



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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June 23, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Cannabis Department
Assessor

Air Quality Management
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
Round Valley Municipal Advisory Council

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

CASE#: AP_2023-0024

DATE FILED: 6/12/2023

OWNER: CHERI S & MICHAEL ADAMS

APPLICANT: CHERI ADAMS

REQUEST: Administrative Permit for a reduced, 50 foot setback from cannabis cultivation activities to the nearest property line.

LOCATION: 0.8± miles north of Covelo town center, on the east side of State Route 162 (SR162), 0.7± miles north of its intersection with East Rd (CR 327C); located at 77201 Covelo Rd, Covelo.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: July 07, 2023

PROJECT INFORMATION CAN BE FOUND AT:

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. 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_2023-0024

OWNER: Cheri & Michael Adams

APPLICANT: Cheri Adams

REQUEST: Administrative Permit for a reduced, 50 foot setback from cannabis cultivation activities to the nearest property line.

LOCATION: 0.8± miles north of Covelo town center, on the east side of State Route 162 (SR162), 0.7± miles north of its intersection with East Rd (CR 327C); located at 77201 Covelo Rd, Covelo.

APN/S: 032-400-19

PARCEL SIZE: 9.6± acres

GENERAL PLAN: Remote Residential (RMR20)

ZONING: Upland Residential (UR20)

EXISTING USES: Commercial Cannabis Cultivation

DISTRICT: 3, Haschak

RELATED CASES: CAN-C-2018-0263, CAN-N-2018-0264

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	PL	PF:AH	4.9±	Agricultural
EAST:	RMR	UR:AH	22.9±	Agricultural
SOUTH:	PL	PF:AH	10±	Agricultural
WEST:	AG40	AG:AH	120±	Residential, Agricultural

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Ukiah
- Cannabis Department
- Department of Transportation (DOT)
- Environmental Health (EH)

- Covelo Fire Protection District
 - Round Valley MAC
 - Round Valley County Water District
- STATE**
- CALFIRE (Land Use)
 - California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

The nearest existing cultivation hoophouse is approximately 50' from the southern property line. No changes to the existing cultivation are proposed with this Administrative Permit.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 6/22/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

Round Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Non-Wildland/Non-Urban; Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

LRA (Local Responsibility Area)

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Other

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

128 – Gielow sandy loam, 0 to 5% slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO, but Airport Height Combining District

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

YES

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 (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

YES

23. HARBOR DISTRICT:

Sec. 20.512

NO



Department of
Planning and Building
Services

Case No:	AP-2023-0024
CalFire No:	
Cultivation No:	
Fee:	\$1,489.00
Receipt No:	PRO-056901
Received By:	LCR
Date Filed:	6/12/23
Office use only	

Application for Cannabis – Use Permit / Administrative Permit

What type of Review Permit is required?

ADMINISTRATIVE PERMIT (AP)

USE PERMIT (UP)

APPLICANT(S)

Name: Cheri Adams (Alvarado) Phone: 707 671 5574
 Mailing Address: P.O. BOX 1131
 City: Covelo State/Zip: CA 95428 email: cherialvarado12@gmail.com

PROPERTY OWNER

Name: Cheri Adams (Alvarado) Phone: 707 671 5574
 Mailing Address: P.O. BOX 1131
 City: Covelo State/Zip: CA 95428 email: cherialvarado12@gmail.com

AGENT

Name: _____ Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ email: _____

Parcel Size: 10 acres

Address of Property: 77201 Covelo Road Covelo CA 95428

Assessor Parcel Number(s): 032-400-19

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft ²)	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft ²) <input type="checkbox"/> C-A (501 – 2500 ft ²)	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft ²)	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft ²)	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	
Nursery: (≤22,000 ft ²)	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> 4 Nursery 4-N	

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.

Cheri Adams
Signature of Applicant/Agent

6/12/23
Date

Cheri Adams
Signature of Owner

6/12/23
Date

CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<ul style="list-style-type: none">1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.	
<input type="checkbox"/> FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES	
<ul style="list-style-type: none">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.	
<input type="checkbox"/> FOR INDOOR CULTIVATION SITES	
<ul style="list-style-type: none">Any building property line setbacks.	
2. Is the cultivation site visible from any public right of way or publically traveled private road? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.	
<hr/> <p style="text-align: center;">Cannabis Cultivation, Hay field, Barn, House, Garage, ag well, residential well, septic</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	
4. Will the development of the proposed cultivation site be phased? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If YES, please describe the phases briefly.	
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	
5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?	
<hr/> <p style="text-align: center;">Self Haul to dump</p> <hr/> <hr/>	
6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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:	<input type="checkbox"/> ON-SITE <input type="checkbox"/> 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 type="checkbox"/> | <input checked="" 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. 12 Greenhouses 20' x 50'
2. 1 pole Barn Estimated 30' x 54'
3. 3 shipping containers 2 - 8' x 20' 1- 8' x 40
4. House - 1200 sq feet
5. Garage Estimated 33' x 33'
6. _____
7. _____
8. _____
9. _____
10. _____

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? _____ (ft² / 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.
Hay Fields, Cal Fire, Pasture with horse and cow

13. Please indicate the surrounding land uses.

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

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

A. Electricity

- Utility Company (existing)
- Utility Company (planned)
- On-Site Generation – Specify Solar Trailer

B. Gas

- Utility Company (existing)
- Utility Company (planned)
- On-Site Generation – Specify Backup generator, Solar trailer
- 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? _____

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

19. Please provide driving directions to the cultivation site using identifiable landmarks (streets, mile posts, mailboxes).
North on 162 Property on the right

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

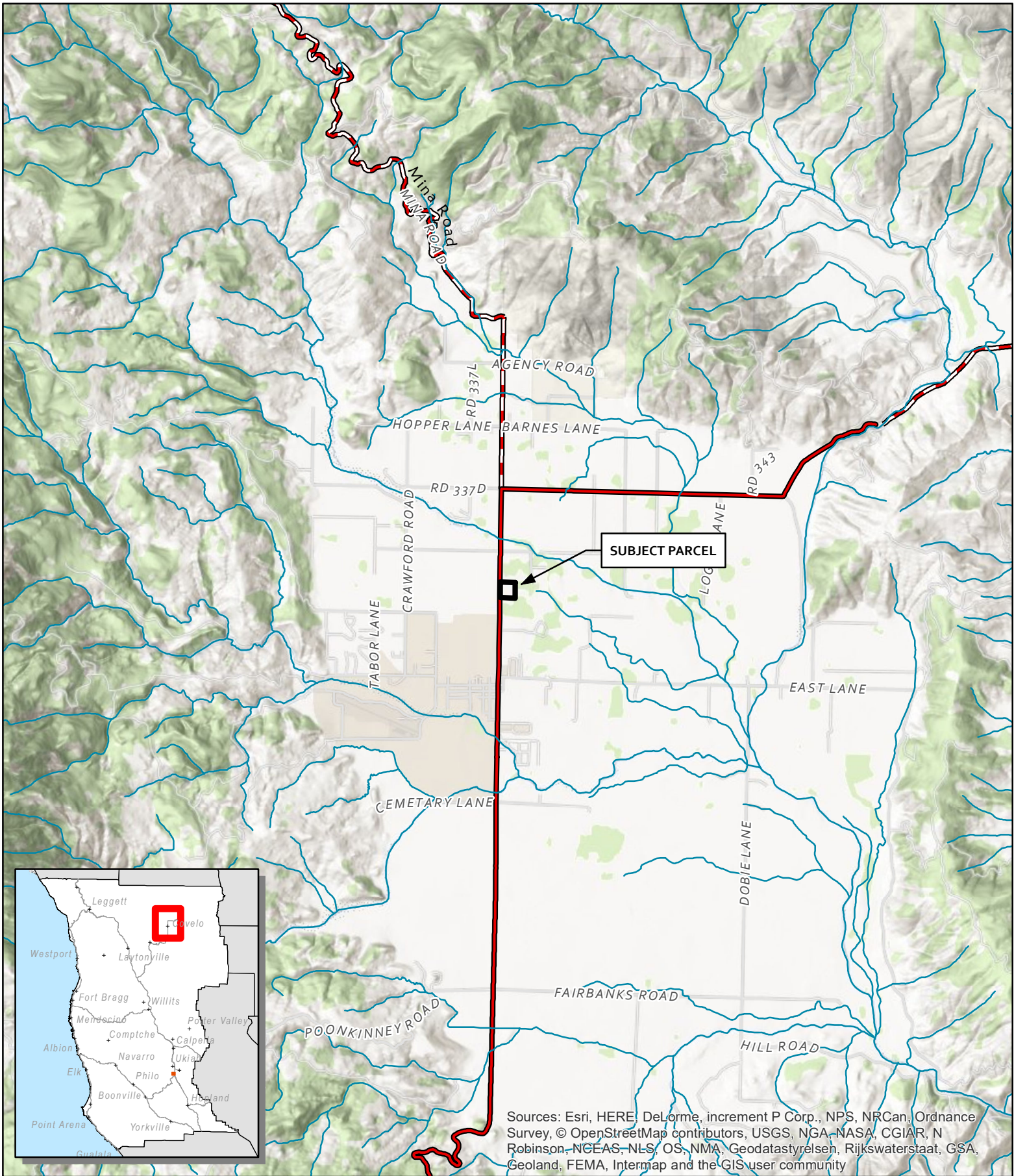
CRAD 6/12/23 CRAD 6/12/23
Signature of Applicant/Agent Date Signature of Owner Date

FOR STAFF PURPOSES ONLY

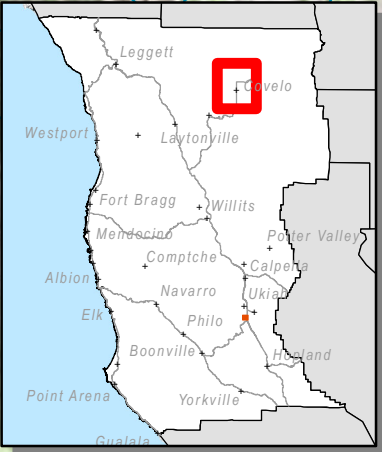
Zoning District: _____

Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]? YES NO

Compliant with Mendocino County Code Chapter 20.242: YES NO

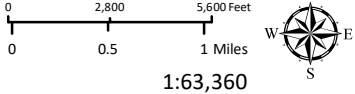


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CASE: AP 2023-0024
OWNER: ADAMS, Cheri
APN: 032-400-19
APLCT: Cheri Adams
AGENT:
ADDRESS: 77201 Covelo Rd., Covelo

- Hydrology
- Public Roads
- Highways
- Major Roads



1:63,360

LOCATION

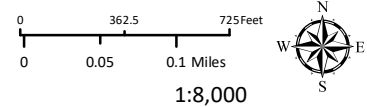
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- Hydrology
- Highways (2017)
- Public Roads
- Driveways/Unnamed Roads
- Public Roads



AERIAL IMAGERY

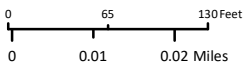
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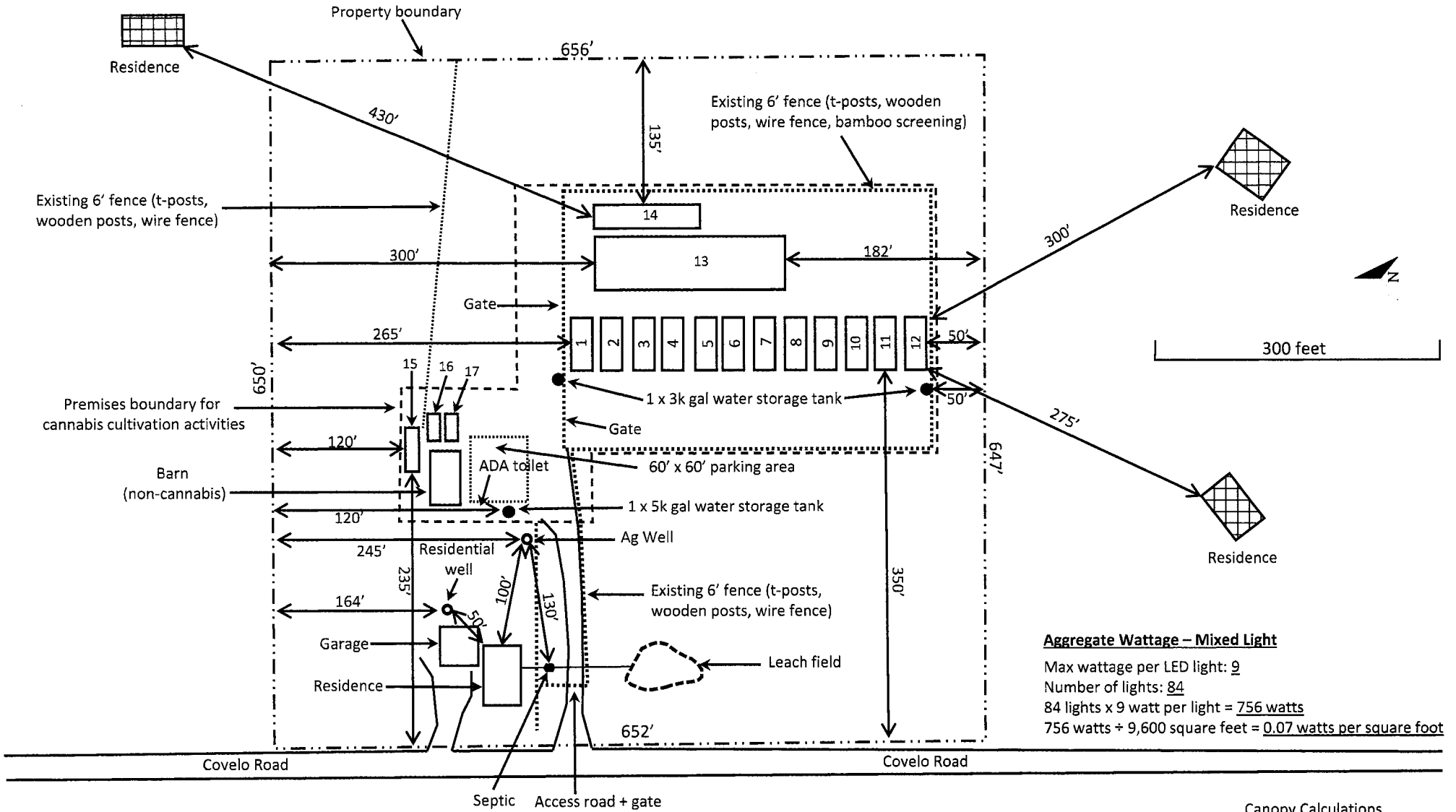
- Highways (2017)
- Public Roads
- Public Roads



1:1,500

AERIAL IMAGERY

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Aggregate Wattage – Mixed Light
 Max wattage per LED light: 9
 Number of lights: 84
 84 lights x 9 watt per light = 756 watts
 756 watts ÷ 9,600 square feet = 0.07 watts per square foot

#	Type/Use	Dimensions	Canopy (sf)
1	Hoop house (ML)	20' x 50'	800*
2	Hoop house (ML)	20' x 50'	800*
3	Hoop house (ML)	20' x 50'	800*
4	Hoop house (ML)	20' x 50'	800*
5	Hoop house (ML)	20' x 50'	800*
6	Hoop house (ML)	20' x 50'	800*
7	Hoop house (ML)	20' x 50'	800*

#	Type/Use	Dimensions	Canopy (sf)
8	Hoop house (ML)	20' x 50'	800*
9	Hoop house (ML)	20' x 50'	800*
10	Hoop house (ML)	20' x 50'	800*
11	Hoop house (ML)	20' x 50'	800*
12	Hoop house (ML)	20' x 50'	800*
13	Outdoor Area (N)	50' x 170'	8,500
14	Outdoor Area (N)	35' x 100'	3,500

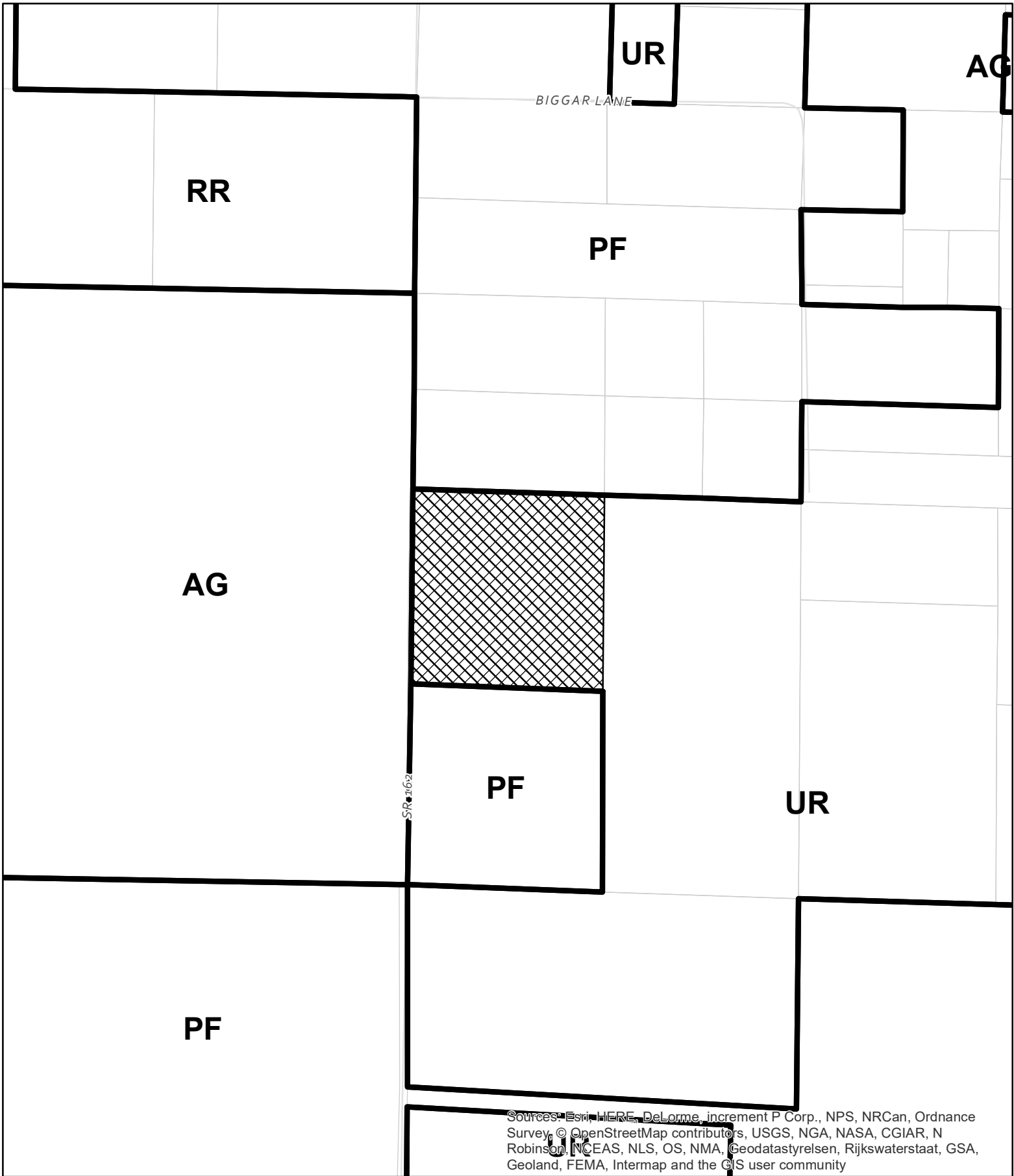
#	Type/Use	Dimensions
15	Shipping container for drying	8' x 40'
16	Shipping containers for drying	8' x 20'
17	Shipping containers for drying	8' x 20'

ML = Mixed Light
 N = Nursery

- *20ft x 50ft mixed light greenhouses for flowering plants
- Each greenhouse has two canopy areas
- Each area is 8ft x 50ft (400ft²) and contains 100 pots
- Total canopy area per greenhouse is 800ft²




Canopy Calculations

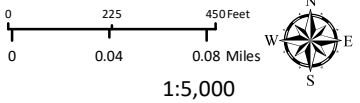
Mixed Light – 9,600 sf
 Nursery – 12,000 sf
 Aggregate square footage of canopy: 21,600



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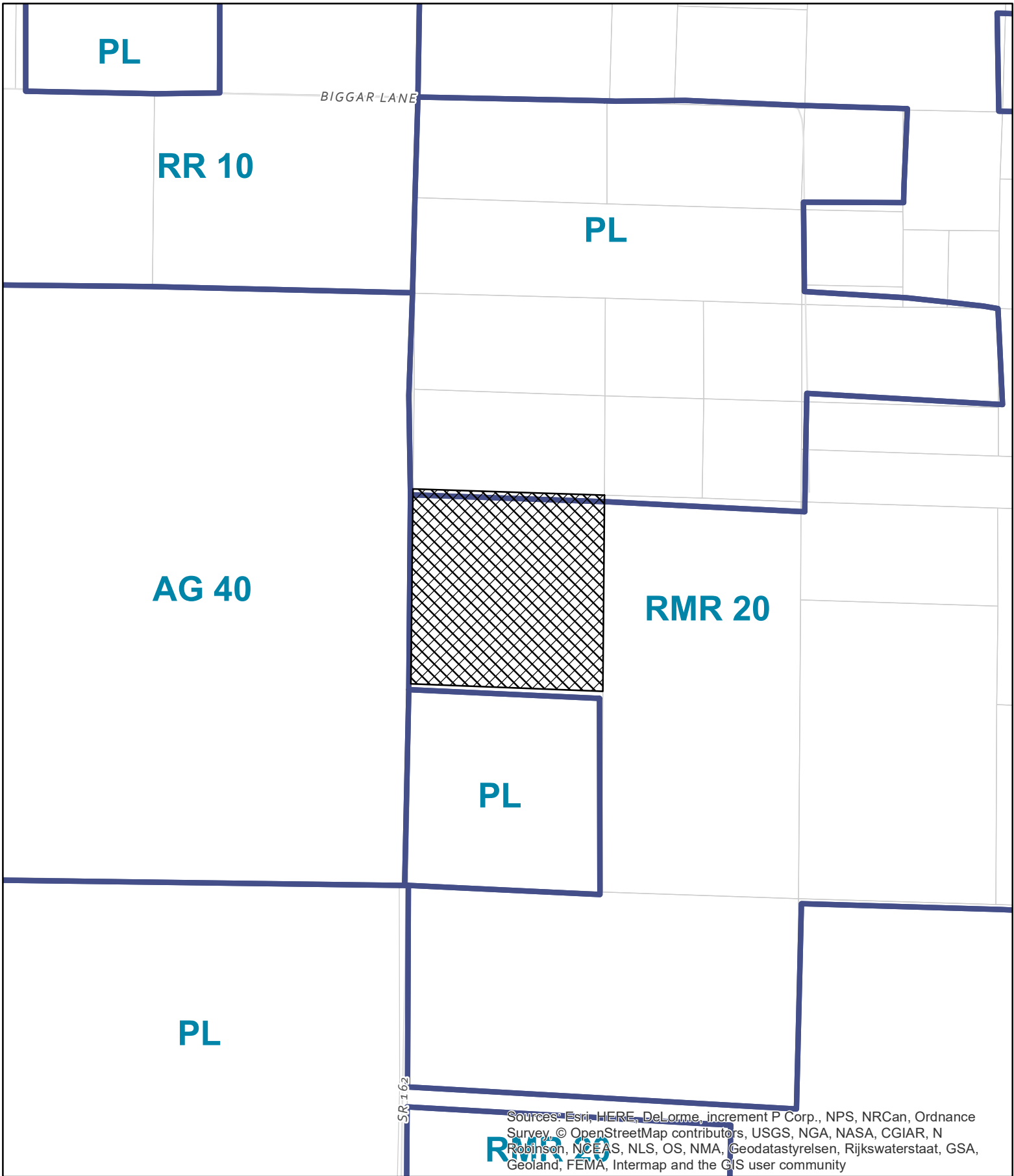
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-  Zoning Districts
-  Public Roads
-  Assessors Parcels



ZONING

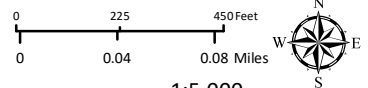
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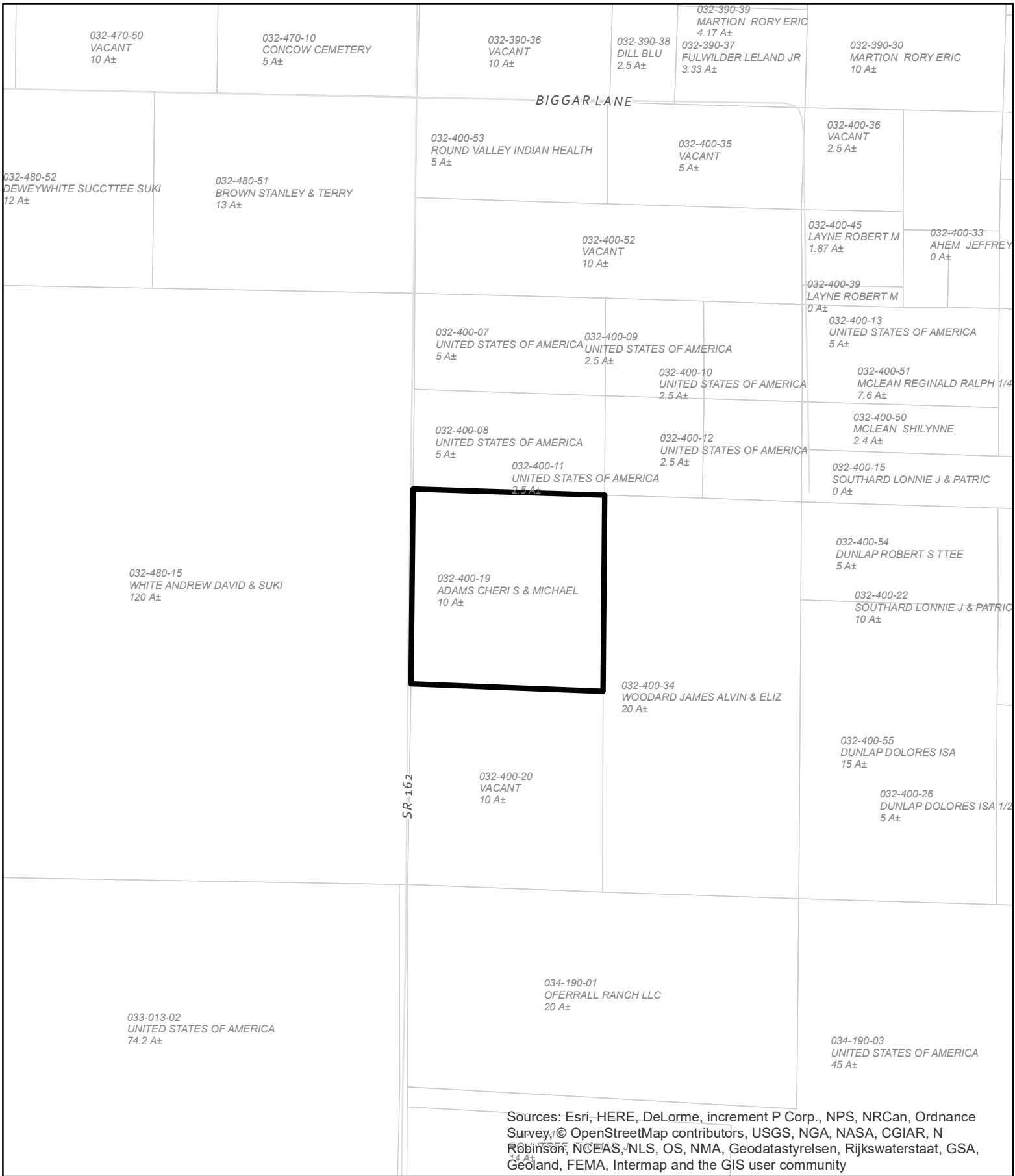
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Public Roads
 Assessors Parcels



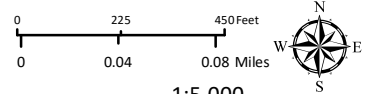
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GENERAL PLAN

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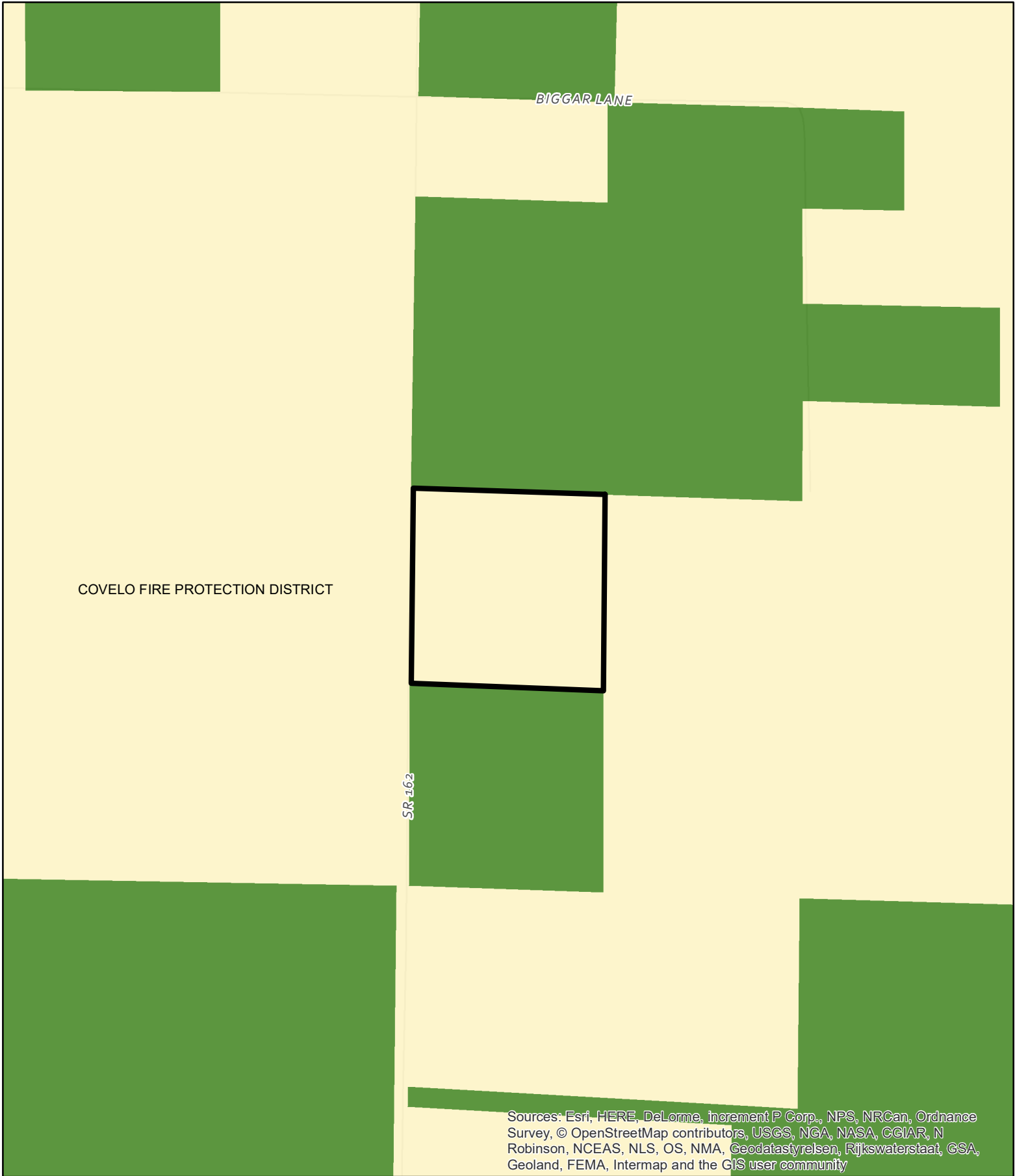
Public Roads
 Assessors Parcels



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ADJACENT PARCELS

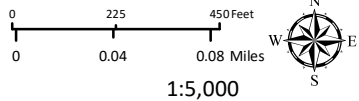
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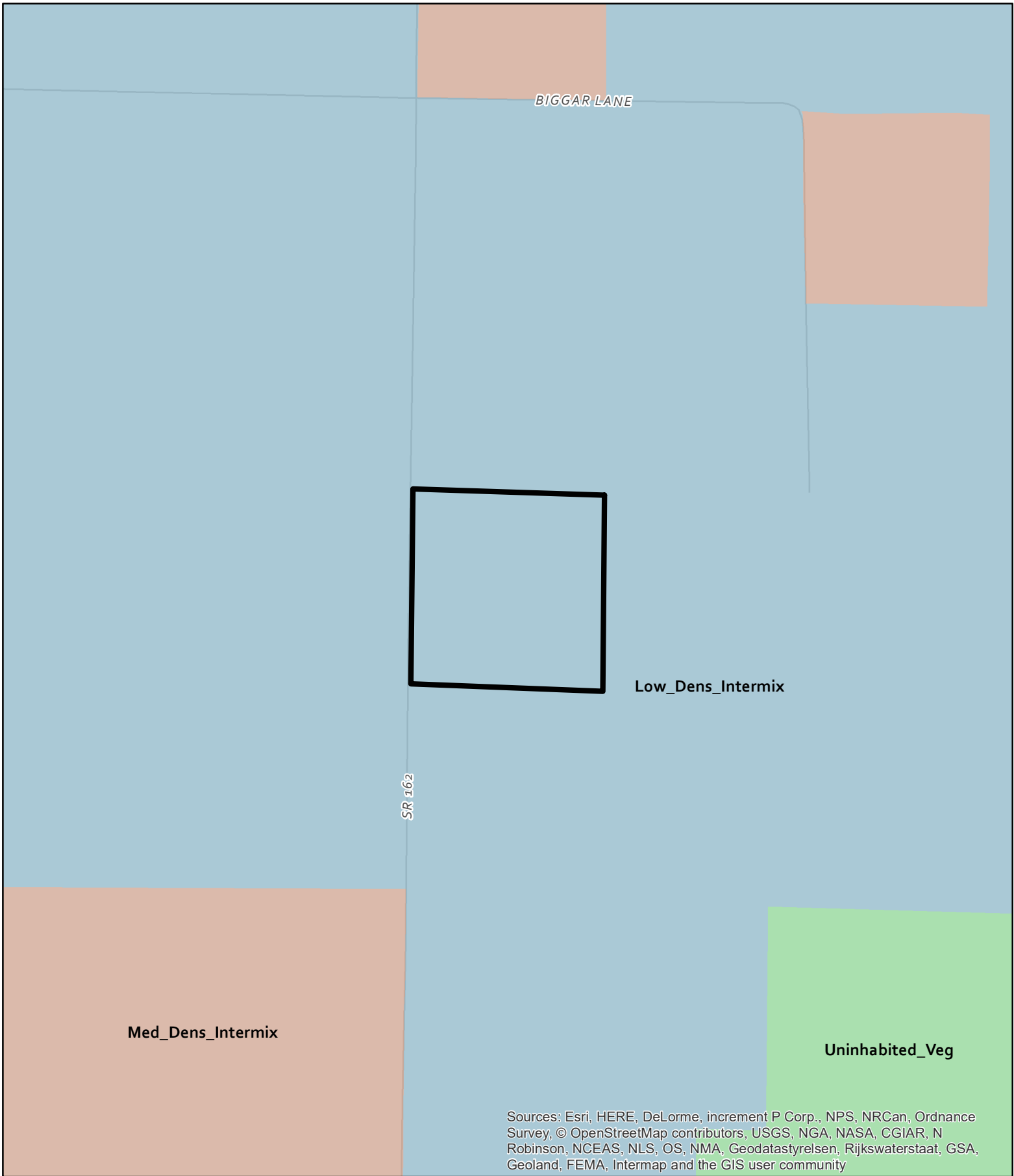
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- FRA
- County Fire Districts
- Fire Stations
- Public Roads



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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SR 162

BIGGAR LANE

Low_Dens_Intermix

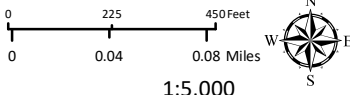
Med_Dens_Intermix

Uninhabited_Veg

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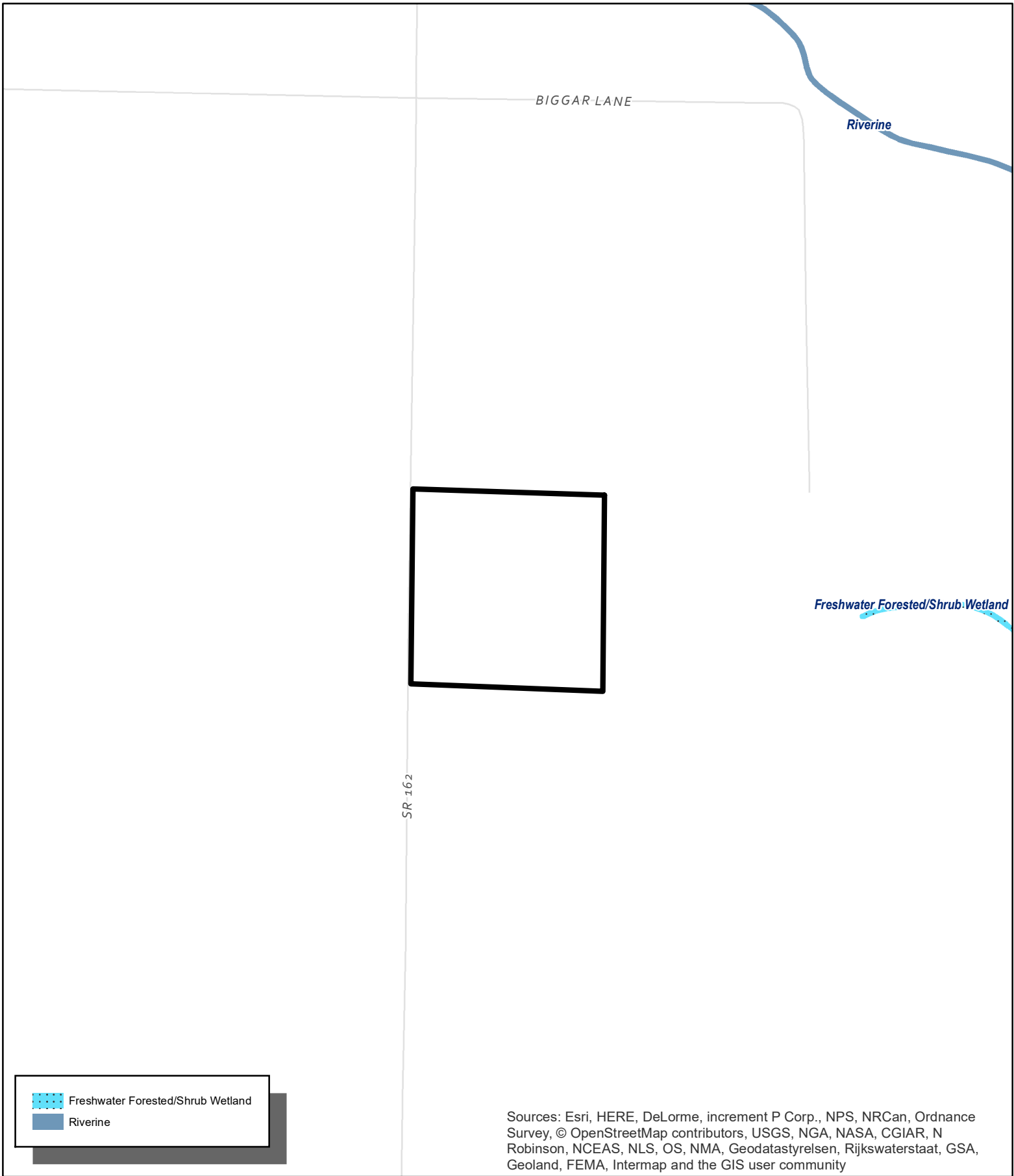
Public Roads





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WILDLAND-URBAN INTERFACE

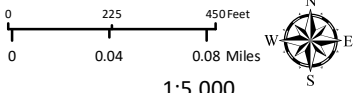
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	Freshwater Forested/Shrub Wetland
	Riverine

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AGENT:
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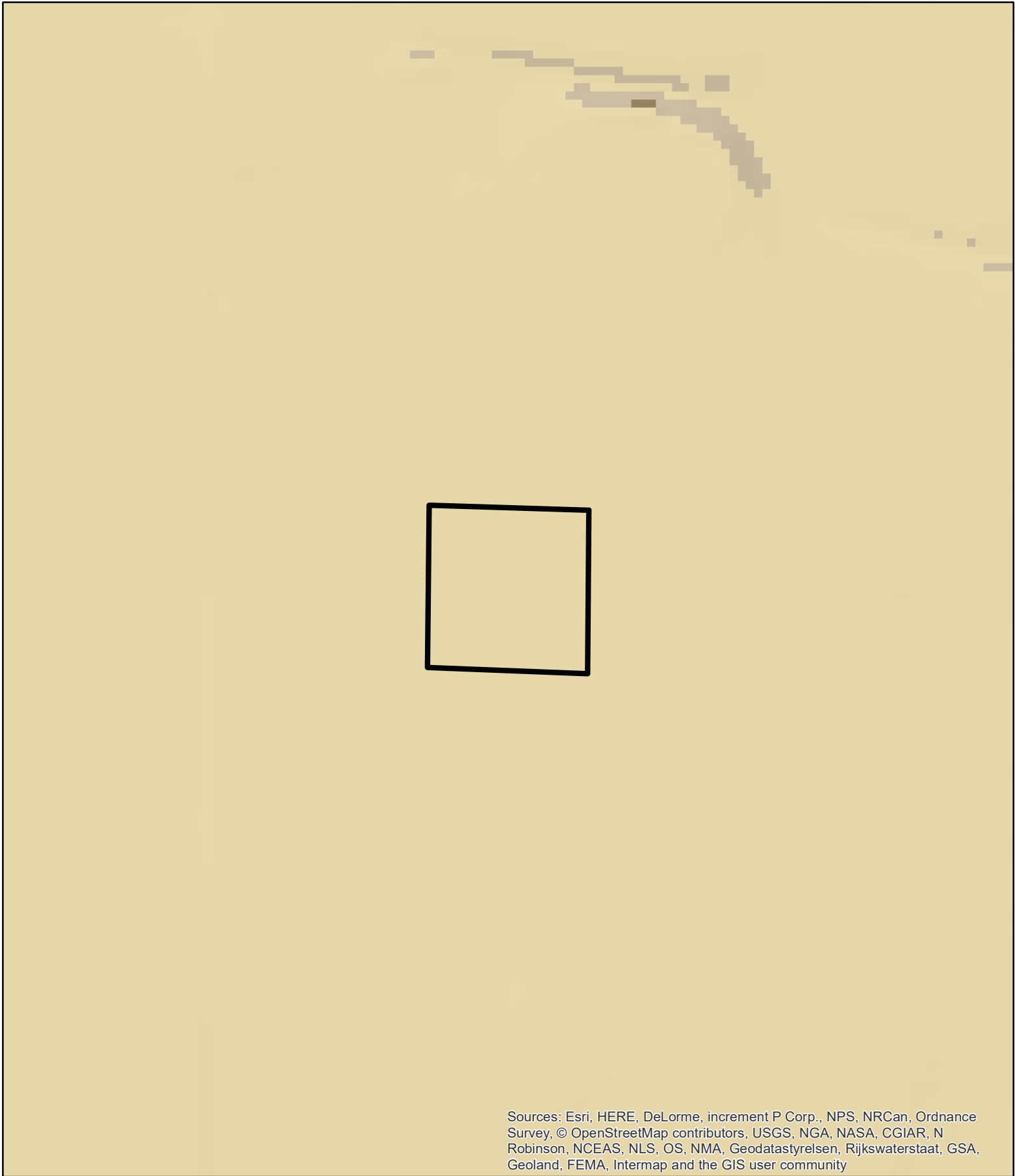


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WETLANDS

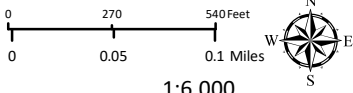
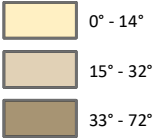
Public Roads

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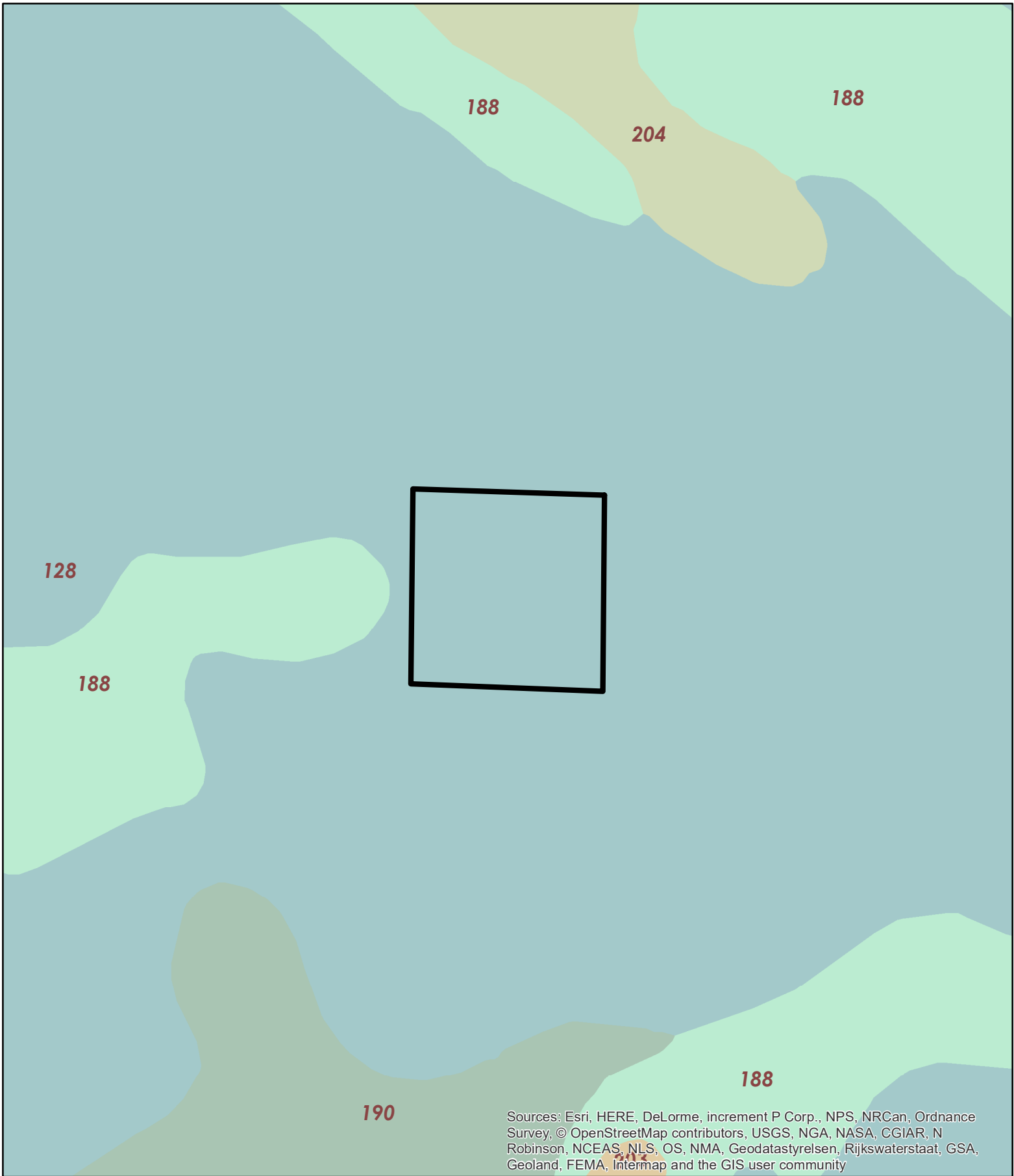
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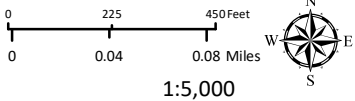
ESTIMATED SLOPE

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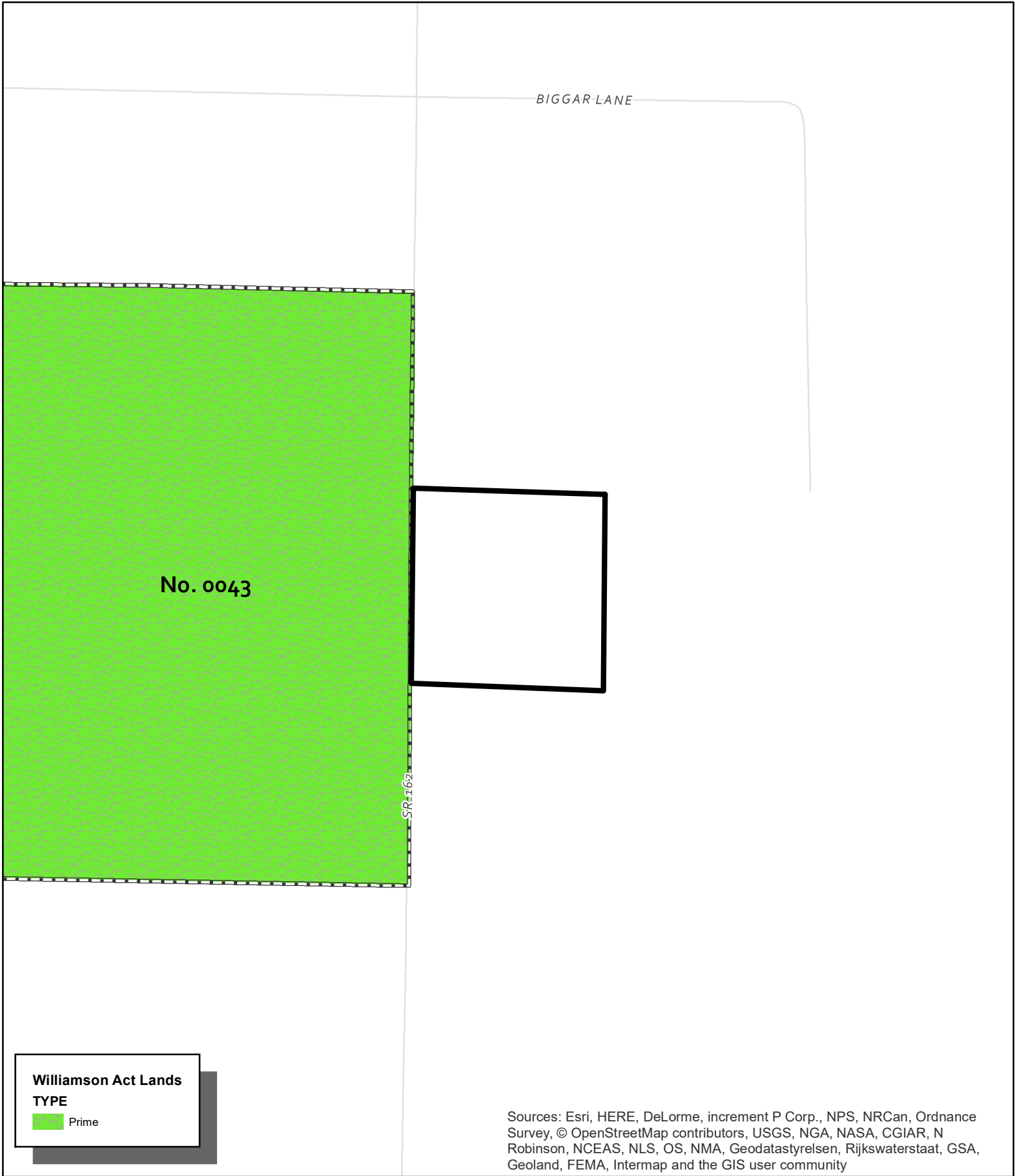
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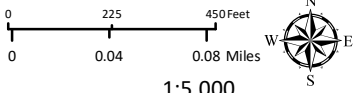
EASTERN SOIL CLASSIFICATIONS

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Williamson Act Lands
TYPE
 Prime

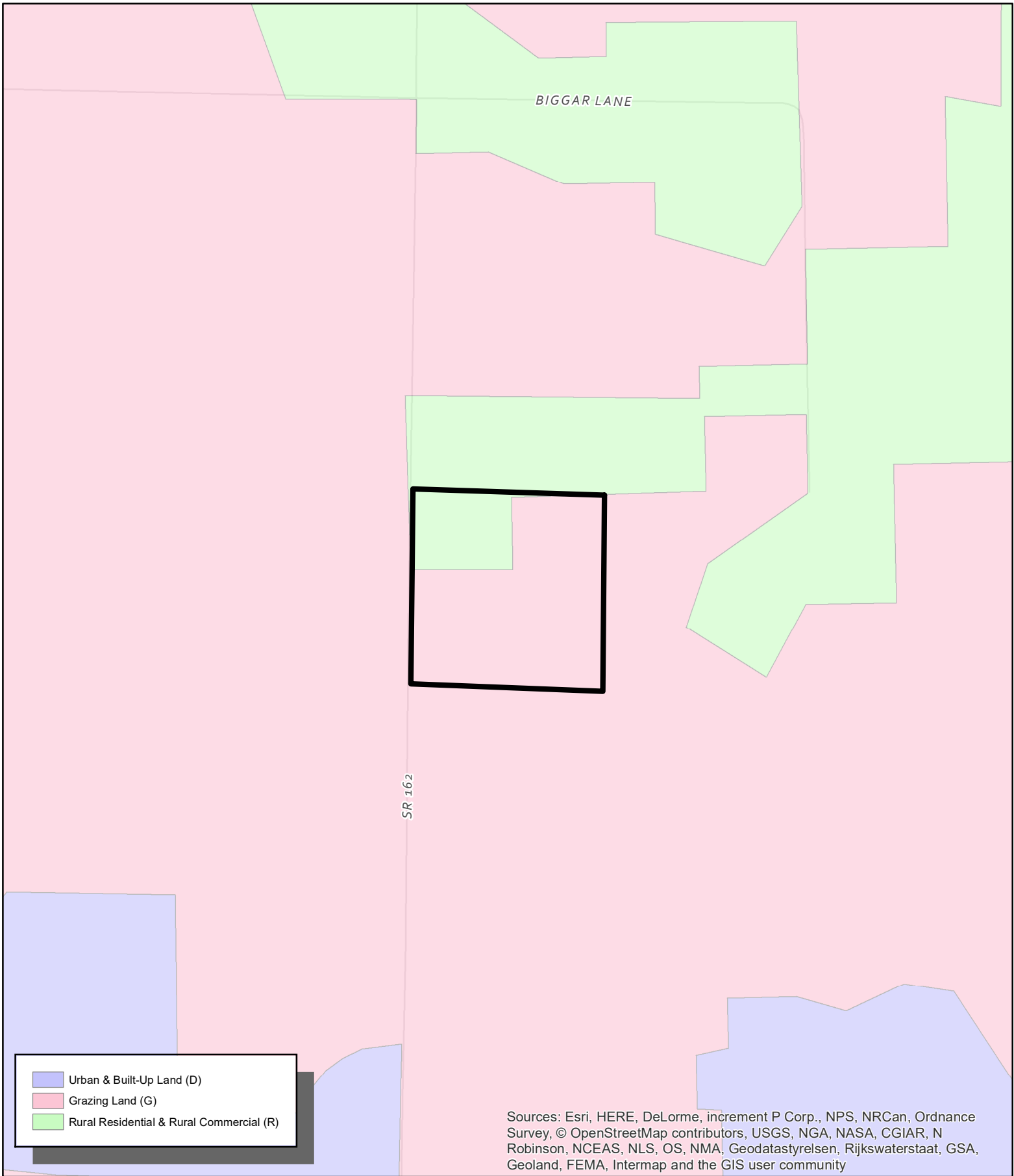


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Public Roads

WILLIAMSON ACT

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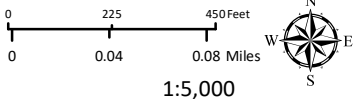


- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

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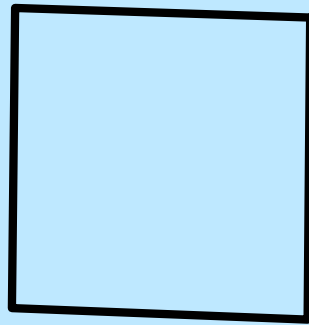
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Public Roads




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IMPORTANT FARMLANDS

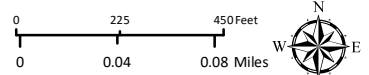
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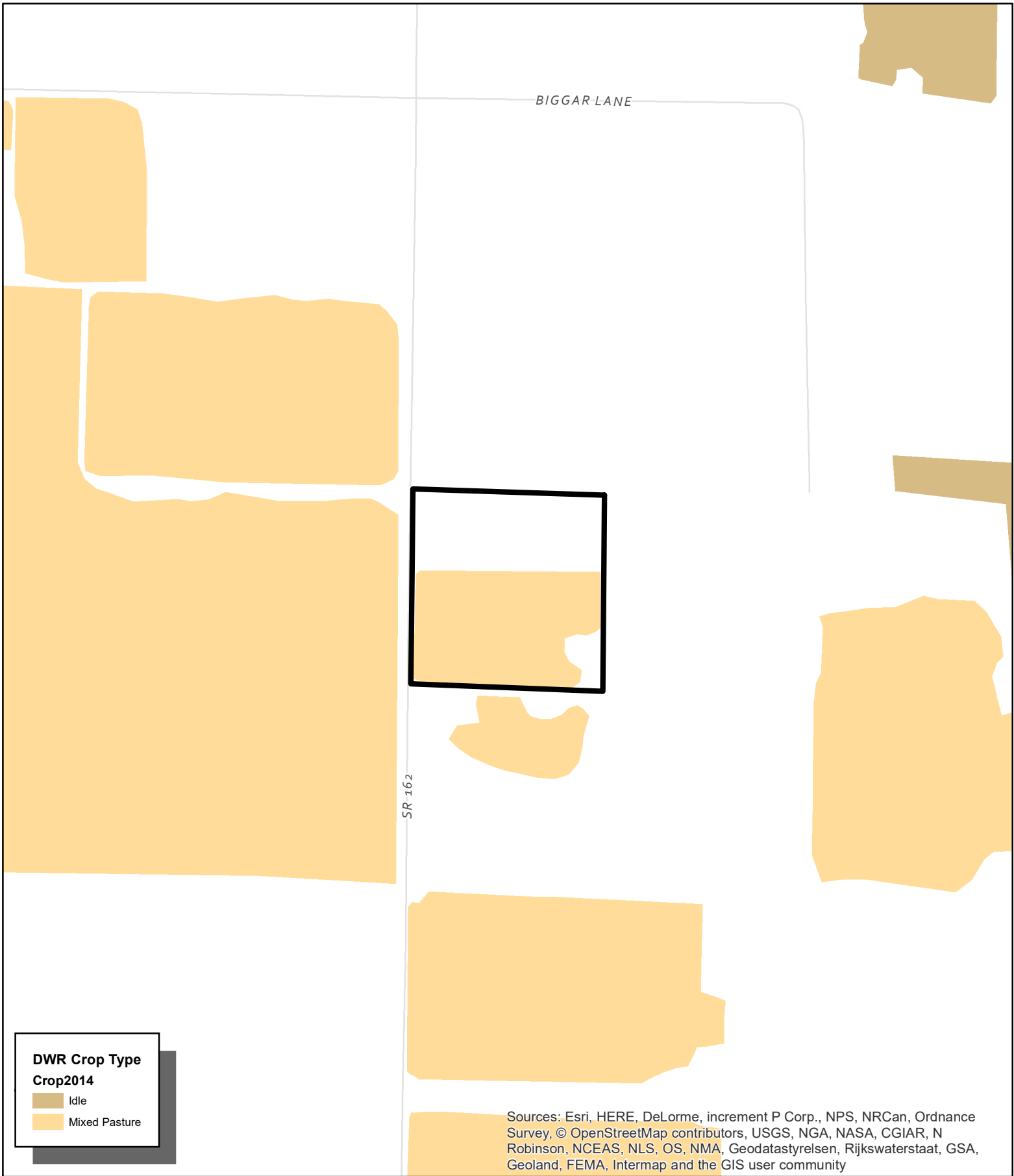
 County Water Districts



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WATER DISTRICTS

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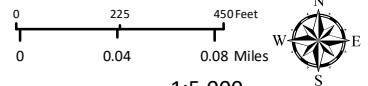


**DWR Crop Type
Crop2014**

- Idle
- Mixed Pasture

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1:5,000

DWR CROP TYPE

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