



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
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www.mendocinocounty.org/pbs

April 29, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Air Quality Management
Sonoma State University

CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Round Valley Water District
Covelo Fire Dept.

Round Valley School District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0027

DATE FILED: 3/26/2019

OWNER: JAMES D. LOPIANO

APPLICANT: TEKLA BROZ

REQUEST: Administrative Permit for a setback reduction to sensitive receptor and neighboring residence of a small outdoor cannabis cultivation site (Type C (2,500 sq. ft.); AG_2019-0025) of no more than 2,500 sq. ft. of canopy.

LOCATION: 0.3± miles northwest of Covelo town center, lying on the south side of Howard Street (CR 334D), 0.06± miles west of its intersection with Lovelle Street (CR 829), located at 23731 Howard St., Covelo (APN: 033-190-23).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 13, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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 _____

OWNER: JAMES D. LOPIANO

APPLICANT: TEKLA BROZ

AGENT: N/A

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APN/S: 033-190-23-00

PARCEL SIZE: 0.7± acres

GENERAL PLAN: SR:
ZONING: SR:12K

EXISTING USES: Residential; Cannabis

DISTRICT: 3

RELATED CASES: BU_2018-1798 (GROUND MOUNT SOLAR UNDER 7FT FOR RESIDENCE); AG_2019-0025 (AGRICULTURE)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	SR	SR:12K	0.4± acres	Residential
EAST:	SR	SR:12K	0.3±; 0.2± acres	Residential
SOUTH:	SR	SR:12K	0.2±; 0.15±; 0.5± acres	Residential
WEST:	SR	SR:12K	0.7± acres	Residential

REFERRAL AGENCIES

<u>LOCAL</u> ☒ Air Quality Management District ☒ Building Division Ukiah ☒ Department of Transportation (DOT) ☒ Environmental Health (EH) ☒ Covelo Fire District ☒ Round Valley School District	☒ Round Valley Water District ☒ Sonoma State University <u>STATE</u> ☒ CALFIRE (Land Use) ☒ CALFIRE (Resource Management) ☒ California Dept. of Fish & Wildlife	<u>TRIBAL</u> ☒ Cloverdale Rancheria ☒ Redwood Valley Rancheria ☒ Sherwood Valley Band of Pomo Indians
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ADDITIONAL INFORMATION:

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Covelo Fire District

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Types

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

YES

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

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

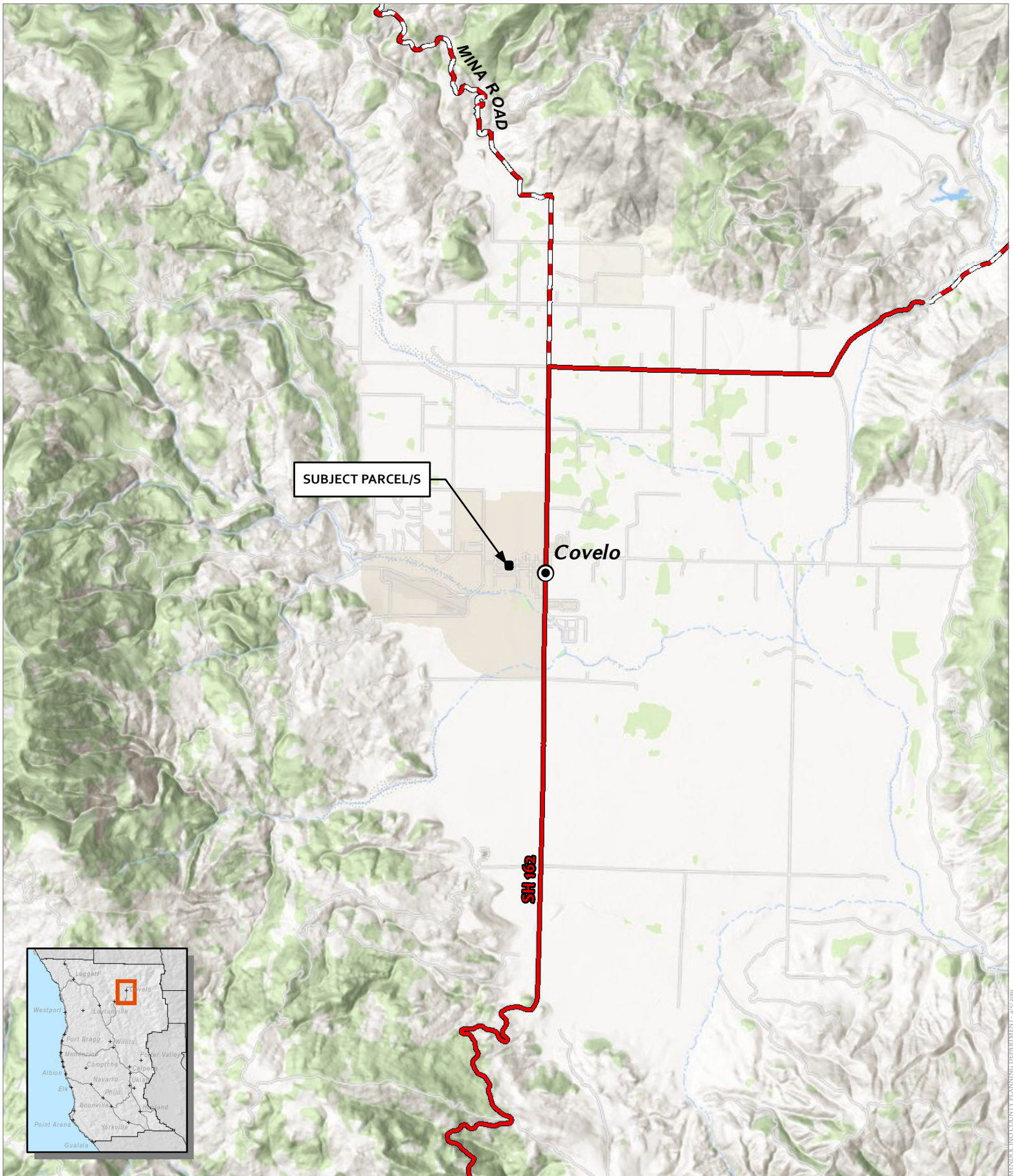
Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

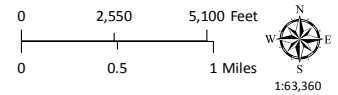
Sec. 20.512



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/5/2019

CASE: RN 2018-0002
 OWNER: Golden Rule Church Assn.
 APN: 106-130-13, ET AL
 APLCT: Brian Bartholomew
 AGENT:
 ADDRESS: 16200 N. Hwy. 101, Willits

-  Major Towns & Places
-  Highways
-  Major Roads



LOCATION MAP

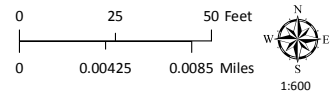


HOWARD STREET 334D

GREELY STREET 334C

CASE: RN 2018-0002
OWNER: Golden Rule Church Assn.
APN: 106-130-13, ET AL
APLCT: Brian Bartholomew
AGENT:
ADDRESS: 16200 N. Hwy. 101, Willits

Public Roads



AERIAL IMAGERY

Premises Diagram APN # 033-190-23

23731 Howard St, Covelo, CA 95428

Lot size 1 acre, 172' x 198'

Applicant: Tekla Broz

Owners: J.Denny Lopiano & Tekla Broz

Non- Cannabis Activity

Building #1 Residence 44' x 38'

Building #2 Shed, Mixed Use 18' x 24'
Tool Storage, personal use only

Building #3 Shed, Bicycle 18' x 24'

Building #4 Garage Tool Storage, Workshop 28' x 36'

Building #5 Shed General Storage 20' x 30'

Building #6 Water Tower 18' x 18'

Building #7 Log Cabin Not used 12' x 12'
(Will Be torn down in 2019)

Building #8 Greenhouse 12' x 24'
Metal Framed, for growing vegetables & fruit

Water Tank 3000 gallons
Fire Suppression use only

Well depth 120 ft, 11 gpm new permit
(39°47'36.86" N 123°15'13.87" W)

Cannabis Activity

Canopy Area 50' x 50'



6/15/21 OK for final 2/25/19

CASE: AP 2019-0027
OWNER: BROZ, Tekla
APN: 033-190-23
APLCT: Tekla Broz
AGENT:
ADDRESS: 23731 Howard Street, Covelo

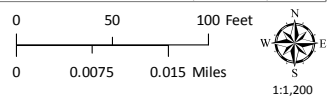
NO SCALE

SITE PLAN



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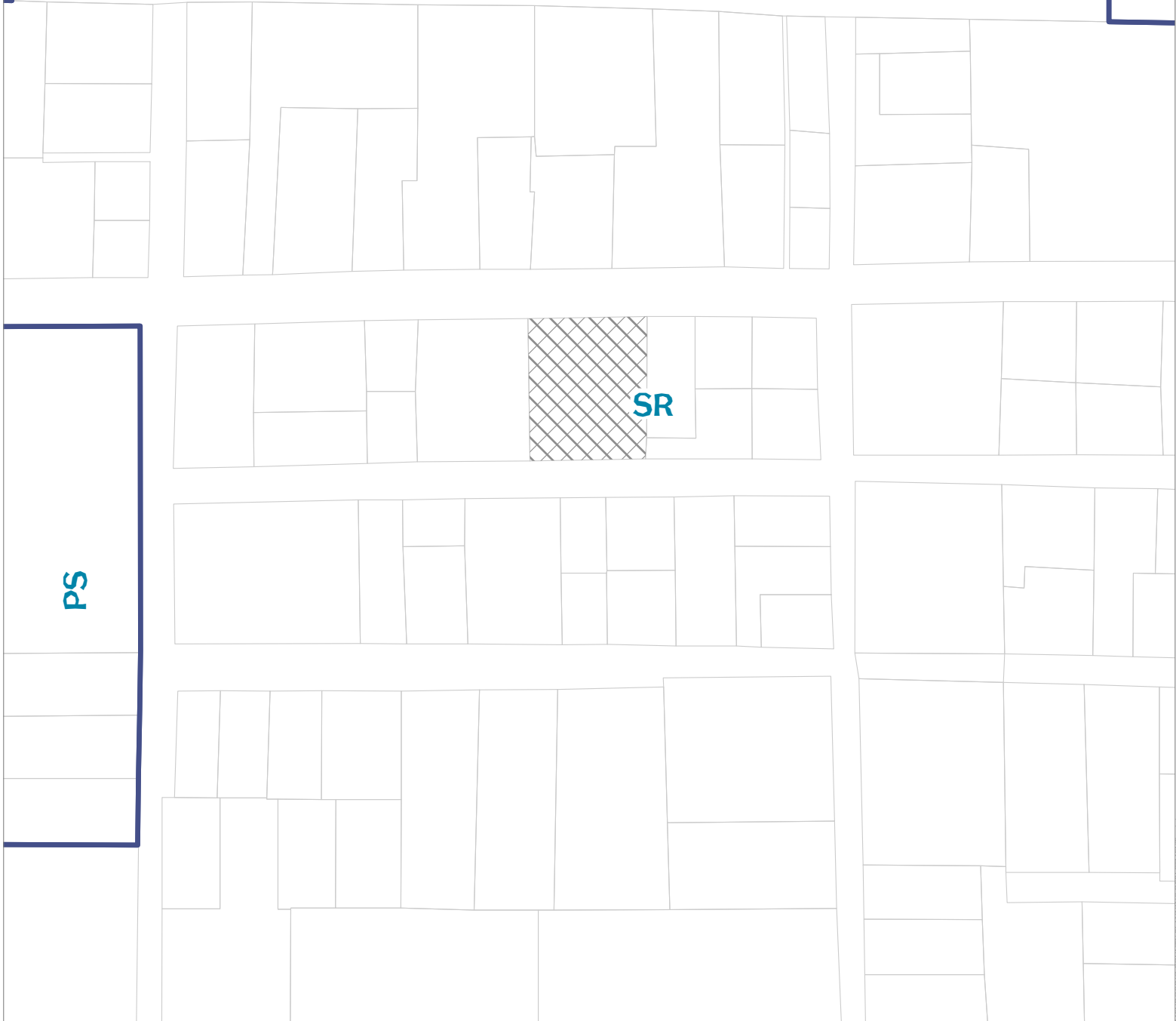
 Zoning Districts
 Public Roads



ZONING DISPLAY MAP

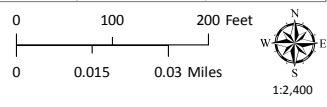
25

RMR 20



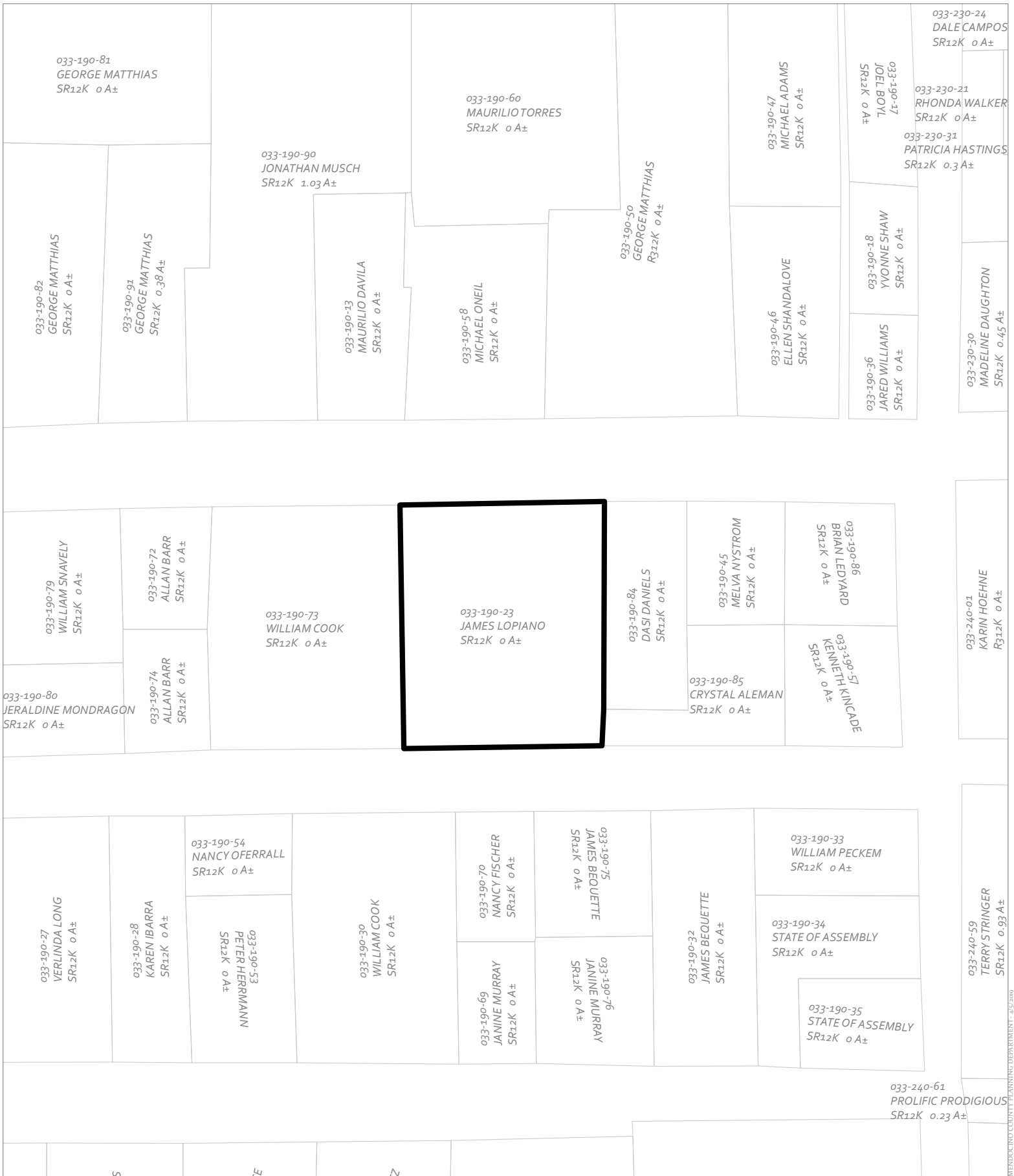
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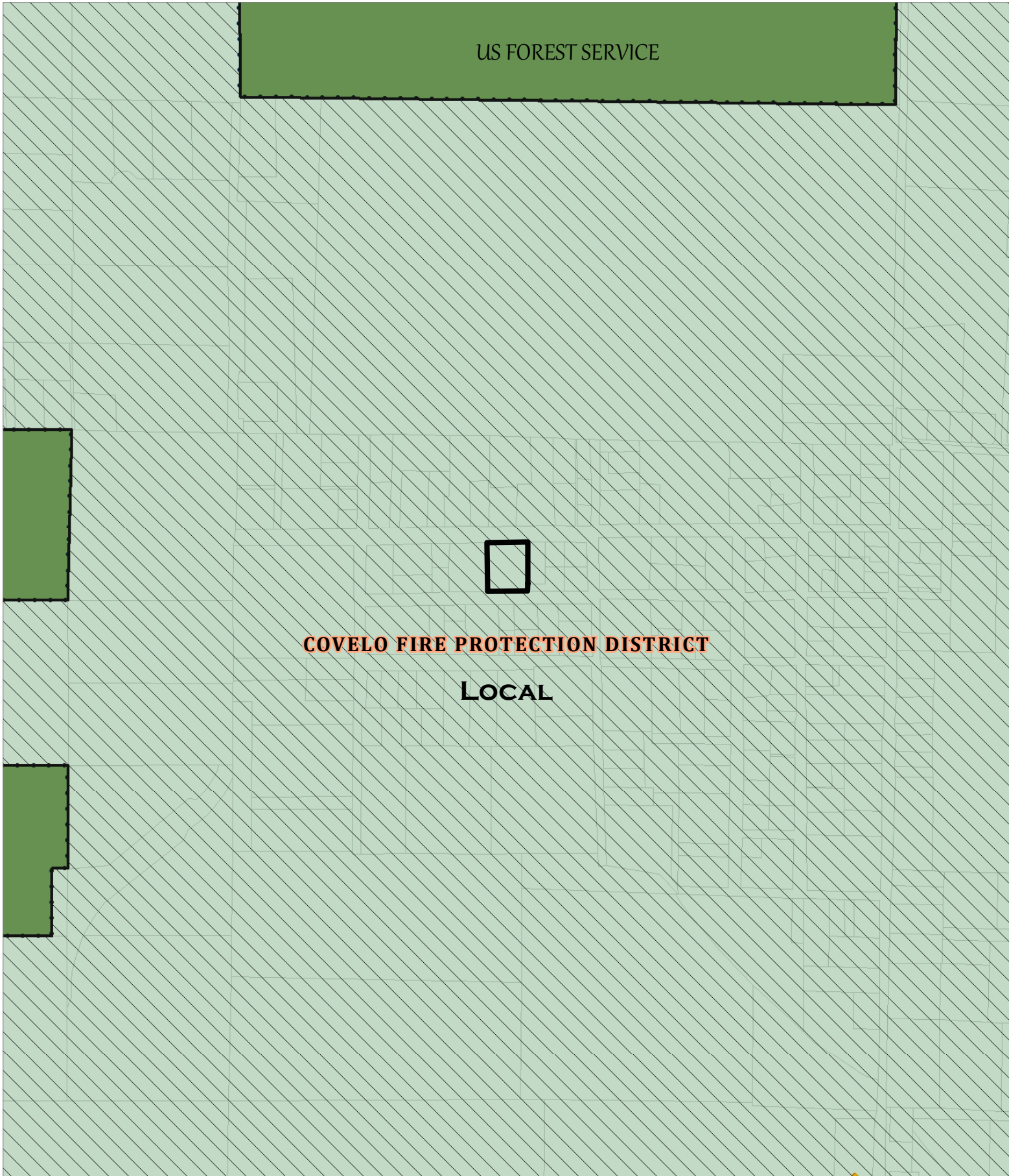
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/5/2019





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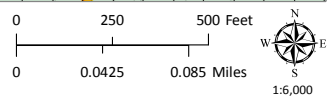
Local Responsibility Areas



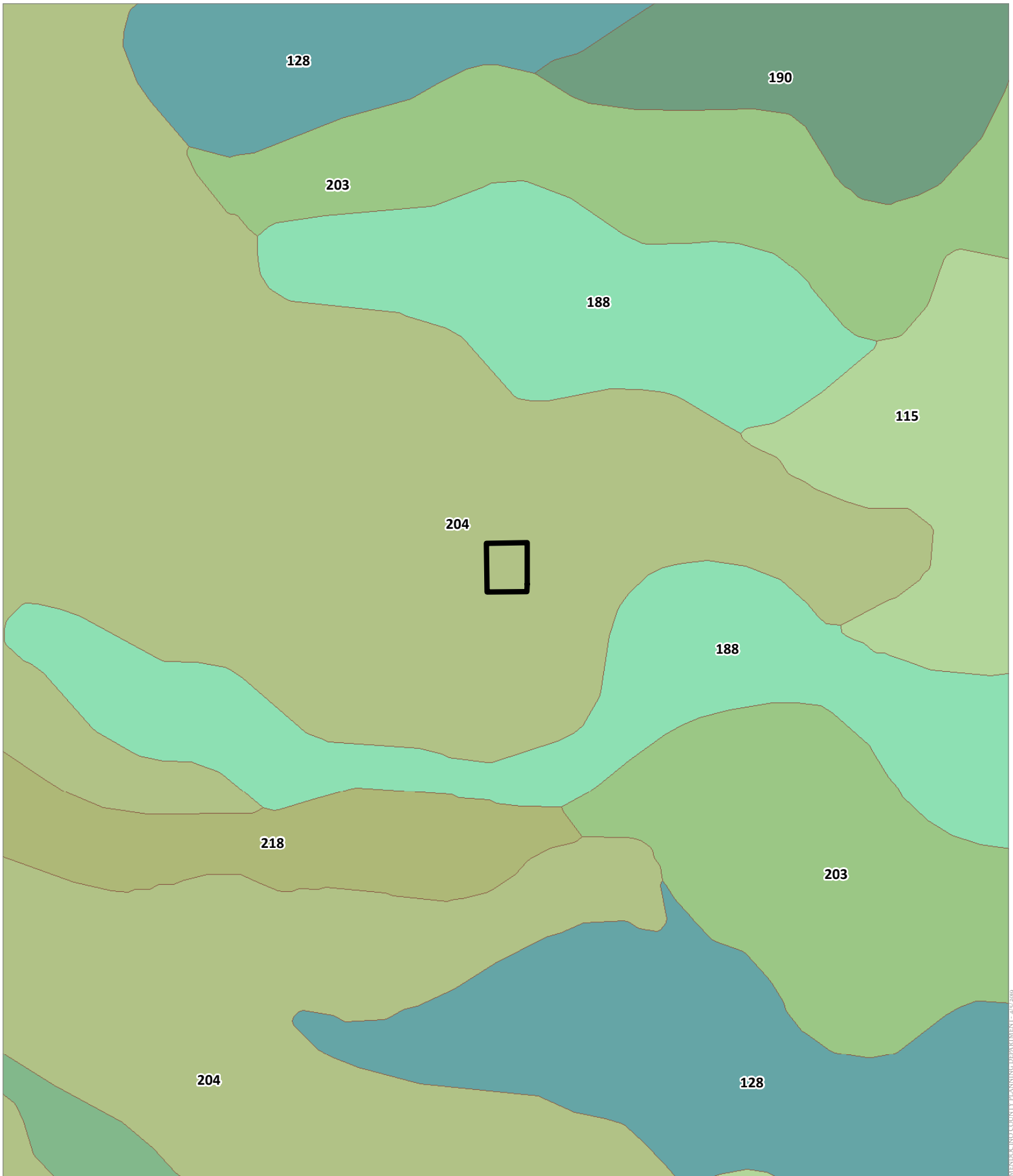
Fire Stations



County Fire Districts

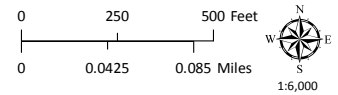


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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 Eastern Study Soil Types



LOCAL SOILS