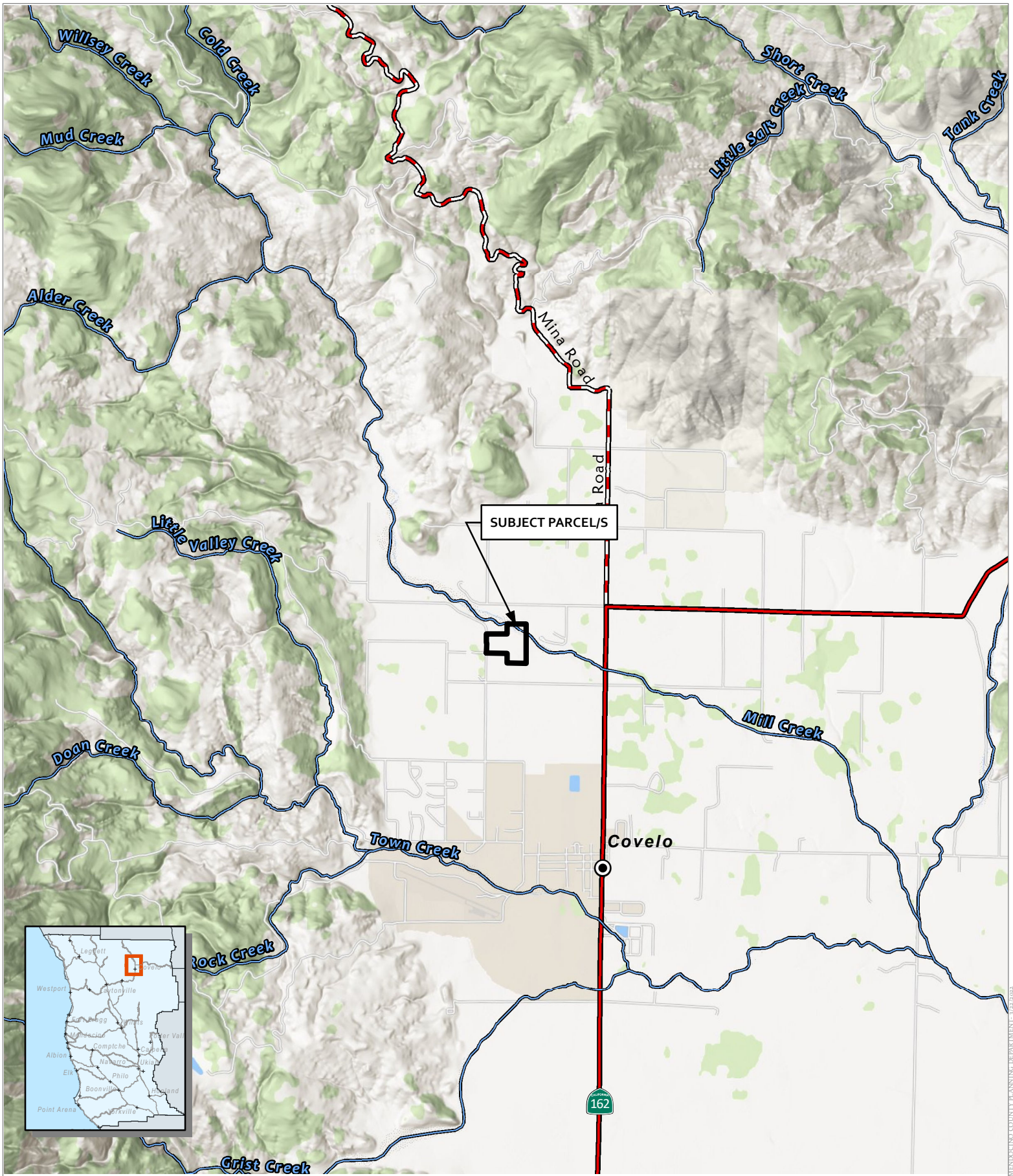
R.C.E. 65228 - P.L.S. 8903

**ADMONI, MICHAEL**  
**TENTATIVE MAP**  
CRAWFORD RD, COVELO, CA



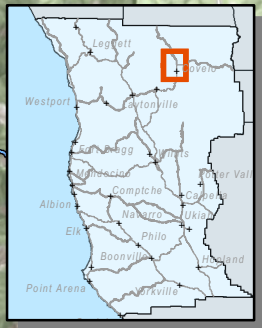
( IN FEET )  
1 inch = 250 ft.





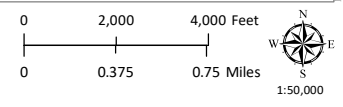
SUBJECT PARCEL/S

Covelo



**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**

- Major Towns & Places
- Highways
- Major Roads



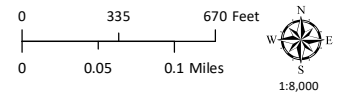
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023



MENDOCINO COUNTY PLANNING DEPARTMENT 3/22/2023

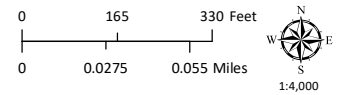
**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**



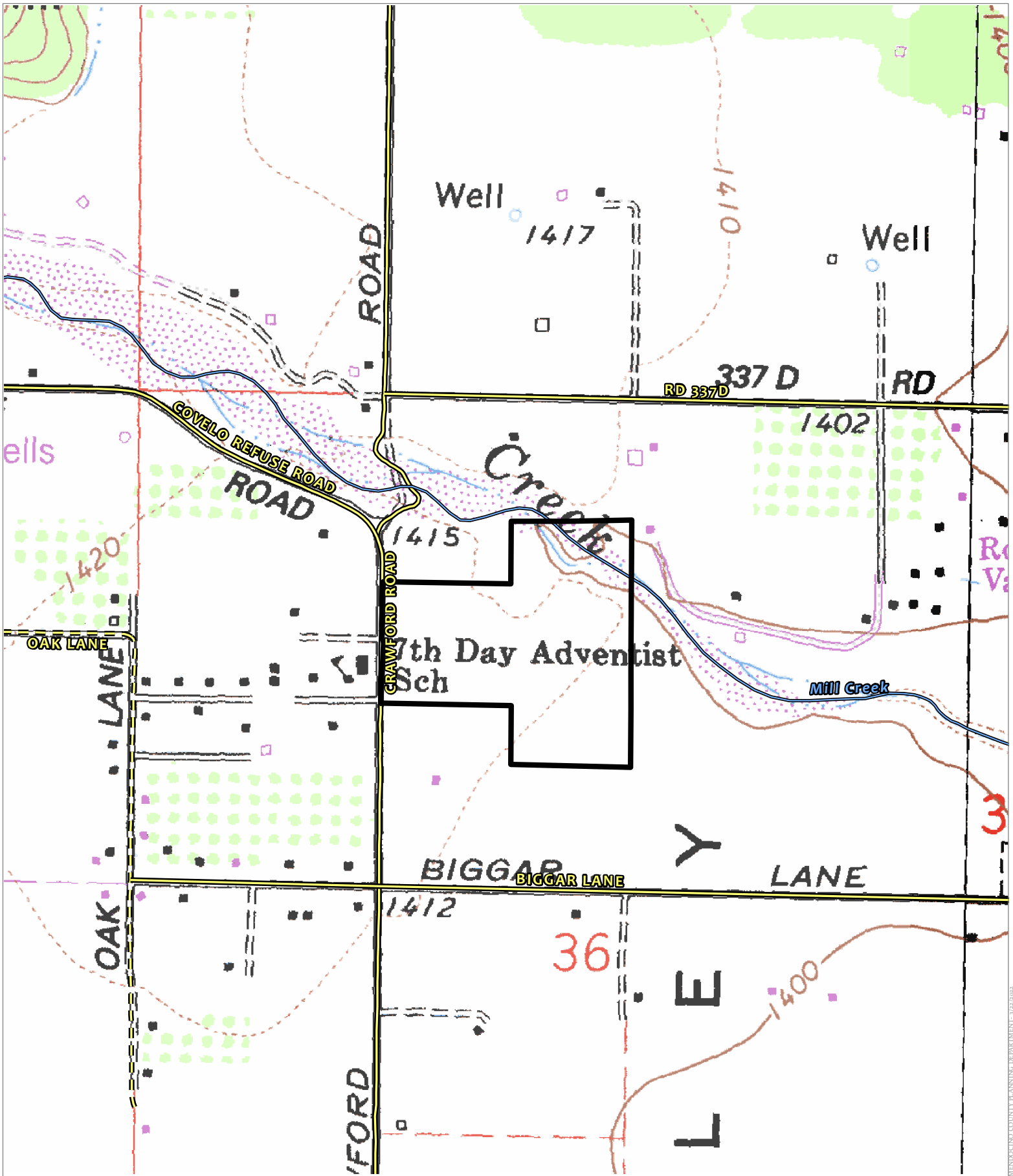
**AERIAL IMAGERY**





**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**

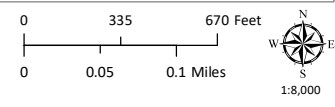


**AERIAL IMAGERY**



CASE: MS 2022-0001  
 OWNER: Michael Admoni, Shaar Koren, Omri Zadik  
 APN: 032-470-63  
 APLCT: Michael Admoni  
 AGENT: Pope Engineering  
 ADDRESS: Crawford Road, Covelo

 Public Roads  
 Private Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2023

**RR10**

**AG 40**

RD 337D

COVELO REFUSE ROAD

**PF**

CRAWFORD ROAD

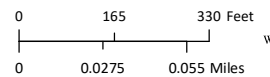
**RR10**

**PF**

BIGGAR LANE

 Zoning Districts

 Public Roads

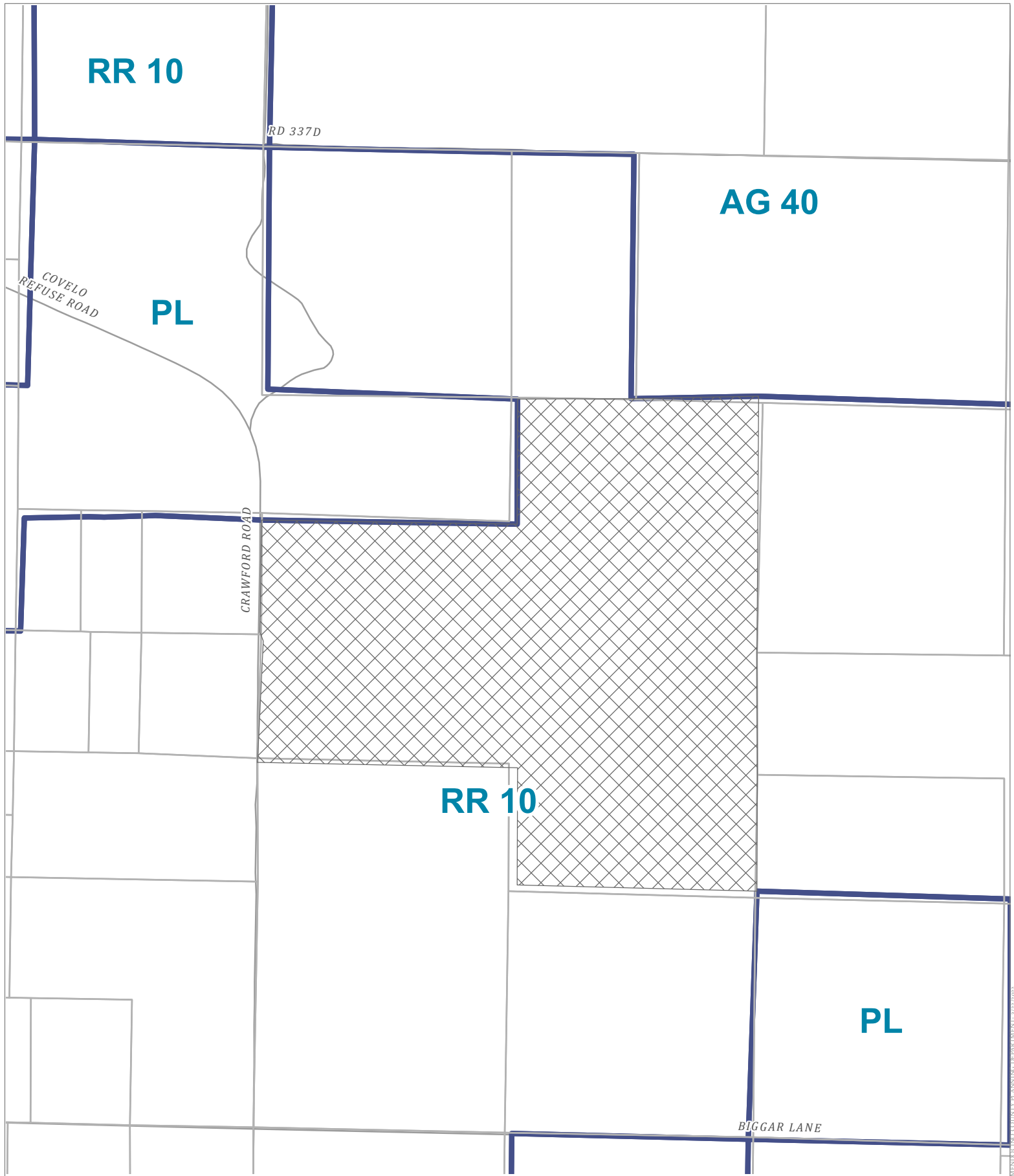


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023



**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**

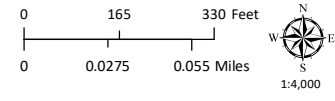
**ZONING DISPLAY MAP**





**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**

 General Plan Classes  
 Public Roads



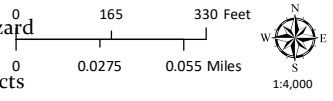
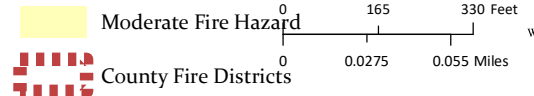
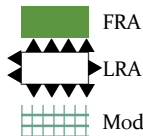
**GENERAL PLAN CLASSIFICATIONS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023



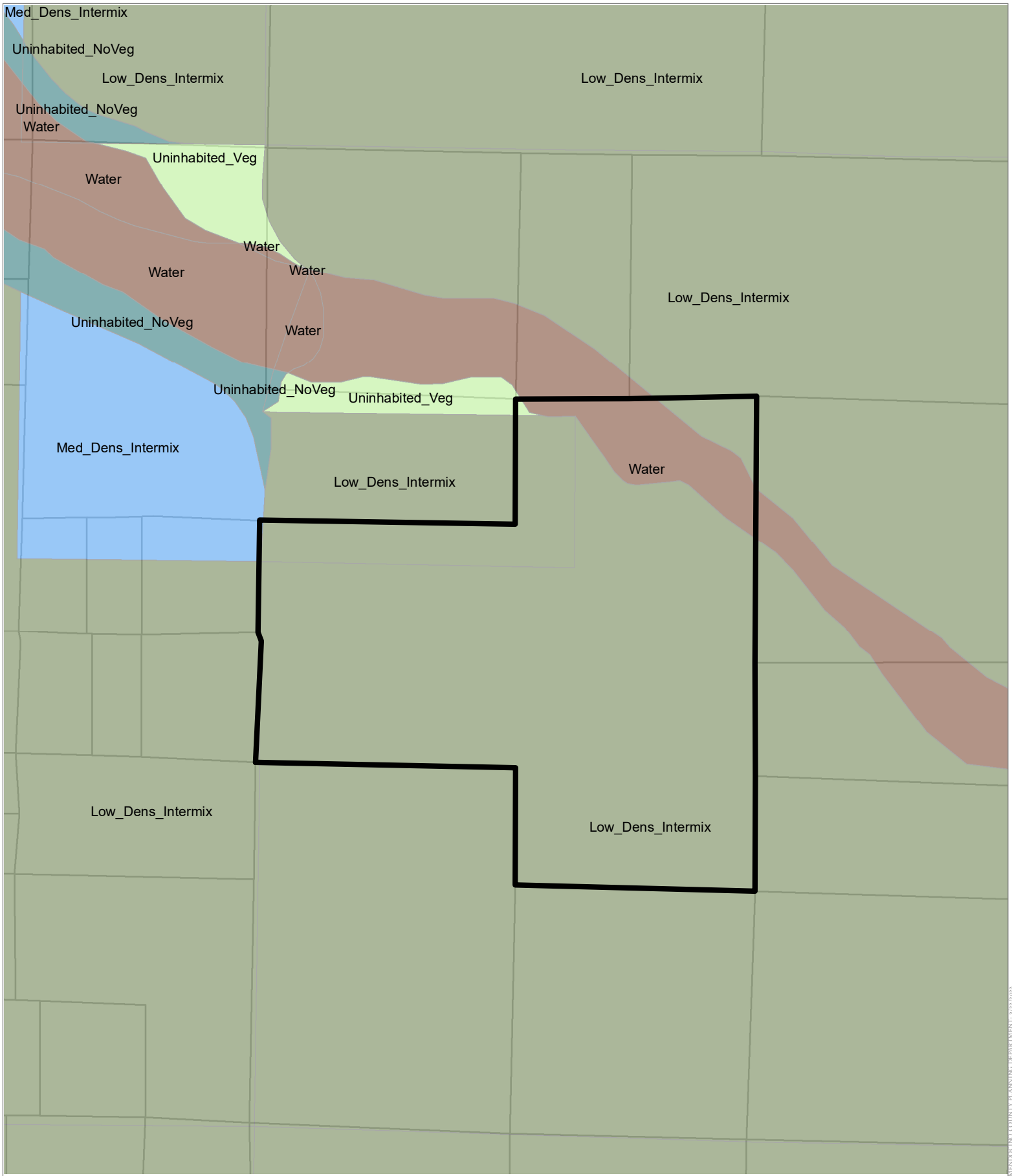
**COVELO FIRE  
PROTECTION  
DISTRICT**

**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**

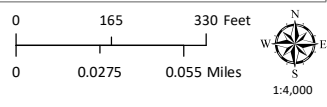


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023

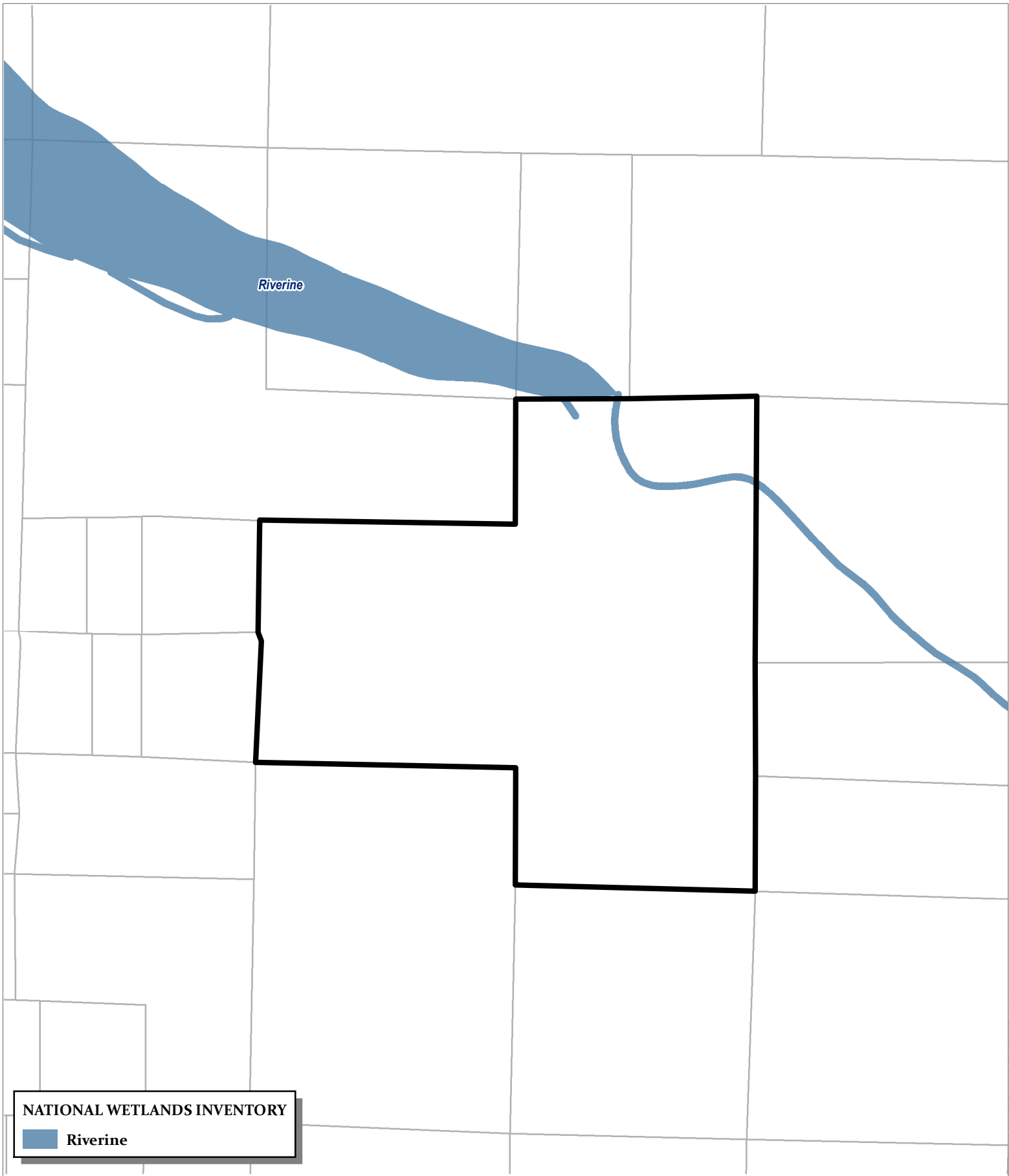


**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**



**WILDLAND-URBAN INTERFACE ZONES**

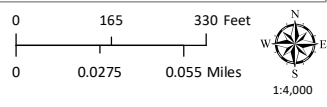
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023



**NATIONAL WETLANDS INVENTORY**

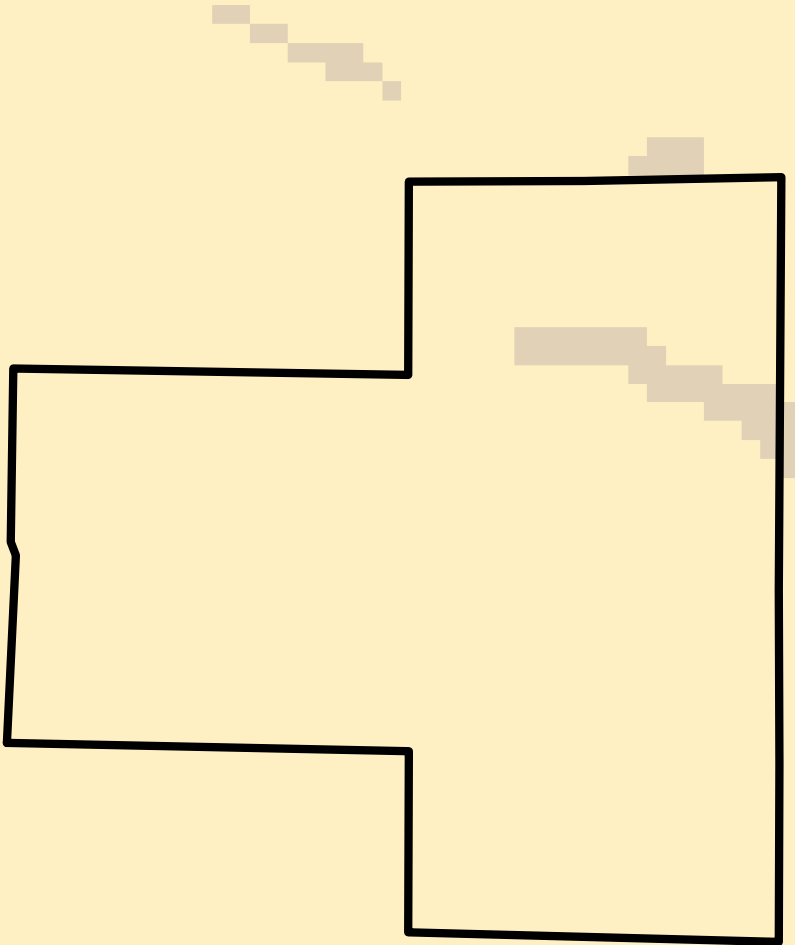
■ Riverine

**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**



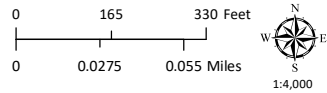
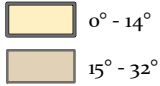
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2022

**WETLANDS**

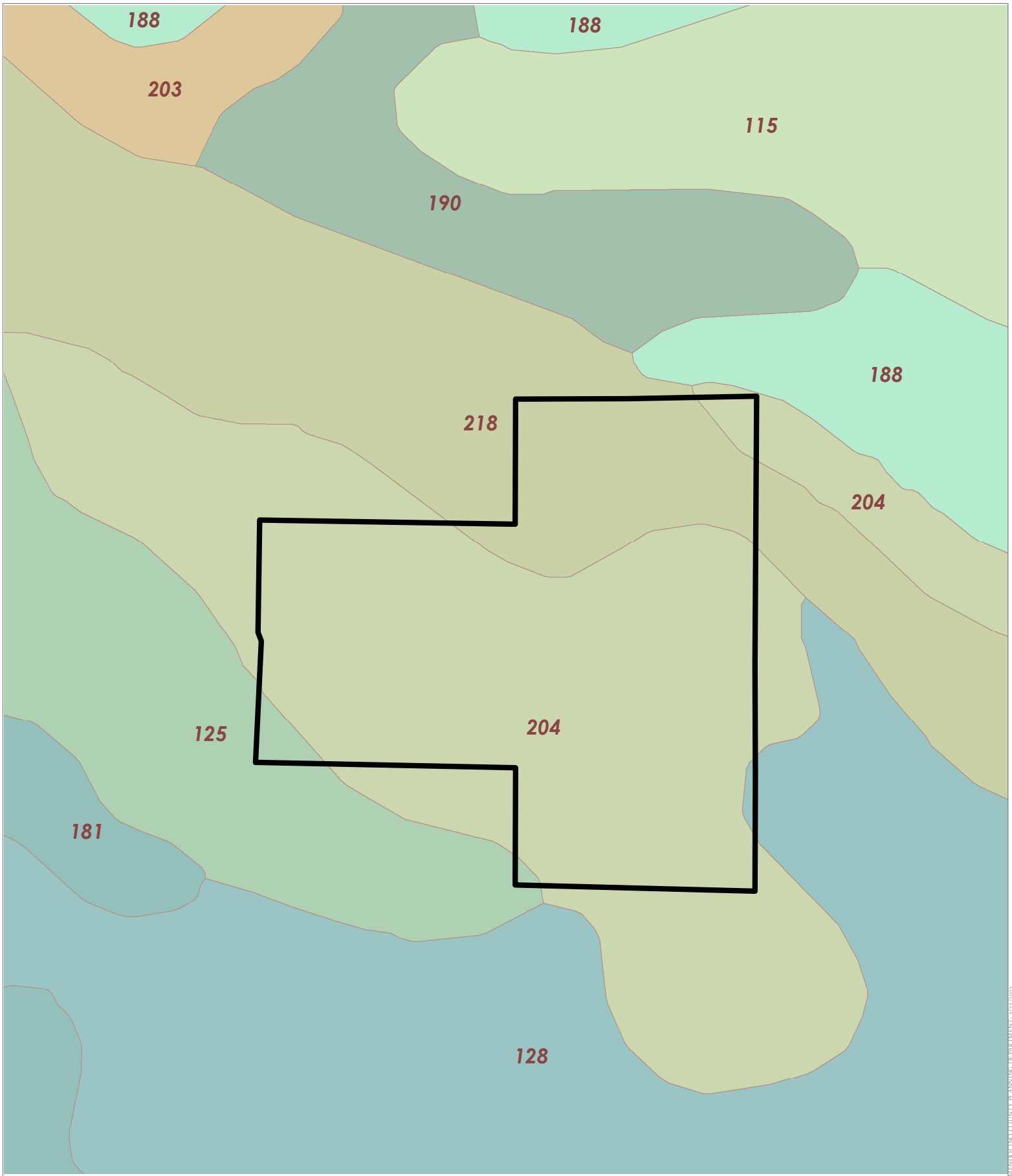


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2022

**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**




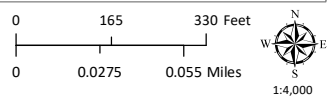
**ESTIMATED SLOPE**



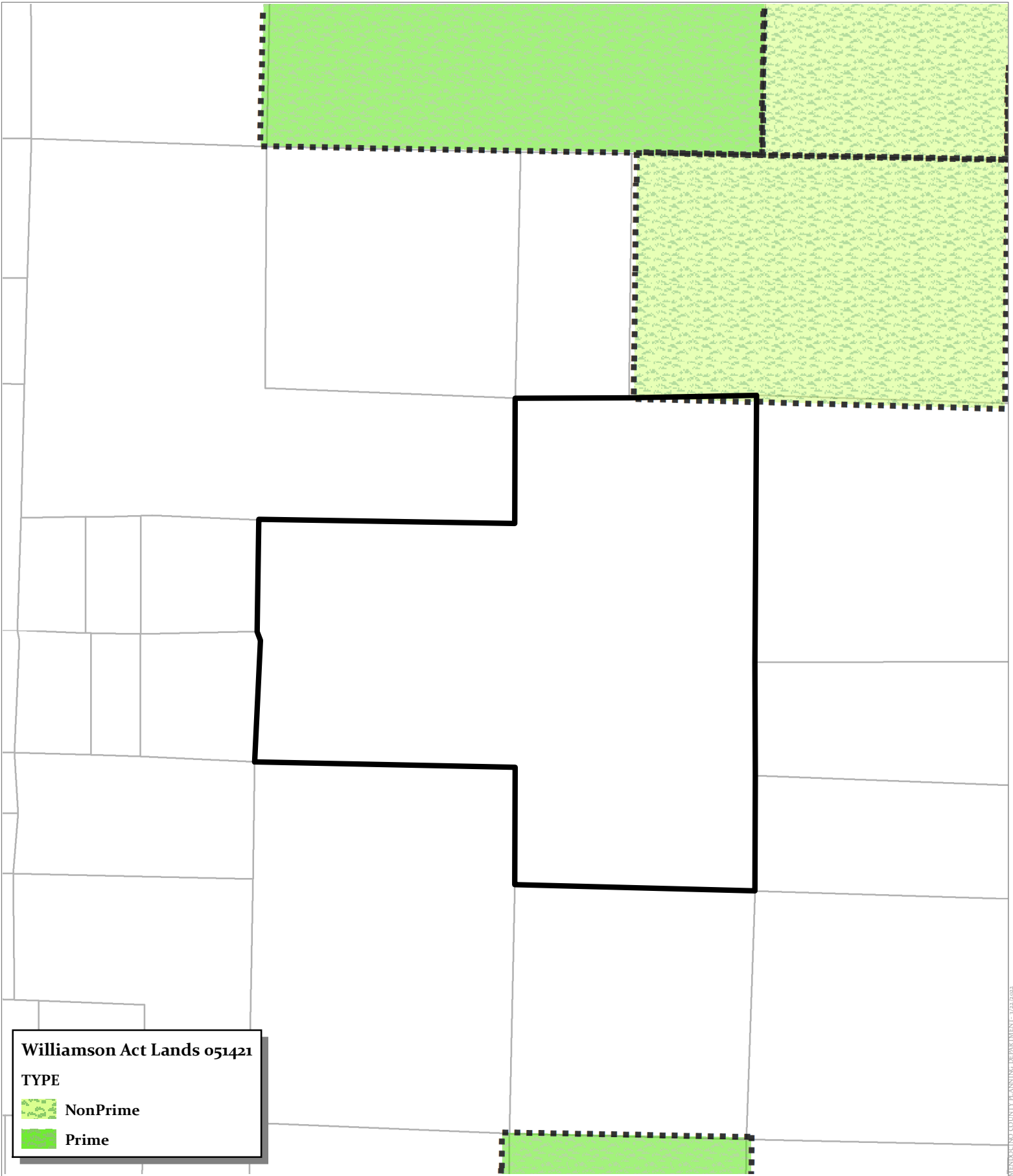
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023

**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**

 Eastern Study Soil Types



**WESTERN SOIL CLASSES**

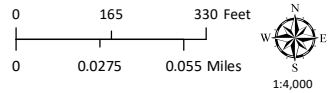


**Williamson Act Lands 051421**

**TYPE**

-  NonPrime
-  Prime

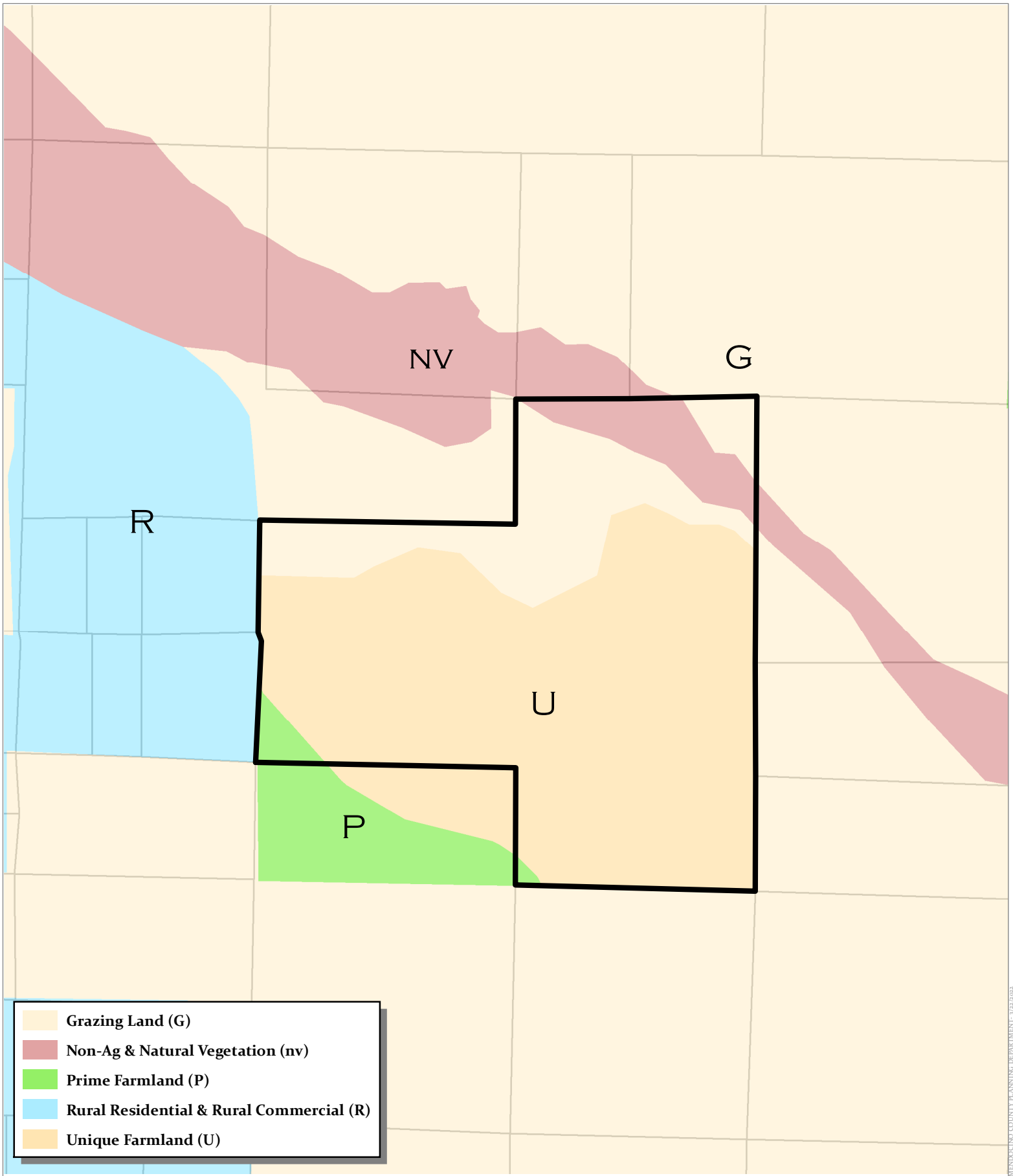
 Contract Boundaries



**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**

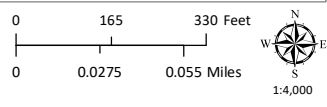
**WILLIAMSON ACT BOUNDARIES**

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2022



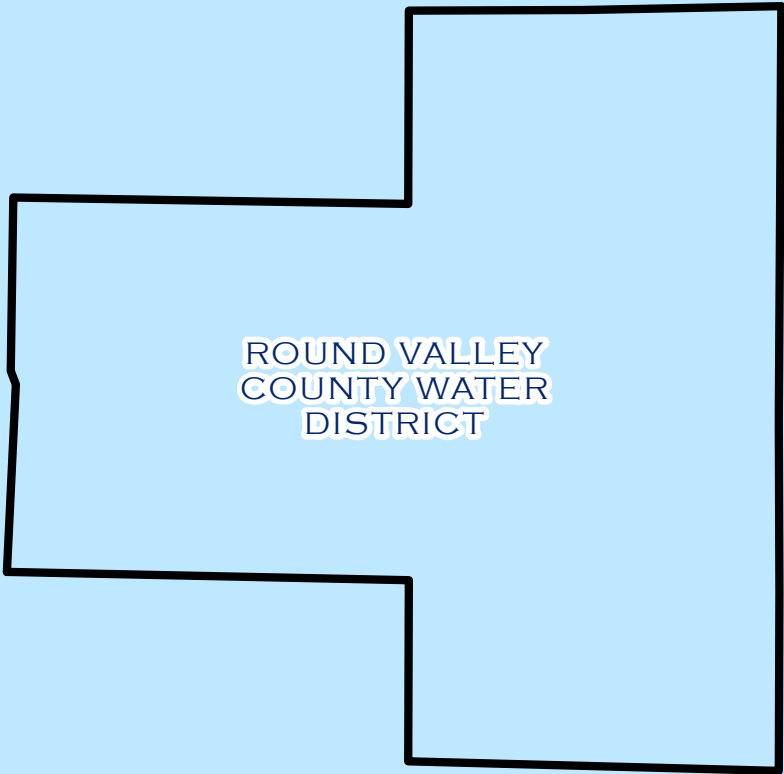
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023

**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**



**FARMLAND CLASSIFICATIONS**





ROUND VALLEY  
COUNTY WATER  
DISTRICT

STENOGRAPHY COUNTY PLANNING DEPARTMENT - 3/22/23

**CASE: MS 2022-0001**  
**OWNER: Michael Admoni, Shaar Koren, Omri Zadik**  
**APN: 032-470-63**  
**APLCT: Michael Admoni**  
**AGENT: Pope Engineering**  
**ADDRESS: Crawford Road, Covelo**

 County Water Districts

