



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
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www.mendocinocounty.org/pbs

July 15, 2024

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

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

Regional Water Quality Control Board
Round Valley Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP\_2024-0023

DATE FILED: 7/3/2024

OWNER: ADAMS MICHAEL JR

APPLICANT: MIKE ADAMS

AGENT: LISA LAI

REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.1± miles northeast of Covelo town center, on a private road off Road 343 (CR 343), 1.2± miles north of its intersection with State Route 162 (SR 162), located at 78550 Rd 343, Covelo.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: July 29, 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\_2024-0023**

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**OWNER/  
APPLICANT:**

Mike Adams

**AGENT:**

Lisa Lai

**REQUEST:**

Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

**LOCATION:**

3.1± miles northeast of Covelo town center, on a private road off Road 343 (CR 343), 1.2± miles north of its intersection with State Route 162 (SR 162), located at 78550 Rd 343, Covelo.

**APN/S:**

032-160-53

**PARCEL SIZE:**

113.4± acres

**GENERAL PLAN:**

Forest Lands (FL)

**ZONING:**

Timberland Production (T-P)

**EXISTING USES:**

Commercial Cannabis Cultivation

**DISTRICT:**

3, Haschak

**RELATED CASES:** AG\_2017-0255

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH</b>	PL	FL	124.1±	Woodlands
<b>EAST:</b>	PL	PF	120±	Woodlands
<b>SOUTH:</b>	FL, PL	T-P, PF	20±, 40±	Woodlands
<b>WEST:</b>	FL	T-P	31.5±, 112.1±	Woodlands

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**REFERRAL AGENCIES**

**LOCAL**

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

- Forestry Advisor
- Round Valley MAC
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board
- CHRIS NWIC

- Archeological Commission

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

Preliminary review suggests there may have been vegetation removal/tree clearing in the vicinity of the cultivation site.

This operation appears to rely on generator power.

**STAFF PLANNER:** ROB FITZSIMMONS

**DATE:** 7/15/2024

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*Round Valley MAC*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*High*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*SRA (State 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

*194 – Shortyork-Tyson-Witherell complex, 30-50% slopes*

*146 – Hopland-Sanhedrin-Kekawaka complex, 30-50% 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

*YES*

**11. WETLANDS CLASSIFICATION:**

GIS

*None*

**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

*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

*YES*

**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

*NO*

**22. OAK WOODLAND AREA:**

USDA

*YES*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO*



**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 Administrative Permit**

**ADMINISTRATIVE PERMIT (AP)**

- Type C-A Cottage Indoor (500 ft<sup>2</sup>)
- Waive RR:10 Housing Requirement
- Acreage (3.5 Acres-4.9 Acres: Type 1, 1B, 4)
- Acreage (7.0 Acres-9.9 Acres: Type 2, 2B)
- Setback Reduction (please clearly identify on your Site Plan)
- TPZ or FL (Types 1, 1B, 2, 2B, 4)
- RR5 (3.5-4.9 Acres) Waive Sunset

**APPLICANT(S)**

Name: Mike Adams Phone: 707-354-0096  
 Mailing Address: PO Box 1131  
 City: Covelo State/Zip: Ca 95428 email: mike@965solutions.com

**PROPERTY OWNER**

Name: Same as above Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

**AGENT**

Name: Lisa Lai Phone: 530-209-2768  
 Mailing Address: PO BOX 11009  
 City: Santa Rosa State/Zip: Ca 95401 email: Lisa@965solutions.com

Parcel Size: 113.41 acres  
 Address of Property: 78550 Rd 343, Covelo, CA 95428  
 Assessor Parcel Number(s): 032-160-5300

**TYPE OF CULTIVATION PERMIT:**

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft <sup>2</sup> )		<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft <sup>2</sup> ) <input type="checkbox"/> C-A (501 – 2500 ft <sup>2</sup> )	<input type="checkbox"/> C-B
Medium: (2501 – 5000 ft <sup>2</sup> )		<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B
Large: (5001 – 10,000 ft <sup>2</sup> )		<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B
Nursery: (≤22,000 ft <sup>2</sup> )		<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 if I am not the property owner of the parcel on which the cultivation site is located.

DocuSigned By: Mike Adams 12/7/2023  
 Signature of Applicant/Agent Date  
 DocuSigned By: Mike Adams 12/7/2023  
 Signature of Owner 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 cultivation site is on a large, remote parcel in the Round Valley of Mendocino County. It consists of 10,000 square feet of canopy. There is an existing well with a solar pump to service the off-grid cultivation, and three 5,000 gallon water tanks for water storage. Fourteen hoop houses (20'x50') and two storage sheds (10'x8' and 20'x8') are proposed. The access road is an existing gravel road.

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?

Wast is self hauled offsite. There is also a composting area for natural material.

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                      |
| A. Remove oak species or commercial tree species? | <input type="checkbox"/> |
| B. Make substantial changes in terrain?           | <input type="checkbox"/> |
| C. Connect to existing water district?            | <input type="checkbox"/> |
| D. Connect to existing sewer district?            | <input type="checkbox"/> |
| E. Install a septic system?                       | <input type="checkbox"/> |
| F. Connect to existing septic system?             | <input type="checkbox"/> |
| G. Install an individual well?                    | <input type="checkbox"/> |

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. Currently no structures.
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? \_\_\_\_\_ ( ft<sup>2</sup> / 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.

**Vegetation:** Shrub/scrub, grassland, deciduous and evergreen forests

**Animals:** Cattle and horses, wildlife

**Structures:** None within 3,000 feet

**Cultural:** Tribal land

13. Please indicate the surrounding land uses.

	NORTH		EAST		SOUTH		WEST	
Vacant	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>

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 Porta potty

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? 9

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

residing 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.

Leaf removal will occur onsite as pruning of growing plants

Drying will happen onsite once proposed buildings are in place

Processing will occur offsite

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

yes

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

This remote location creates a very low potential for nuisances. Access is through adjacent property with the same owner. No lights will escape into the night sky.

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:

Current cultivation practices have been conducted on the property since before 2017. This is a phase 1 application - previous cultivation. No "relocating" has occurred.

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

This location has the water supply, best access, and is flat. It also meets all setback requirements.

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

24. Have you received 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? yes

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

NO

YES, following

Mendocino Cannabis Dept

Date: 09/19/2017

Water Resources Control Board

Date: \_\_\_\_\_

CA Dept Fish & Wildlife

Date: 4-5-2023

Dept of Cannabis Control

Date: 4-5-2023

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

Signed by:

Mike Adams

12/7/2023

Mike Adams

12/7/2023

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 Lisa Lai to act as my representative and to bind me in all matters concerning this application.

DocuSigned by:  
Mike Adams  
Owner

12/7/2023

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.

DocuSigned by:  
Mike Adams  
Owner/Authorized Agent

12/7/2023

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, Mike Adams, hereby agree to the above Indemnification Agreement.

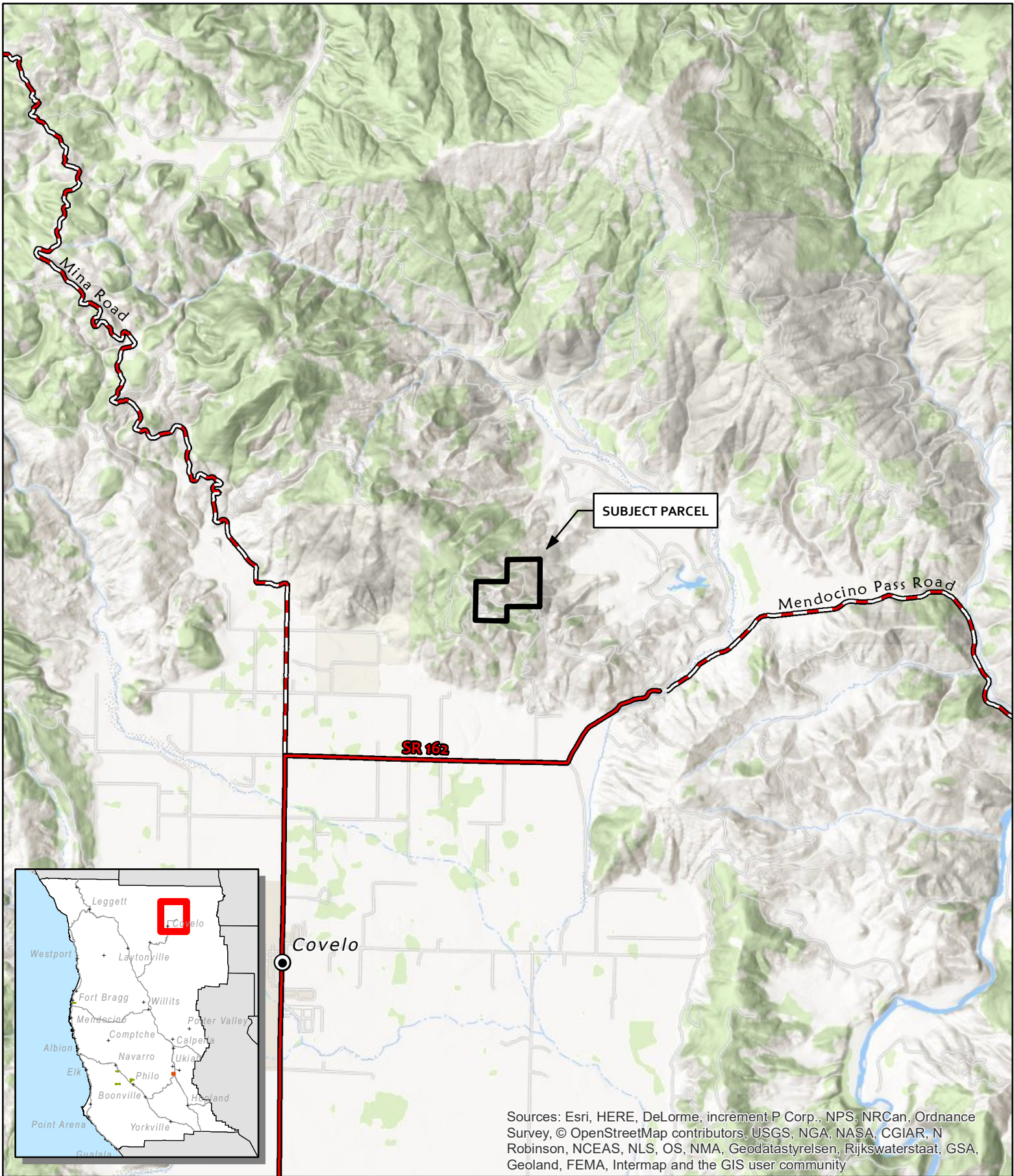
(Print Name)  
DocuSigned by:  
Mike Adams  
Owner/Authorized Agent

12/7/2023

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.

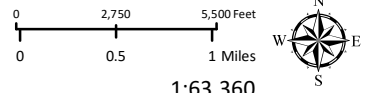
Name Snake Trail Farms C/O 965 Solutions	Name	Name
Mailing Address PO BOX 11009 Santa Rosa, CA 95401	Mailing Address	Mailing Address



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 2024-0023**  
**OWNER: ADAMS, Mike**  
**APN: 032-160-53**  
**APLCT: Mike Adams**  
**AGENT: Lisa Lai**  
**ADDRESS: 78550 Road 343, Covelo**

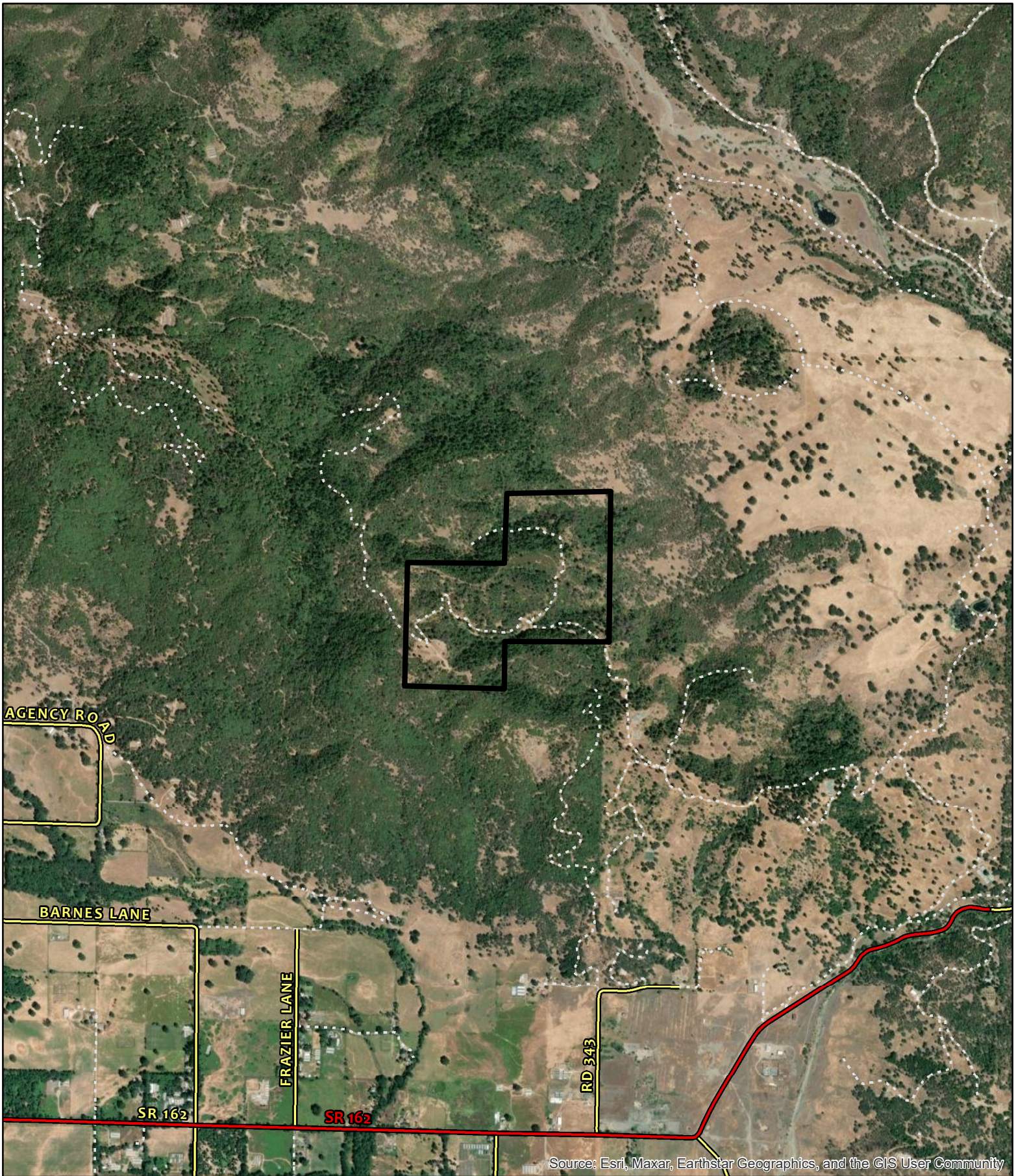
- Major Towns & Places
- Highways
- Major Roads



1:63,360

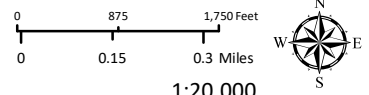
LOCATION

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



**CASE:** AP 2024-0023  
**OWNER:** ADAMS, Mike  
**APN:** 032-160-53  
**APLCT:** Mike Adams  
**AGENT:** Lisa Lai  
**ADDRESS:** 78550 Road 343, Covelo

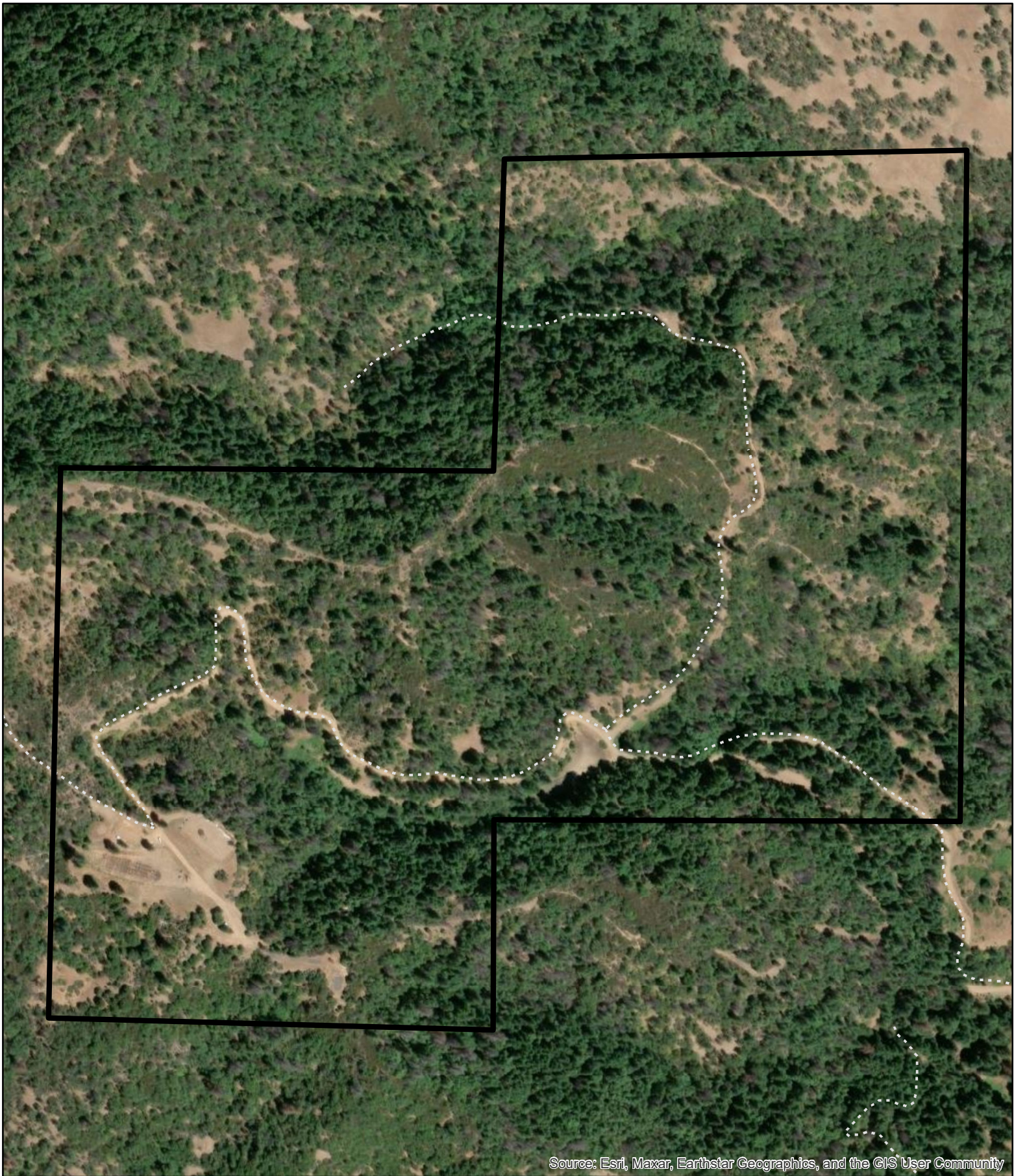
- Highways
- Public Roads
- Major Roads
- Highways (2017)
- Driveways/Unnamed Roads



1:20,000

AERIAL IMAGERY

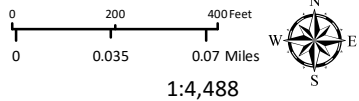
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**CASE: AP 2024-0023**  
**OWNER: ADAMS, Mike**  
**APN: 032-160-53**  
**APLCT: Mike Adams**  
**AGENT: Lisa Lai**  
**ADDRESS: 78550 Road 343, Covelo**

----- Driveways/Unnamed Roads



1:4,488







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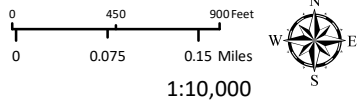
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**CASE:** AP 2024-0023  
**OWNER:** ADAMS, Mike  
**APN:** 032-160-53  
**APLCT:** Mike Adams  
**AGENT:** Lisa Lai  
**ADDRESS:** 78550 Road 343, Covelo

	Assessors Parcels		5 - 7
	0		7 - 8
	0 - 5		8 - 10



**LANDSLIDE HAZARDS**

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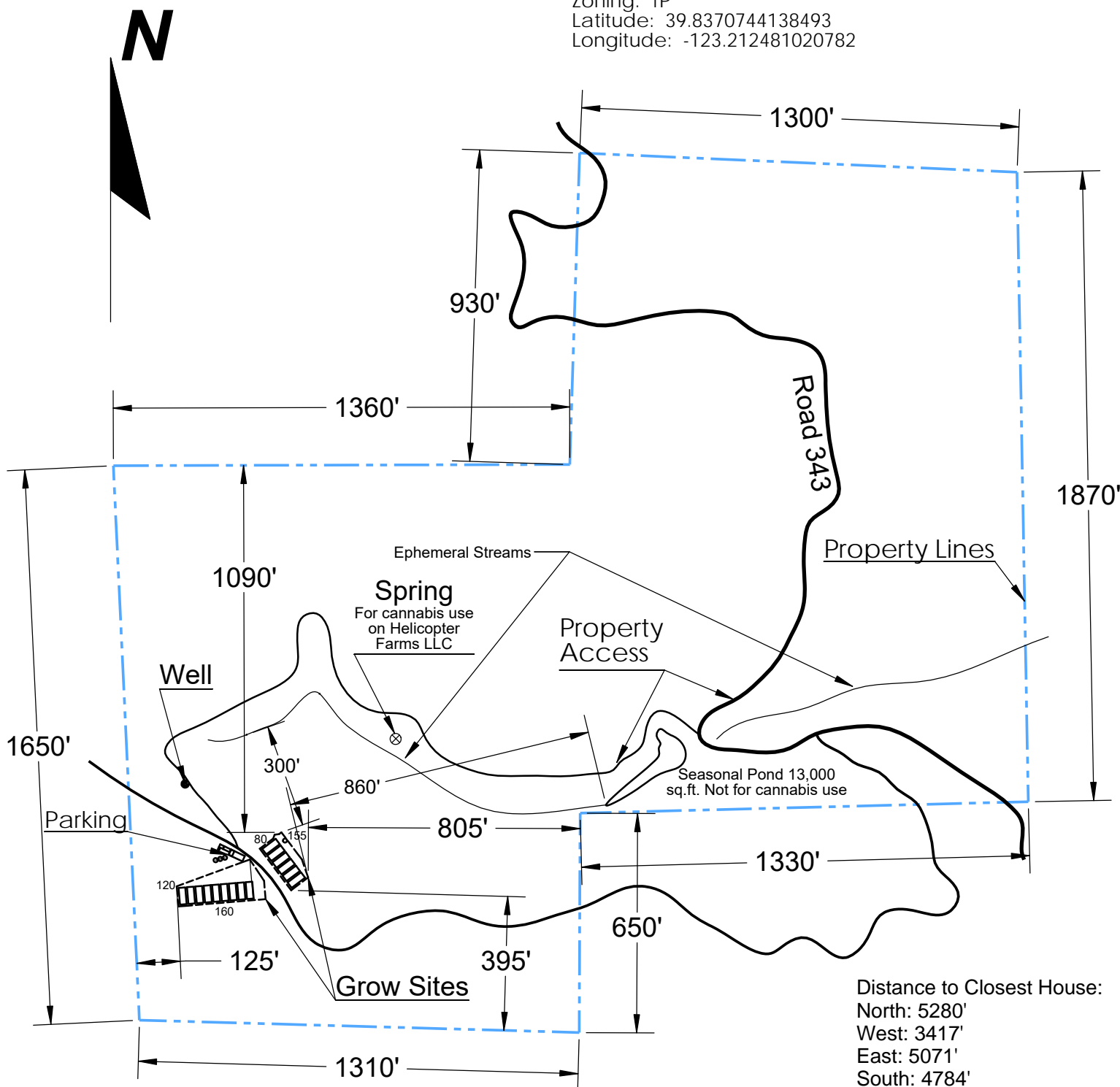
78550 RD 343

County: Mendocino, CA  
Municipality: Covelo  
Parcel Id: 03216053  
Address: 78550 RD 343  
Zip Code: 95428  
Owner: RIDGEFRONT PROPERTIES LLC  
Acreage: 113.41 (deeded), 114.53 (calculated)  
Land Use Code: TP64  
Land Cover:

Shrub/Scrub: 54.61ac (47.7%)  
Grassland/Herbaceous: 20.04ac (17.5%)  
Mixed Forest: 14.34ac (12.5%)  
Developed Open Space: 10.02ac (8.7%)  
Evergreen Forest: 6.88ac (6.0%)  
Deciduous Forest: 6.09ac (5.3%)  
Pasture/Hay: 2.55ac (2.2%)

Elevation Ft: 1948  
Zoning: TP  
Latitude: 39.8370744138493  
Longitude: -123.212481020782

Snake Trail Farms, LLC  
Primary Contact: Michael Adams  
Lic. #CCL18-0001302  
78550 RD 343  
Covelo, CA 95428  
Parcel Id: 03216053

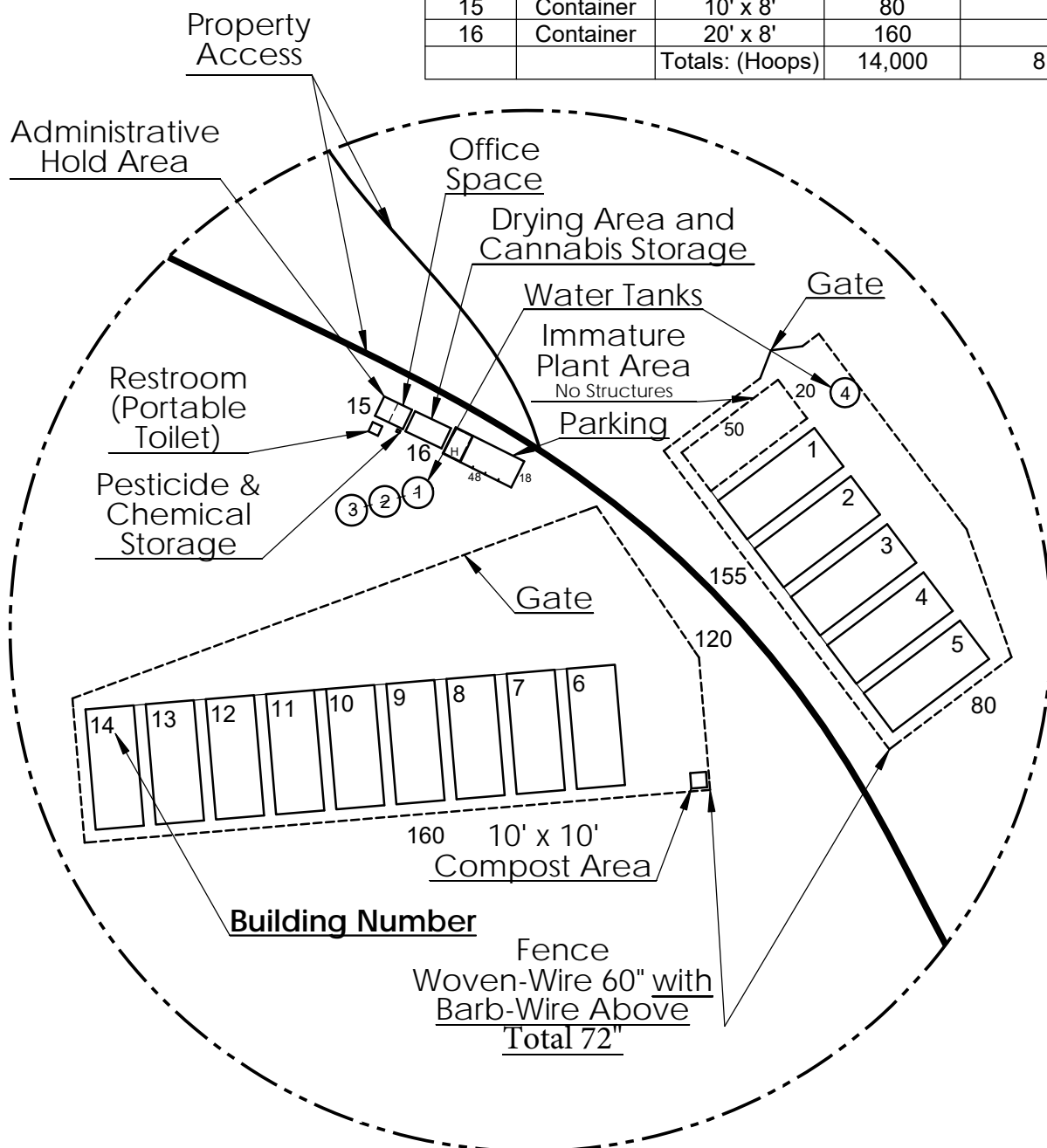


Distance to Closest House:  
North: 5280'  
West: 3417'  
East: 5071'  
South: 4784'

Snake Trail Farms, LLC  
 Primary Contact: Michael Adams  
 Lic. #CCL18-0001302  
 78550 RD 343  
 Covelo, CA 95428  
 Parcel Id: 03216053

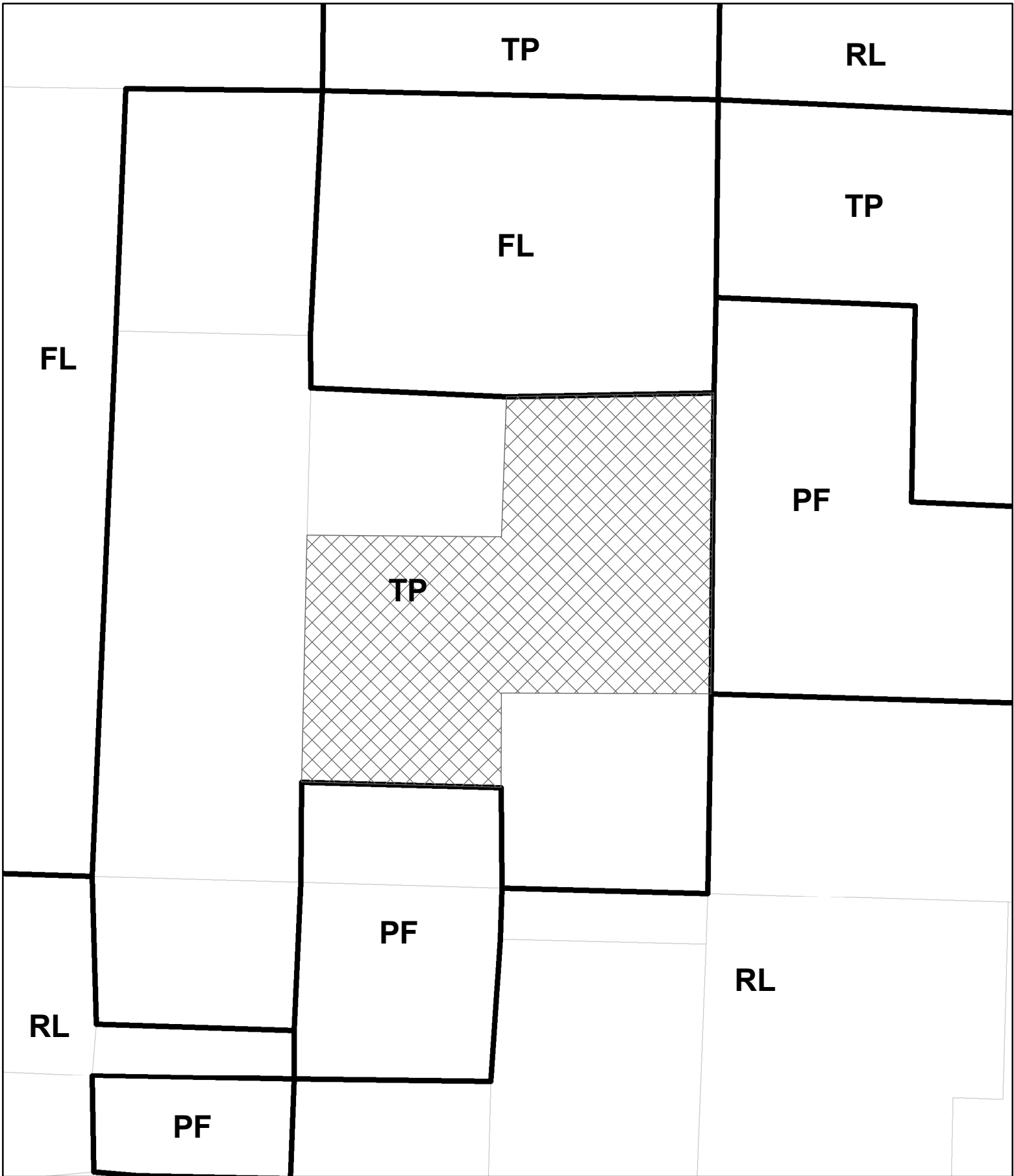
Structures Listing				
Building	Usage	Size	Sq. Footage	Canopy Area sq.ft.
1	Hoop House	20' x 50'	1000	625
2	Hoop House	20' x 50'	1000	625
3	Hoop House	20' x 50'	1000	625
4	Hoop House	20' x 50'	1000	625
5	Hoop House	20' x 50'	1000	625
6	Hoop House	20' x 50'	1000	625
7	Hoop House	20' x 50'	1000	625
8	Hoop House	20' x 50'	1000	625
9	Hoop House	20' x 50'	1000	625
10	Hoop House	20' x 50'	1000	625
11	Hoop House	20' x 50'	1000	625
12	Hoop House	20' x 50'	1000	625
13	Hoop House	20' x 50'	1000	625
14	Hoop House	20' x 50'	1000	625
15	Container	10' x 8'	80	
16	Container	20' x 8'	160	
Totals: (Hoops)			14,000	8,750

Water Tank Table (Gallons)	
Tank 1	5000
Tank 2	5000
Tank 3	5000
Tank 4	2500





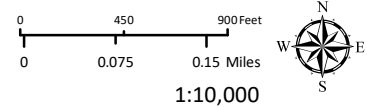
### Site Enlargement

Note: Grading has been done within the fence lines.



**CASE:** AP 2024-0023  
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**AGENT:** Lisa Lai  
**ADDRESS:** 78550 Road 343, Covelo

 Zoning Districts  
 Assessors Parcels

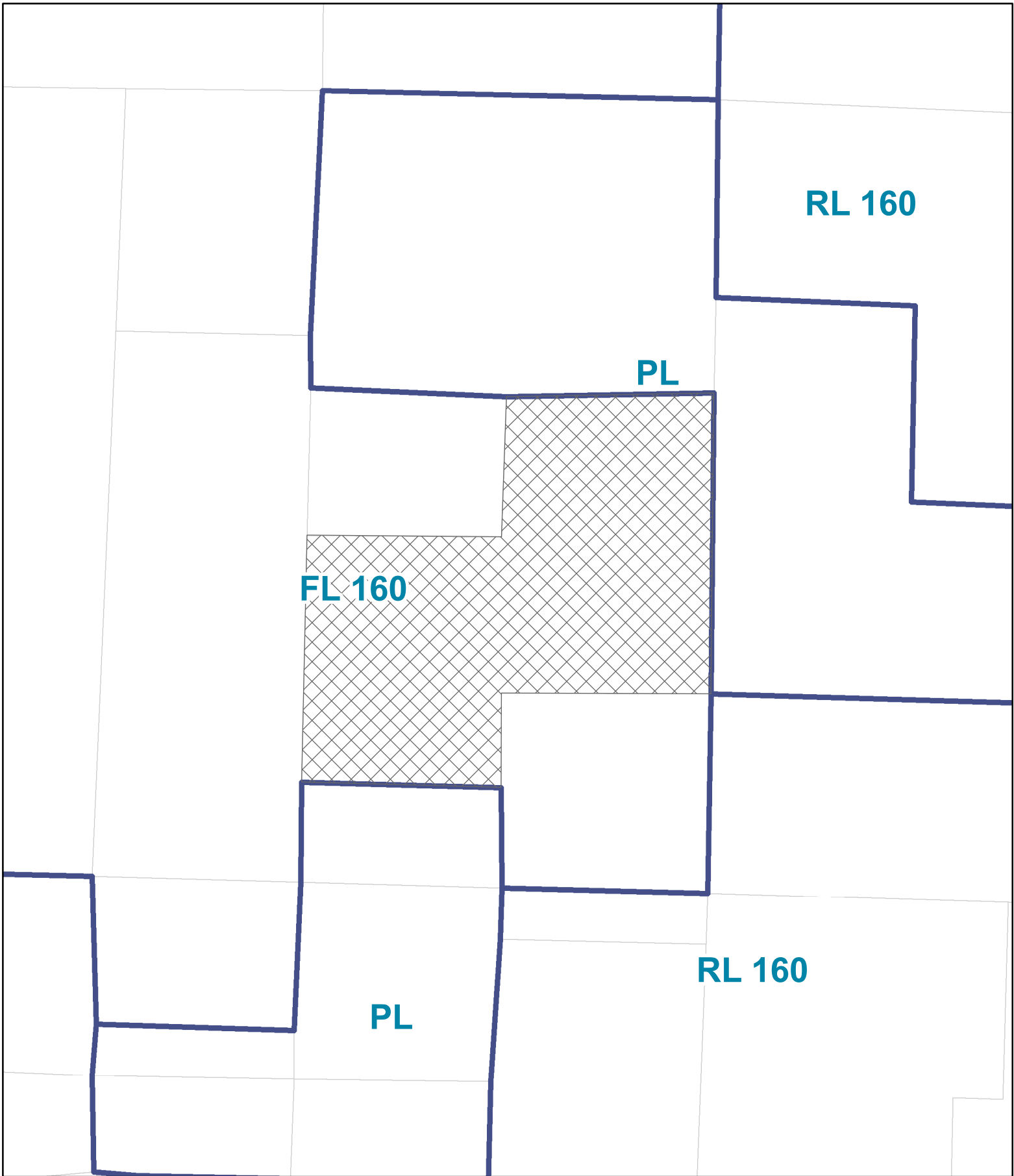


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ZONING

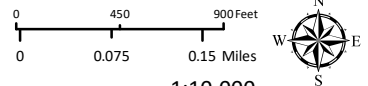
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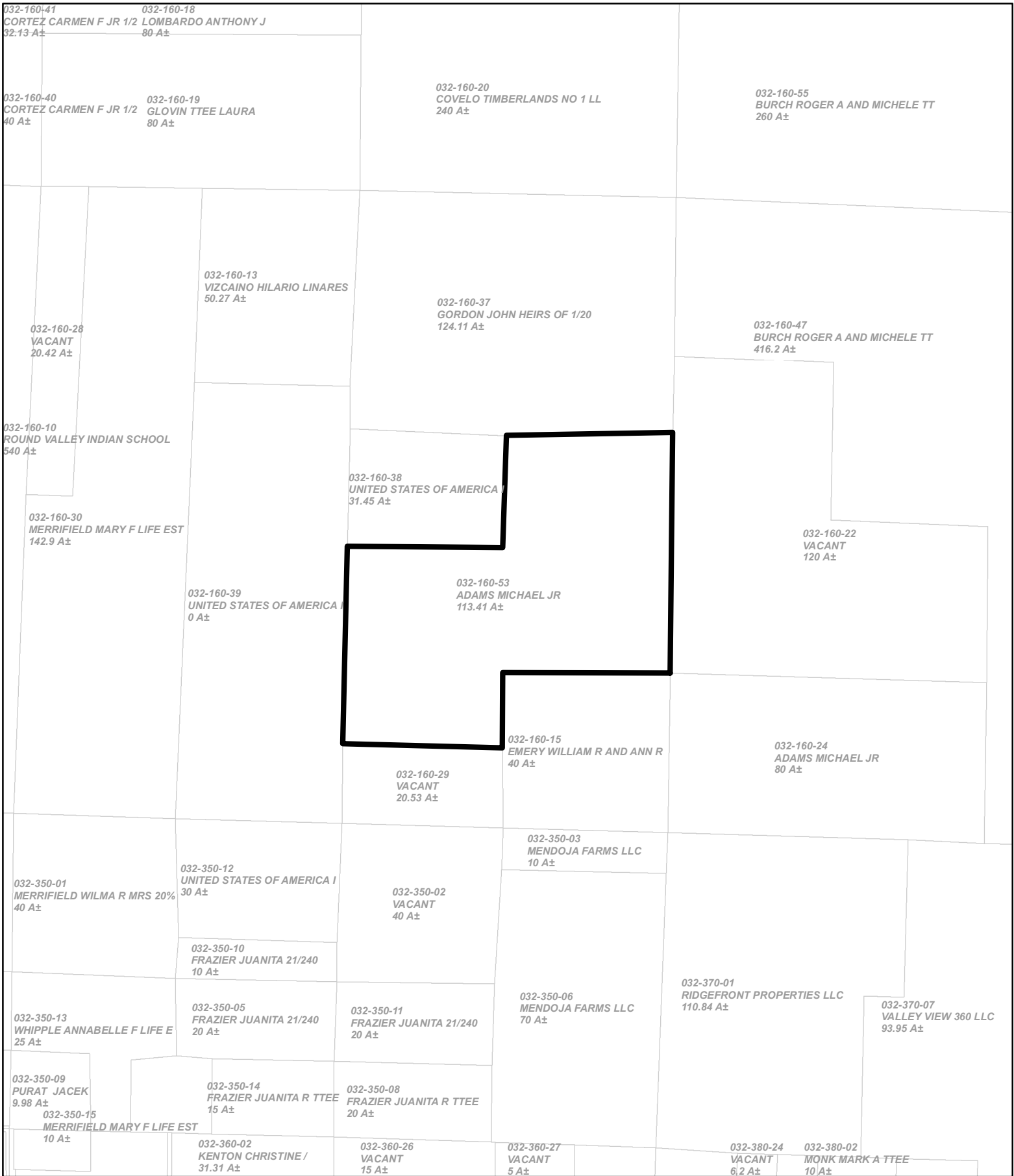
 Assessor's Parcels




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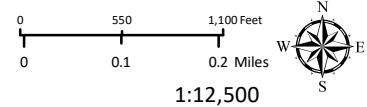
GENERAL PLAN

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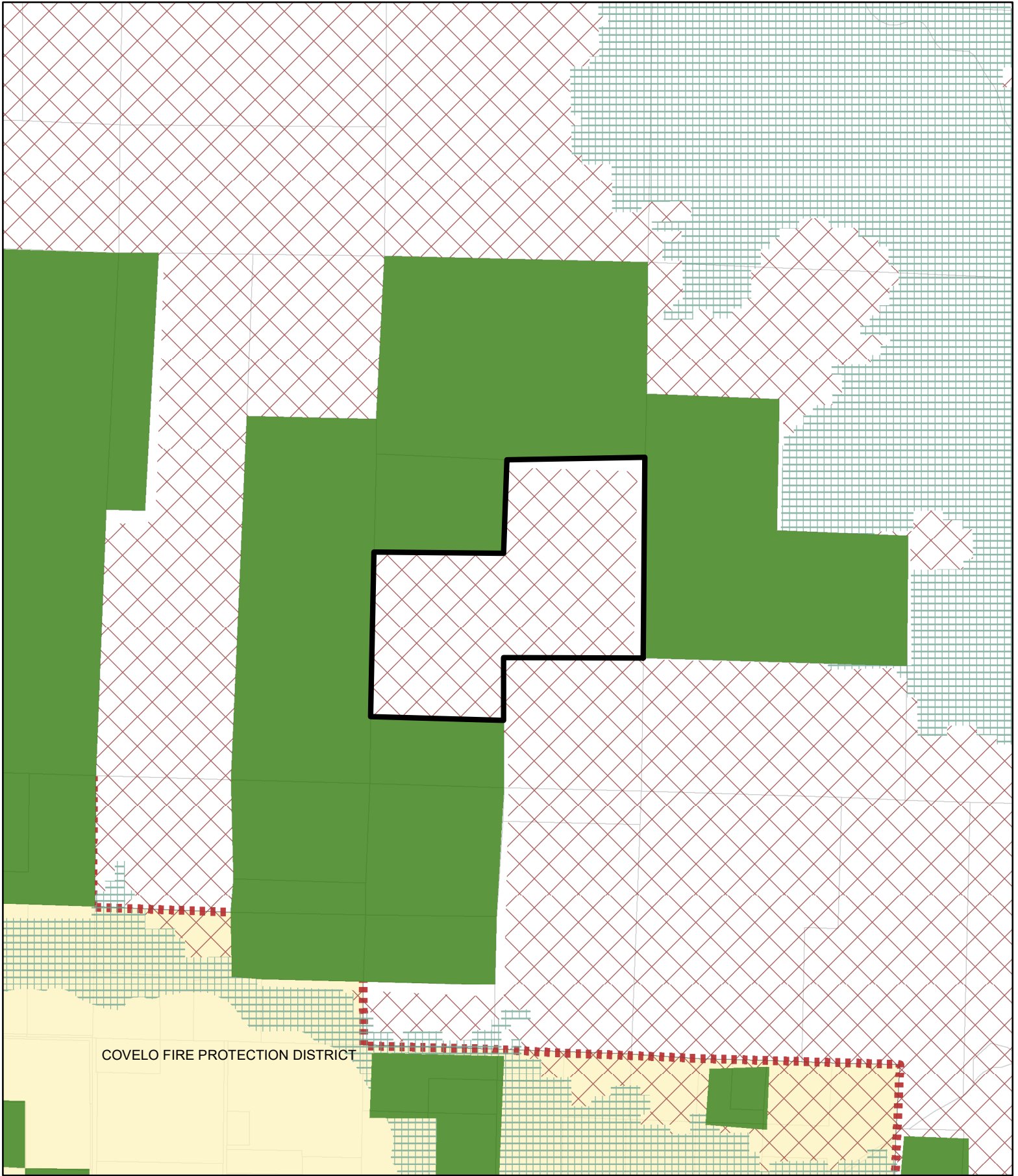
 Assessor's Parcels






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**ADJACENT PARCELS**

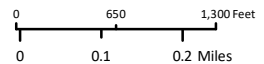
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-  FRA
-  High Fire Hazard
-  Moderate Fire Hazard

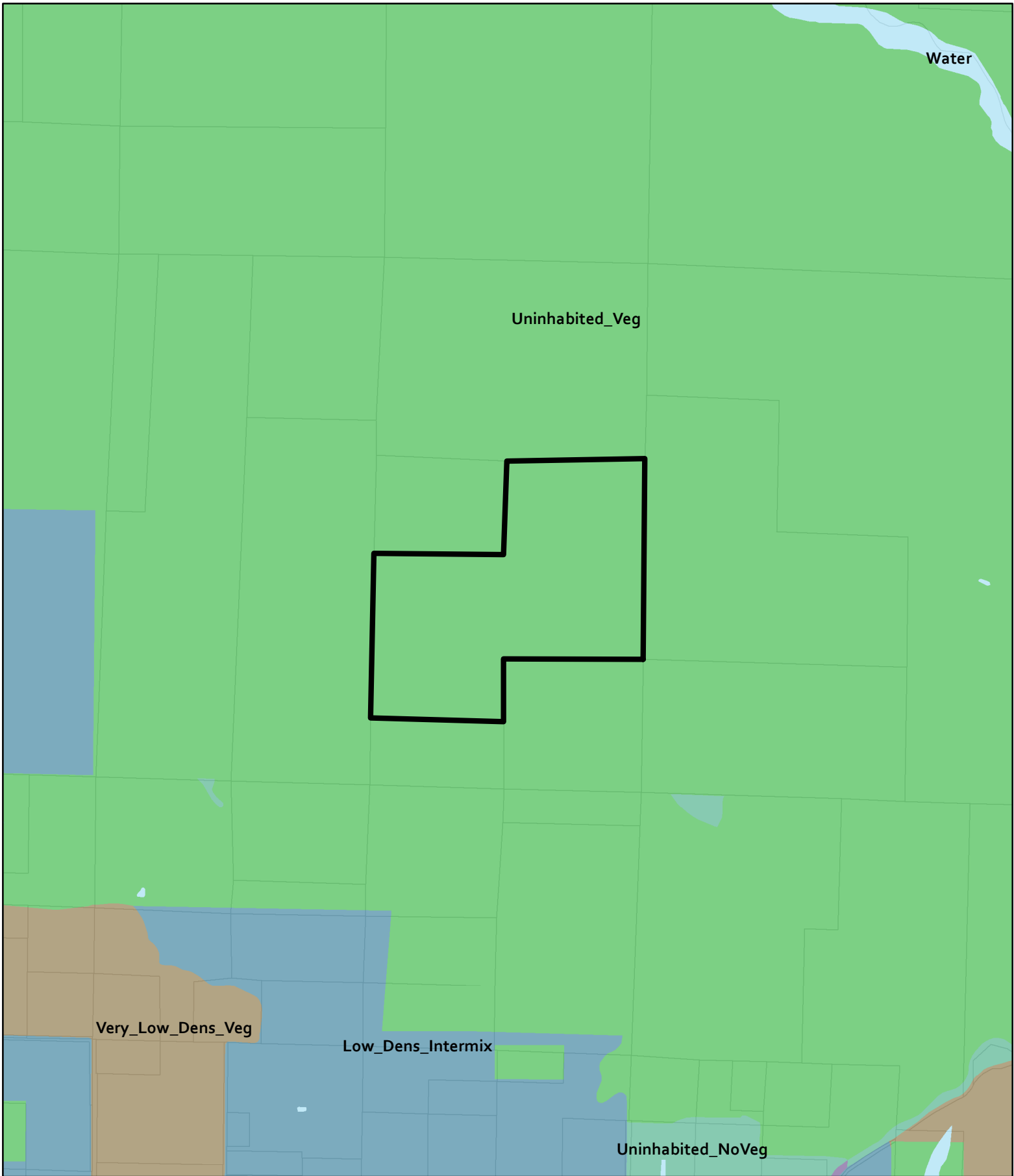
-  County Fire Districts
-  Assessors Parcels




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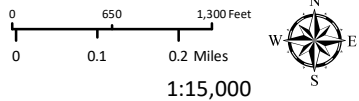
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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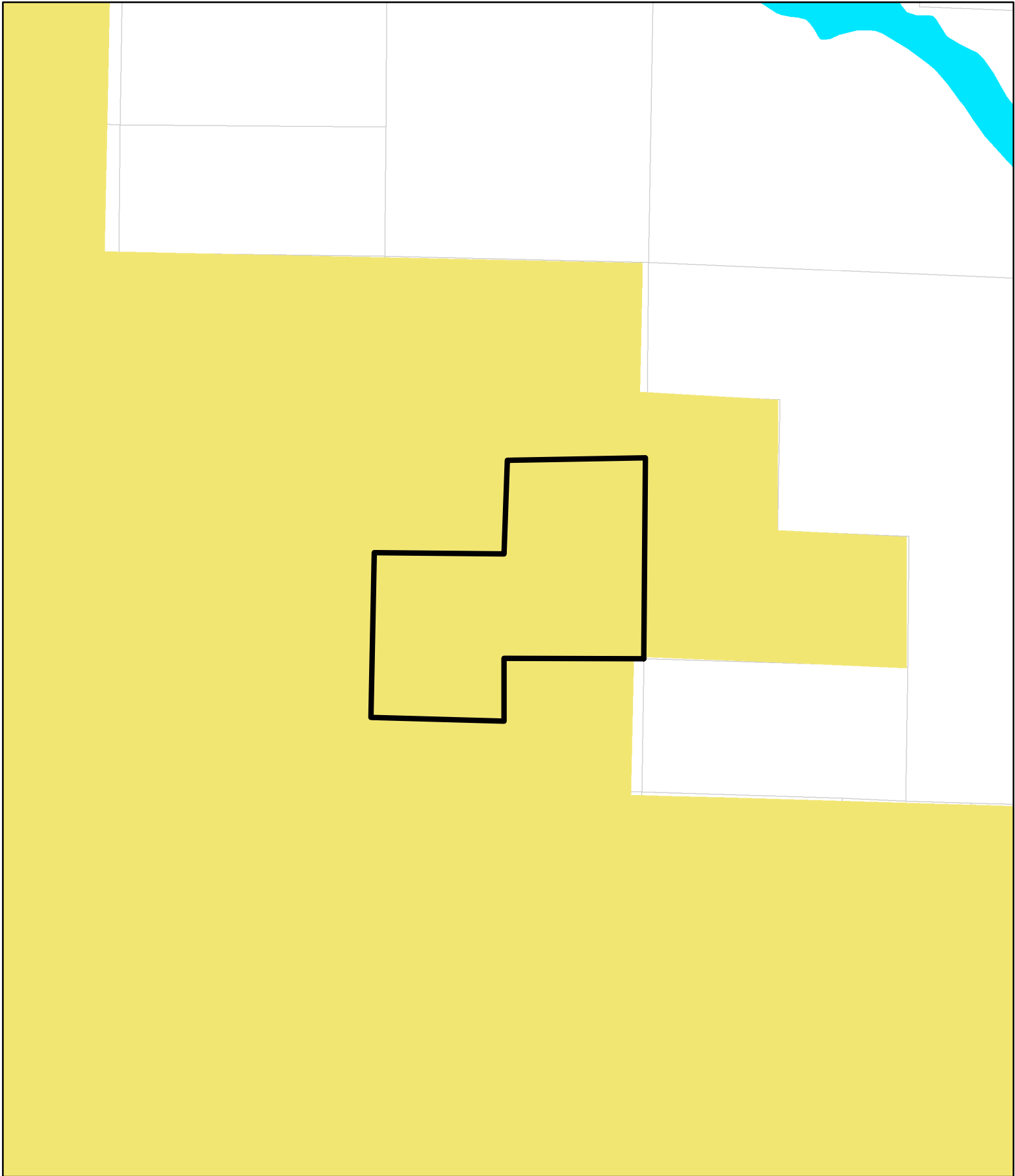
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 Assessors Parcels






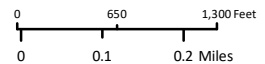
**WILDLAND-URBAN INTERFACE**

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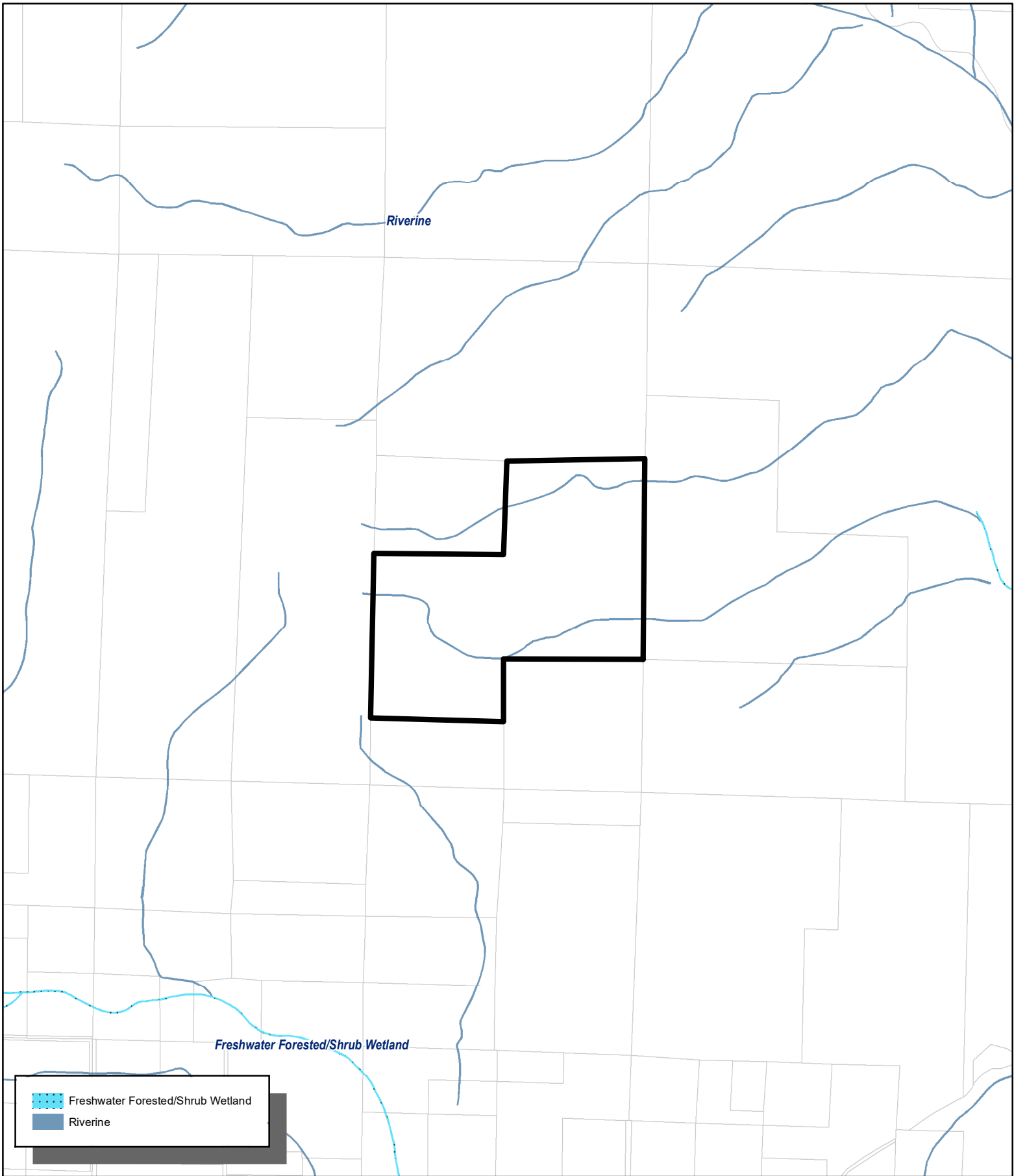
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-  1% Annual Chance Flood Hazard
-  Area of Undetermined Flood Hazard
-  Assessor's Parcels





1:15,000  
**FLOOD ZONES**


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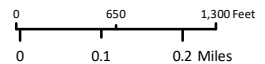


Riverine

Freshwater Forested/Shrub Wetland

	Freshwater Forested/Shrub Wetland
	Riverine

 Assessors Parcels



1:15,000

WETLANDS

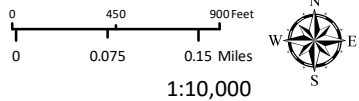
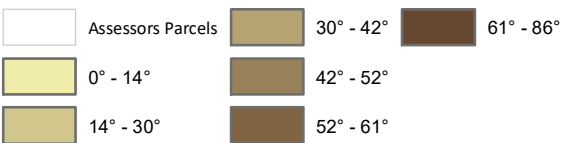
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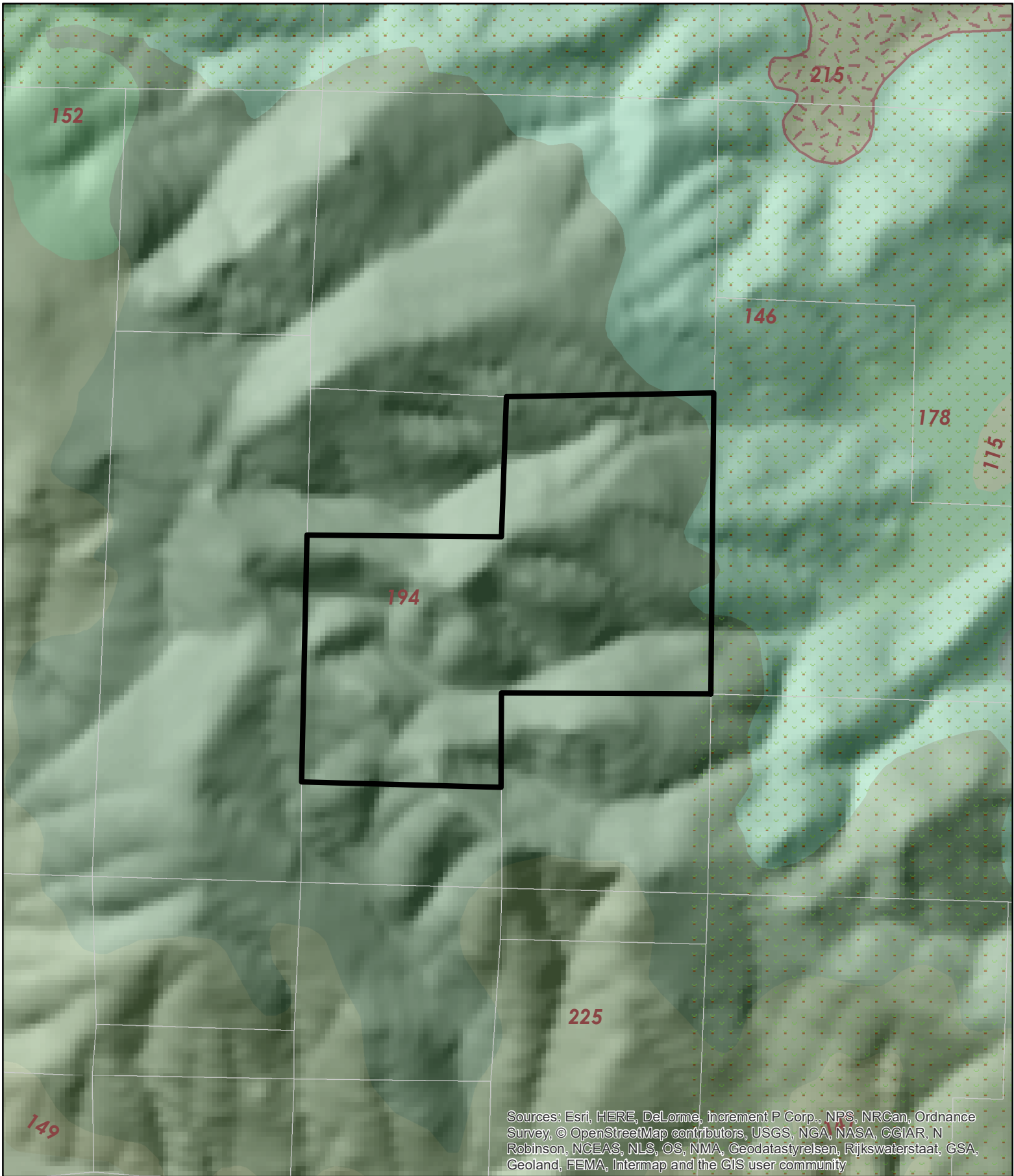
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1:10,000  
**ESTIMATED SLOPE**

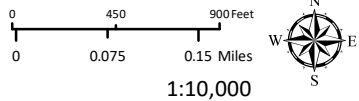
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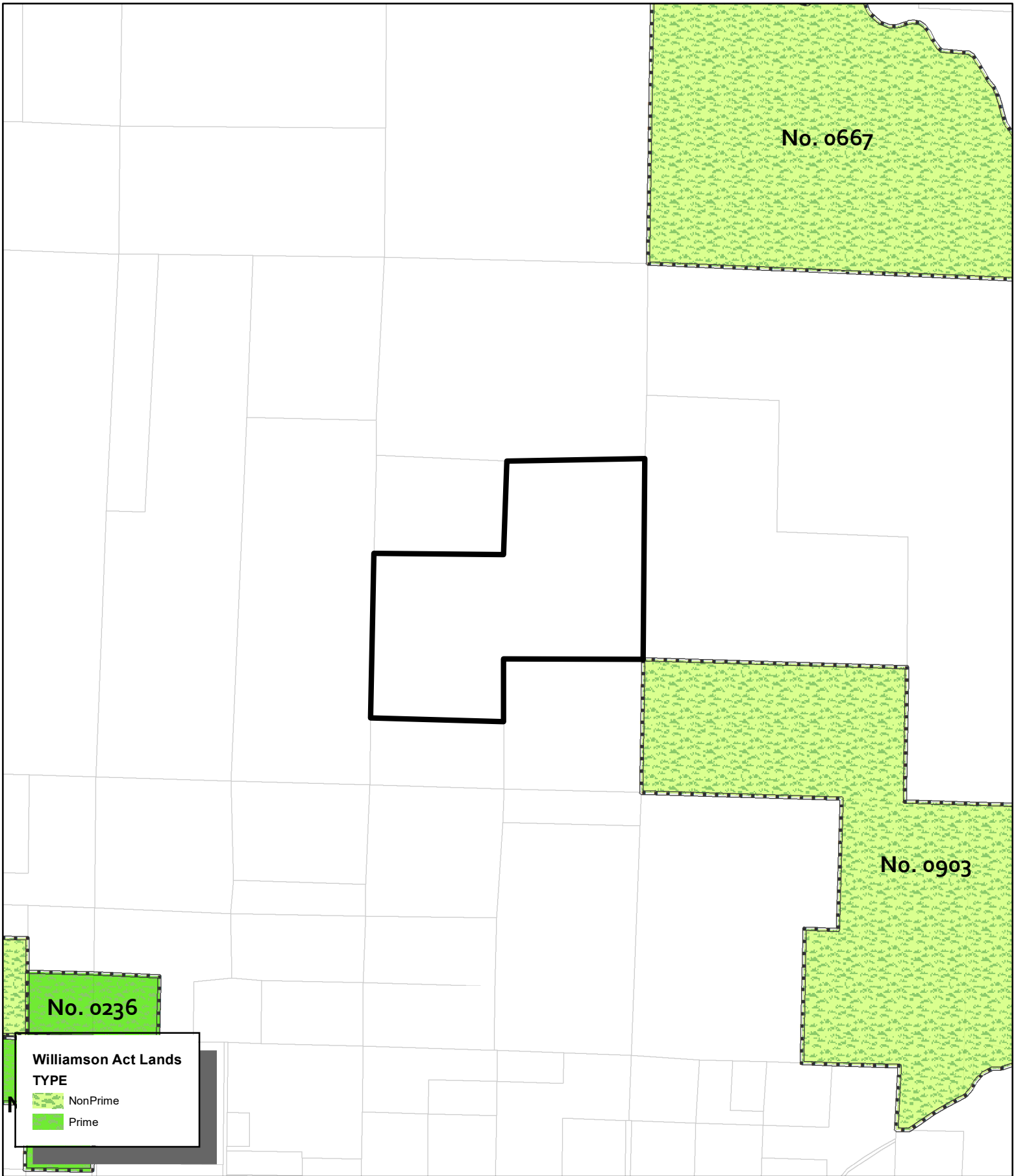
Assessors Parcels  
 Naturally Occurring Asbestos




**EASTERN SOIL CLASSIFICATIONS**

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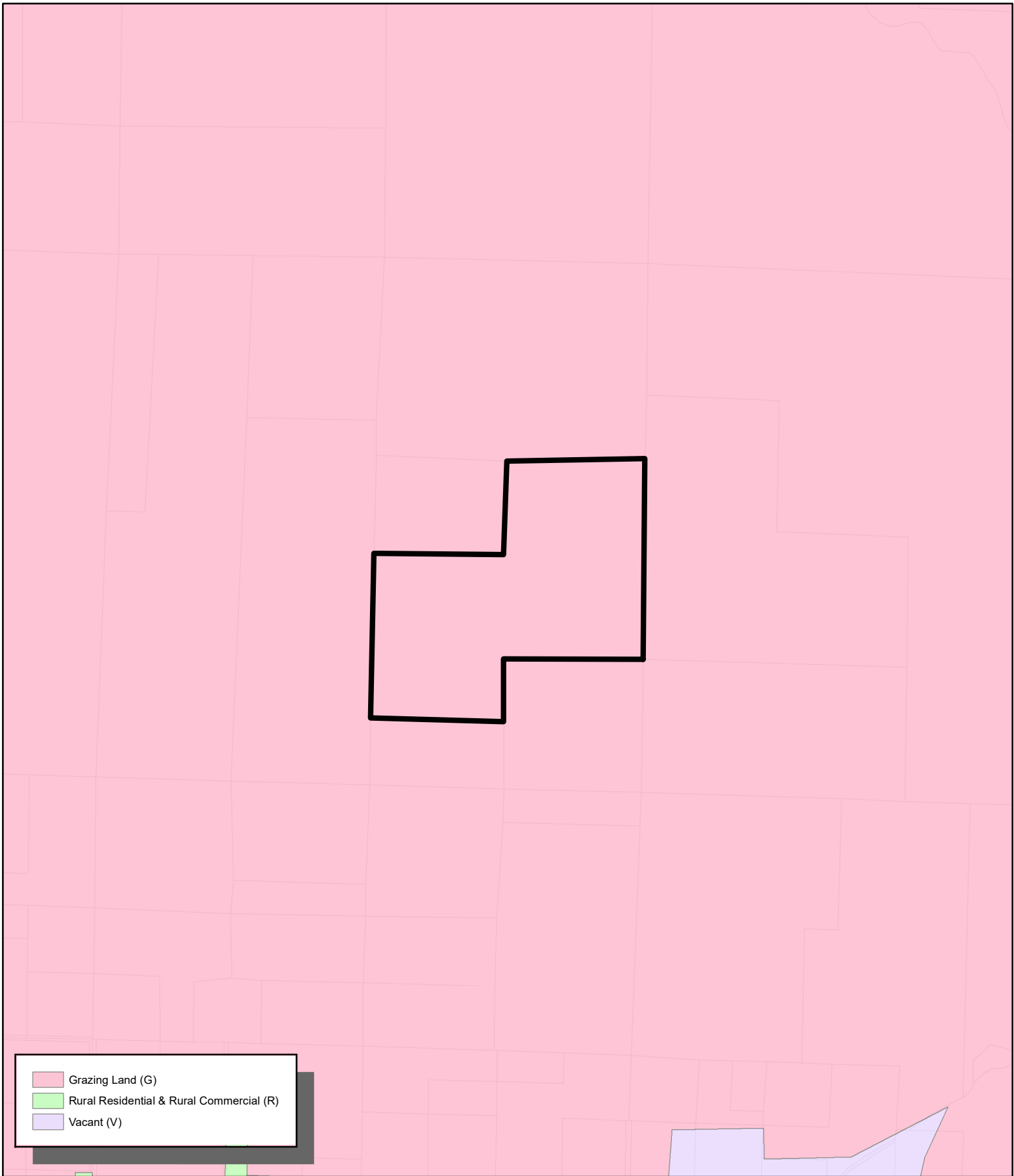
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 Assessors Parcels

0 650 1,300 Feet  
 0 0.1 0.2 Miles  
 1:15,000

**WILLIAMSON ACT**

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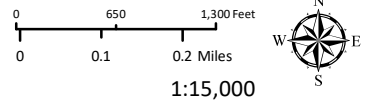


Legend:

- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Vacant (V)

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Assessors Parcels




1:15,000  
**IMPORTANT FARMLANDS**

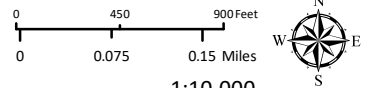
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# Round Valley Unified

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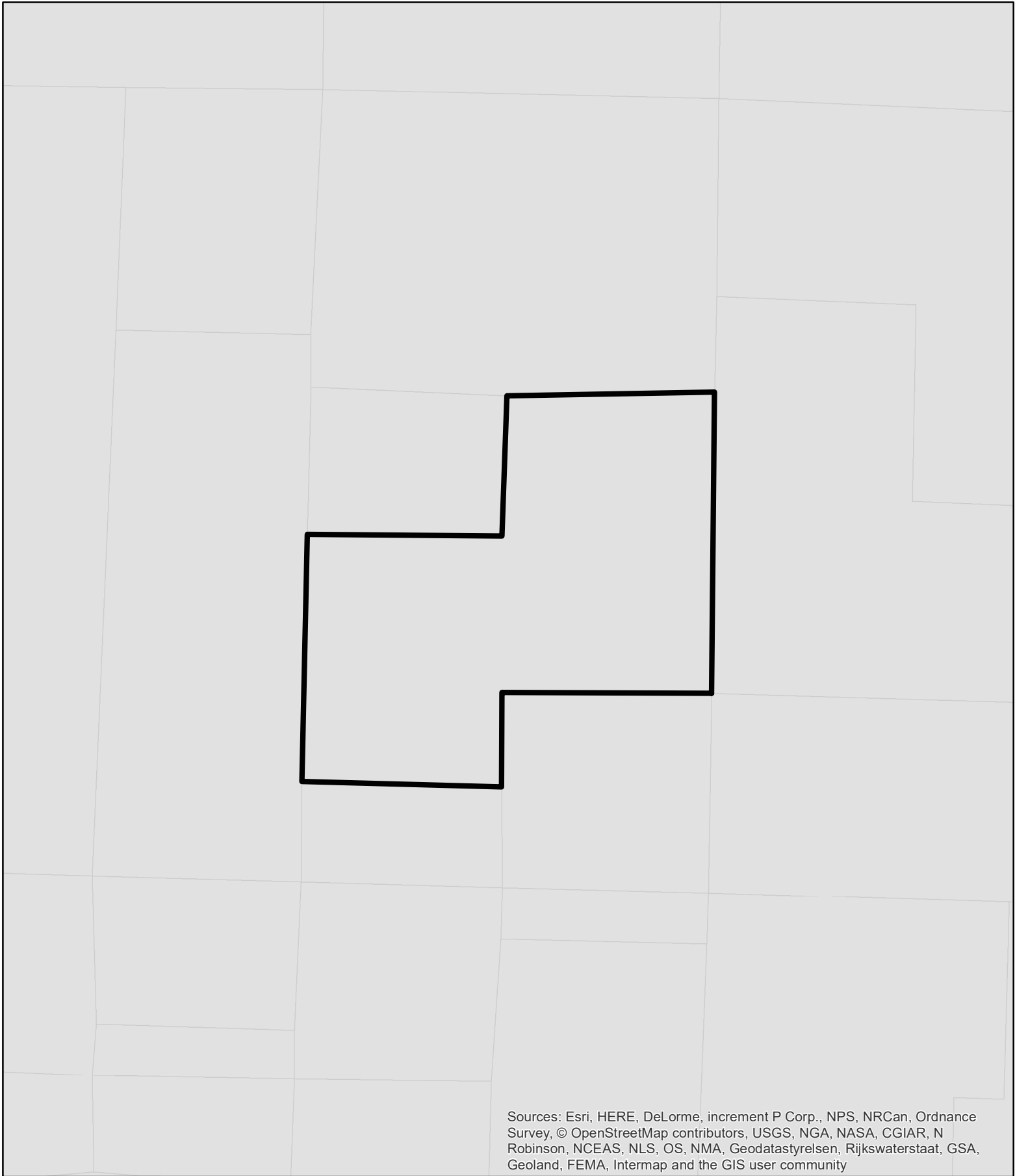
 Assessors Parcels



1:10,000



SCHOOL DISTRICT

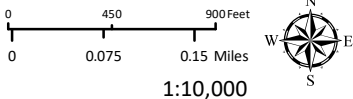
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 Assessors Parcels  
 Round Valley Area MAC



1:10,000

ROUND VALLEY MUNICIPAL ADVISORY COUNCIL

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