



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.gov
www.mendocinocounty.org/pbs

April 02, 2024

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Air Quality Management
Cannabis Department

Archaeological Commission
Sonoma State University
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

Regional Water Quality Control Board
Redwood Valley Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Redwood Valley/Calpella Fire District

CASE#: AP_2024-0011

DATE FILED: 2/2/2024

OWNER: MARIA CHAVOYA

APPLICANT: MARCO CHAVOYA

AGENT: JAVIER RAU

REQUEST: Administrative Permit for reduced side setbacks for a 5,000 square foot mixed light cannabis cultivation operation (Permit Type 1B).

LOCATION: 1.4± miles north of Redwood Valley town center, on the west side of East Rd (CR 320), 0.1± miles north of its intersection with Road J (CR 235); located 10550 East Rd, Redwood Valley.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: April 16, 2024

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_2024-0011

OWNER: Maria Chavoya
APPLICANT: Marco Chavoya
AGENT: Javier Rau
REQUEST: Administrative Permit for reduced side setbacks for a 5,000 square foot mixed light cannabis cultivation operation (Permit Type 1B).
LOCATION: 1.4± miles north of Redwood Valley town center, on the west side of East Rd (CR 320), 0.1± miles north of its intersection with Road J (CR 235); located 10550 East Rd, Redwood Valley.
APN: 161-020-09
PARCEL SIZE: 6.38± acres
GENERAL PLAN: Rural Residential (RR:5)
ZONING: Rural Residential (RR5:FP)
EXISTING USES: Residential
DISTRICT: 1, McGourty

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR5	RR	3.16±	Residential
EAST:	AG	AG	4.71±, 5.06±	Residential
SOUTH:	RR1	RR	1.0±, 33±	Residential
WEST:	AG	AG	9.75±	Agricultural

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor’s Office
- Building Division Ukiah
- Cannabis Department
- Department of Transportation (DOT)

- Environmental Health (EH)
- Redwood Valley/Calpella FPD
- Redwood Valley MAC
- Sonoma State University
- STATE**
- CALFIRE (Land Use)

- California Dept. of Fish & Wildlife
 - Regional Water Quality Control Board
 - TRIBAL**
 - Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

This is a Phase III cannabis cultivation application. Presumably a cannabis cultivation license application is on file with the Mendocino Cannabis Department – more information on this is pending MCD’s response to this referral. Such an application is necessary in order for this setback reduction request to be processed further.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 4/1/2024

ENVIRONMENTAL DATA

1. MAC:

GIS

Redwood Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

LRA (Local Responsibility Area)

4. FARMLAND CLASSIFICATION:

GIS

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

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

188 – Russian loam, 0 to 2% slopes

175 – Pinnobie loam, 0 to 2% 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

Riverine Vegetated

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 (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

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



Department of Planning and Building Services

FEB 02 2024

Planning & Building Services

Case No:	AP-2024-0011
CalFire No:	
Cultivation No:	
Fee:	\$1,623.00
Receipt No:	PRJ-060650
Received By:	M. Rojas
Date Filed:	2-2-2024
Office use only	

Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- Type C-A Cottage Indoor (500 ft²)
- Setback Reduction Request
- Waive RR:10 Housing Requirement
- TPZ or FL (Type 1 or Type 2)
- Acreage (3.5 Acres-4.9 Acres: Type 1 Allowance)
- RR5 (3.5-4.9 Acres) Waive Sunset
- Acreage (7.0 Acres-9.9 Acres: Type 2 Allowance)

APPLICANT(S)

Name: Marco CHAVOYA

Phone: _____

Mailing

Address: PO BOX 50

City: Talmage

State/Zip: CA 95481

email: mchavoya1@gmail.com

PROPERTY OWNER

Name: Maria CHAVOYA

Phone: _____

Mailing

Address: PO BOX 50

City: Talmage

State/Zip: CA 95481

email: mchavoya1@gmail.com

AGENT

Name: Javier Rau

Phone: 707-489-0207

Mailing

Address: 100 North Pine Street

City: Ukiah

State/Zip: CA 95482

email: javier@rauandassoc.com

Parcel Size: 6.4 acres

Address of Property: 10550 East Road, Redwood Valley CA 95470

Assessor Parcel Number(s): 161-020-09-00

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 checked="" type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft ²)	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input type="checkbox"/> 2-B	
Nursery: (≤12,000 ft ²)	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	

I certify that the information submitted with this application is true and accurate. I have attached the Consent of Landowner form because I am not the property owner of the parcel on which the cultivation site is located.

Javier Rau
Signature of Applicant/Agent

01/30/2024

Date

Maria Chavoya
Signature of Owner

01/30/2024

Date

CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks? YES NO

- 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES

- 100 feet from any legal residential structure located on a separate legal parcel.
- 50 feet from any adjoining legal parcel under separate ownership.
- If in mobile home park, 100 feet from an occupied mobile home under separate ownership.

FOR INDOOR CULTIVATION SITES

- Any building property line setbacks.

2. Is the cultivation site visible from any public right of way or publically traveled private road? YES NO

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

The applicant in proposing a cultivation project near the middle of the parcel which is approximately 210' in width and needs to meet the phase 3 setback requirements of 100' from the property line. The applicant is requesting to reduce this setback to 50'. The nearest adjoining residence is a minimum of 200' away

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?

All natural trimmings will be contained in a compost pile. Any plastic materials shall be disposed of at the transfer station.

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. 30'x70' barn/shop
2. 50'x25' detached garage
3. single family dwelling
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.

_____ The property is located in a residential area of parcels the vary in size from 1 to 3 acres. To the west and to the south are larger AG parcels containing vineyards.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural	X	X	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 _____

B. Gas

- Utility Company (existing)
- Utility Company (planned)
- On-Site Generation – Specify _____
- None

C. Water

- Community water system – Specify supplier _____
- Well
- Spring
- Pond
- Other – Specify _____

D. Sewage

- Community sewage system – Specify supplier _____
- Septic Tank
- Other – Specify _____

15. Will there be any security lighting? YES NO If YES, will the light be cast downward? YES NO

16. Will you have employees? YES NO

If YES, how many employees will you have? _____

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.

N/A

19. Have you discussed this proposal with adjacent property owners and other concerned parties?

YES AND THEY ARE IN FAVOR OF THE PROJECT.

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.

The project will consist of (5) 20'x50' greenhouses located in the middle of the parcel. There will not be any power and the plants will be irrigated with drip irrigation. The project will be operated entirely by the owner of the property to minimize traffic.

21. Provide an overview of your past cultivation, as well as ancillary activities on this subject property. If 'Relocating' please describe past activities within Mendocino County, as well as past cultivation on this subject parcel, if applicable:

No cultivation in the past.

22. Describe why the proposed location and operation is the most environmentally superior location on the subject property.

The proposed location is located where only (1) neighbor can see any of the infrastructure and is placed where the nearest adjoining residence is a minimum of 200' away.

23. Are you aware of any Archeological or Paleontological resources on the subject property? YES NO

24. Have you recieved the requisite approvals from CALFIRE or your Local Response Agency? YES NO

If NO, do you intend to submit this information alongside needed building permits? _____

25. Have you recieved site inspections from any of the following agencies with regard to this proposed activity?

- NO
- YES, following
 - Department of Agriculture Date: _____
 - SWRCB Date: _____
 - CDFW Date: _____
 - CDFA Date: _____

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

<u>Javier Rau</u>	01/30/2024	<u>Maria Chavoya</u>	01/30/2024
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

AUTHORIZATION OF AGENT

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

Maria Chavoya
Owner

01/30/2024

Date

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the county.
2. I hereby grant permission for County, Planning and Building Services staff, and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Javier Rau
Owner/Authorized Agent

01/30/2024

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

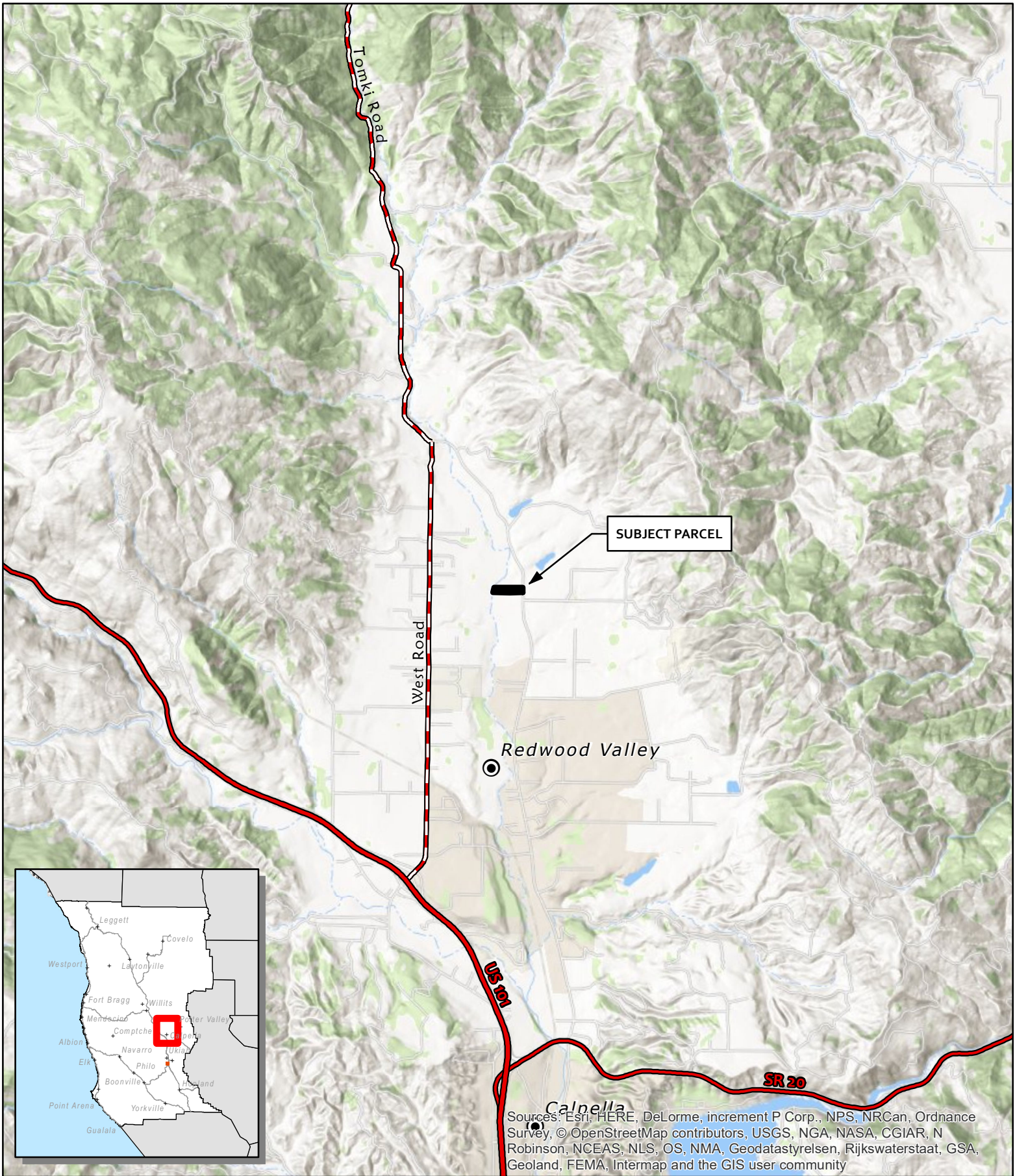
Maria Chavoya
Owner/Authorized Agent

01/30/2024

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**.

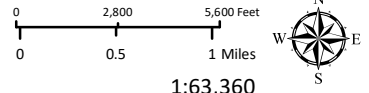
Name Javier Rau	Name	Name
Mailing Address 100 North Pine Street Ukiah CA 95482	Mailing Address	Mailing Address



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_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

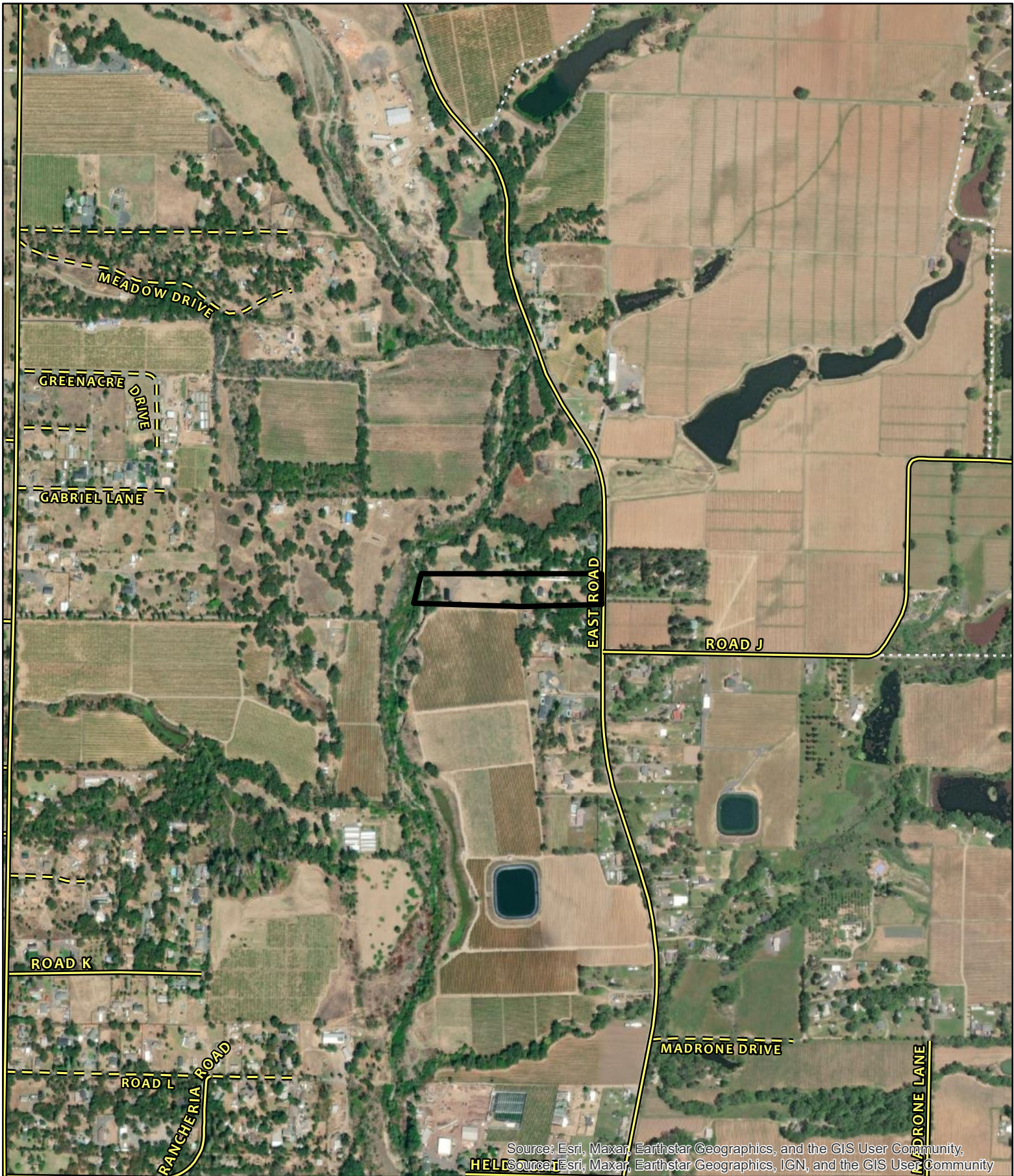
- Major Towns & Places
- Highways
- Major Roads




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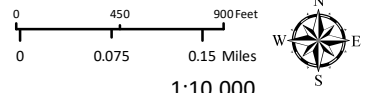
LOCATION

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



1:10,000

AERIAL IMAGERY

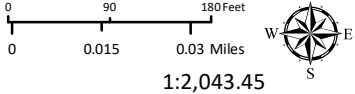
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.
Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
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ADDRESS: 10550 East Rd.

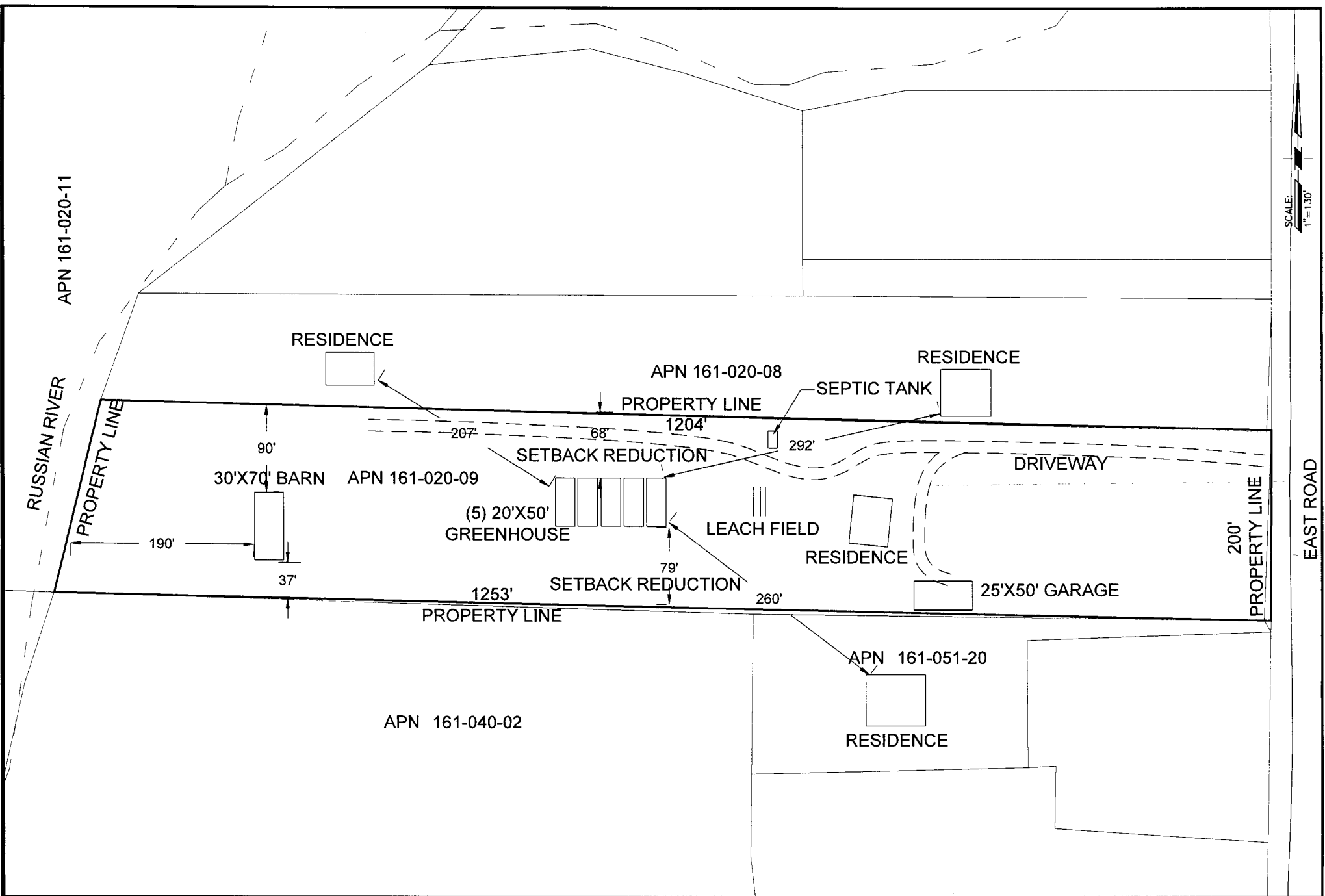
 Public Roads



1:2,043.45

AERIAL IMAGERY

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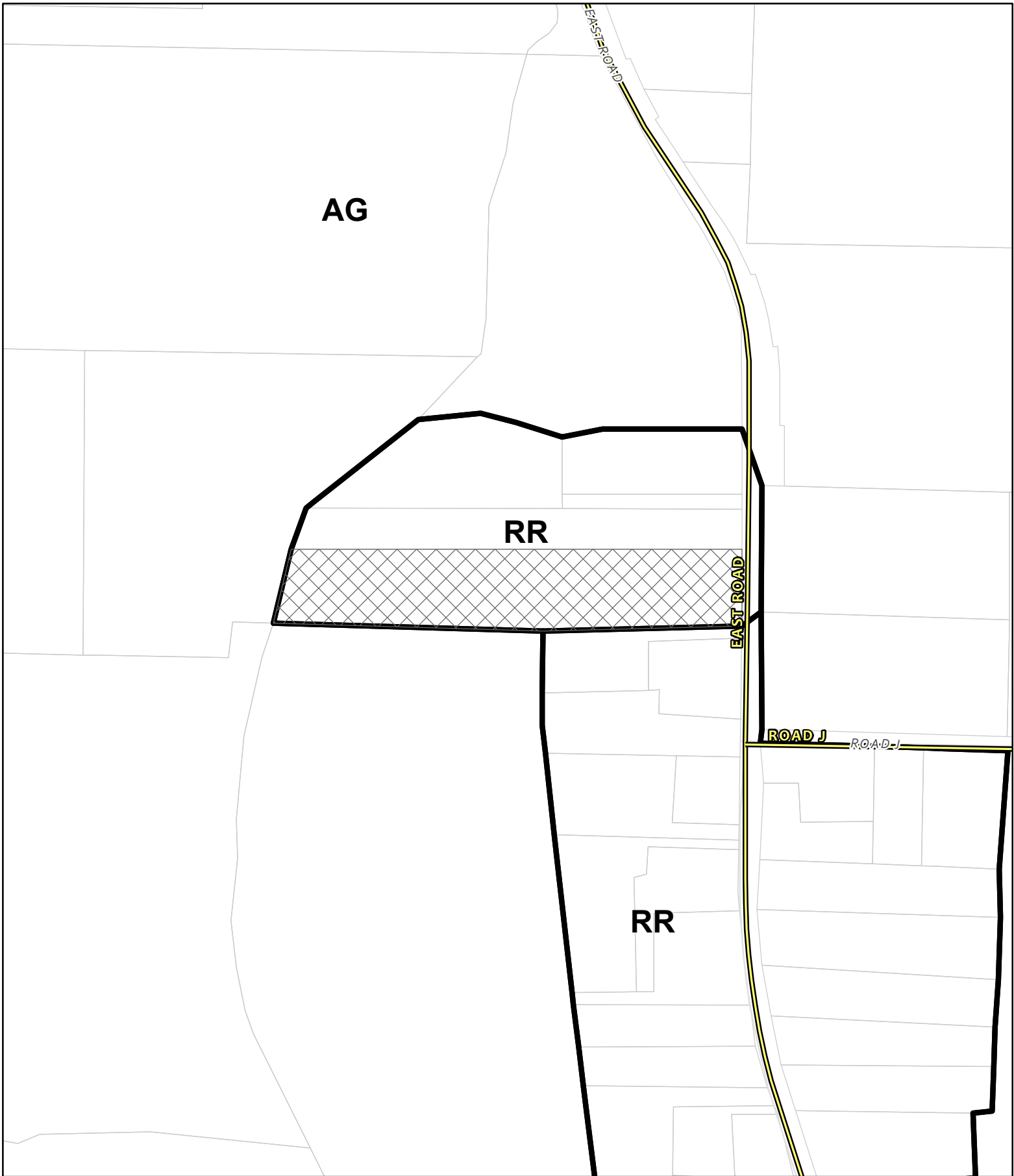


SCALE:
1"=130'



APN: 161-020-09
6.3 ACRES
JAN. 2024

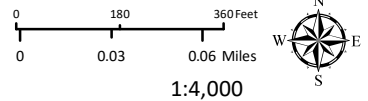
SITE PLAN
10550 EAST SIDE ROAD
REDWOOD VALLEY CA 95470

OWNER:
MARIA CHAVOYA



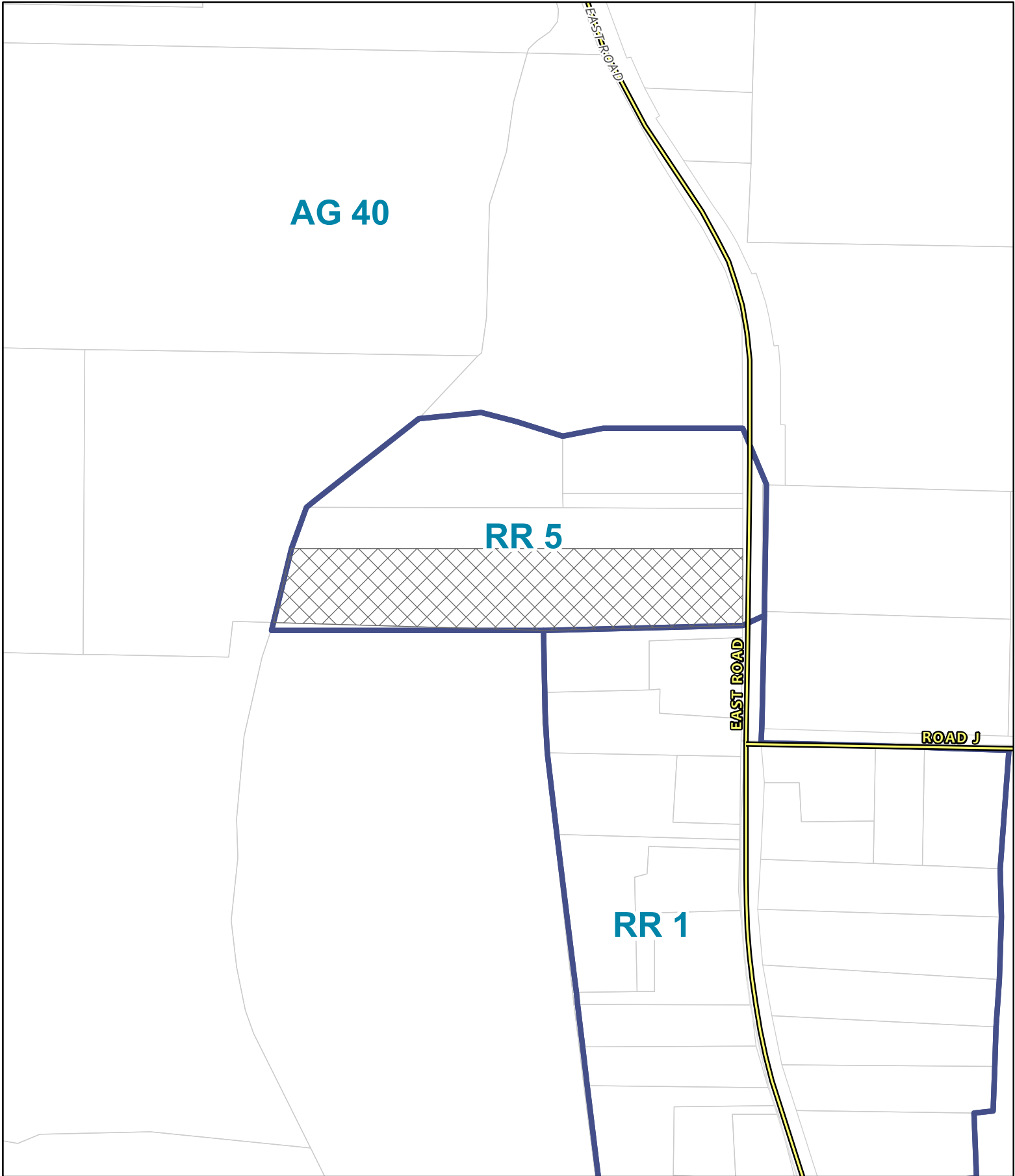
CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

-  Public Roads
-  Assessors Parcels
-  Zoning Districts
-  Public Roads






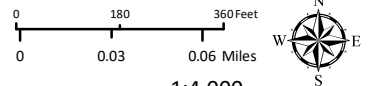
ZONING

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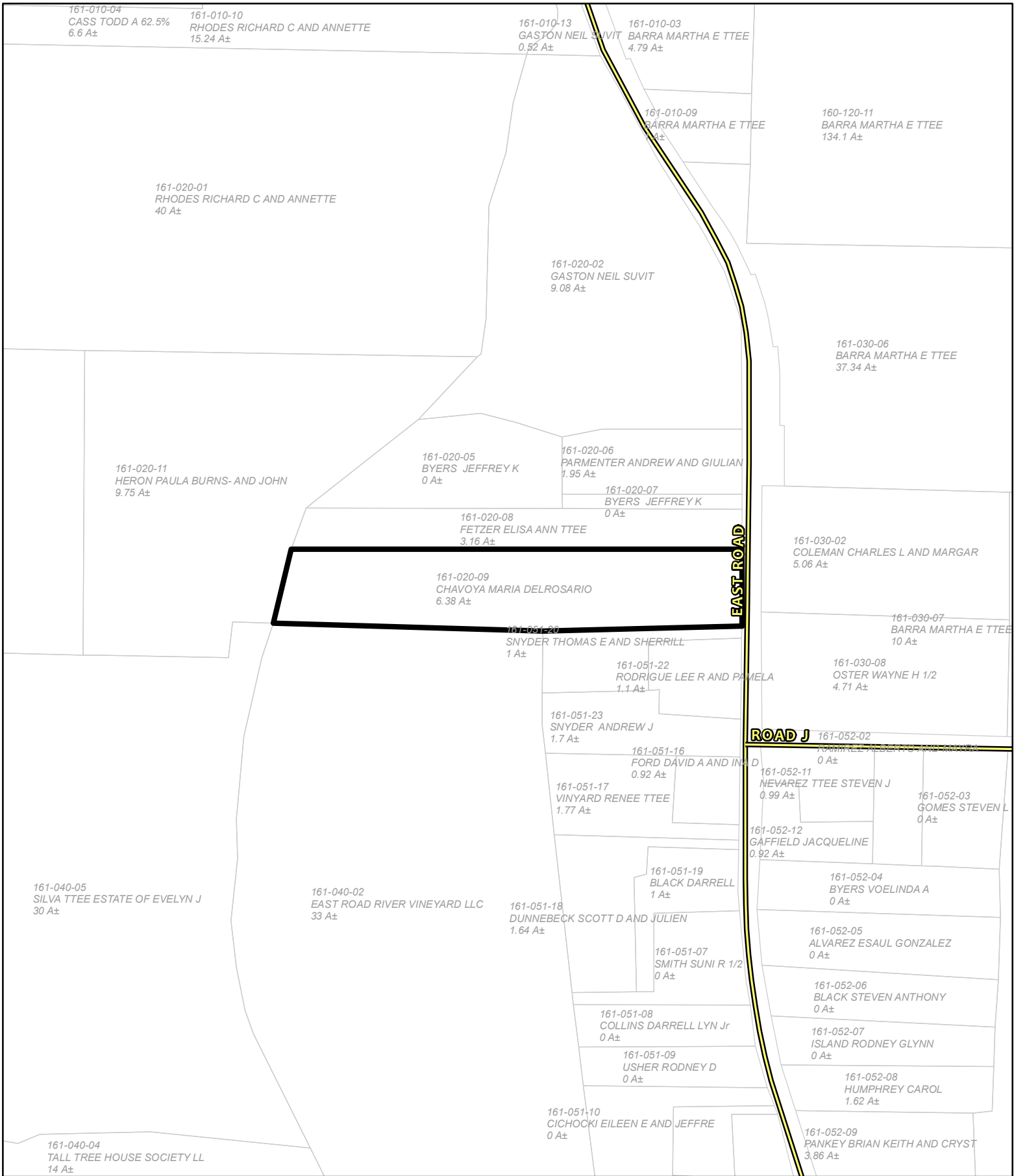
CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

-  Public Roads
-  Public Roads
-  Assessors Parcels





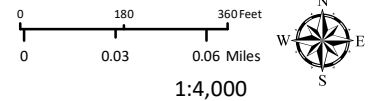
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GENERAL PLAN

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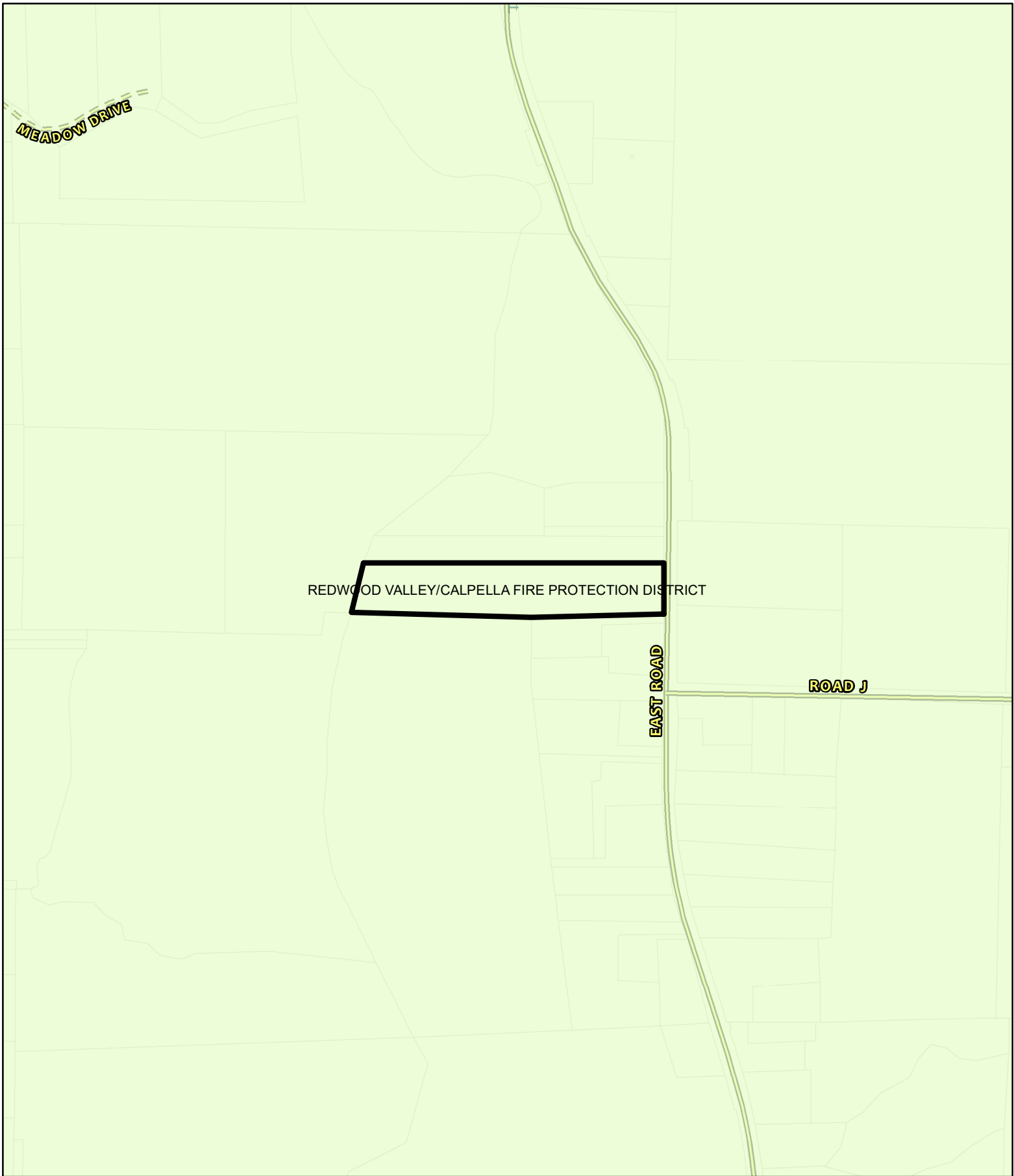
 Public Roads
 Assessors Parcels








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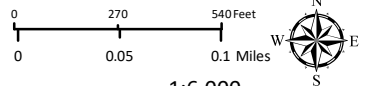
ADJACENT PARCELS

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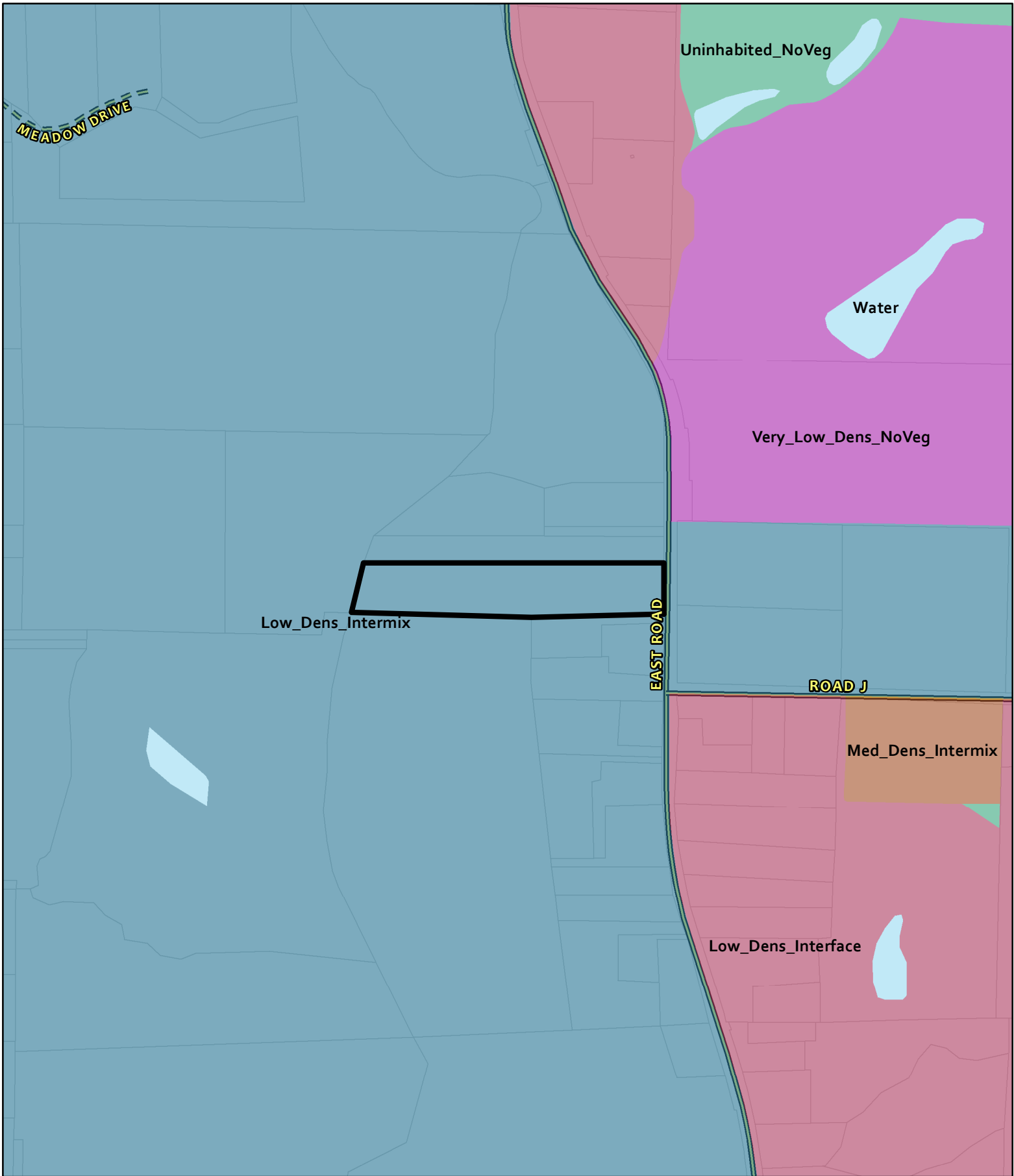
CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

-  Moderate Fire Hazard
-  County Fire Districts
-  Private Roads
-  Assessors Parcels
-  Public Roads



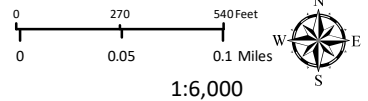
1:6,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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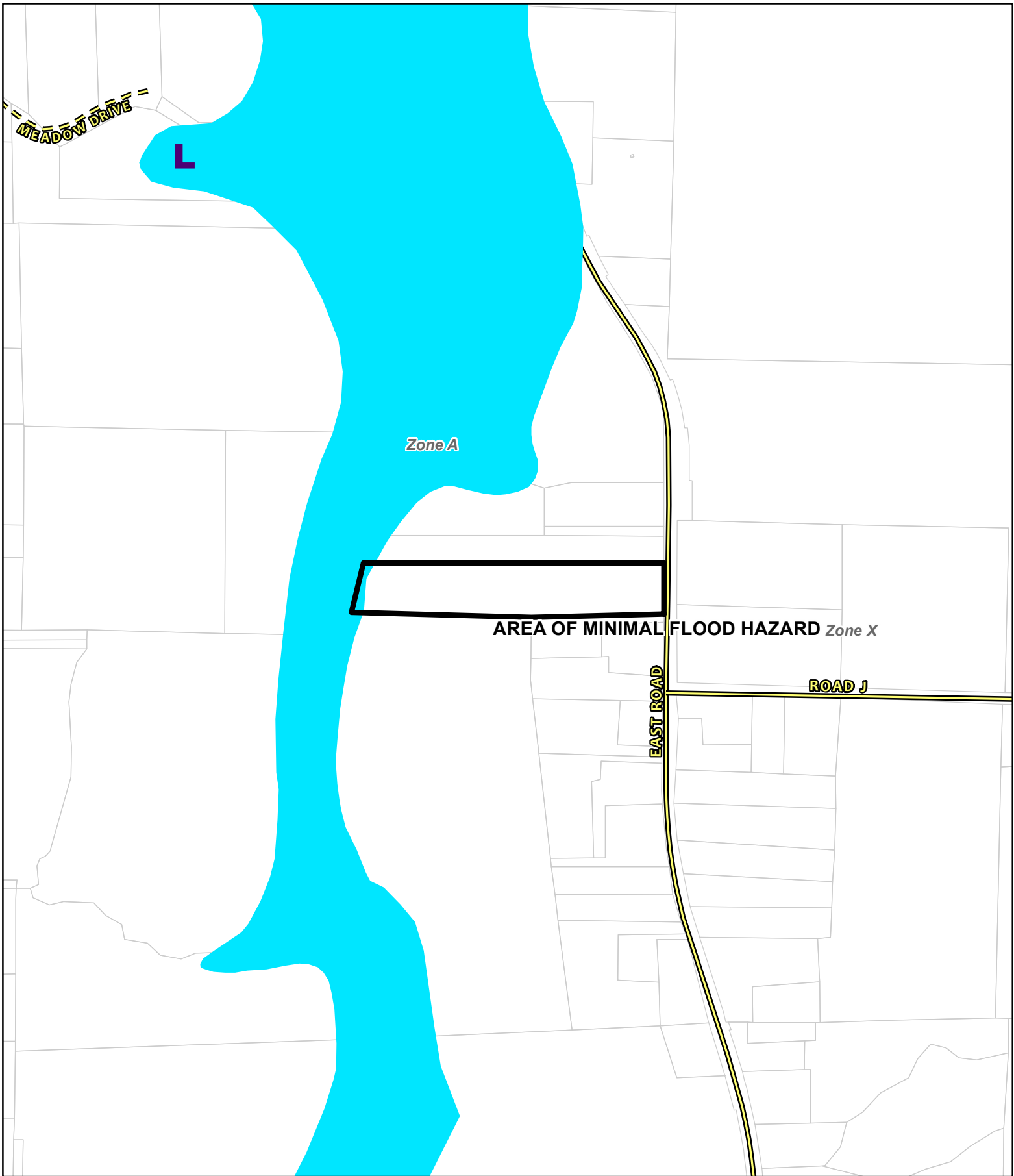
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-  Public Roads
-  Private Roads
-  Assessors Parcels








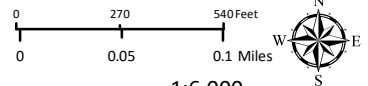
WILDLAND-URBAN INTERFACE

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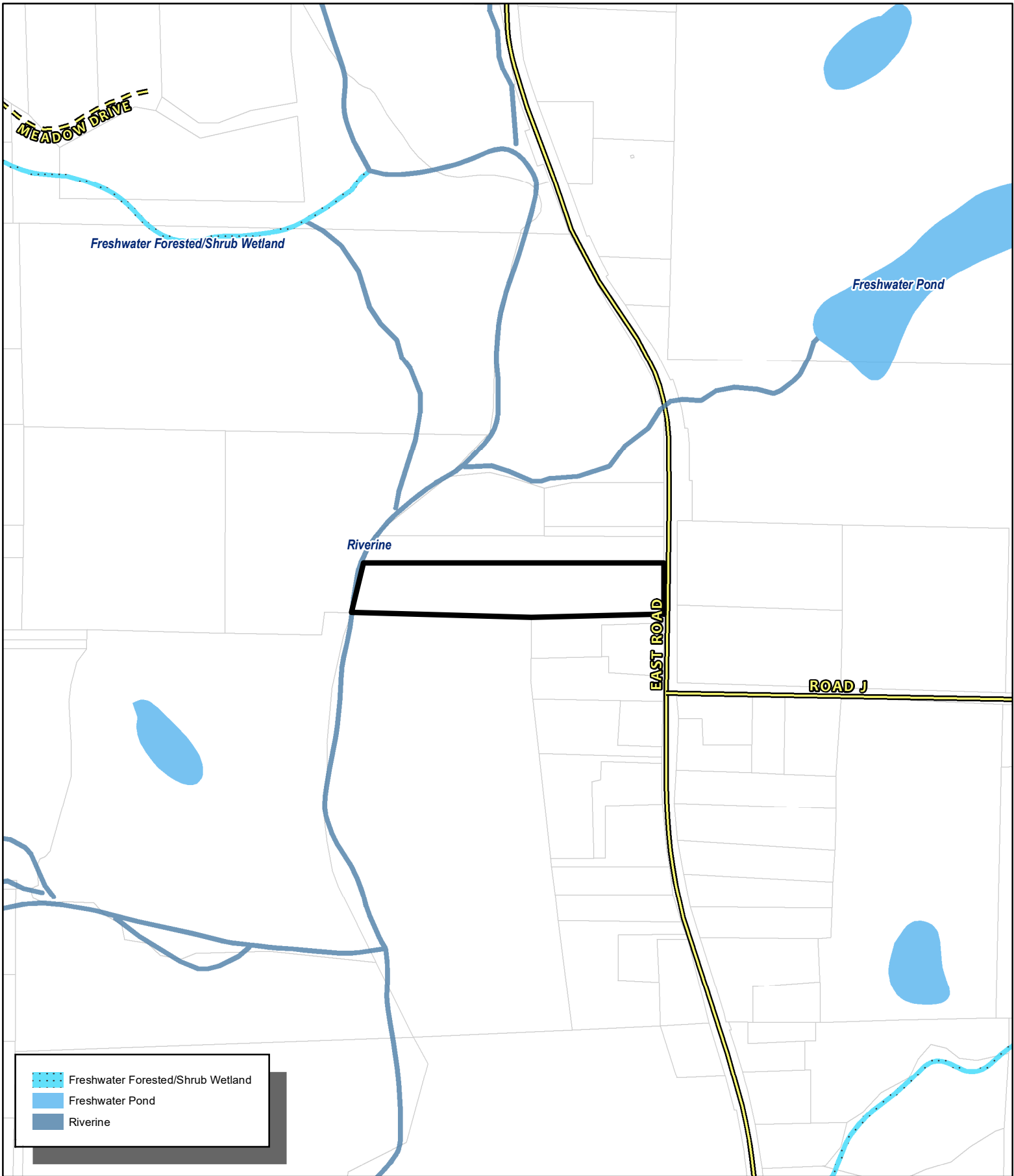
CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

-  LOMA Letters
-  1% Annual Chance Flood Hazard
-  Public Roads
-  Private Roads
-  Assessors Parcels






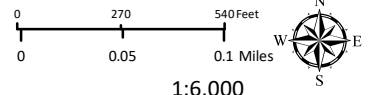
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FLOOD ZONE

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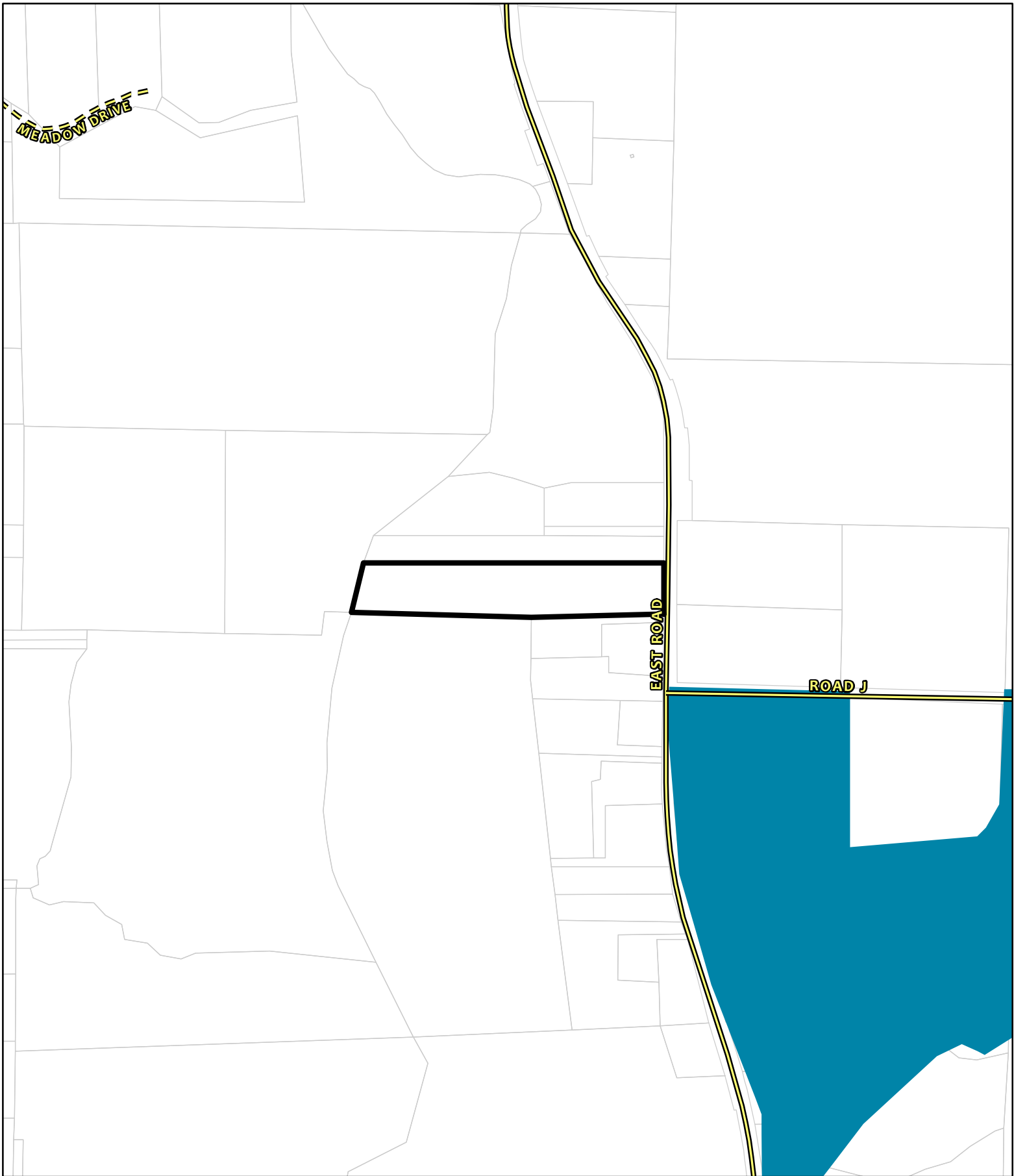
CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

 Public Roads
 Private Roads
 Assessors Parcels







WETLANDS

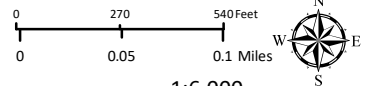
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CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
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AGENT: Javier Rau
ADDRESS: 10550 East Rd.

-  Public Roads
-  Private Roads
-  Ukiyah Stormwater Areas

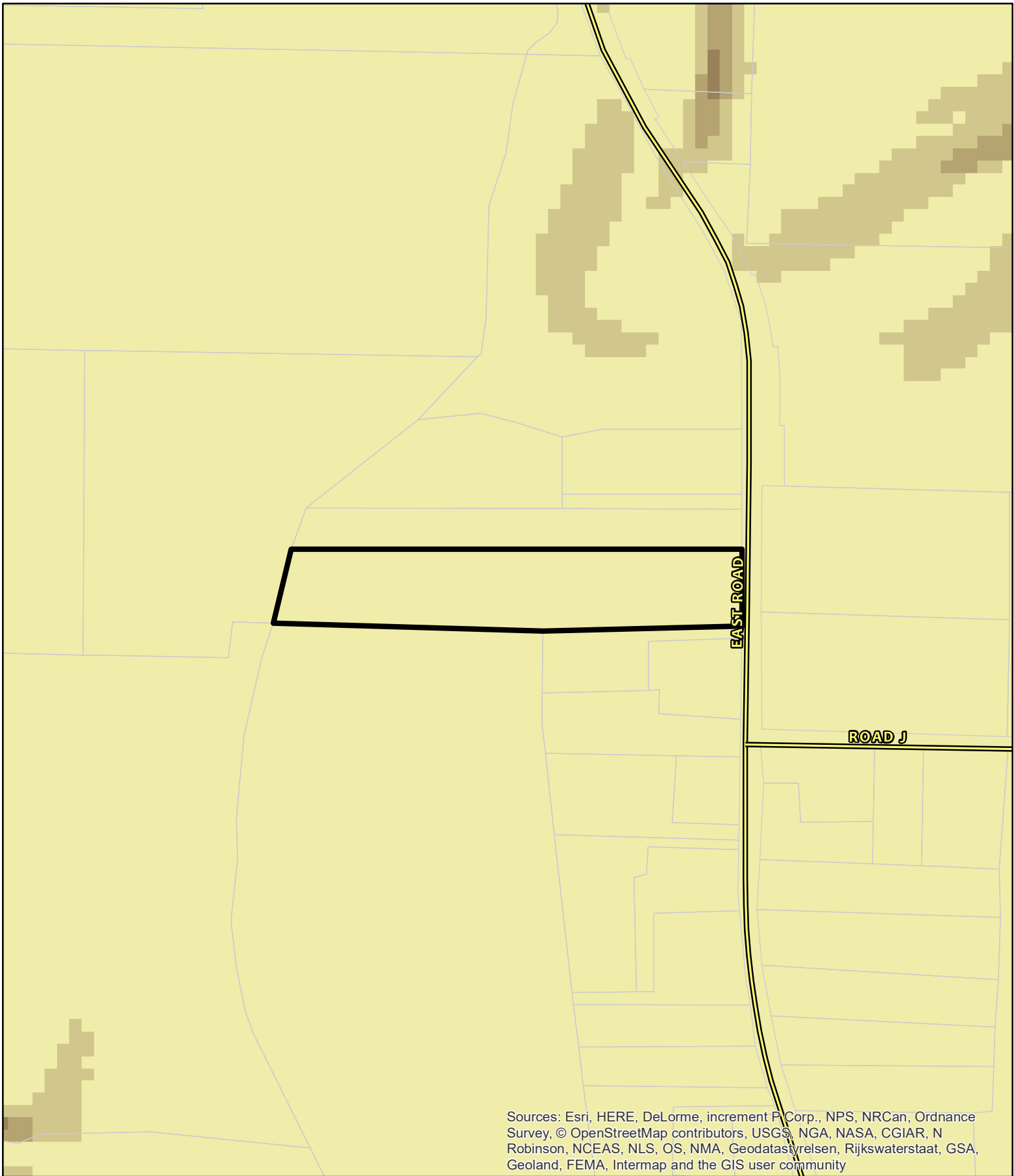
 Assessors Parcels



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
MS4 STORMWATER

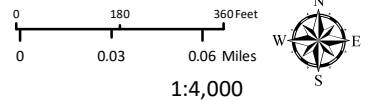
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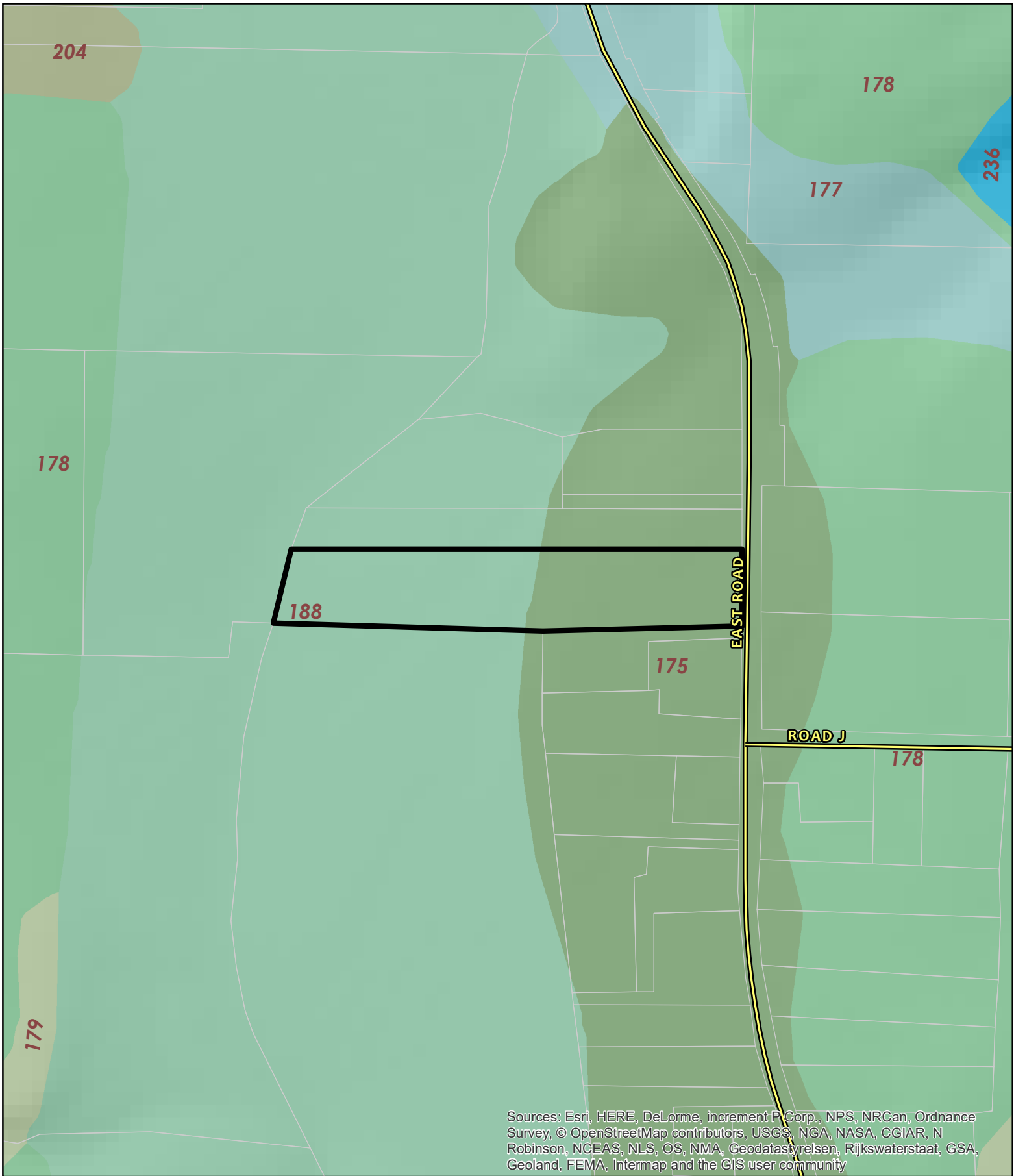
CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

-  Public Roads
-  Assessors Parcels
-  0° - 14°
-  14° - 30°
-  30° - 42°
-  42° - 52°





ESTIMATED SLOPE

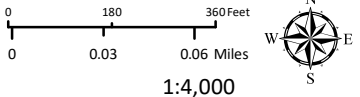
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OWNER: CHAVOYA, Maria
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AGENT: Javier Rau
ADDRESS: 10550 East Rd.

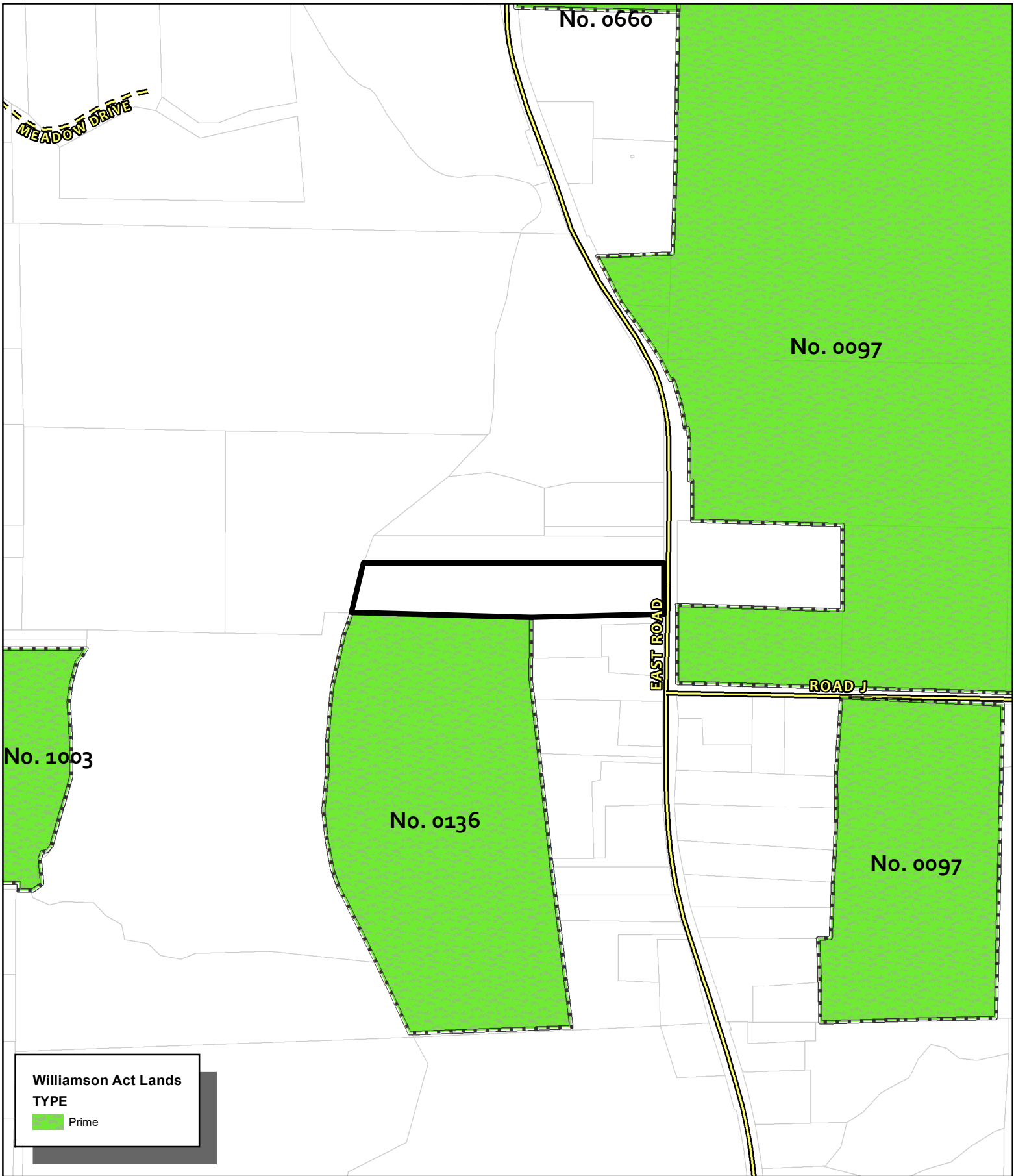
 Public Roads
 Assessor's Parcels



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EASTERN SOIL CLASSIFICATION

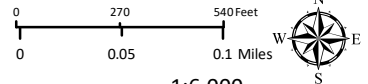
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Williamson Act Lands
TYPE
 Prime

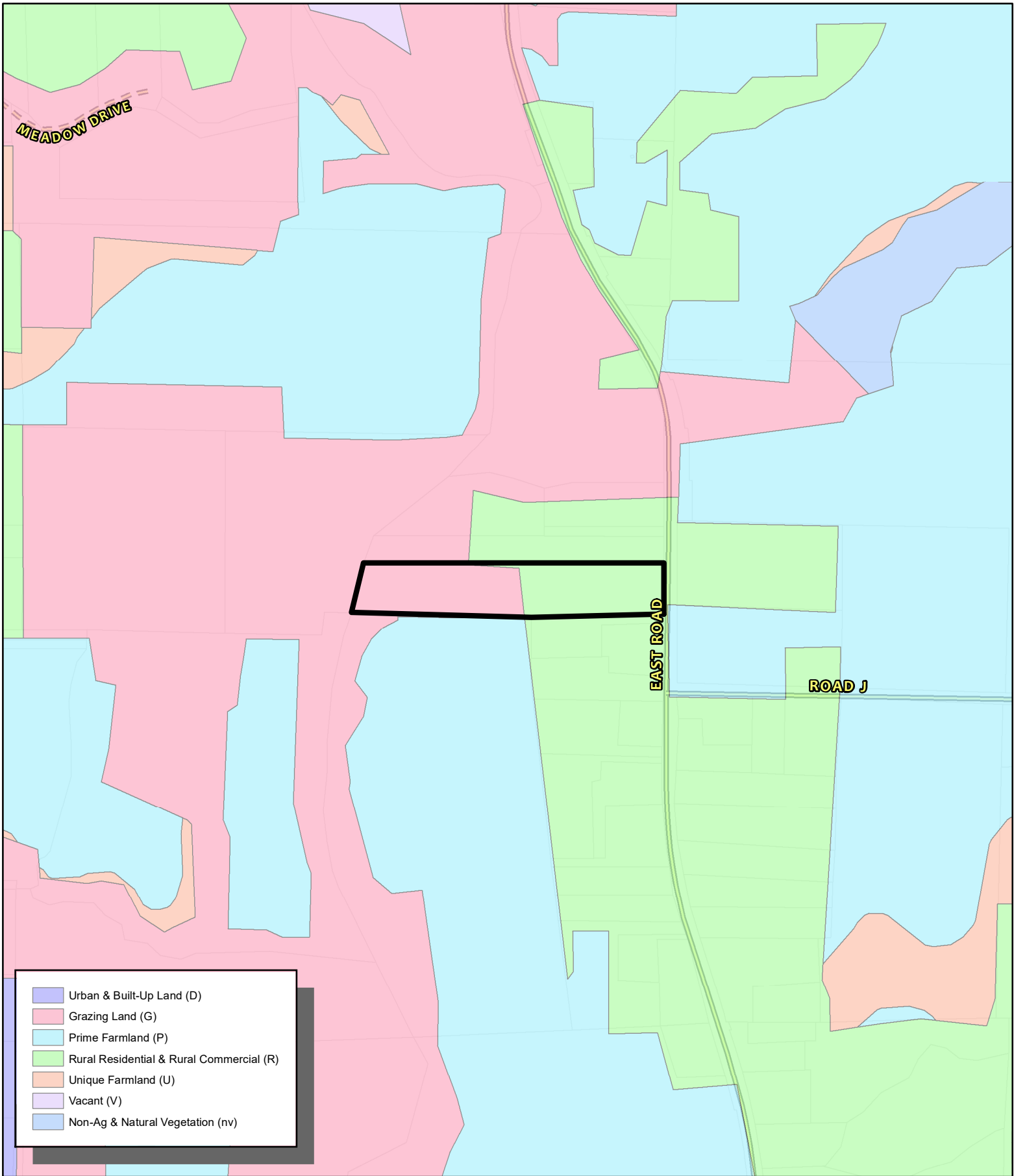
CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

 Public Roads
 Private Roads
 Assessors Parcels



1:6,000
WILLIAMSON ACT

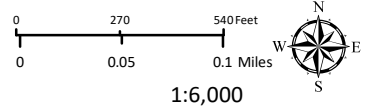
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Unique Farmland (U)
- Vacant (V)
- Non-Ag & Natural Vegetation (nv)

CASE: AP_2024-0011
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APN: 161-020-09
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ADDRESS: 10550 East Rd.

- Public Roads
- Private Roads
- Assessors Parcels



1:6,000
IMPORTANT FARMLANDS

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Ukiah Unified

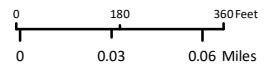
EAST ROAD

ROAD J

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CASE: AP_2024-0011
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ADDRESS: 10550 East Rd.

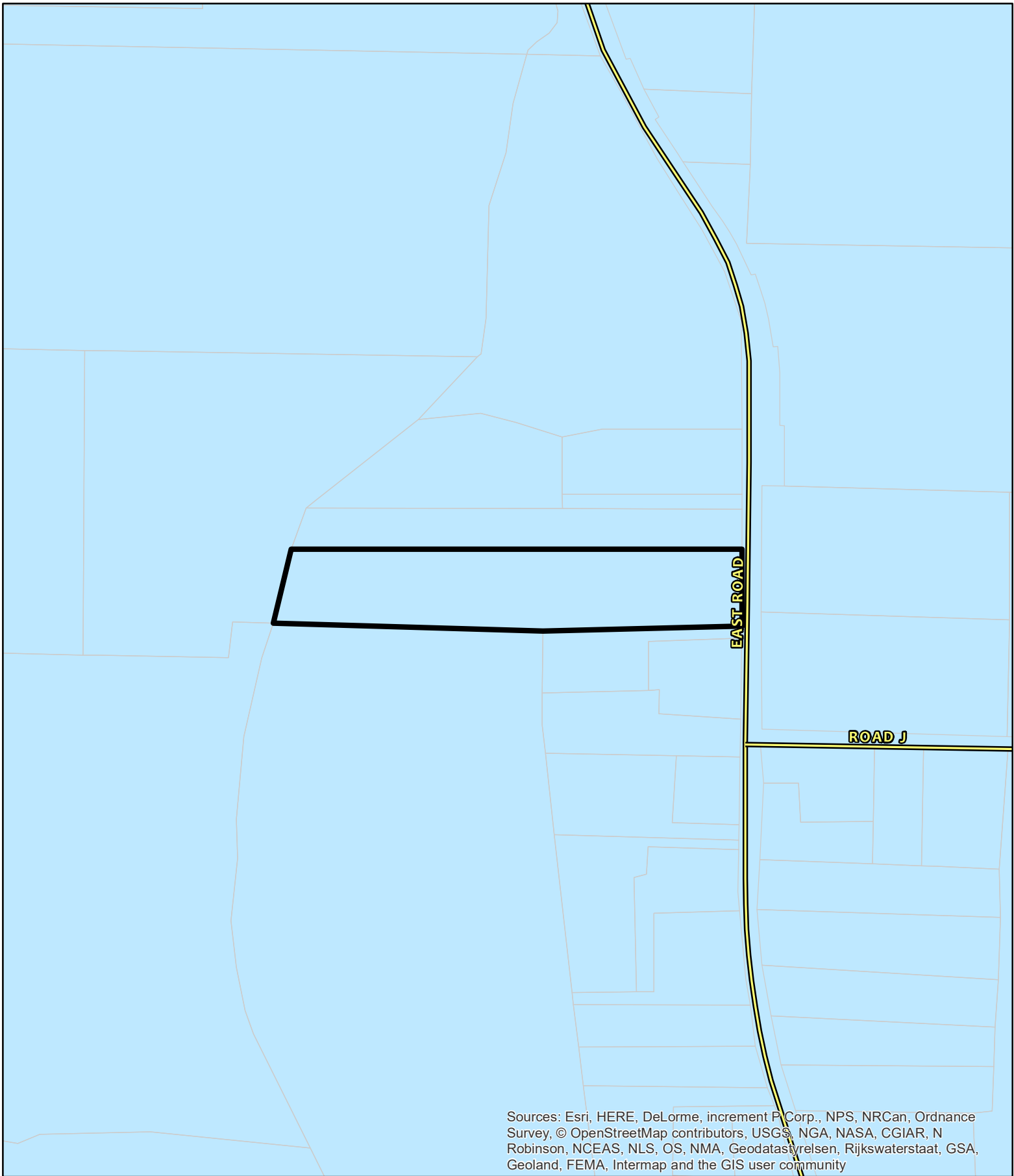
 Public Roads
 Assessors Parcels



1:4,000




SCHOOL DISTRICT

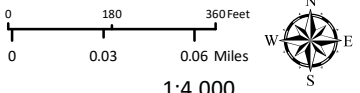
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CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

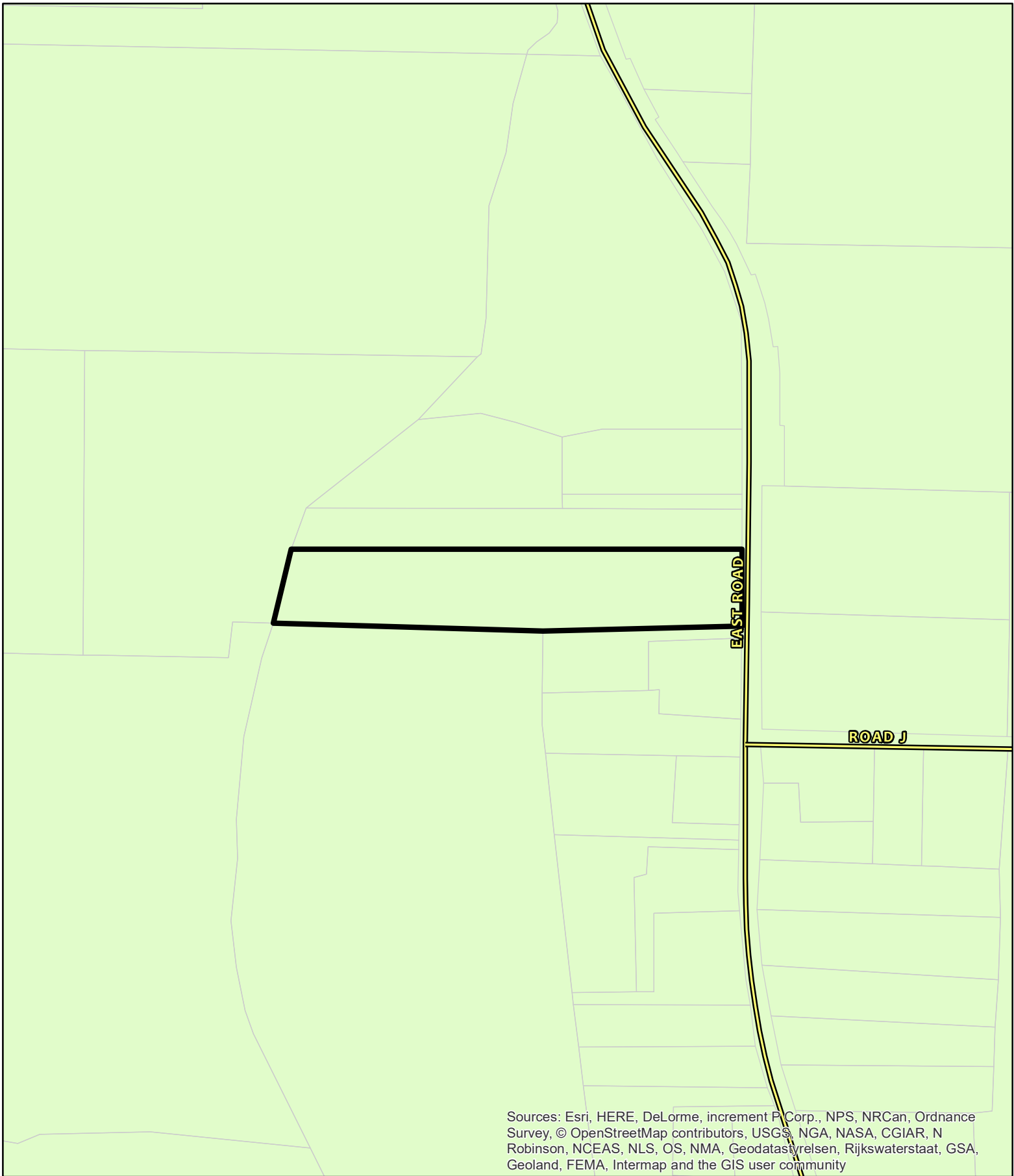
-  Public Roads
-  Assessors Parcels
-  County Water Districts



1:4,000




WATER DISTRICT

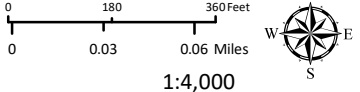
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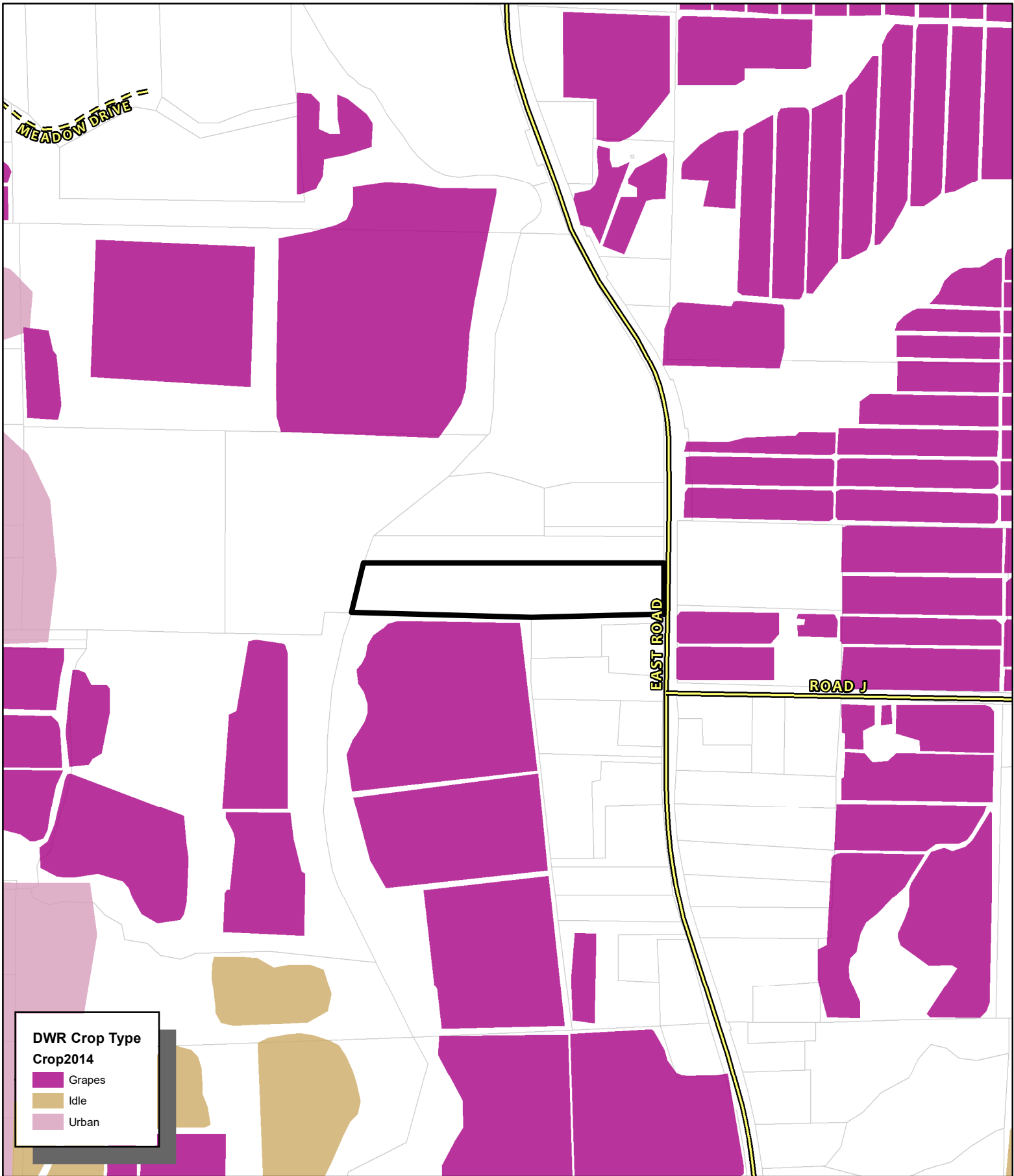
CASE: AP_2024-0011
OWNER: CHAVOYA, Maria
APN: 161-020-09
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.

-  Public Roads
-  Assessors Parcels
-  Redwood Valley MAC



REDWOOD VALLEY MUNICIPAL ADVISORY COUNCIL

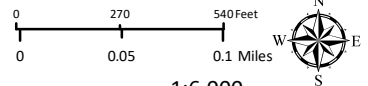
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**DWR Crop Type
Crop2014**

- Grapes
- Idle
- Urban

CASE: AP_2024-0011 Public Roads
OWNER: CHAVOYA, Maria Private Roads
APN: 161-020-09 Assessors Parcels
APLCT: Marco Chavoya
AGENT: Javier Rau
ADDRESS: 10550 East Rd.



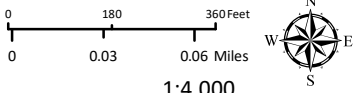
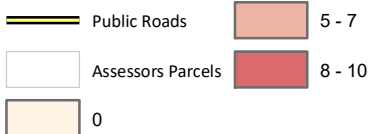
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CROP TYPES

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CASE: AP_2024-0011
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ADDRESS: 10550 East Rd.



1:4,000
LANDSLIDE HAZARD

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