



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

July 12, 2023

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

Cannabis
Air Quality Management
Department of Forestry/ CalFire
Department of Fish and Wildlife

Round Valley Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2023-0025

DATE FILED: 6/14/2023

OWNER: MARILYN J MILLET

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

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.4± miles south-southeast of Covelo town center, on the east side of Dobie Ln (CR 329), 0.4± miles south of its intersection with Fairbanks Rd (CR 327A); located at 73980 Dobie Ln, Covelo.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: July 26, 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 _____



Department of Planning and Building Services

Case No:
CalFire No:
Cultivation No:
Fee:
Receipt No:
Received By:
Date Filed:
Office use only

Application for Cannabis – Use Permit / Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- Type C-A Cottage Indoor (500 ft²)
Sensitive Setback Reduction Request
Forego RR:10 Housing Requirement
TPZ or FL (Type 1 or Type 2)

USE PERMIT (UP)

- Type C-A Cottage Indoor (500 ft² - 2500 ft²)

APPLICANT(S)

Name: Michael Admoni Phone: 707-272-1868
Mailing Address: PO BOX 835
City: COVELO CA State/Zip: CA 95428 email: admonimichael21193@gmail.com

PROPERTY OWNER

Name: Jason Wolf Phone: 707-272-6727
Mailing Address: PO Box 835
City: Covelo State/Zip: CA 95428 email: drjwolf1@gmail.com

AGENT

Name: Javier Rau Phone: 707-489-0207
Mailing Address: 100 North Pine Street
City: Ukiah State/Zip: CA 95428 email: javier@rauandassoc.com

Parcel Size: 45.25 acres

Address of Property: 73980 DOBIE LN COVELO CA 95428-9750

Assessor Parcel Number(s): 034-270-53-00

TYPE OF CULTIVATION PERMIT:

Table with 5 columns: Size, Type of Permit, OUTDOOR, INDOOR, MIXED LIGHT. Rows include Small, Medium, Large, and Nursery categories with various permit options.

I certify that the information submitted with this application form because I am not the property owner of the parcel

and accurate. I have attached the Consent of Landowner the cultivation site is located.

Signature of Applicant/Agent

Date 06/08/2023

Signature of Owner Jason Wolf

Date 06/08/2023

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.

The project is a cannabis cultivation site located on a 45 acre parcel of land zoned AG in the South East corner of the Covelo Valley. The site consists of two permitted wells, 14 AG exempt greenhouses, two storage containers, and an old barn.

4. Will the development of the proposed cultivation site be phased? YES NO

If YES, please describe the phases briefly.

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

In a compost pile as directed by state regulations.

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 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. Please see attachment named structure list
2. _____
3. _____
4. _____
5. _____
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:
- Construction of a pond - a total of _____ cubic yards will be moved
 - Diking - a total of _____ cubic yards will be moved
 - Filling - a total of _____ cubic yards will be moved
 - Dredging - a total of _____ cubic yards will be moved

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

South - Vacant AG land 160 acres

North- Residential AG 40+ acres

West- Vacant AG land 160 acres

East- Residential AG/UR 20 acres +

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant			X	X
Residential/Agricultural	X	X		
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

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 Chemical Toilet

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? 2

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

They will reside offsite.

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 in the shipping containers or barn

19. Please provide driving directions to the cultivation site using identifiable landmarks (streets, mile posts, mailboxes).
North on the 101 to HWY 162, proceed to Fairbanks road. Take a right on Dobie Lane to site

I certify that the information submitted with this applic

[Signature] 06/08/2023
Signature of Applicant/Agent Date

and so

[Signature] 06/08/2023
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

AUTHORIZATION OF AGENT

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


Owner

06/08/2023

Date

CERTIFICATION 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

06/08/2023

Date

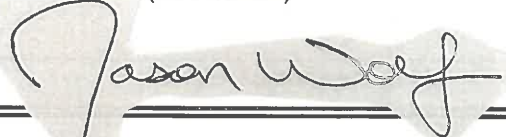
INDEMNIFICATION AND HOLD HARMLESS

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



06/08/2023

Date

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	Name	Name
Mailing Address	Mailing Address	Mailing Address



**COUNTY OF MENDOCINO
CANNABIS PROGRAM**

579 LOW GAP ROAD · UKIAH · CALIFORNIA · 95482

KRISTIN NEVEDAL, PROGRAM MANAGER

PHONE: 707-234-6680

FAX: 707-234-6337

cannabisprogram@mendocinocounty.org
www.mendocinocounty.org/cannabisprogram

STRUCTURES LIST

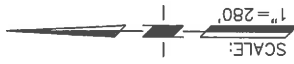
Please complete this form showing the building(s) and structures used in the County of Mendocino Cannabis Program. Failure to disclose all structures being used in your cannabis operations may cause delays and misrouting of your information.

AG #: ag 2023-0001

Date: 09/22/2022

BUILDING (Identify the building on the site plan: 1, 2, 3, etc.)	USE OF BUILDING (Hoop house, Greenhouse, Processing, Cargo Container, Storage, Drying, Trimming, etc.)	SIZE AND SQUARE FOOTAGE	BUILDING PERMIT NUMBER
Example: Building #1	Example: Hoop House	Example: 20'x40' – 800 sq. ft.	Example: BU_2017-XXXX (NP for no permit)
1	Green House	20'x50'=1000 sq ft	BV_2022-0314
2	Green House	20'x50'=1000 sq ft	BV_2022-0315
3	Green House	20'x50'=1000 sq ft	BV_2022-0316
4	Green House	20'x50'=1000 sq ft	BV_2022-0317
5	Green House	20'x50'=1000 sq ft	BV_2022-0318
6	Green House	20'x50'=1000 sq ft	BV_2022-0319
7	Green House	20'x50'=1000 sq ft	BV_2022-0320
8	Green House	20'x50'=1000 sq ft	BV_2022-0321
9	Green House	20'x50'=1000 sq ft	BV_2022-0322
10	Green House	20'x50'=1000 sq ft	BV_2022-0323
11	Green House	20'x50'=1000 sq ft	BV_2022-0324

POND(S) (Identify location on site plan)	POWER SOURCE (Identify location on site plan – indicate type: grid tie, solar, generator, wind power, etc.)	WATER TANKS (Identify location on site plan)	GRADING
N/A	Grid	2-2500 gal tanks	N/A



OFFSITE ACTIVITIES
PROCESSING
LABELING
TRIMMING
DRYING

THERE IS NO
RESIDENCE AND
THERE IS NO SEPTIC
SYSTEM

NEIGHBORING
HOUSE

WELL-NOT FOR
CANNABIS IRRIGATION
LAT= 39.752876°
LONG=-123.212016°

WELL FOR CANNABIS
IRRIGATION
LAT= 39.752876°
LONG=-123.212016°

PROPERTY LINE 2131'

WATERLINE FOR
CANNABIS IRRIGATION

25'X25'
LIVESTOCK
BARN

APN 034-270-53

PREMISES BOUNDARY
689'
372'
353'
356'
374'

2-5000 GAL
WATER TANKS
LAT.= 39.751371°
LONG.-123.217824°

EXISTING DRIVEWAY

PROPERTY LINE
2651'

APPROX. PROPERTY
LINE LOCATION

APPLICANT IS REQUESTING THAT THE SETBACK FROM
THE EXIST. FENCE LINE TO THE FENCELINE OF THE
CULTIVATION SITE BE REDUCED TO 50' FROM 100' AT
THE SOUTH BOUNDARY LINE ONLY.

AG 2023-0001

APN: 034-270-53-00

AG 40 45 ACRES

AUG 2022

MIXED LIGHT TYPE CULTIVATION

PROP DIAGRAM 73980 DOBIE LN

COVELO CA

Applicant Name: Michael Admoni

Property Owner: Jason Wolf



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STRUCTURES LIST

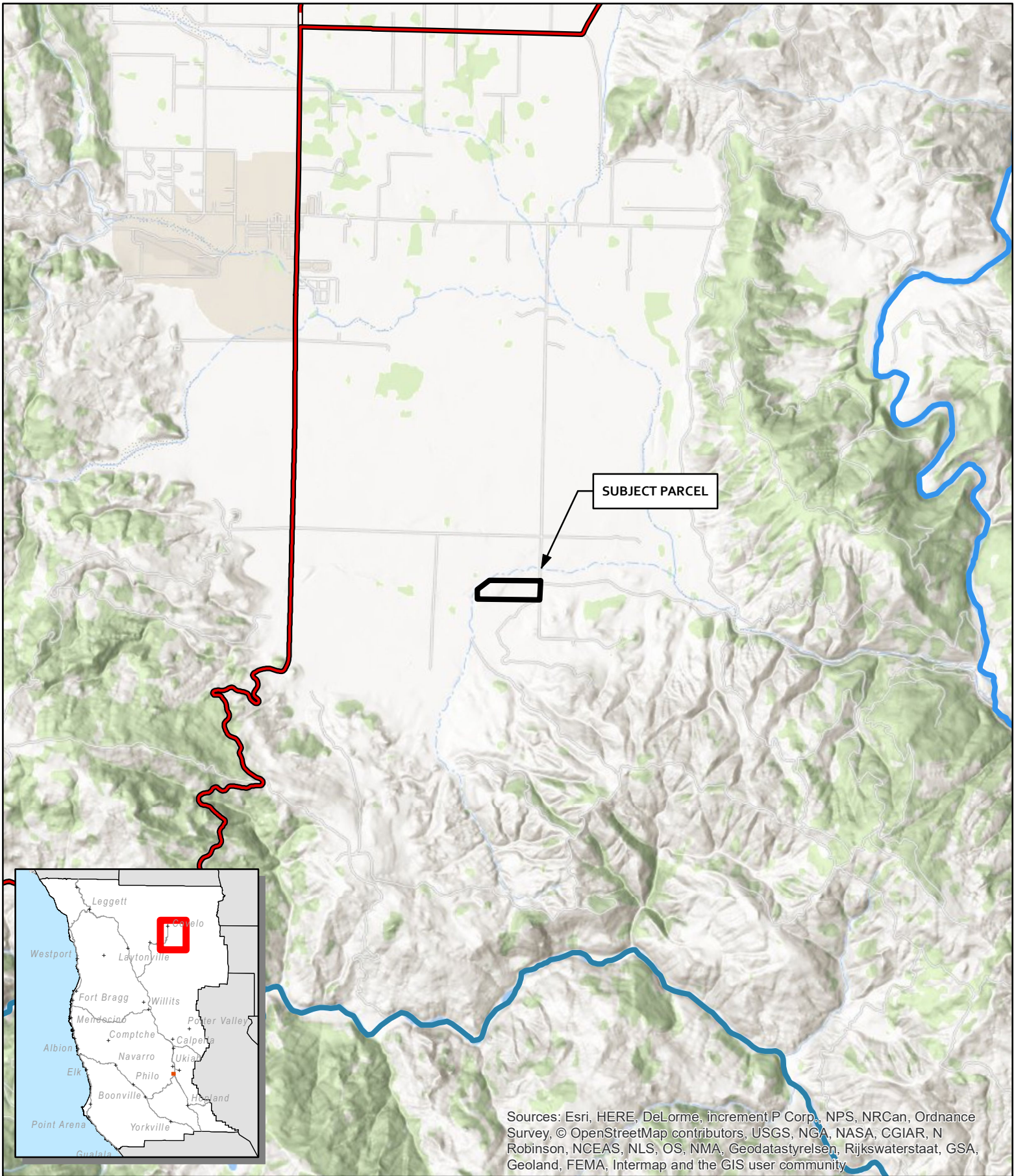
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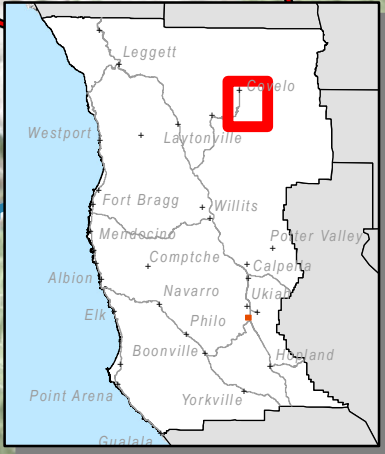
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5	Green House	20'x50'=1000 sq ft	BV_2022-0318
6	Green House	20'x50'=1000 sq ft	BV_2022-0319
7	Green House	20'x50'=1000 sq ft	BV_2022-0320
8	Green House	20'x50'=1000 sq ft	BV_2022-0321
9	Green House	20'x50'=1000 sq ft	BV_2022-0322
10	Green House	20'x50'=1000 sq ft	BV_2022-0323
11	Green House	20'x50'=1000 sq ft	BV_2022-0324

POND(S) (Identify location on site plan)	POWER SOURCE (Identify location on site plan – indicate type: grid tie, solar, generator, wind power, etc.)	WATER TANKS (Identify location on site plan)	GRADING
N/A	Grid	2-2500 gal tanks	N/A



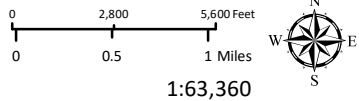
SUBJECT PARCEL



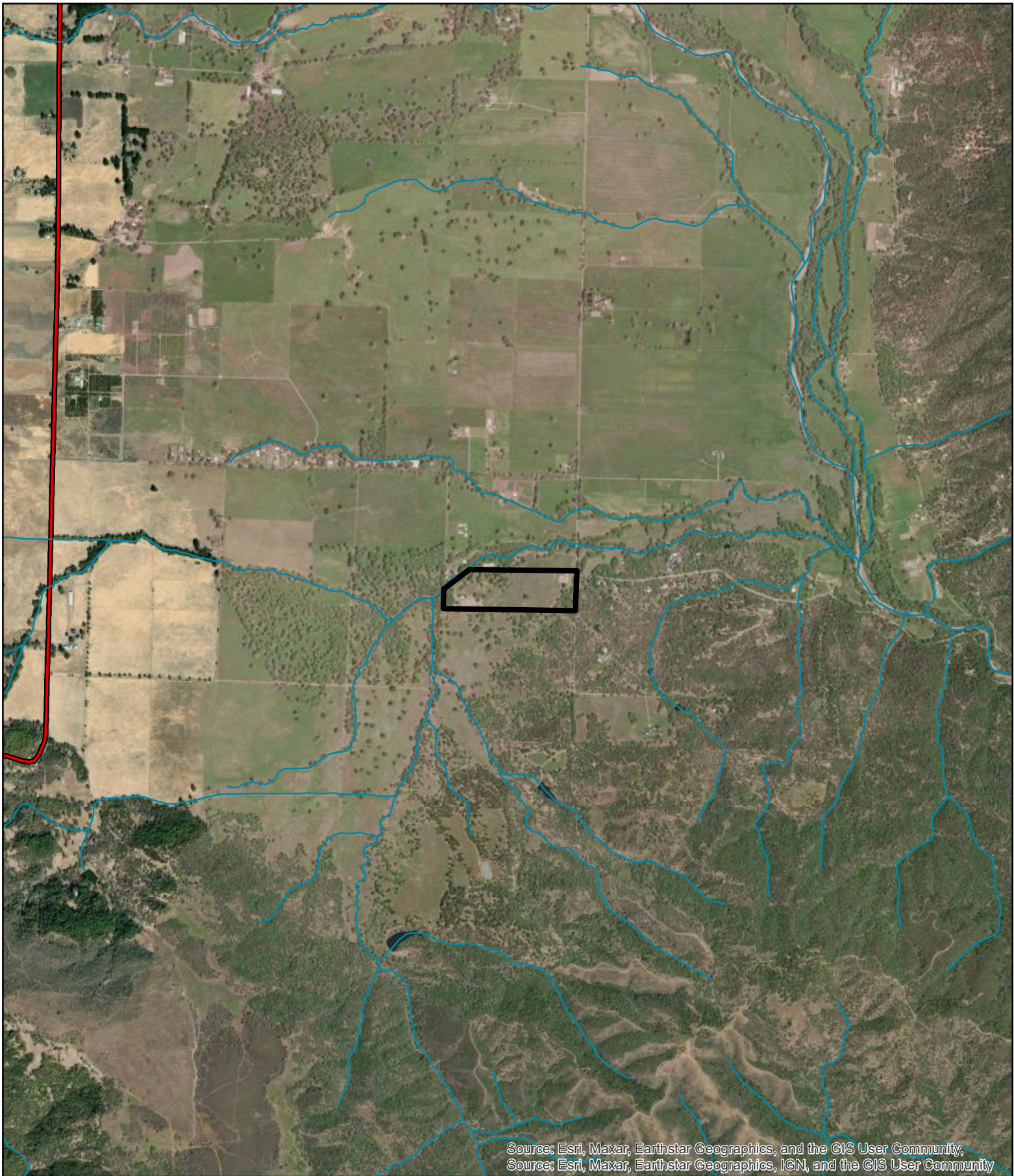
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2023-0025
OWNER: WOLF, Jason
APN: 034-270-53
APLCT: Michael Admoni
AGENT: Javier Rau
ADDRESS: 73980 Dobie Ln, Covelo

- Wild and Scenic Rivers
- WSR_CTGY
- Designated - Wild
- Designated - Scenic
- Highways
- Major Roads



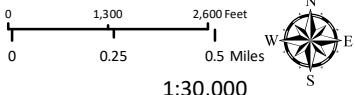
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

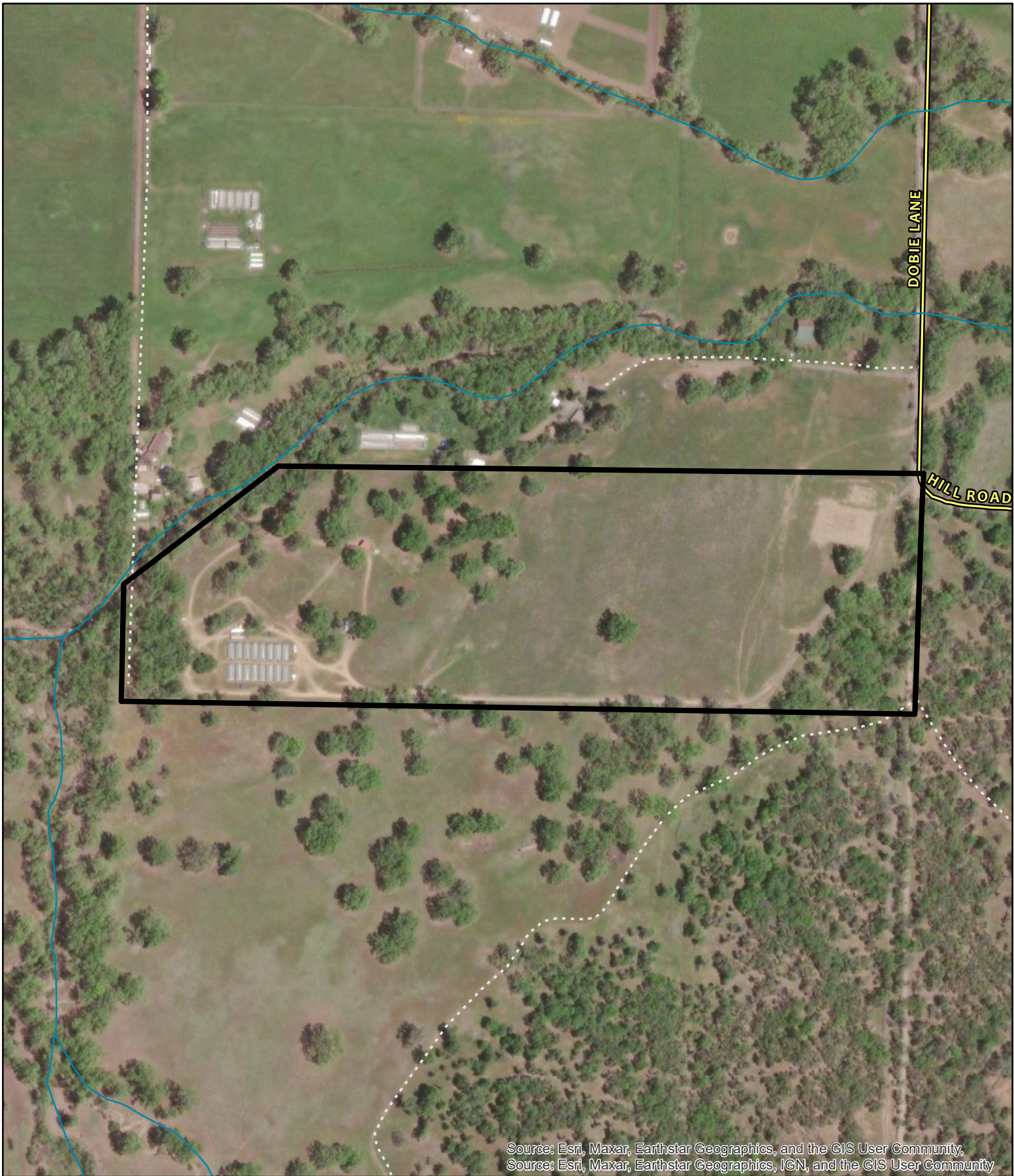
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— Hydrology
— Highways



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AERIAL IMAGERY

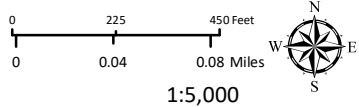
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- Hydrology
- Public Roads
- - - - - Driveways/Unnamed Roads



1:5,000
AERIAL IMAGERY

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SCALE:
1" = 280'

THERE IS NO RESIDENCE AND THERE IS NO SEPTIC SYSTEM

OFFSITE ACTIVITIES
PROCESSING
LABELING
TRIMMING
DRYING

WELL-NOT FOR CANNABIS IRRIGATION
LAT= 39.752876°
LONG=-123.212016°

WELL FOR CANNABIS IRRIGATION
LAT= 39.752876°
LONG=-123.212016°

DOBIE LANE

NEIGHBORING HOUSE

ENTRANCE/EXIT TO PROPERTY

PROPERTY LINE 2131'

236'
25'X25'
LIVESTOCK
BARN

WATERLINE FOR CANNABIS IRRIGATION

APN 034-270-53

2-5000 GAL
WATER TANKS
LAT.= 39.751371°
LONG-123.217824°

ENTRANCE/EXIT TO PREMISES

EXISTING DRIVEWAY

2651'

APPROX. PROPERTY LINE LOCATION

APPLICANT IS REQUESTING THAT THE SETBACK FROM THE EXIST. FENCE LINE TO THE FENCELINE OF THE CULTIVATION SITE BE REDUCED TO 50' FROM 100' AT THE SOUTH BOUNDARY LINE ONLY.

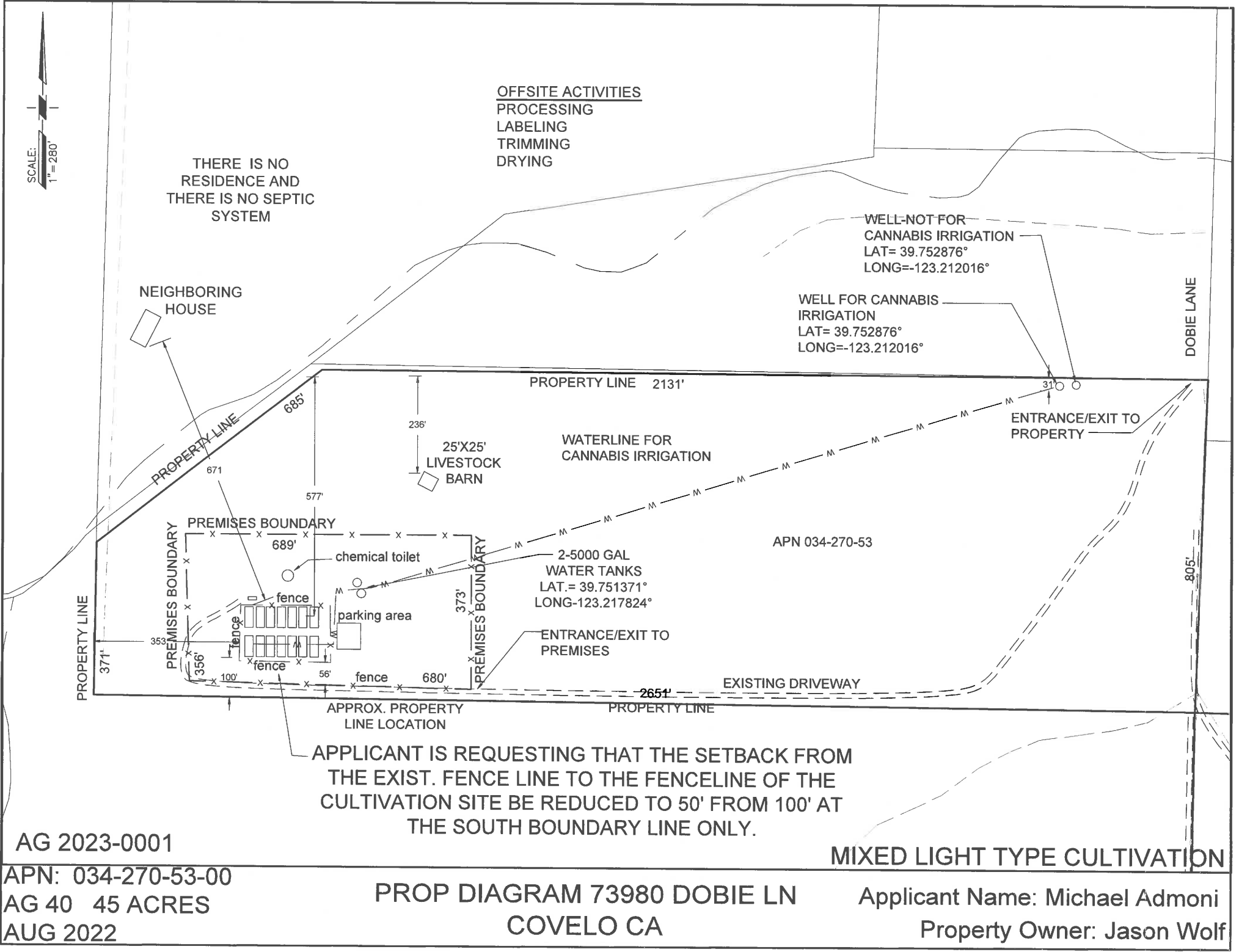
AG 2023-0001

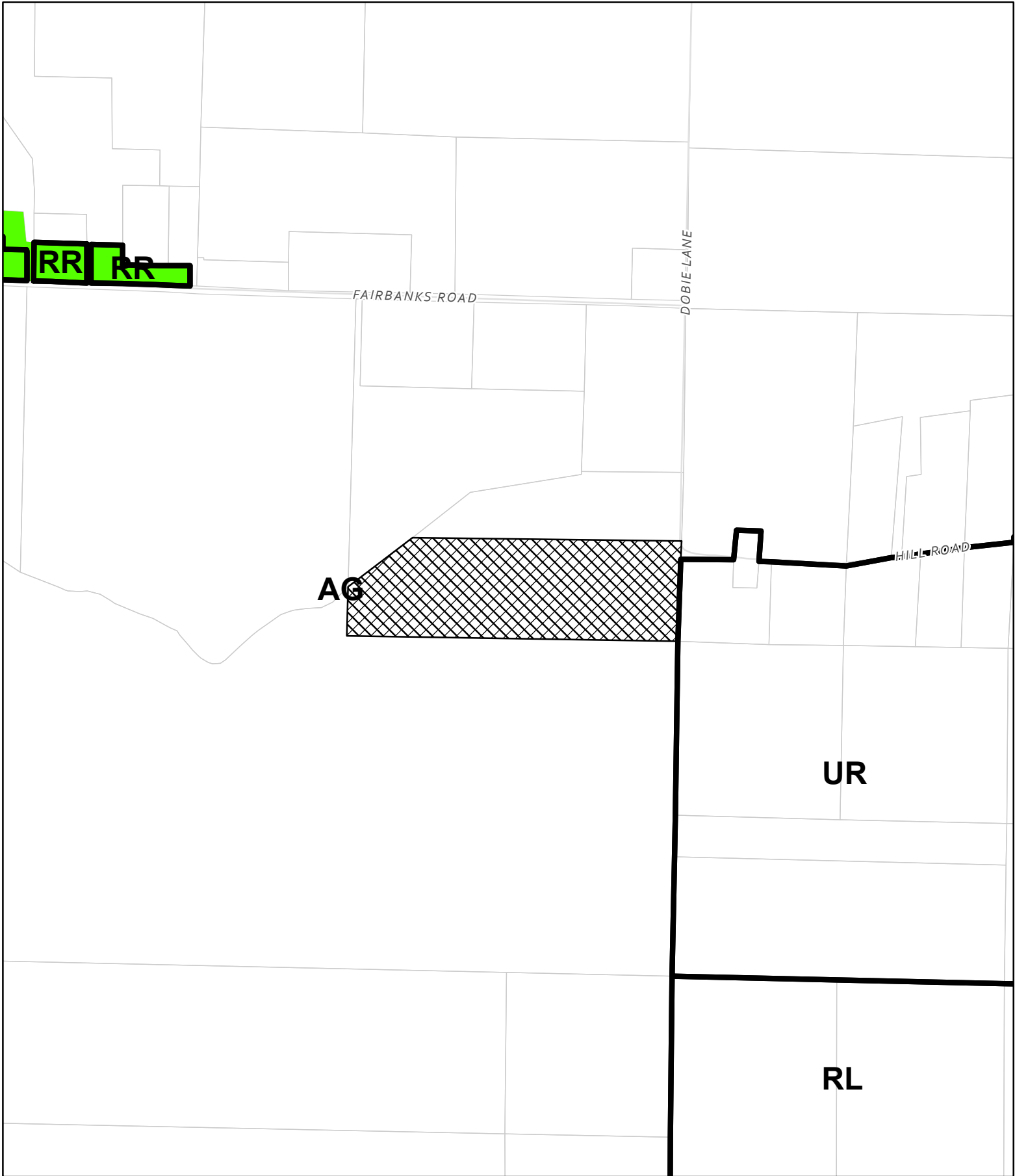
MIXED LIGHT TYPE CULTIVATION

APN: 034-270-53-00
AG 40 45 ACRES
AUG 2022

PROP DIAGRAM 73980 DOBIE LN
COVELO CA

Applicant Name: Michael Admoni
Property Owner: Jason Wolf





CASE: AP 2023-0025
OWNER: WOLF, Jason
APN: 034-270-53
APLCT: Michael Admoni
AGENT: Javier Rau
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Zoning Districts



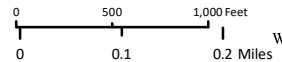
Assessors Parcels



Cannabis_CA_Districts_021721



Public Roads

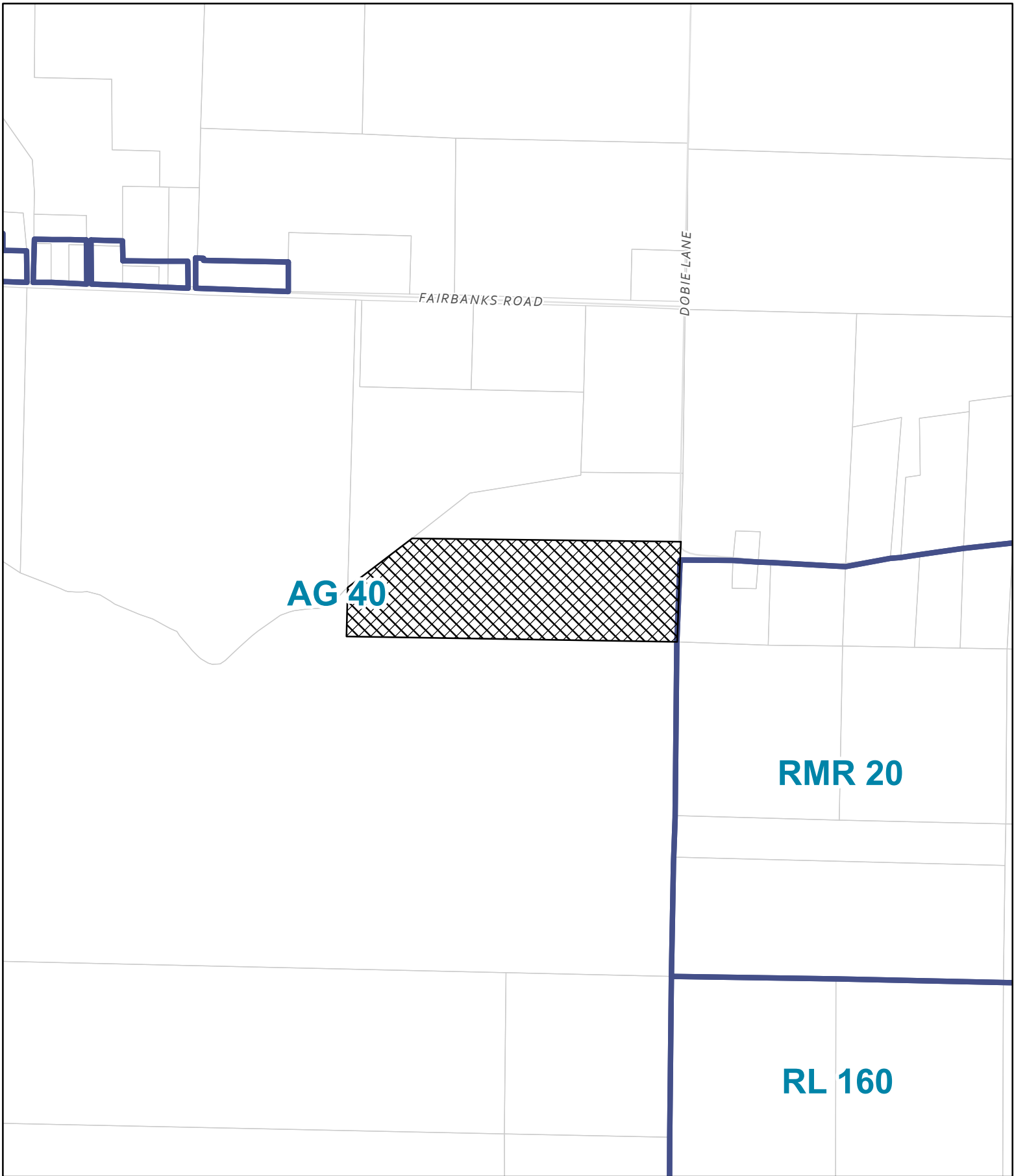


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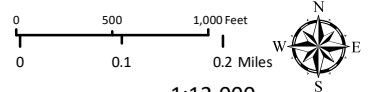
ZONING

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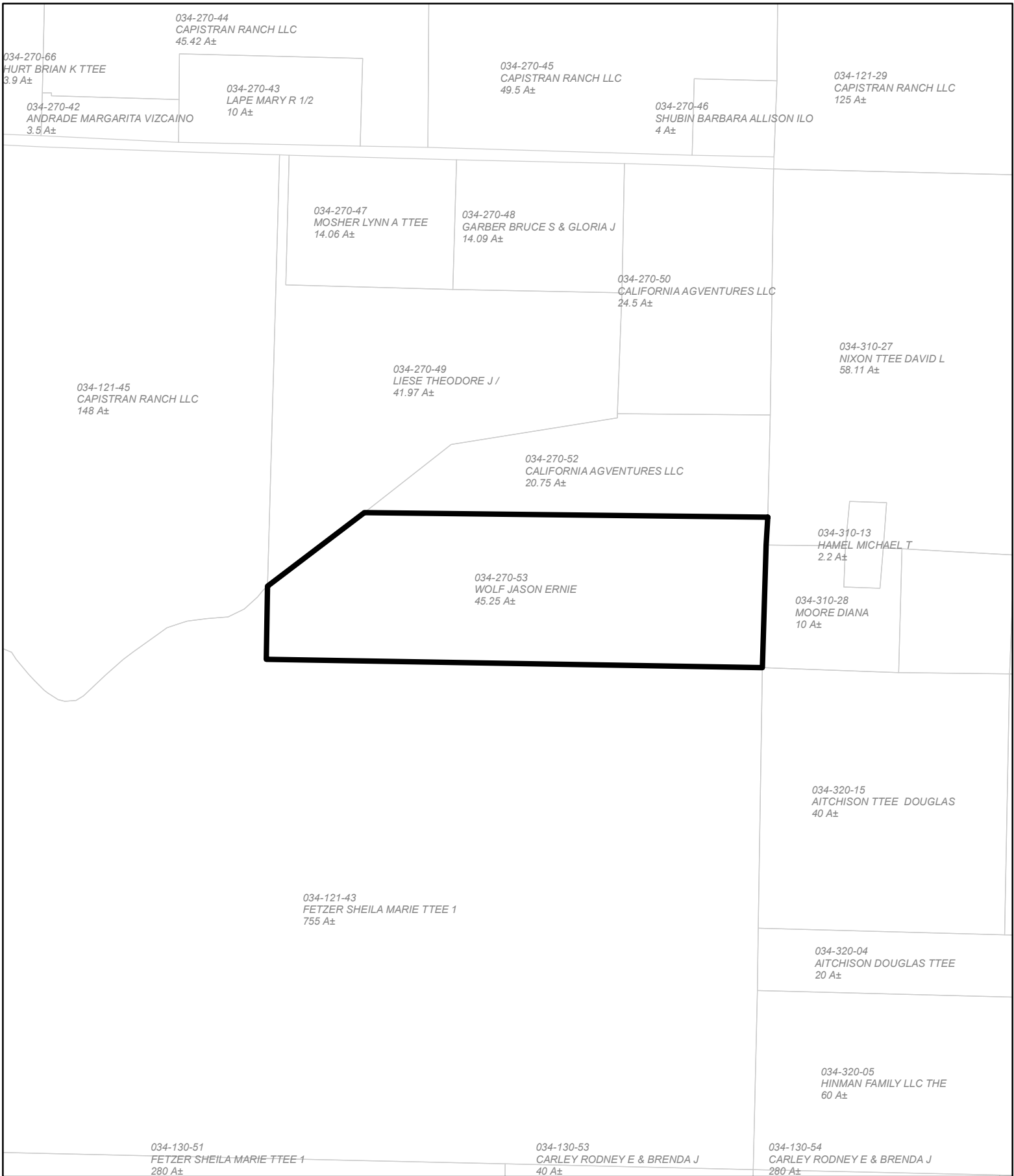
 Public Roads
 Assessors Parcels




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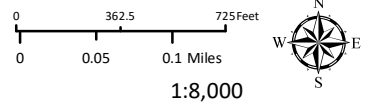
GENERAL PLAN

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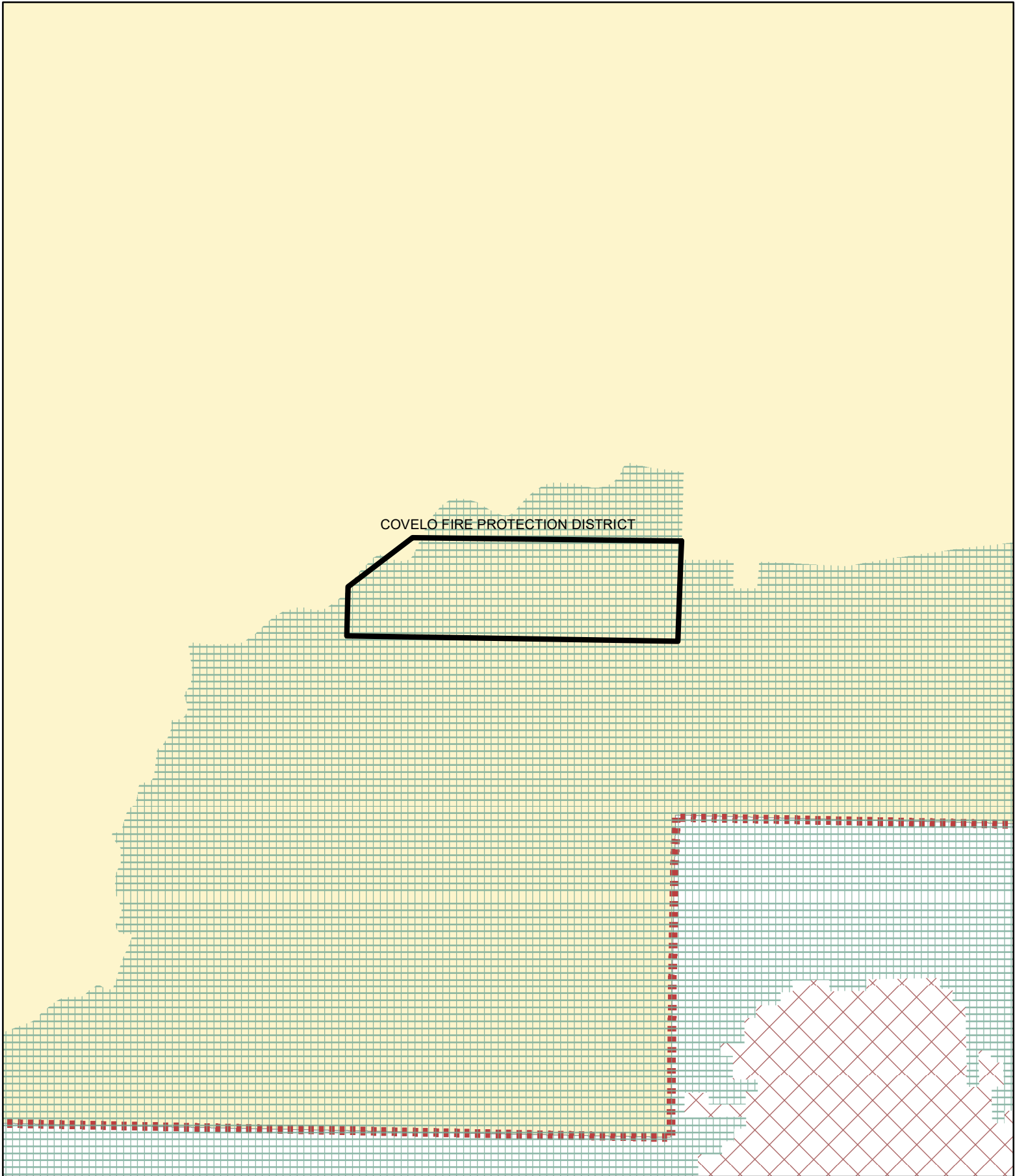
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 Assessors Parcels






ADJACENT PARCELS

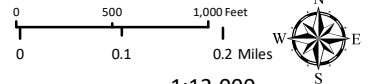
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COVELO FIRE PROTECTION DISTRICT

CASE: AP 2023-0025
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APN: 034-270-53
APLCT: Michael Admoni
AGENT: Javier Rau
ADDRESS: 73980 Dobie Ln, Covelo

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



1:12,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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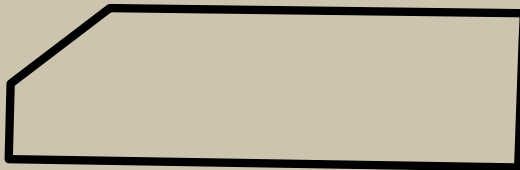
Very_Low_Dens_Veg

Uninhabited_Veg

Low_Dens_Intermix

Water

Uninhabited_NoVeg



CASE: AP 2023-0025

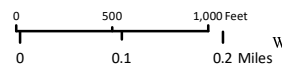
OWNER: WOLF, Jason

APN: 034-270-53

APLCT: Michael Admoni

AGENT: Javier Rau

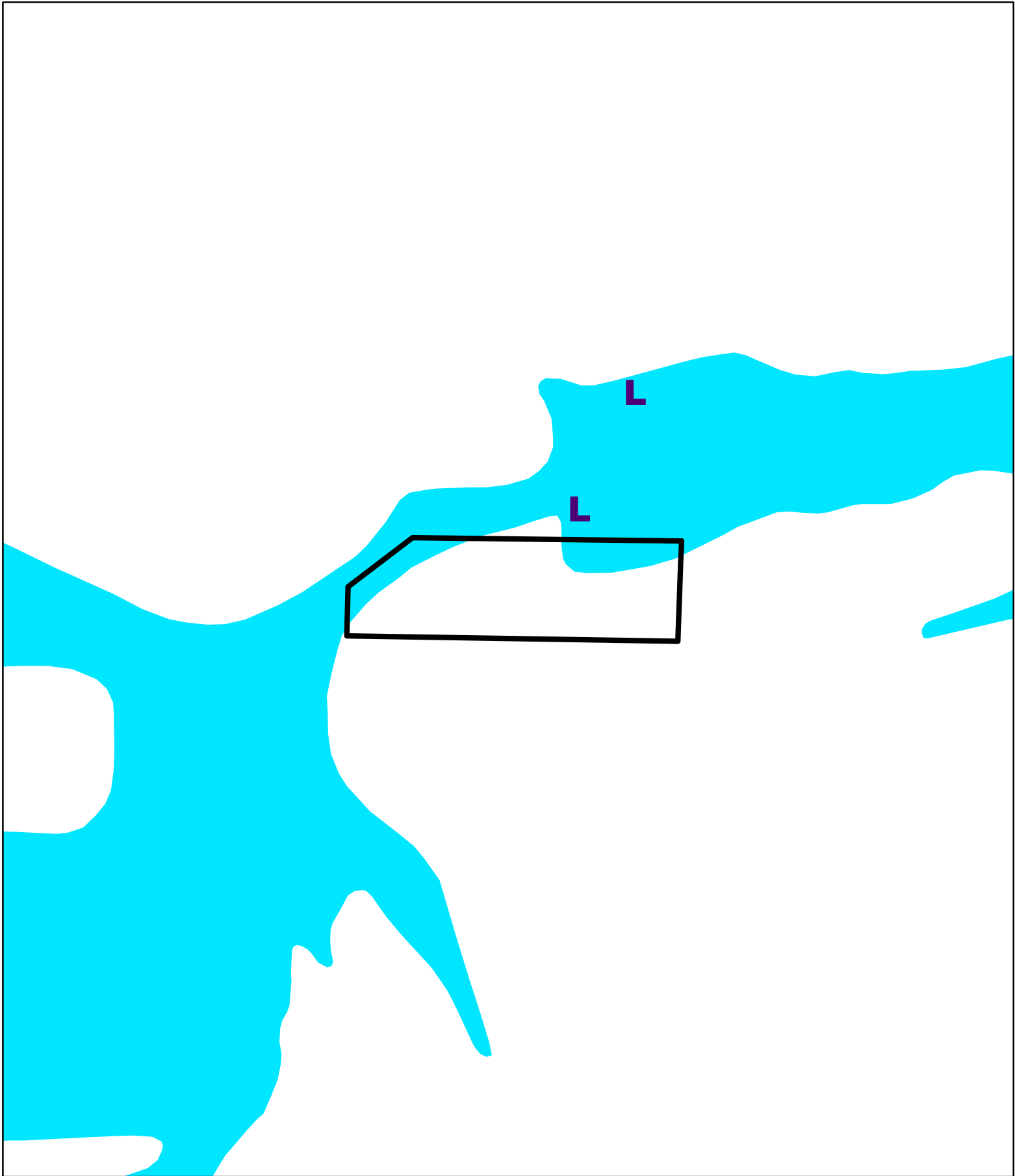
ADDRESS: 73980 Dobie Ln, Covelo





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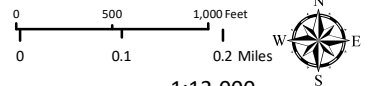
WILDLAND-URBAN INTERFACE

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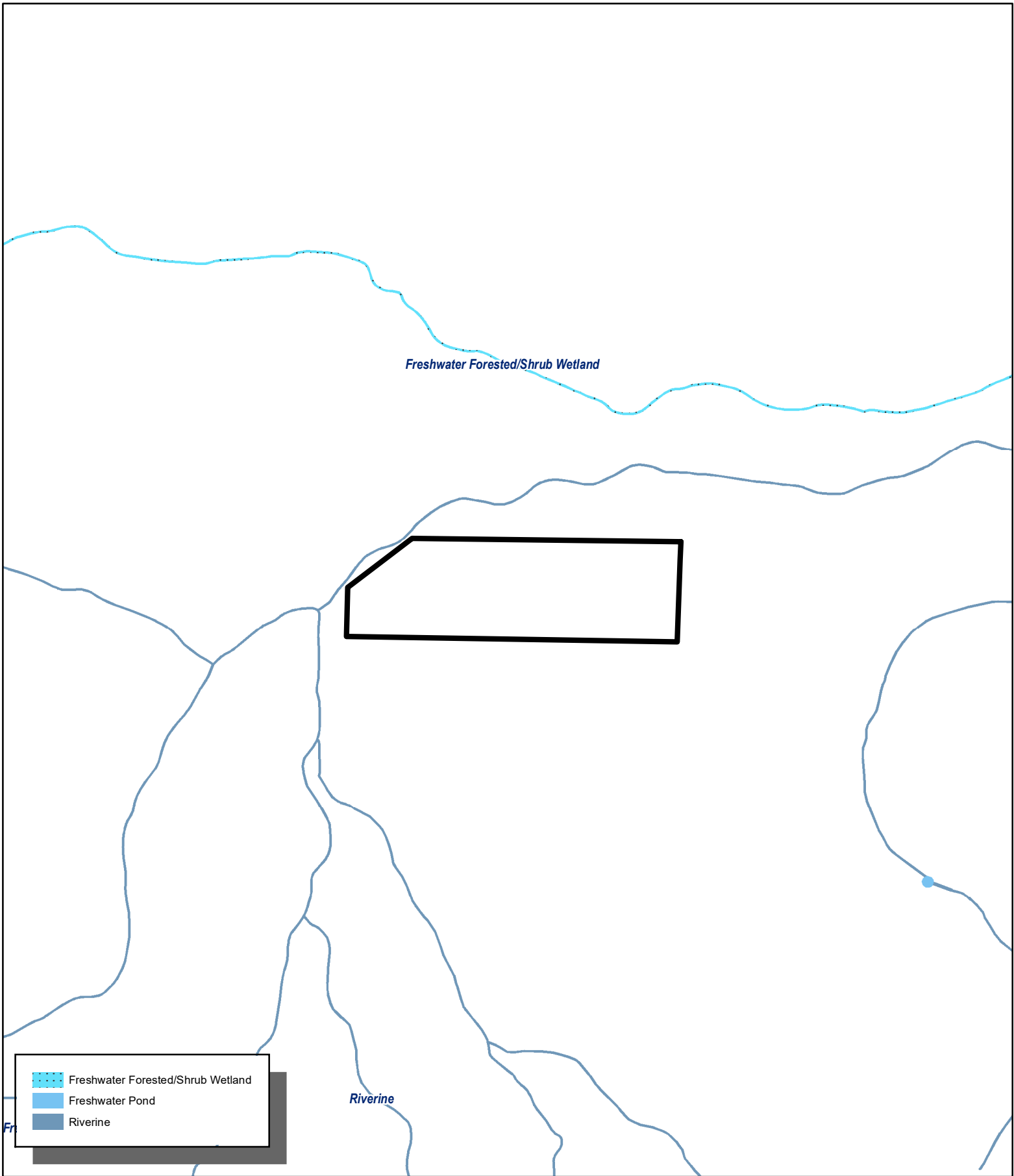
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 LOMA Letters
 1% Annual Chance Flood Hazard



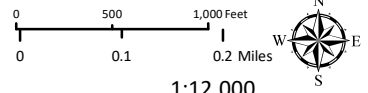
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FLOOD ZONES

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	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Riverine

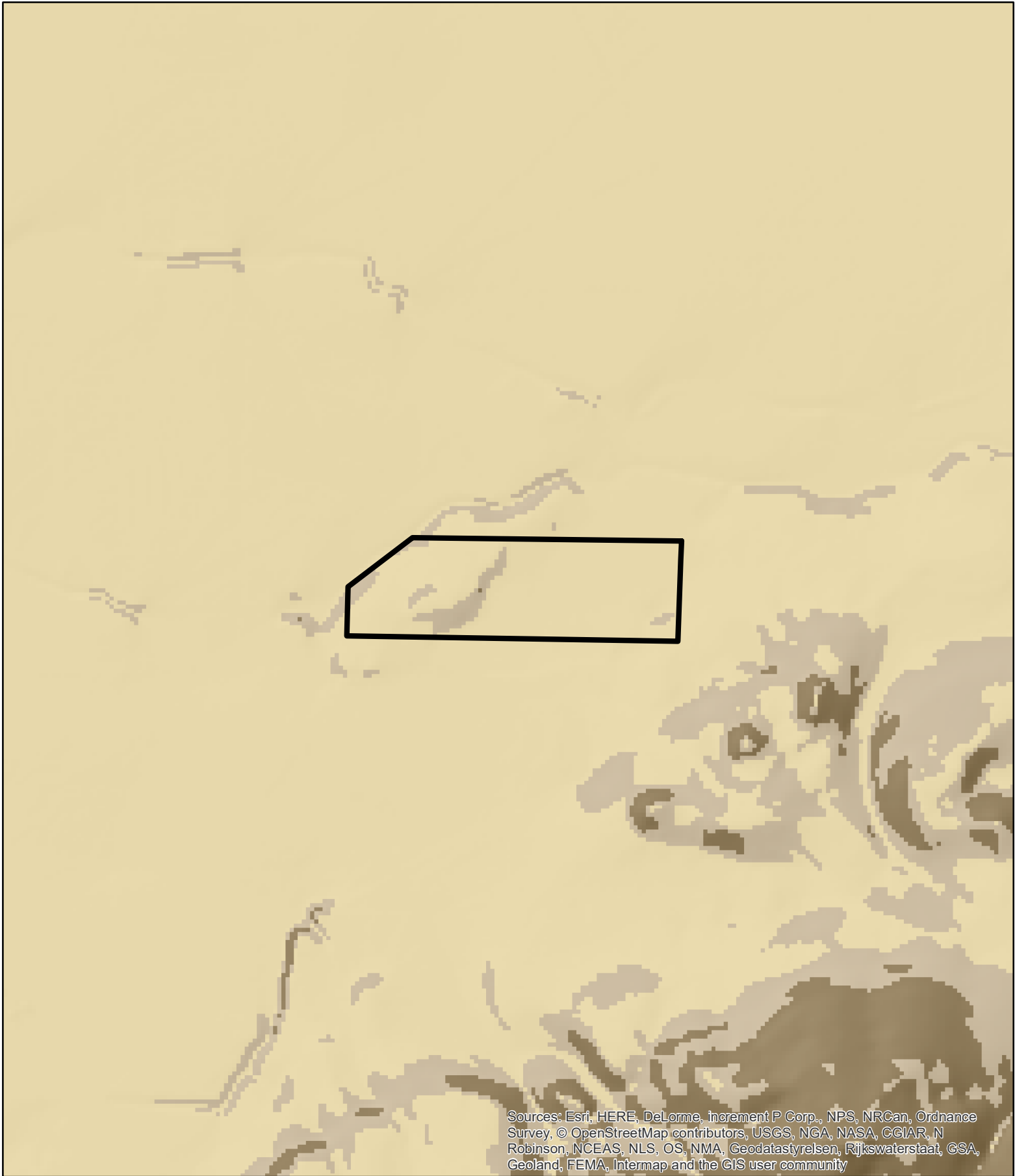
CASE: AP 2023-0025
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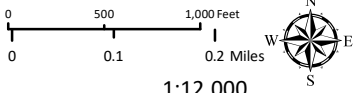
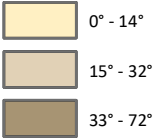
WETLANDS

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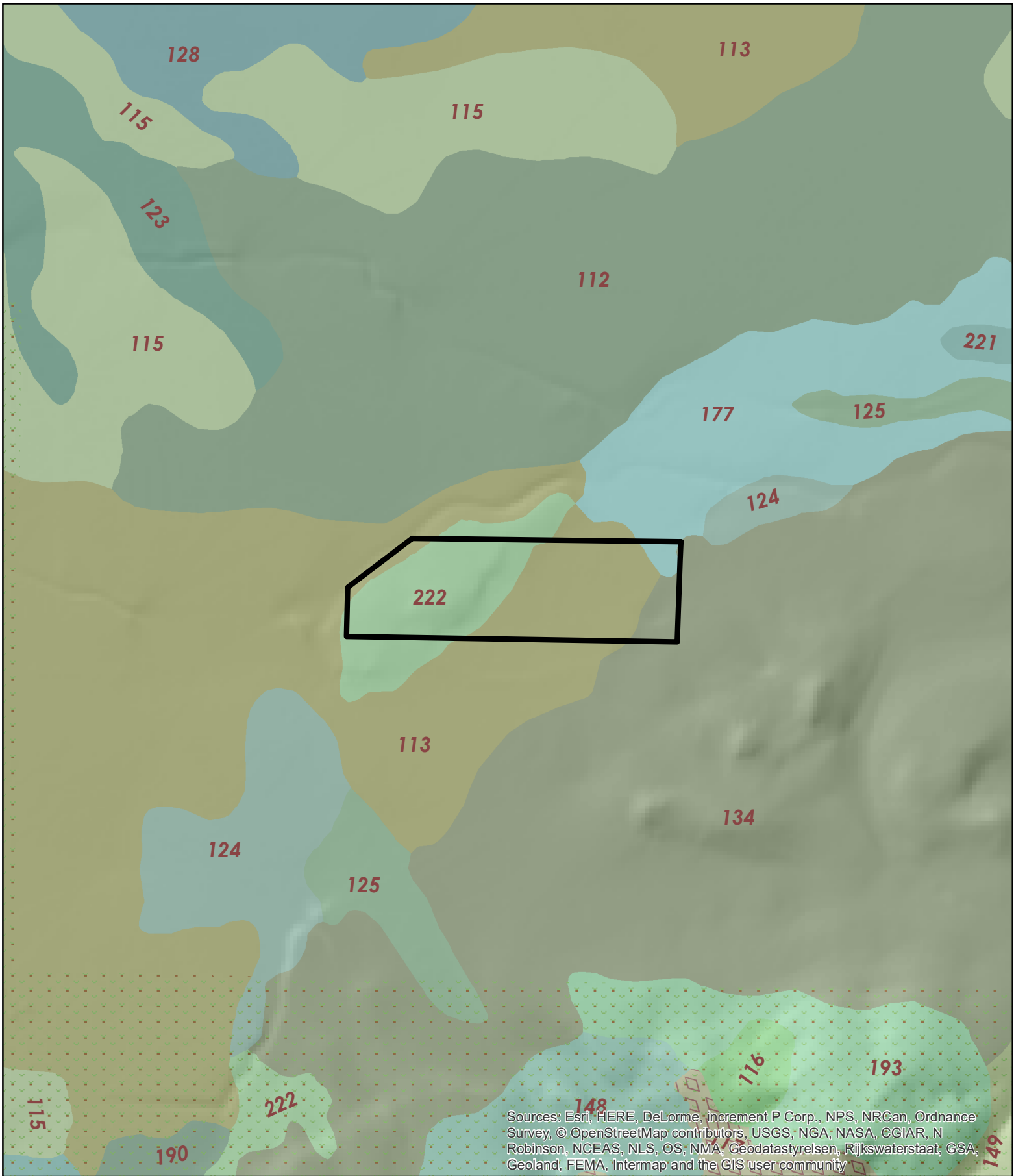
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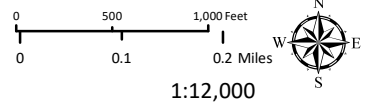
ESTIMATED SLOPE

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 Naturally Occurring Asbestos



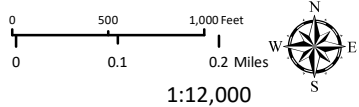
EASTERN SOIL CLASSIFICATIONS

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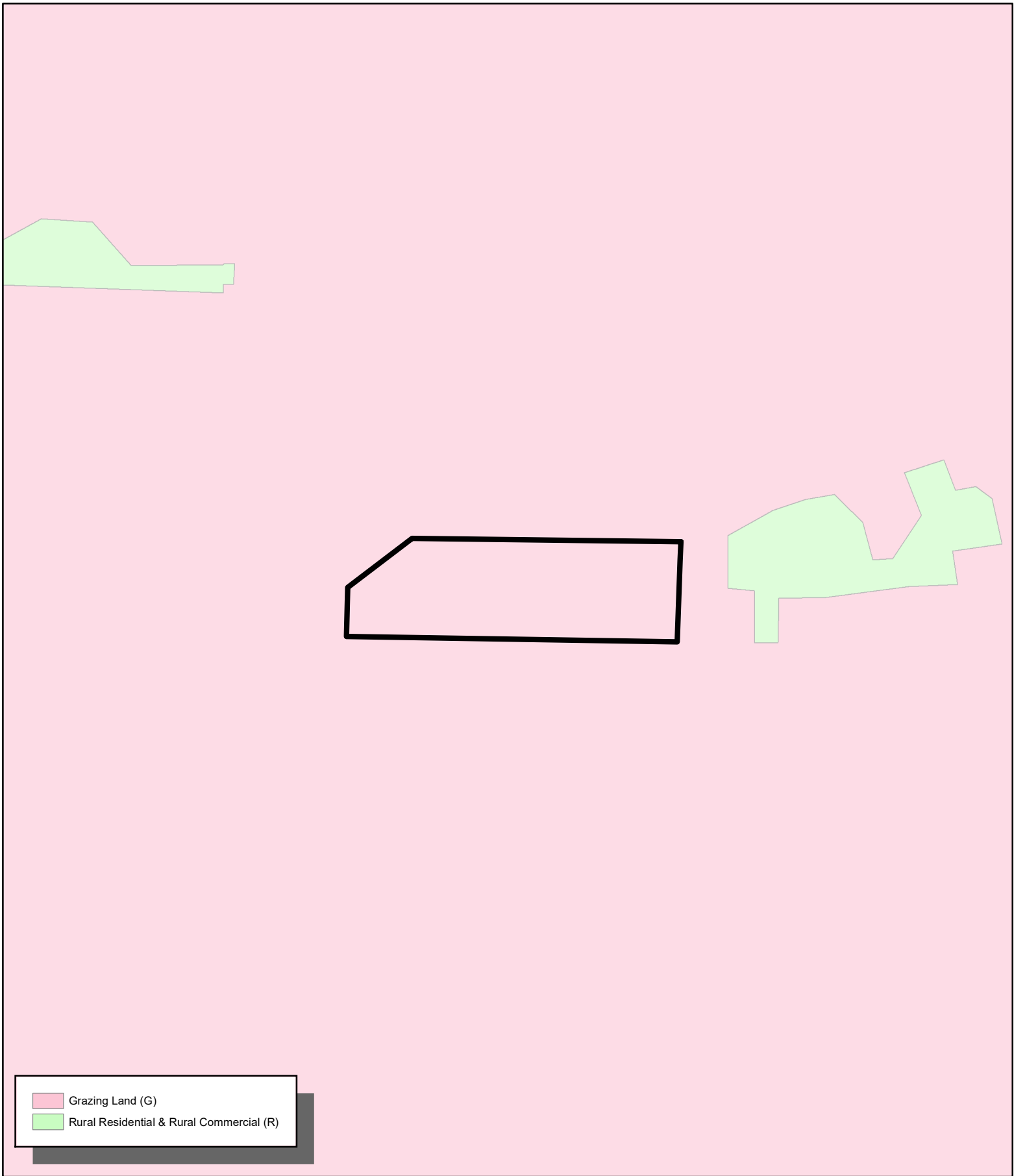
Williamson Act Lands
TYPE
 NonPrime
 Prime



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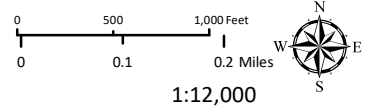
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WILLIAMSON ACT

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	Grazing Land (G)
	Rural Residential & Rural Commercial (R)

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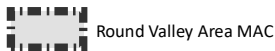


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IMPORTANT FARMLANDS

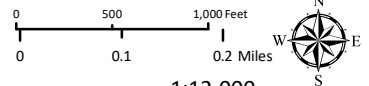
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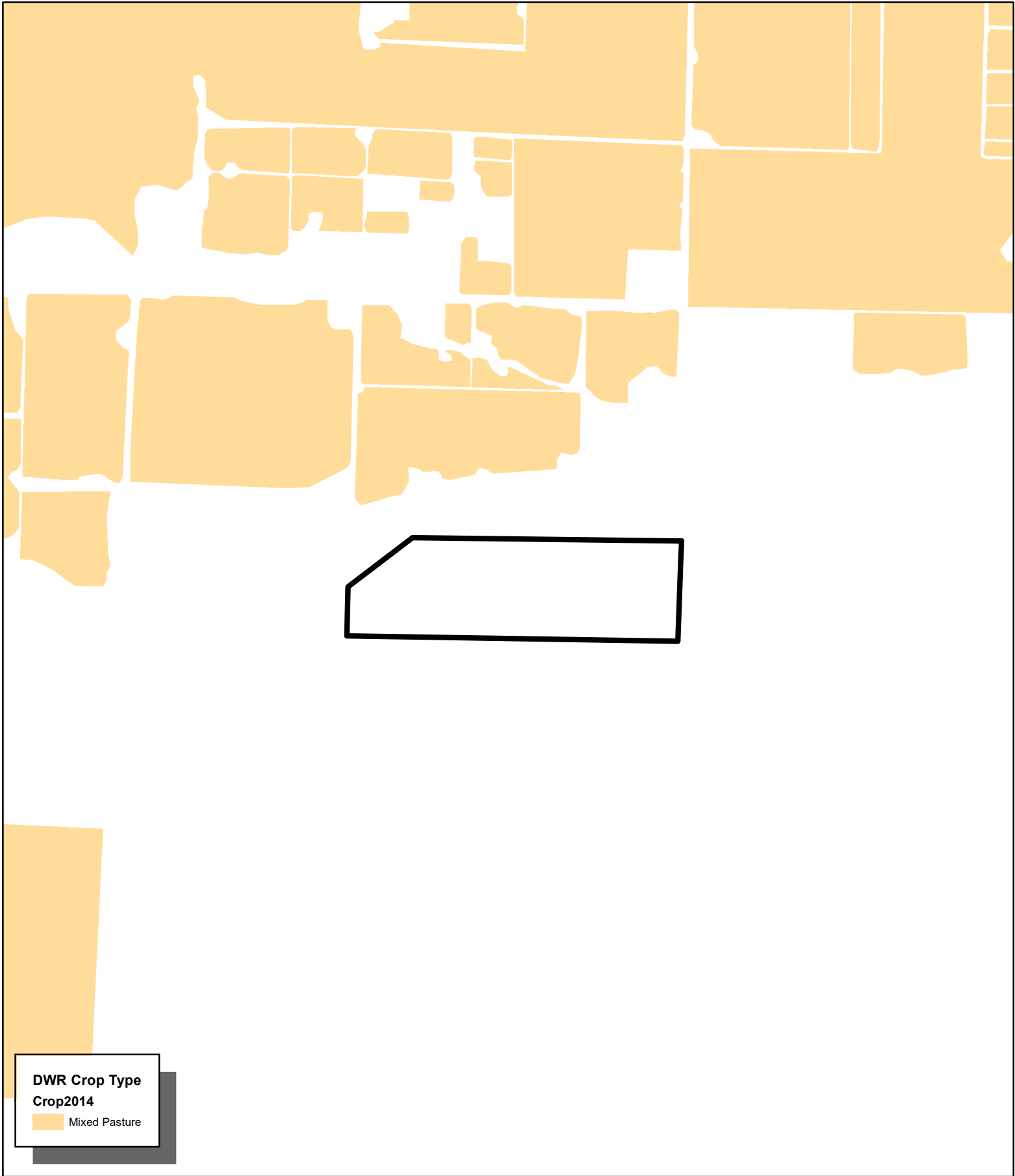
Round Valley Area MAC



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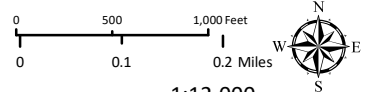
ROUND VALLEY MUNICIPAL ADVISORY COUNCIL

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DWR Crop Type
Crop2014
Mixed Pasture

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DWR CROP TYPE

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