



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
752 SOUTH FRANKLIN 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

September 04, 2025

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

Department of Fish and Wildlife
Regional Water Quality Control Board
Round Valley Municipal Advisory Council
County Addresser
Cloverdale Rancheria
Cahto Tribe
Potter Valley Tribe

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe
Round Valley County Water District
Round Valley School District

CASE#: AP_2025-0019

DATE FILED: 8/20/2025

OWNER: Karl V & Kathleen S T Reynolds

APPLICANT: R and P Investment

AGENT: Javier Rau

REQUEST: The applicant is requesting an Administrative Permit to establish 10,000 square feet of outdoor cannabis cultivation on a 9.65-acre parcel, utilizing approximately 300 individual 30-gallon pots.

ENVIRONMENTAL DETERMINATION: §15303Categorically Exempt

LOCATION: 2.3± miles northeast of Covelo town center, at the intersection of Logan Lane (CR 337M) and SR 162 located at 25801 Mendocino Pass Rd (APN 032-410-35).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: Jamie Henry

RESPONSE DUE DATE: September 18, 2025

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_2025-0019

OWNER:	REYNOLDS KARL V & KATHLEEN S T AND [OWNER2NAME] AND [OWNER3 NAME]
APPLICANT:	R and P Investment
AGENT:	Javier Rau
REQUEST:	The applicant is requesting an Administrative Permit to establish 10,000 square feet of outdoor cannabis cultivation on a 9.65-acre parcel, utilizing approximately 300 individual 30-gallon pots.
LOCATION:	2.3± miles northeast of Covelo town center, at the intersection of Logan Lane (CR 337M) and SR 162 located at 25801 Mendocino Pass Rd (APN 032-410-35).
APN/S:	032-410-35
PARCEL SIZE:	9.65±
GENERAL PLAN:	Remote Residential (RMR 20)
ZONING:	Upland Residential, 20 acre minimum (UR 20)
EXISTING USES:	Cultivation
DISTRICT:	3 (Haschak)
RELATED CASES:	

REFERRAL AGENCIES

<u>LOCAL</u>		
☒ Air Quality Management District	☒ Sonoma State University	☒ Cahto tribe
☒ Building Division	☒ Mendocino Cannabis Department	☒ Potter Valley Tribe
☒ County Addresser	<u>STATE</u>	☒ Redwood Valley Rancheria
☒ Department of Transportation (DOT)	☒ California Dept. of Fish & Wildlife	☒ Sherwood Valley Band of Pomo Indians
☒ Environmental Health (EH)	☒ CALTRANS	☒ Round Valley Tribe
☒ Round Valley MAC	☒ Regional Water Quality Control Board	
☒ Round Valley Unified School District	<u>TRIBAL</u>	
☒ Round Valley County Water District	☒ Cloverdale Rancheria	

ADDITIONAL INFORMATION:

STAFF PLANNER: JAMIE HENRY

DATE: 9/4/2025

ENVIRONMENTAL DATA

1. MAC:

GIS
Round Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
NO

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
LOCAL

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Eastern Soil Classification (203, 125, 113)

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
No

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

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 ft²)

☐ Waive RR:10 Housing Requirement

☐ Acreage (3.5 Acres-4.9 Acres: Type 1, 1B, 4)

☐ 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

→ ☒ Acreage (7.0 Acres-9.9 Acres: Type 2, 2B)

APPLICANT(S)

Name: R and P Investment

Phone: 559-554-3625

Mailing

Address: 6939 West Celeste Ave

City: Fresno

State/Zip: ca 93726

email: javier@rauandassoc.com

PROPERTY OWNER

Name: R and P Investment

Phone:

Mailing

Address: 4974 North fresno st 143

City: Fresno

State/Zip: ca 93726

email: javier@rauandassoc.com

AGENT

Name: Javier Rau

Phone: 707-489-0207

Mailing

Address: 100 North Pine St

City: Ukiah

State/Zip: CA 95482

email: javier@rauandassoc.com

Parcel Size: 9.65 acres

Address of Property: 25001 Mendocino Pass Rd. Corvallis

Assessor Parcel Number(s): 032-410-35

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft ²)	☐ C	☐ C-A (≤500 ft ²) ☐ C-A (501 – 2500 ft ²)	☐ C-B	
Medium: (2501 – 5000 ft ²)	☐ 1	☐ 1-A	☐ 1-B	
Large: (5001 – 10,000 ft ²)	☒ 2	☐ 2-A	☐ 2-B	
Nursery: (≤22,000 ft ²)	☐ 4	☐ 4	☐ 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.

Javier Rau
Signature of Applicant/Agent

08/17/2025
Date

Carlos Estrada
Signature of Owner

08/17/2025
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 is applying for a 10K outdoor permit on a 9.65 acre parcel. The property is flat and is a existing cattle pasture on the valley floor of Covelo with a permitted well. There will not be any grading or vegetation removed.

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?

It will be removed to a permitted facility.

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? | ☐ |
| B. Make substantial changes in terrain? | ☐ |
| C. Connect to existing water district? | ☐ |
| D. Connect to existing sewer district? | ☐ |
| E. Install a septic system? | ☐ |
| F. Connect to existing septic system? | ☐ |
| G. Install an individual well? | ☐ |

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. An old cattle barn
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? 10,000 sq ft (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 4 surrounding properties are all old cattle pastures but currently are grow sites.

13. Please indicate the surrounding land uses.

NORTH	EAST	SOUTH	WEST
Agricultural	Agricultural	Agricultural	Agricultural

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 chemical toilet currently

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 in which 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.

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.

The applicant shall follow all Local Mendocino County cannabis regulations, State Water Board general order, CDFW state cannabis regulations, and DCC regulations.

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:

There was past permitted cultivation that took place on site.

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

The location shall be located in the center of this 9.65 acre parcel.

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? yes

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

☐ NO

☒ YES, following

☒ Mendocino Cannabis Dept

Date: January 2025

☒ Water Resources Control Board

Date: June 2023

☒ CA Dept Fish & Wildlife

Date: June 2023

☐ Dept of Cannabis Control

Date: _____

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

Javier Rau
Signature of Applicant/Agent

08/17/2025
Date

Signature of Owner

08/17/2025
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.

Carlos Estrada

Owner

08/17/2025

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

8/17/2025

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

Carlos Estrada

Owner/Authorized Agent

08/17/2025

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



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122, 19-170, 21-194 and 23-190)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at **\$98.00/hour**. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

Javier Rau

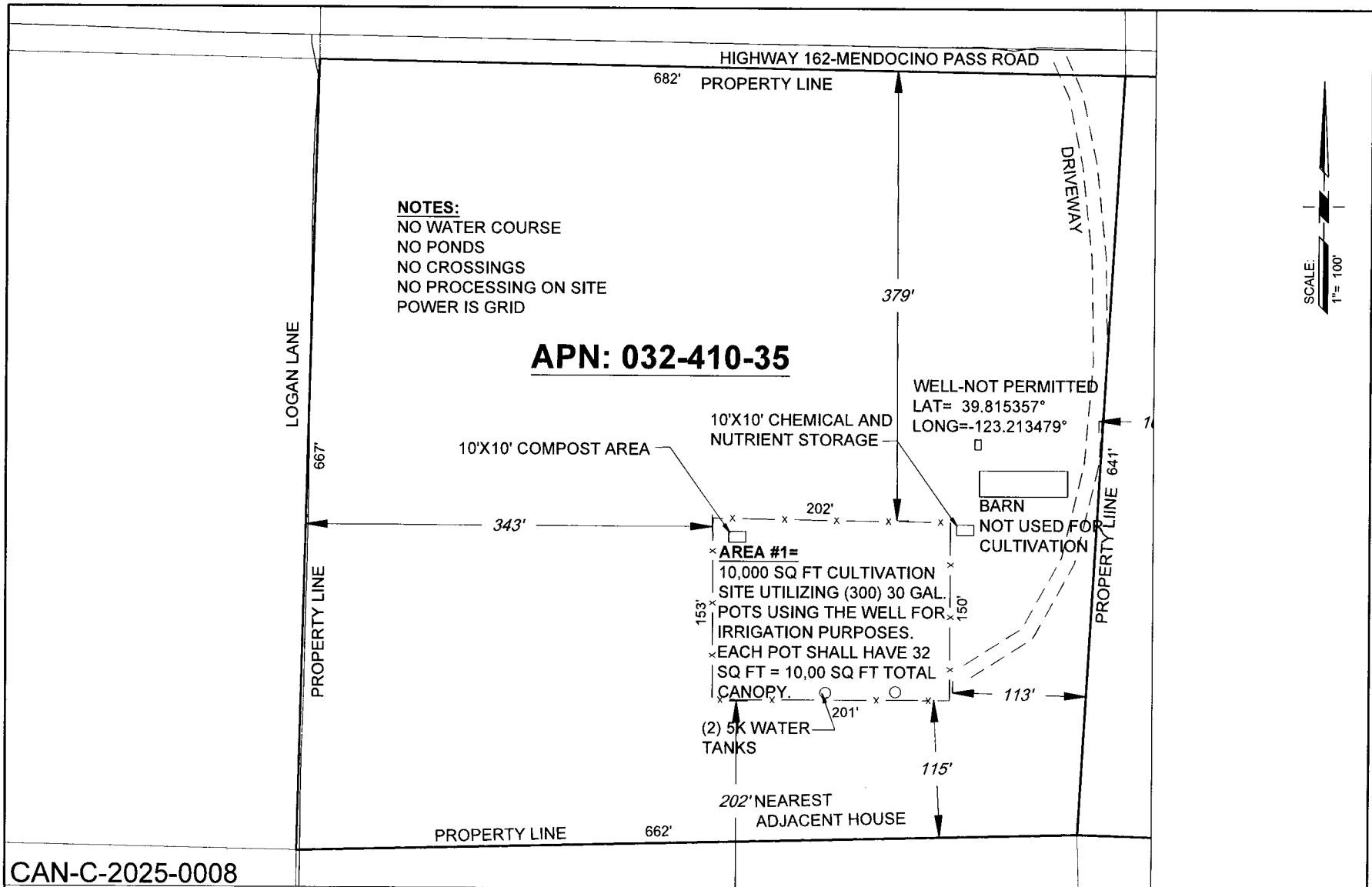
Applicant Signature

08/17/2025

Date

OFFICE USE ONLY:

Project or Permit Number



CAN-C-2025-0008

TYPE 2

ZONING: UR 40

9.65 ACRES

APR. 2025

SITE PLAN-

25801 MENDOCINO PASS RD.

COVELO CA 95428

OWNER: R & P CAPITOL

INVESTMENTS

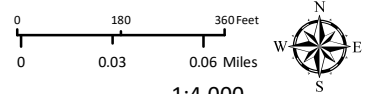
APPLICANT: ALISA HERNANDEZ

APN: 032-410-06 & 35



CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

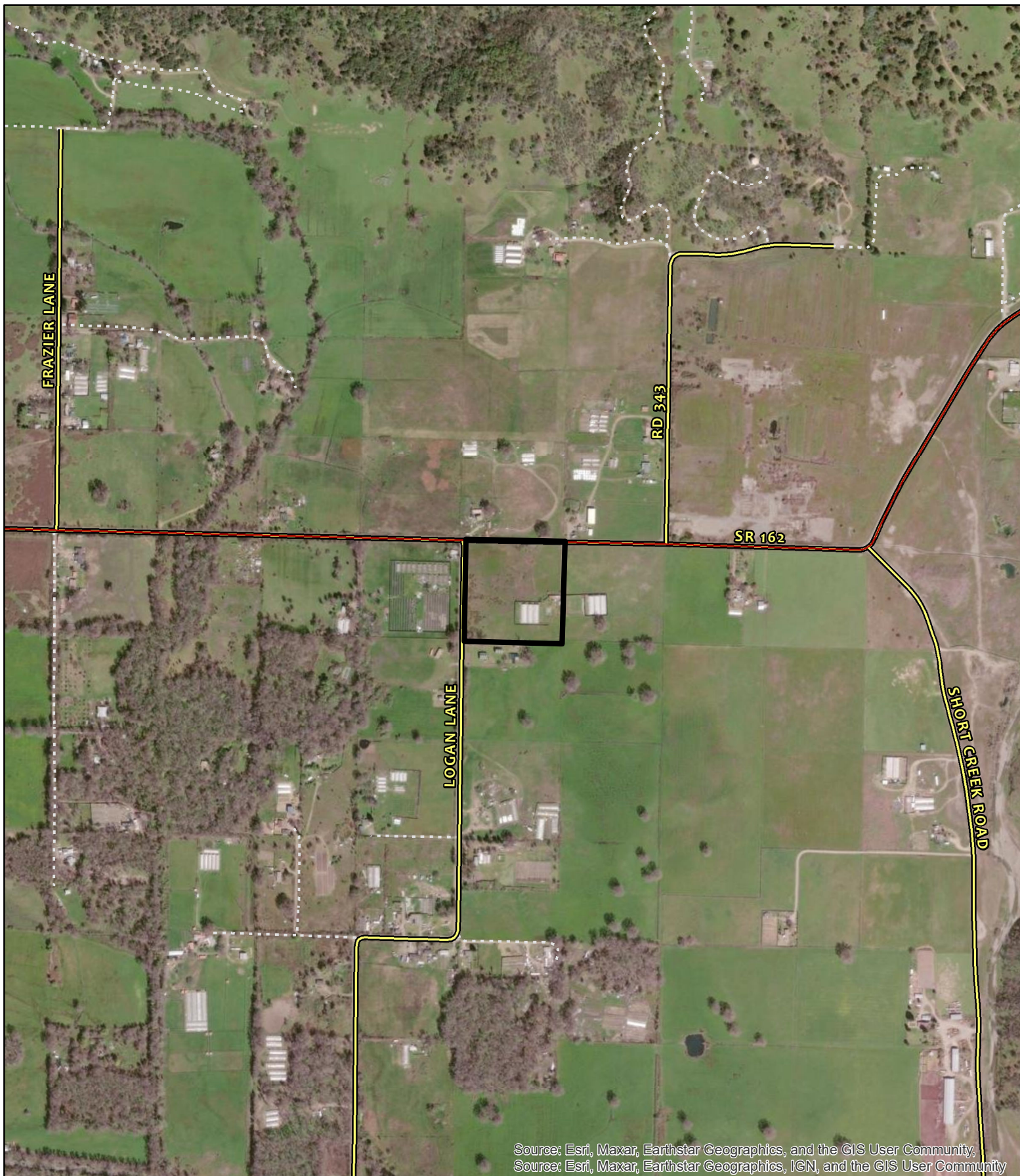
- Highways (2017)
- Public Roads
- Assessors Parcels



1:4,000

ADJACENT PARCELS

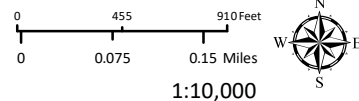
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

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



1:10,000
AERIAL IMAGERY

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



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

CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

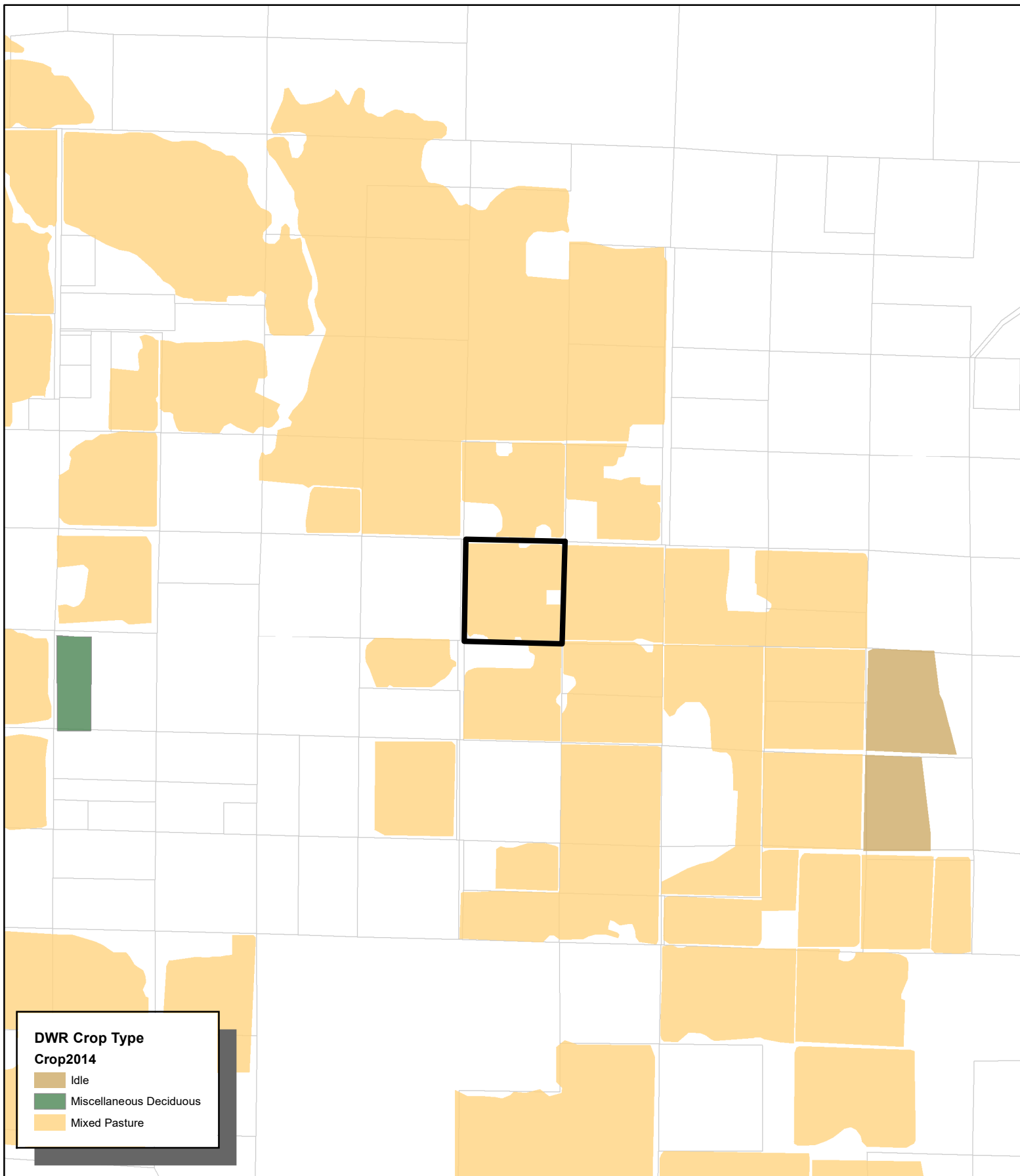
 Assessors Parcels

0 45 90 Feet
0 0.0075 0.015 Miles
1:1,090.26



AERIAL IMAGERY

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

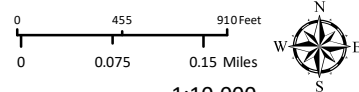


DWR Crop Type
Crop2014

- Idle
- Miscellaneous Deciduous
- Mixed Pasture

CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

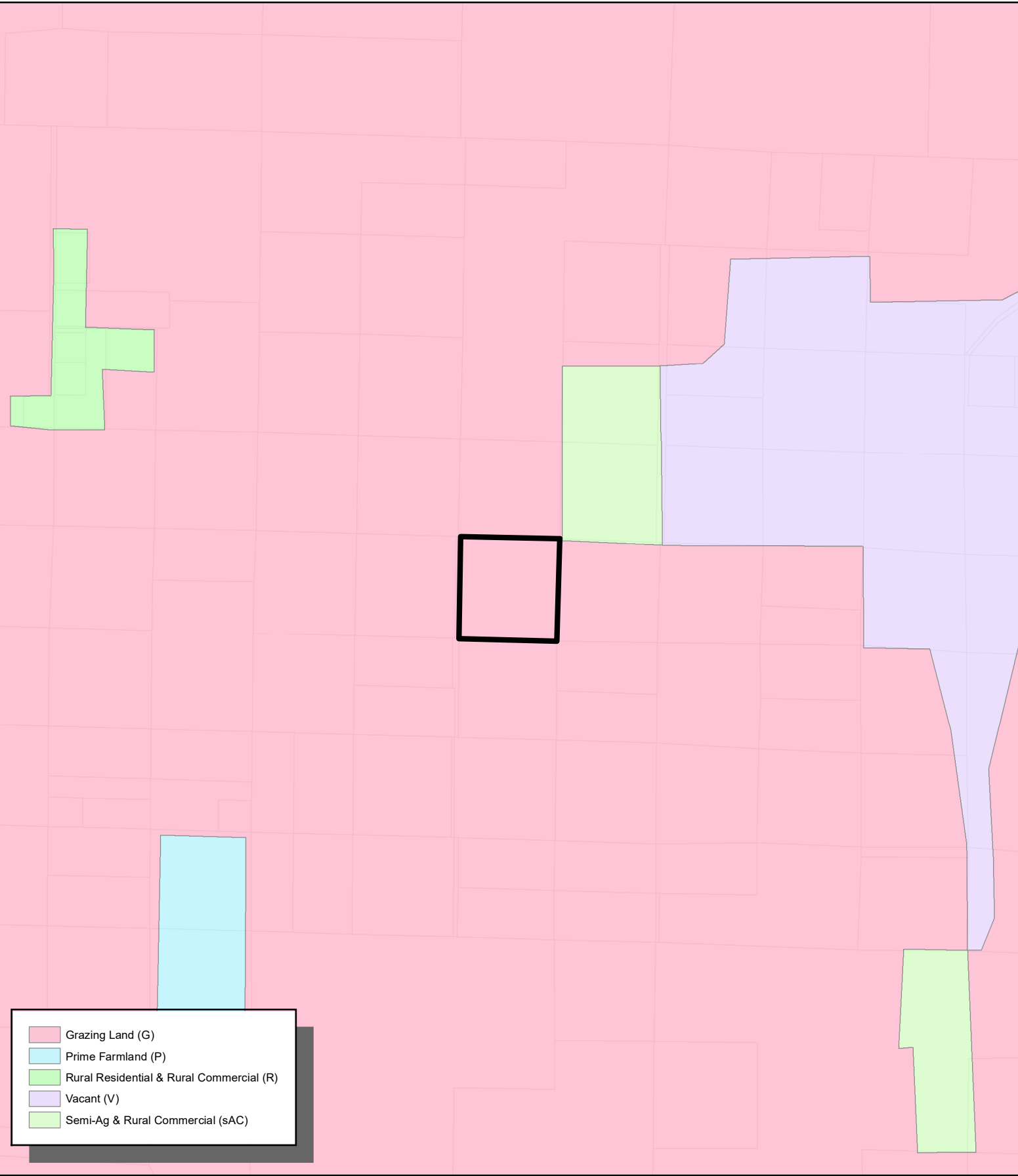
 Assessors Parcels



1:10,000

CROP TYPES

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



Grazing Land (G)

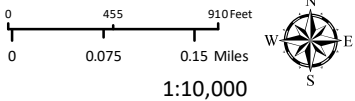
Prime Farmland (P)

Rural Residential & Rural Commercial (R)

Vacant (V)

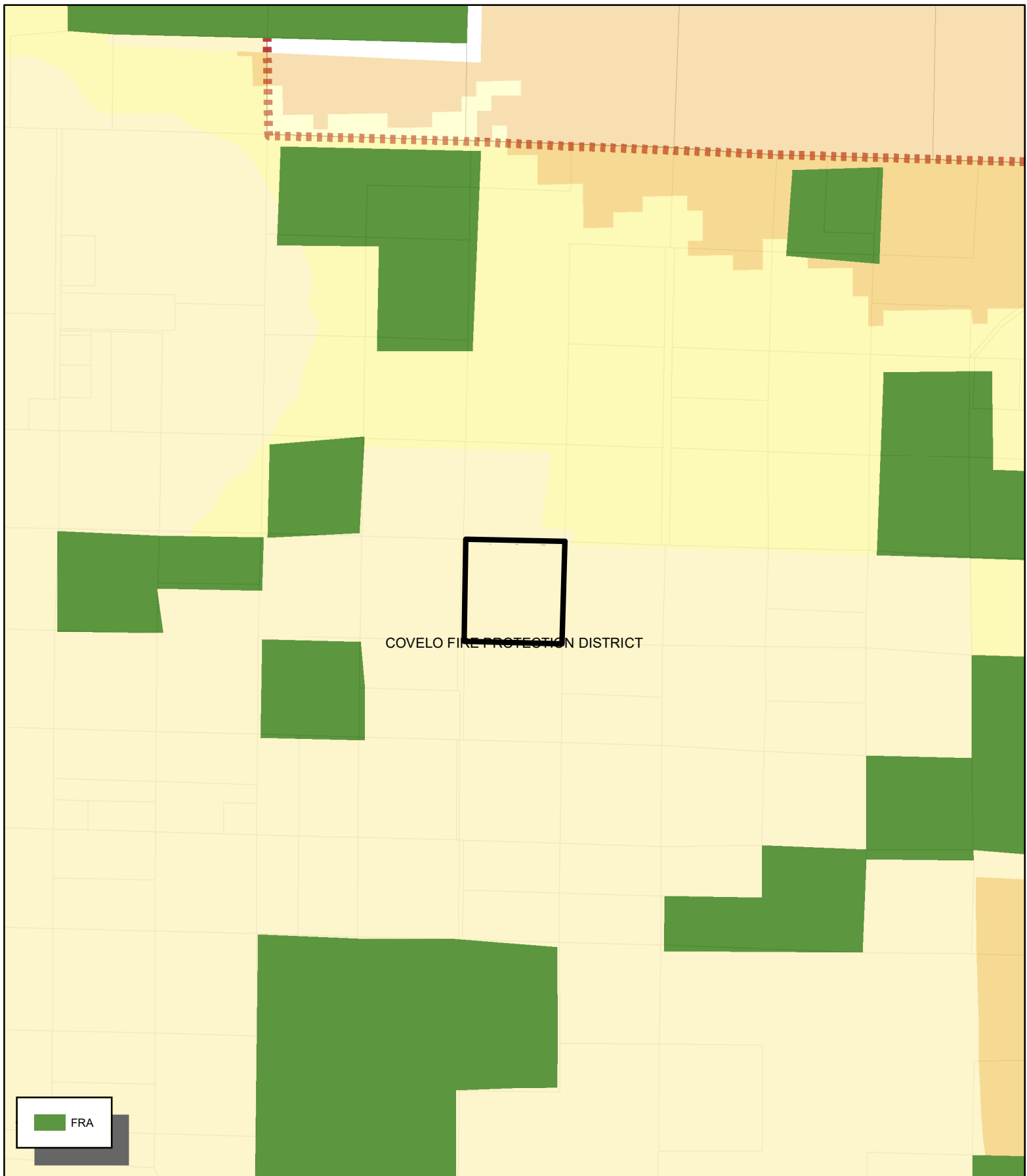
Semi-Ag & Rural Commercial (sAC)

CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

 Assessors Parcels

IMPORTANT FARMLANDS

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



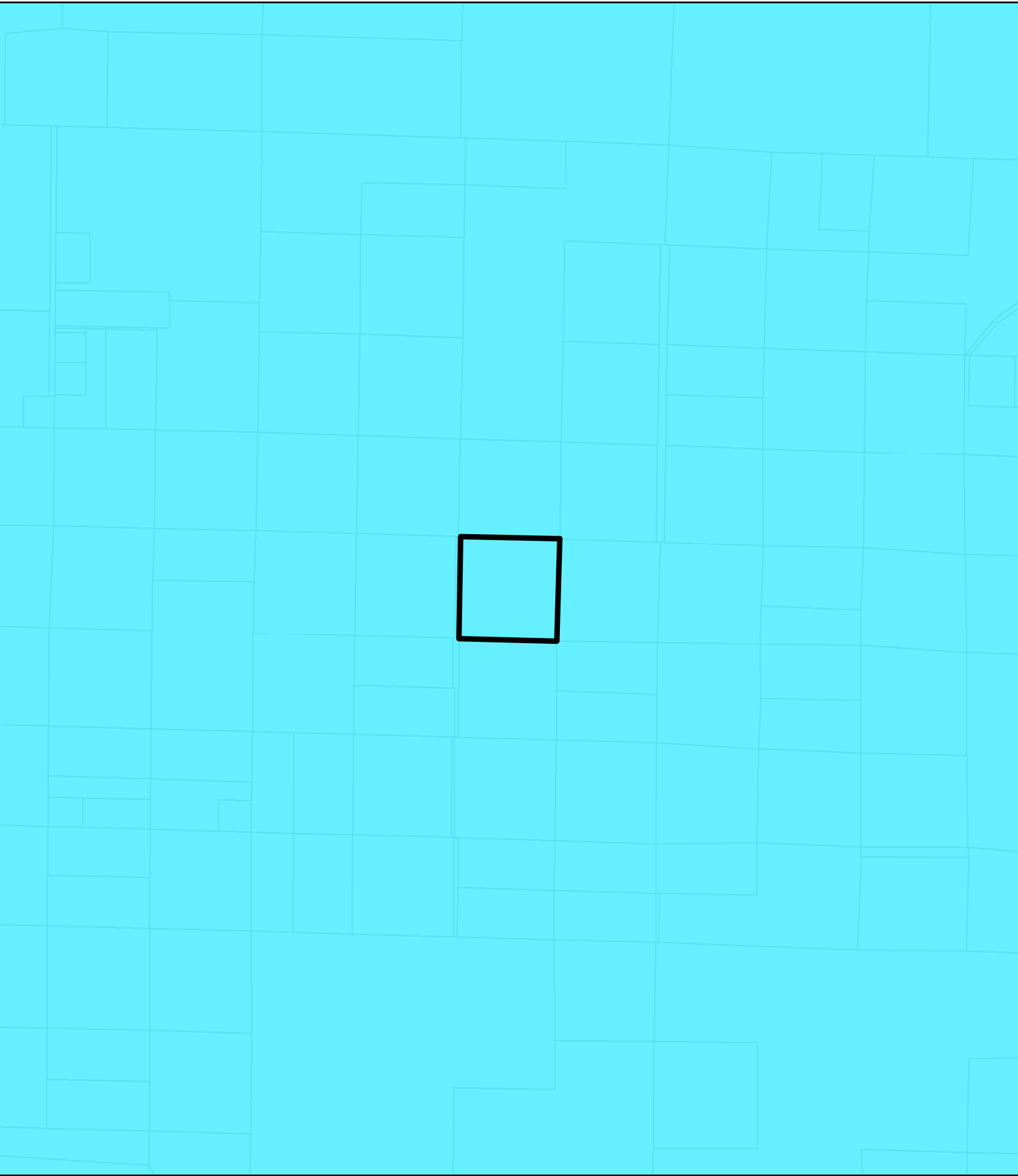
CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

FRA
 High Fire Hazard
 Moderate Fire Hazard

County Fire Districts
 Assessors Parcels

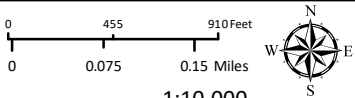
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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



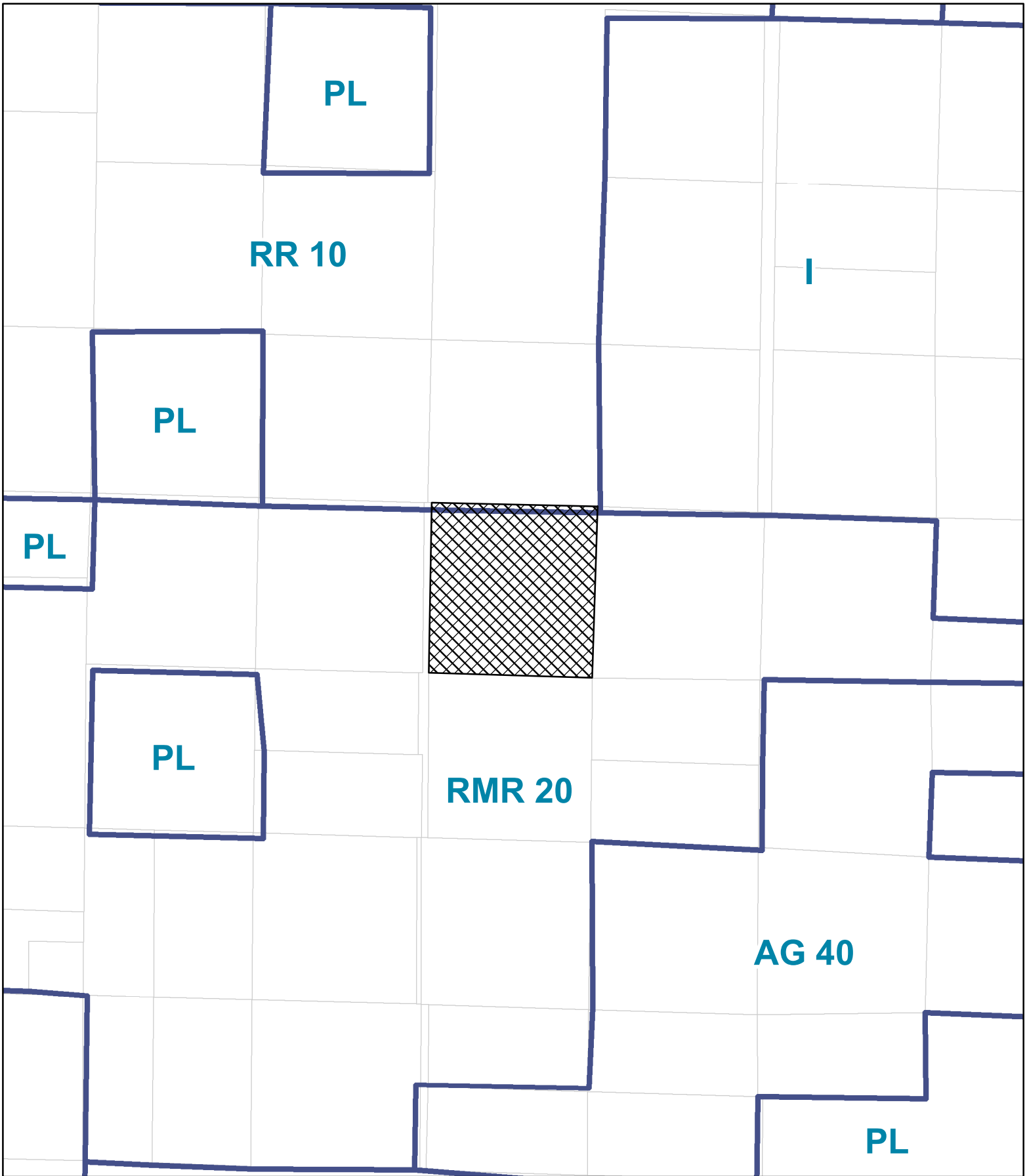
CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

 1% Annual Chance Flood Hazard
 Assessors Parcels



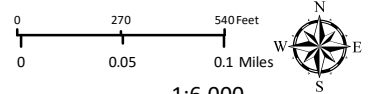
1:10,000
FLOOD ZONE

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



CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

 Assessors Parcels



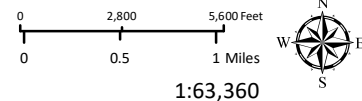
1:6,000
GENERAL PLAN

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



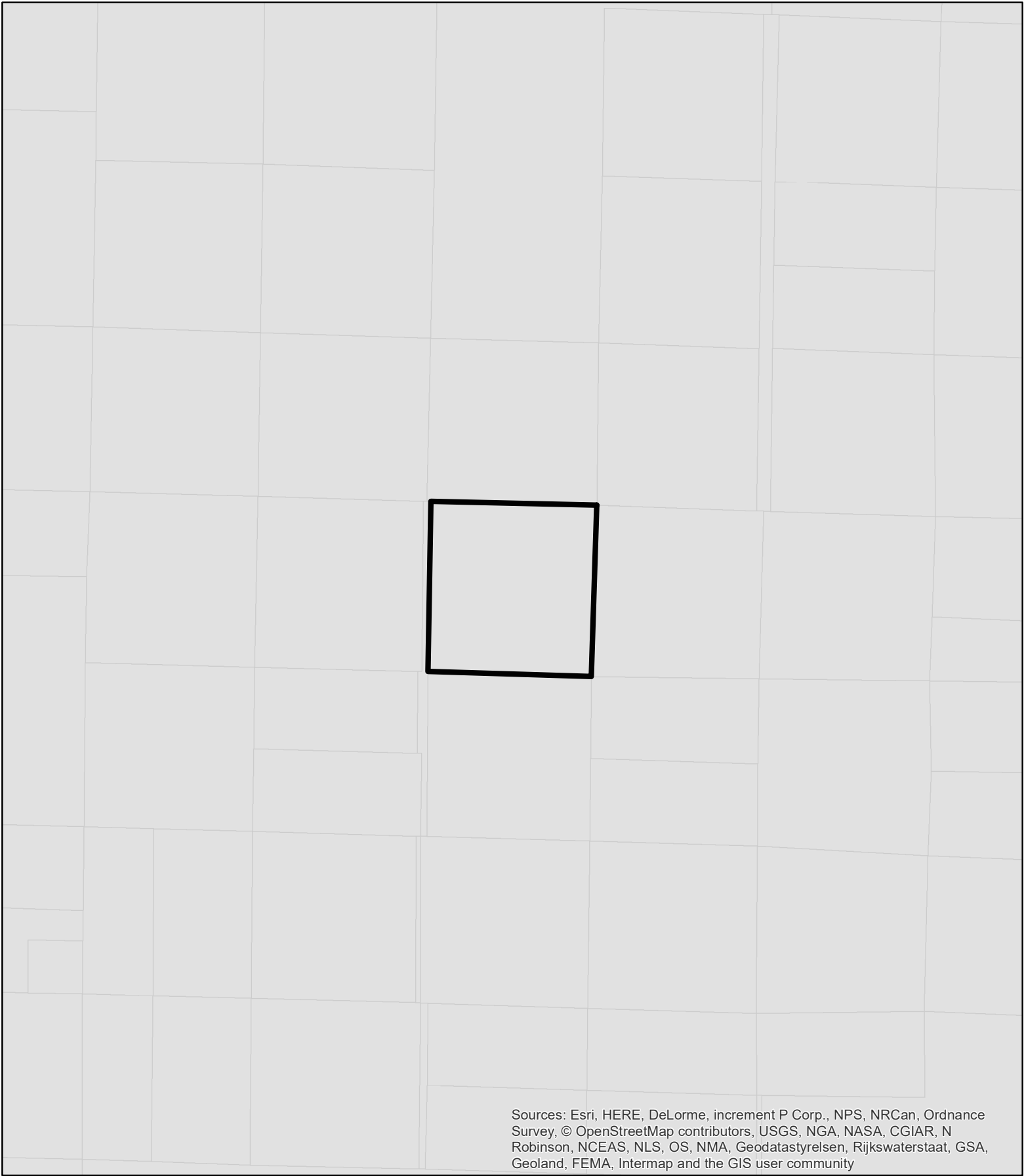
CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

- Major Towns & Places
- Highways
- Major Roads



LOCATION

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

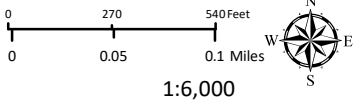


Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.



Assessors Parcels
Round Valley Area MAC



1:6,000

ROUND VALLEY AREA MUNICIPAL ADVISORY COUNCIL

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

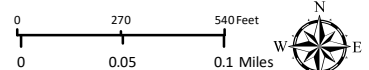
Round Valley Unified

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_2025-0019
OWNER: R & P Investment
APN: 032-410-35

APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

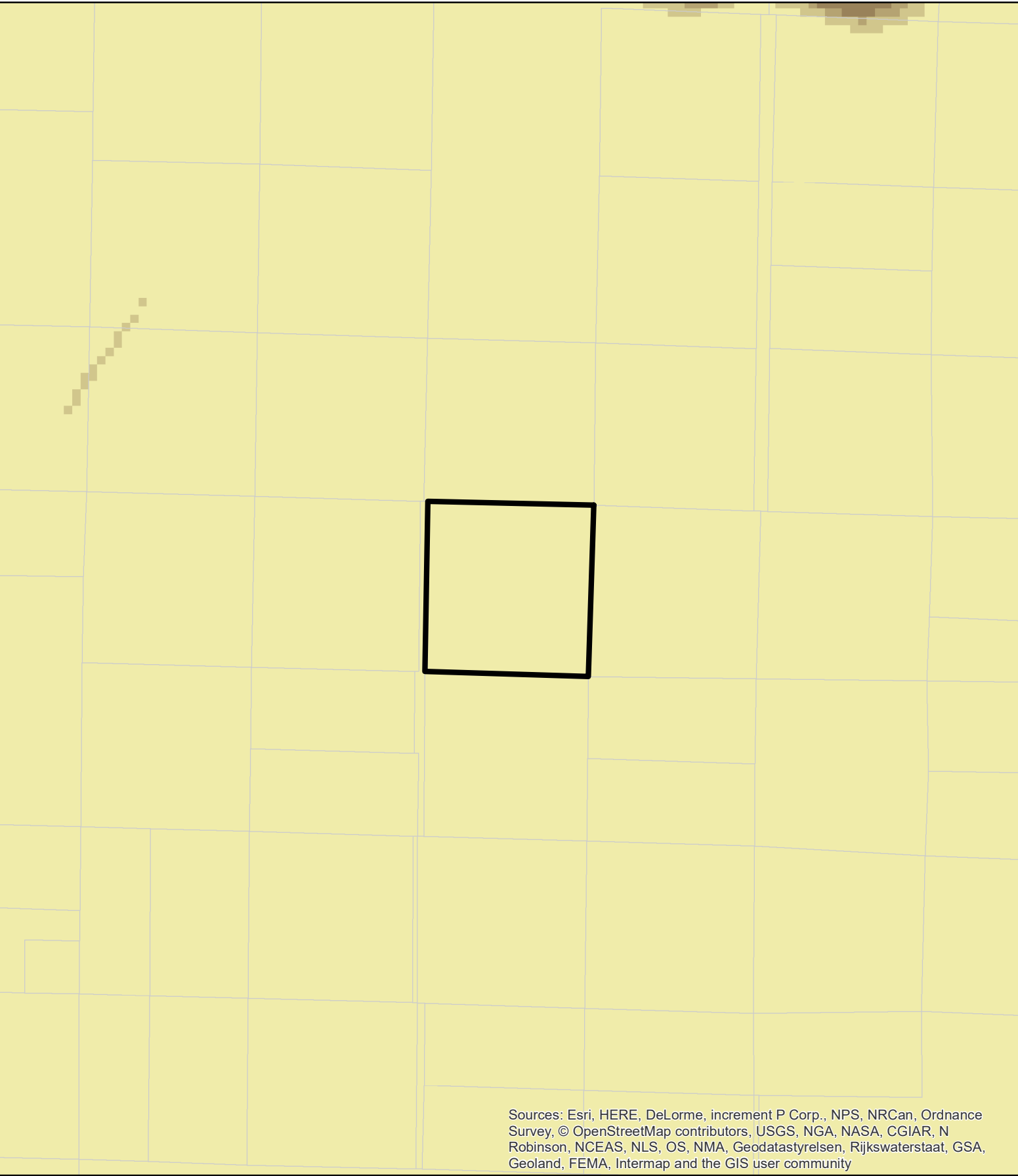
 Assessors Parcels



1:6,000

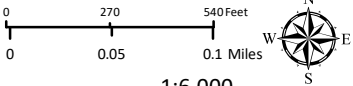
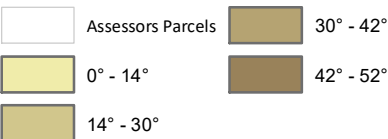
SCHOOL DISTRICT

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



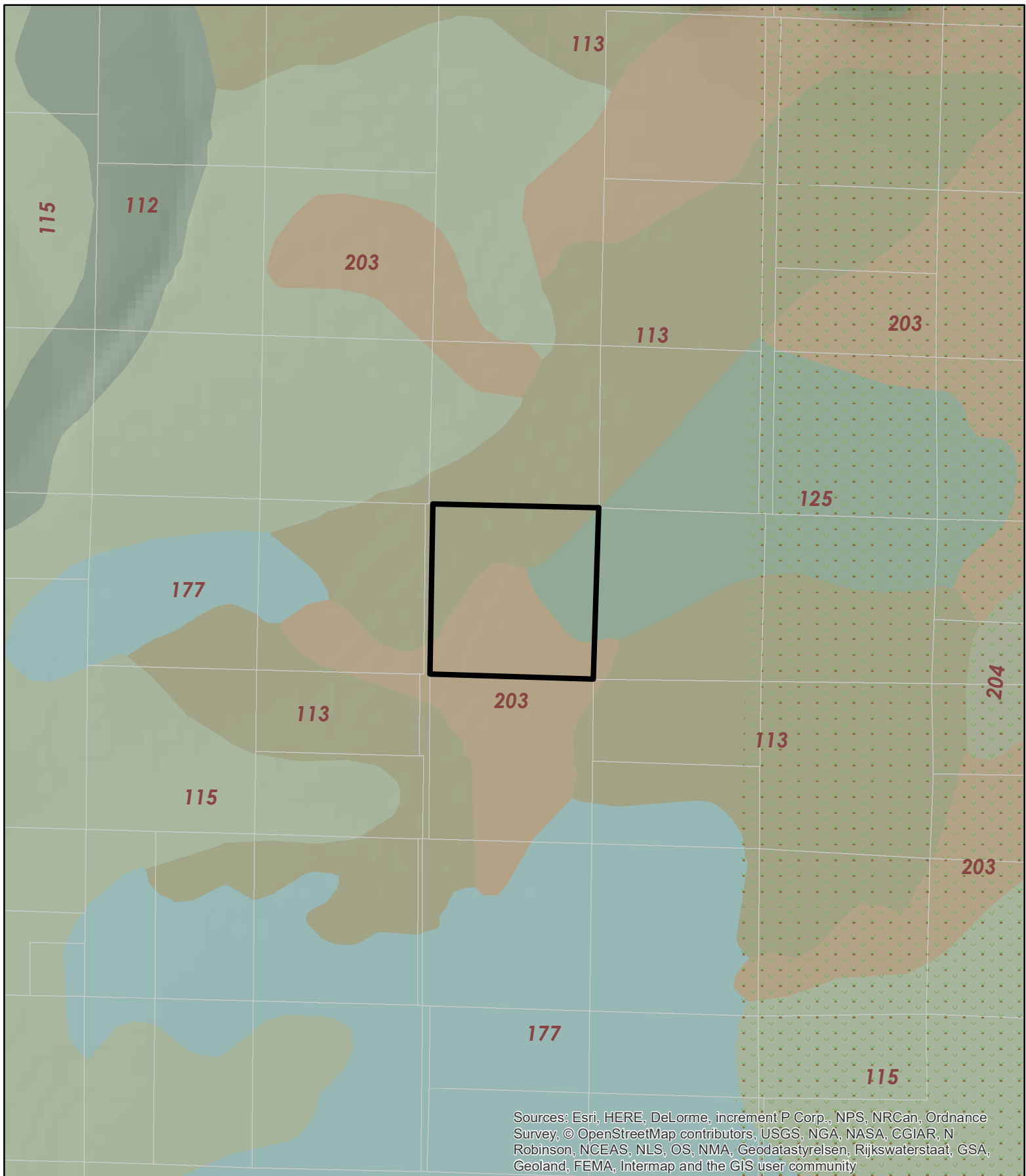
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.



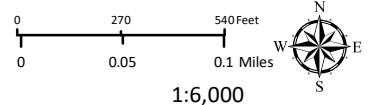
1:6,000
ESTIMATED SLOPE

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



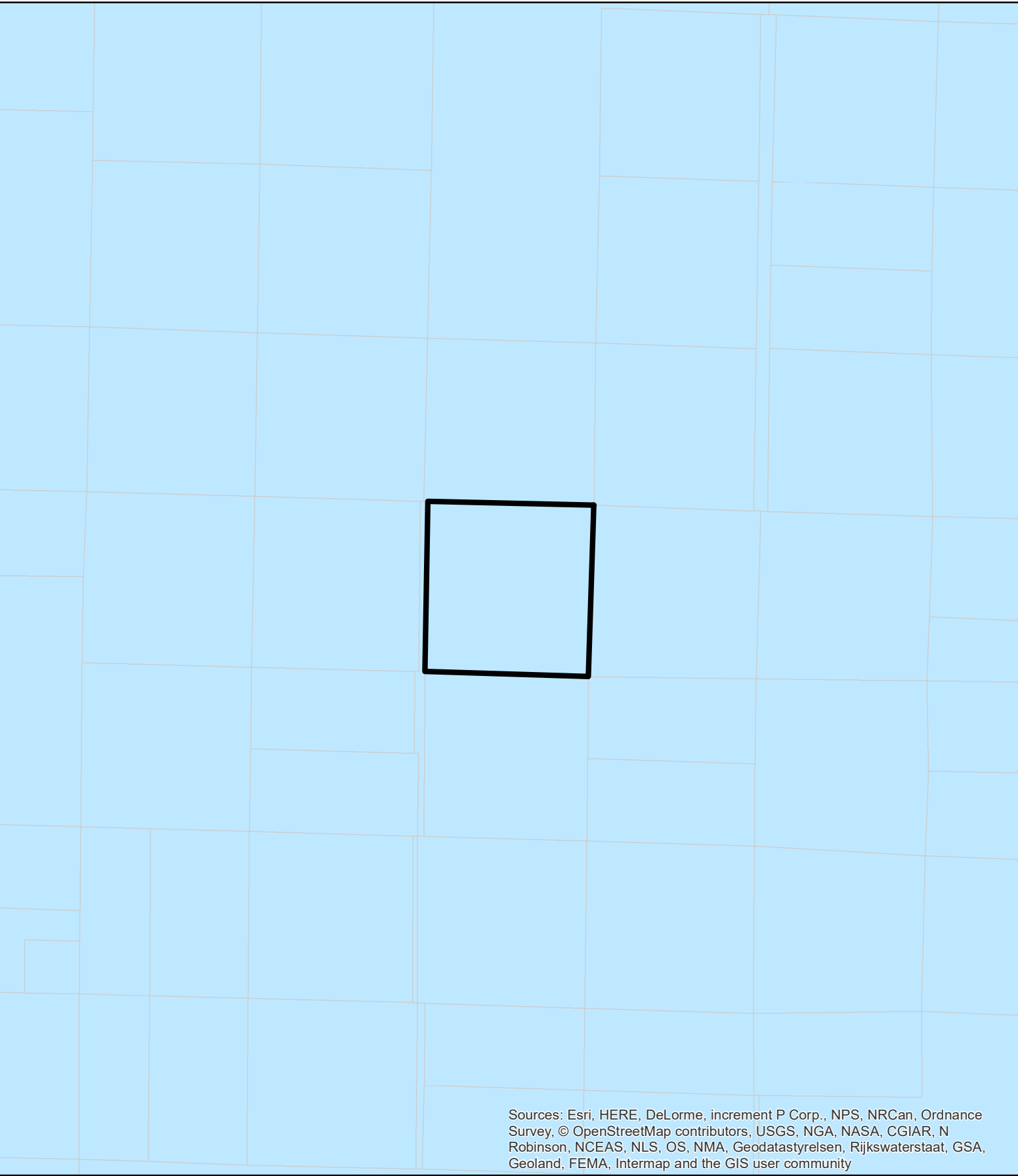
CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

Assessors Parcels
 Naturally Occurring Asbestos



EASTERN SOIL CLASSIFICATIONS

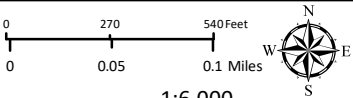
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

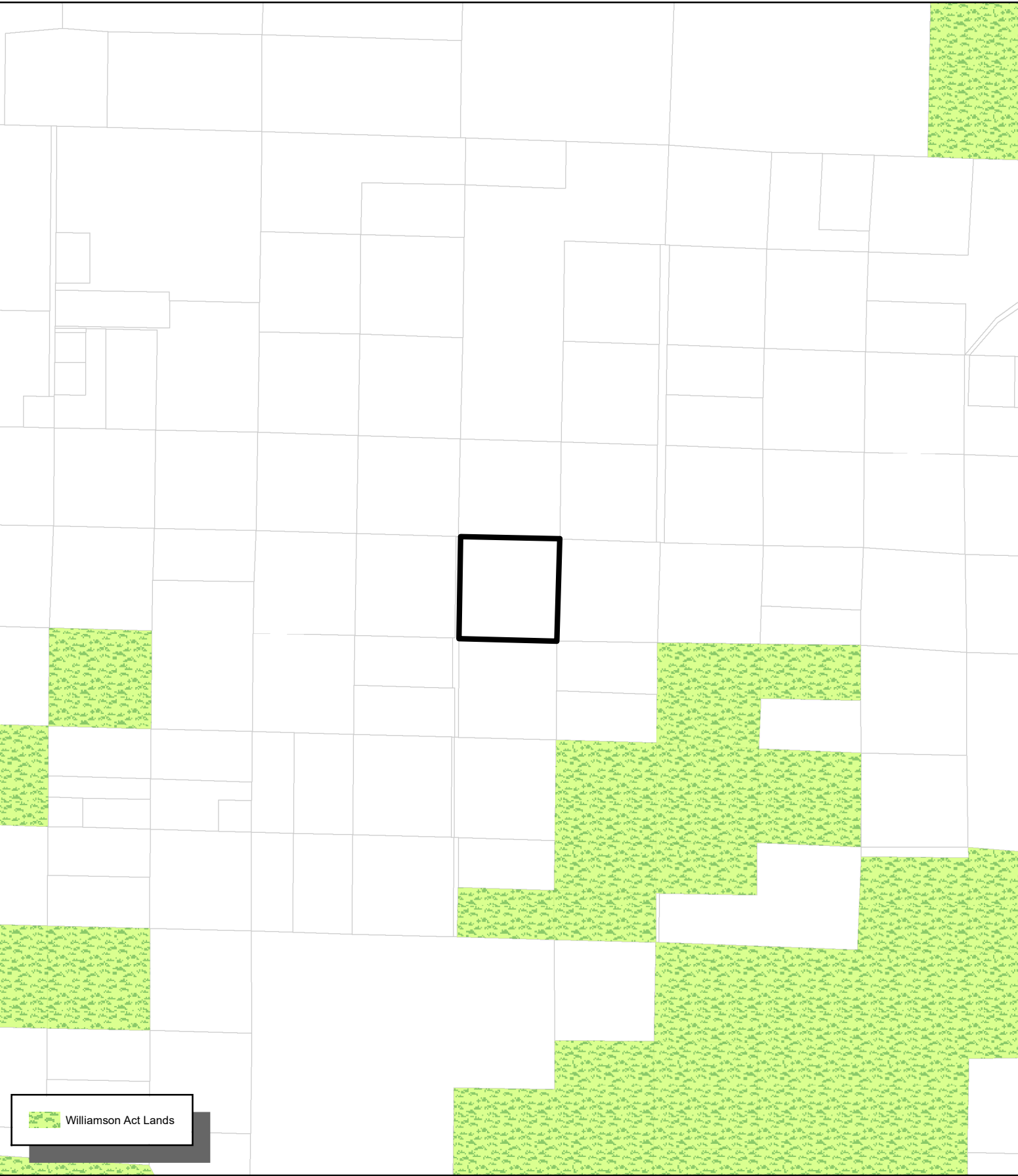
CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

 Assessors Parcels
 County Water Districts



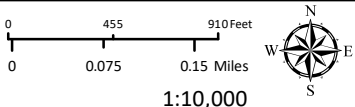
1:6,000
WATER DISTRICT

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



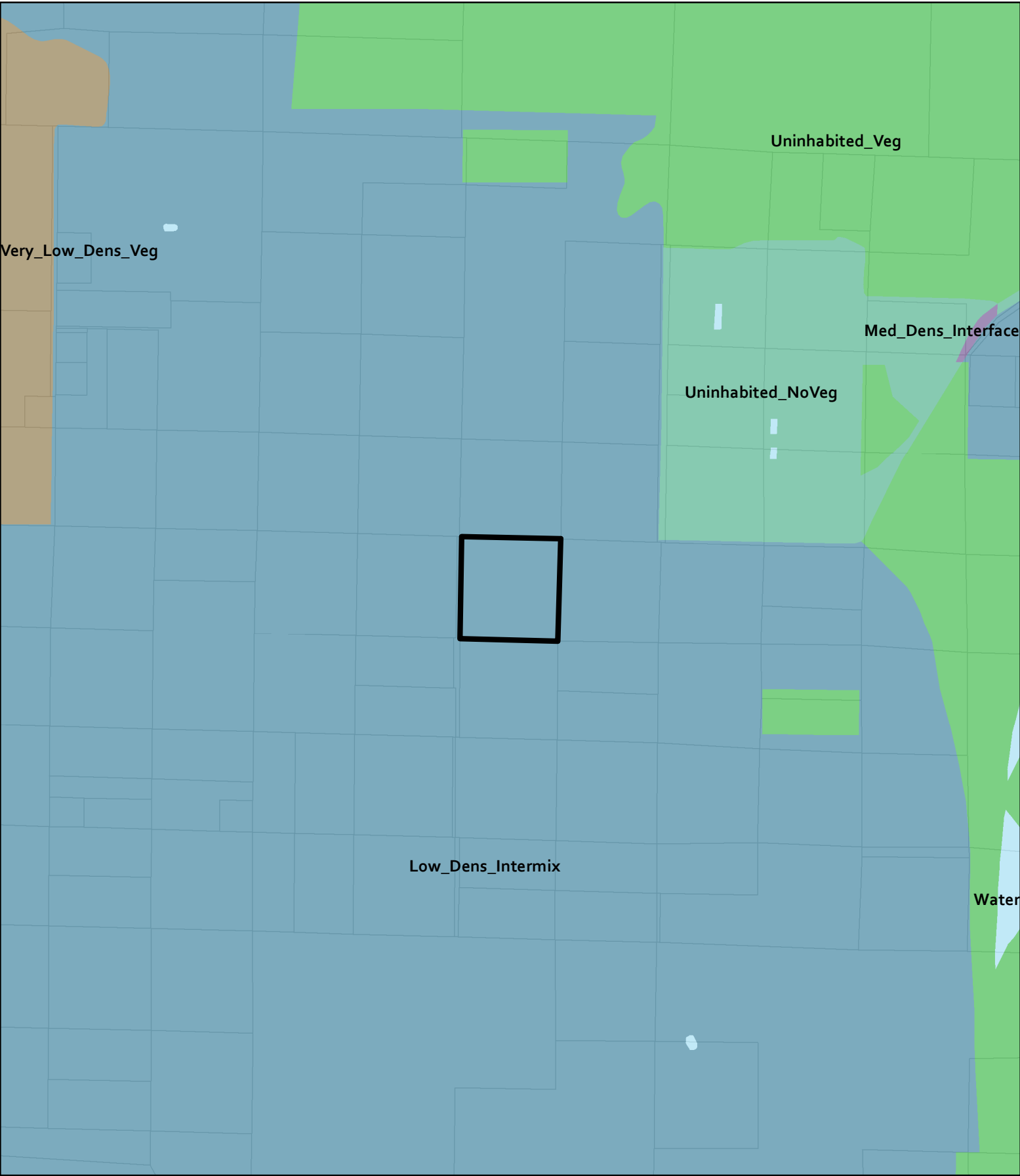
CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

 Assessors Parcels



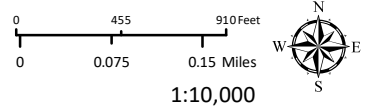
1:10,000
WILLIAMSON ACT

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



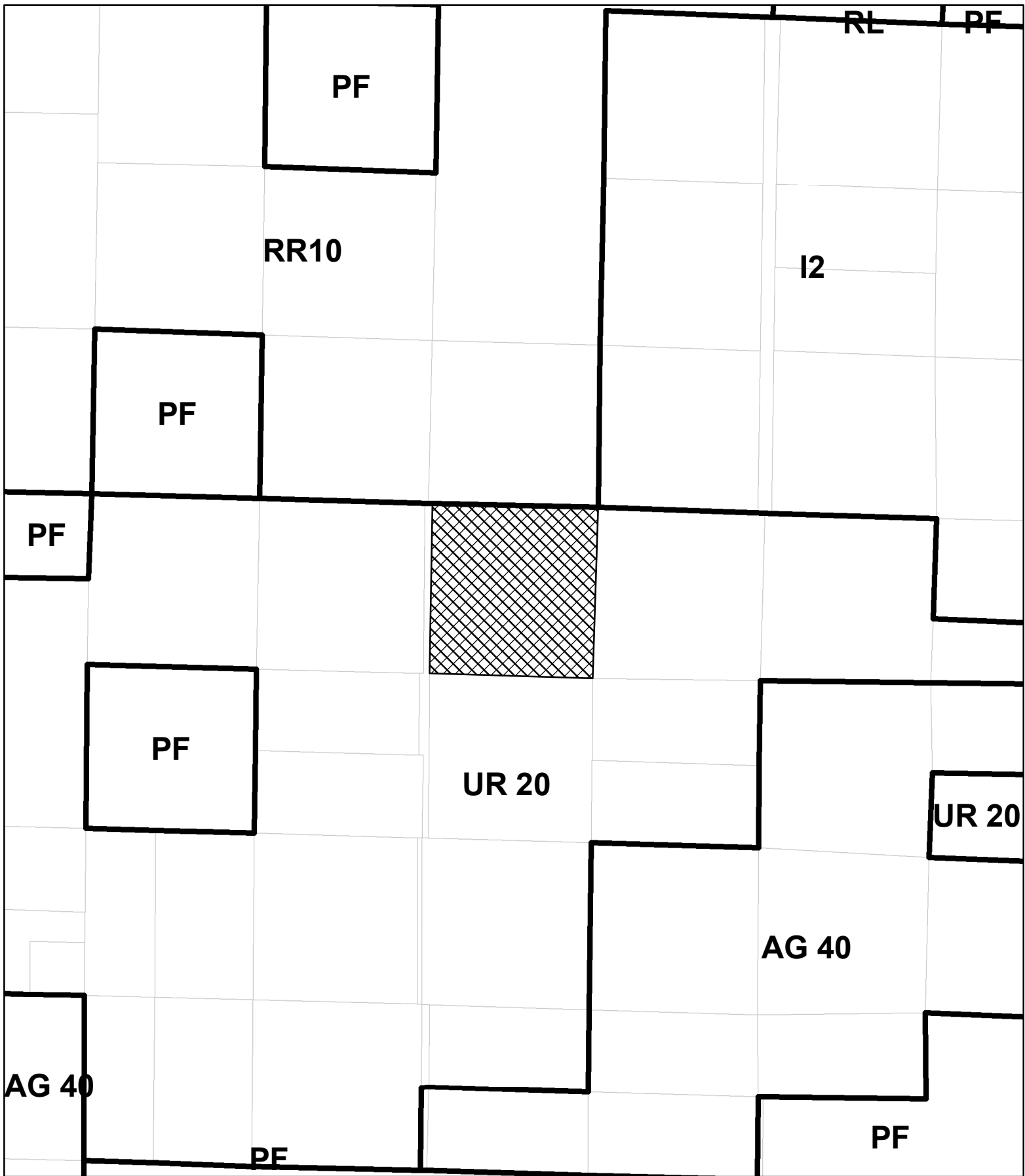
CASE: AP_2025-0019
OWNER: R & P Investment
APN: 032-410-35
APLCT: R & P Investment
AGENT: Javier Rau
ADDRESS: 25801 Mendocino Pass Rd.

 Assessors Parcels

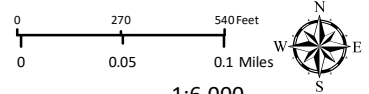
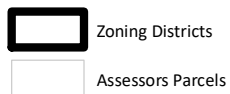


1:10,000
WILDLAND-URBAN INTERFACE

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



CASE: **AP_2025-0019**
OWNER: **R & P Investment**
APN: **032-410-35**
APLCT: **R & P Investment**
AGENT: **Javier Rau**
ADDRESS: **25801 Mendocino Pass Rd.**



1:6,000

ZONING

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