



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

December 19, 2017

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Farm Advisor
Archaeological Commission

CA Housing and Community Development
State Clearinghouse
Caltrans
CalFire
Department of Fish and Wildlife
Soil Conservation Service

County Addresser- Russ Ford
Potter Valley Rancheria
Sherwood Valley Rancheria
Cloverdale Rancheria
Redwood Valley Rancheria
Sanel Valley Fire District

CASE#: U_2017-0028

DATE FILED: 10/27/2017

OWNER: NELSON & SONS INCORPORATED

REQUEST: Minor Use Permit to expand existing Farm Employee Housing (AP_2017-0061) from 1 single Family Residential Unit to Farm Labor Housing with 3 single Family Residential Units.

LOCATION: 8.6± miles south of Ukiah City Center, lying on the west side of Nelson Ranch Rd, 0.8± miles west of its intersection with US Hwy 101 (SH 101), located at 711 Nelson Ranch Rd; (APN: 047-130-06).

STAFF PLANNER: Monique Gil

RESPONSE DUE DATE: January 2, 2018

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 _____

OWNER:

NELSON & SONS INCORPORATED

APPLICANT:

NELSON & SONS INCORPORATED

AGENT:

CHRIS NELSON

REQUEST:

Minor Use Permit to expand existing Farm Employee Housing (AP_2017-0061) from one (1) Single Family Residential Unit to Farm Employee Housing with three (3) Single Family Residential Units.

LOCATION:

8.6± miles south of Ukiah City center, lying on the west side of Nelson Ranch Road, 0.8± miles west of its intersection with HWY 101 (US 101), located at 711 Nelson Ranch Road; APN #047-130-06.

ACREAGE:

107.55± acres

GENERAL PLAN:

Agriculture minimum 40 acres (AG40)

ZONING:

Agriculture minimum 40 acres (AG40)

COASTAL ZONE:

NO

EXISTING USES:

Farm Labor Housing (1 Single Family Residence), Residential (1 Single Family Residence and 1 Second Residential Unit)

SUPERVISORIAL DISTRICT:

NONE

TOWNSHIP:

14N

RANGE:

12W

SECTION:

27

USGS QUAD#:

50

RELATED CASES ON SITE: AP_2017-0061 (Farm Employee Housing: One (1) Single Family Residence) BU_2017-0775 (1440 sq. ft. manufactured home / Farm Employee Housing)

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	AG 40, RL160	AG40, RL160	9± acres, 83.42± acres, .18± acres	Vineyard
EAST:	AG40	AG40	25± acres	Vineyard
SOUTH:	AG40	AG40	69.57± acres	Vineyard
WEST:	AG40	AG40	46.6± acres	Vineyard

REFERRAL AGENCIES:

☐ Planning (FB - MHRB)
☒ Department of Transportation
☒ Environmental Health (Ukiah)
☒ Building Inspection (Ukiah)
☐ Emergency Services
☒ Assessor
☒ Farm Advisor
☐ Agriculture Commissioner
☐ Forestry Advisor
☐ Air Quality Management District
☐ ALUC
☐ County Water Agency
☒ Archaeological Commission
☐ Sonoma State University
☐ US Fish & Wildlife Service
☐ Russian River Flood Control/Water Conservation Improvement District

☐ Trails Advisory Council
☒ CA Housing and Community Development (HCD)
☒ State Clearinghouse
☒ Caltrans
☒ CalFire
☒ Department of Fish & Game
☐ Coastal Commission
☐ RWQCB
☐ Division of Mines & Geology
☐ Department of Health Services
☐ Department of Parks & Recreation
☐ Department of Conservation
☒ Soil Conservation Service
☐ Army Corps of Engineers

☐ CHP
☐ MTA
☒ County Addresser
☐ LAFCO
☐ Gualala MAC
☐ Laytonville MAC
☐ Westport MAC
☒ Potter Valley Rancheria
☒ Sherwood Valley Rancheria
☒ Cloverdale Rancheria
☒ Redwood Valley Ranceria
☒ Sanel Valley Fire District
☐ Community Svcs
☐ City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 047-130-06-00

PROJECT COORDINATOR: MONIQUE GIL PREPARED BY: MONIQUE GIL DATE: 12/15/2017

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	YES	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	Y / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA: Sanel Valley <input checked="" type="checkbox"/> SRA-CDF# 323-17 Moderate to High Fire Hazard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Presence of Naturally Occurring Asbestos
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area



Planning and Building
Services

Case No:	U-2017-0028
CalFire No:	-
Date Filed:	10/27/2017
Fee:	\$3216
Receipt No:	PBS-017939
Received By:	Jesse Davis
Office use only	

APPLICATION FORM

APPLICANT

Name: Nelson & Sons Inc Phone: 707 462 7924

Mailing Address: 550 Nelson Ranch Rd

City: Ukiah State/Zip: Ca 95482 email: chris@nelsonvineyards.com

PROPERTY OWNER

Name: Nelson & Sons Inc Phone: 707 462 7924

Mailing Address: 550 Nelson Ranch Rd

City: Ukiah State/Zip: Ca 95482 email: chris@nelsonvineyards.com

AGENT

Name: Chris Nelson Phone: 707 391 8051

Mailing Address: 550 Nelson Ranch Rd

City: Ukiah State/Zip: Ca 95482 email: chris@nelsonvineyards.com

Parcel Size: 105.2 (Sq. feet/Acres) Address of Property: 727, 738, 741 Nelson Ranch Rd, Ukiah

Assessor Parcel Number(s): 047 130 06

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

<u>Greg T Nelson</u>	<u>10/27/17</u>	<u>Greg T Nelson</u>	<u>10/27/17</u>
Signature of Applicant/Agent	Date	Signature of Owner	Date
President			

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

* AP-2017-0061
- App'd w/ cond.

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Install two (2) modular single family houses in addition to one (1) modular house already installed and approved under administrative use permit at 741 Nelson Ranch Rd, Ukiah

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	1*	2		2800	
Total Structures Paved					
Area Landscaped Area					
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)	1	2	3	2800	

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

N/A

4. Will the proposed project be phased? ☒ Yes ☐ No If yes, explain your plans for phasing:

We will install units in the next two (2) years as they become available

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

There is no vegetation on the site

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces		
Number of uncovered spaces	2 per house	20x20
Number of standard spaces		
Number of handicapped spaces		
Existing Number of Spaces		
Proposed Additional Spaces		
Total	4	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

N/A

A. Amount of cut	_____	cubic yards
B. Amount of fill	_____	cubic yards
C. Maximum height of fill slope	_____	feet
D. Maximum height of cut slope	_____	feet
E. Amount of import or export	_____	cubic yards
F. Location of borrow or disposal site	_____	

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : ☐ Yes ☒ No
Filling: ☐ Yes ☒ No
Dredging: ☐ Yes ☒ No

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☐ No

16. Will there be any exterior lighting? ☐ Yes ☒ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

17. Utilities will be supplied to the site as follows:

A. Electricity:
☒ Utility Company (service exists to the parcel)
☐ Utility Company (requires extension of service to site: _____ feet _____ miles)
☐ On Site Generation - Specify: _____

B. Gas:
☒ Utility Company/Tank *natural gas (service exists to the site)*
☐ On Site Generation - Specify: _____
☐ None

C. Telephone: ☐ Yes ☒ No

18. What will be the method of sewage disposal?
☐ Community sewage system - Specify supplier _____
☒ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☐ Community water system - Specify supplier _____
☐ Well
☒ Spring
☐ Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
☒ Yes ☐ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):
AP 047-130-07 To West
AP 047-130-02 To East
AP 047-130-08 To North
AP 047-130-21 To South

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
Cal Fire

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
US 101 and Nelson Ranch Road

23. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
Three (3) single family homes

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 20 feet. Maximum height of proposed structures 15 feet.

26. Gross floor area of existing structures 3200 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 2800 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 1 ☐ square feet ☒ Acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
The site is flat with three (3) single family houses adjacent to Nelson Ranch Road and a vineyard.

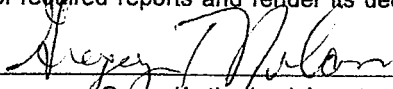
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
East - Vineyard West - Nelson Ranch Rd & Open Space
North - Vineyard South - Nelson Ranch Rd & Open Space

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant			X	
Residential Agricultural				X
Commercial Industrial				
Institutional Timberland				
Other <u>Vineyard</u>	X	X		

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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



Owner/Authorized Agent

10/27/17

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Chris Nelson to act as my representative and to bind me in all matters concerning this application.



Owner

10/27/17

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

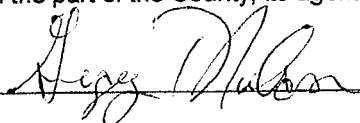
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

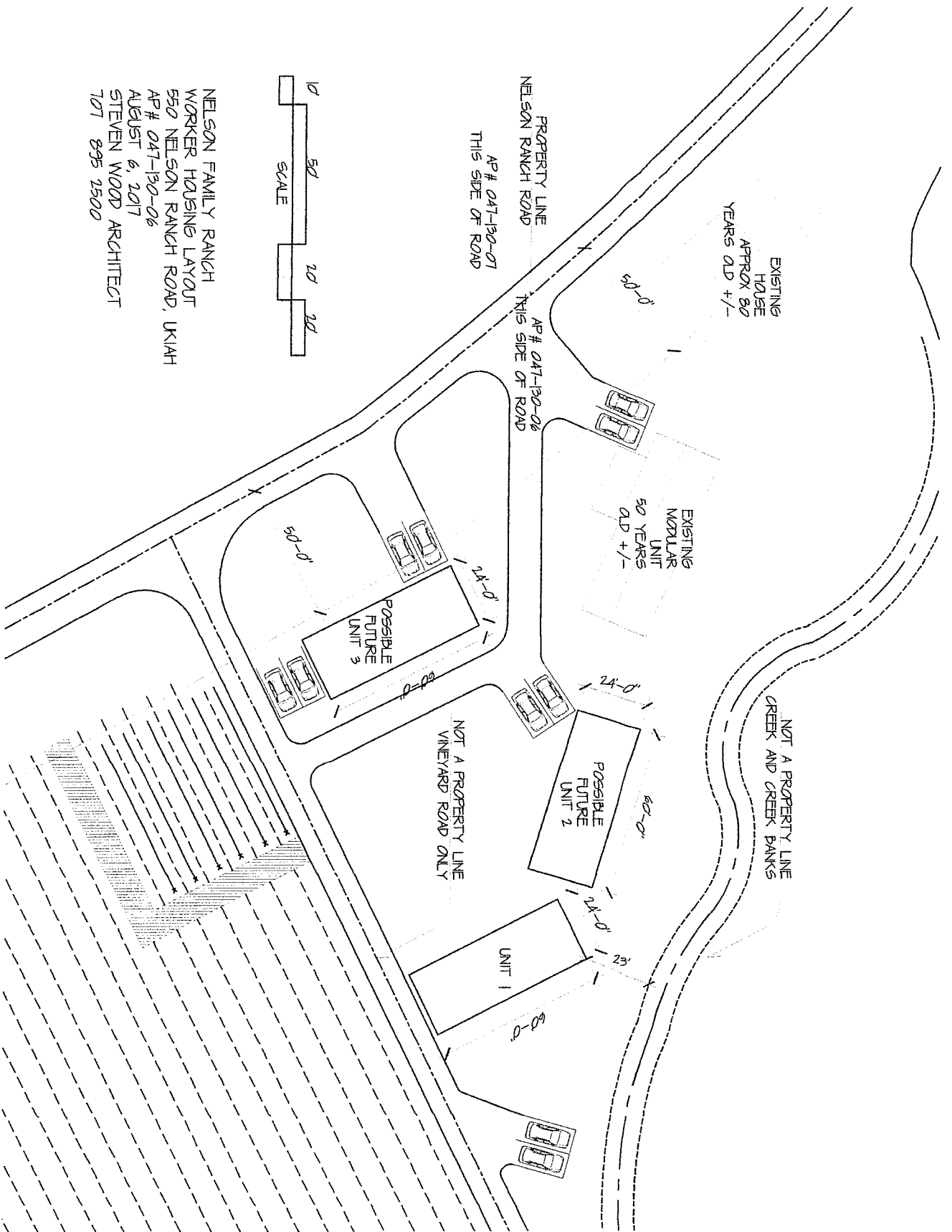
INDEMNIFICATION AND HOLD HARMLESS

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.

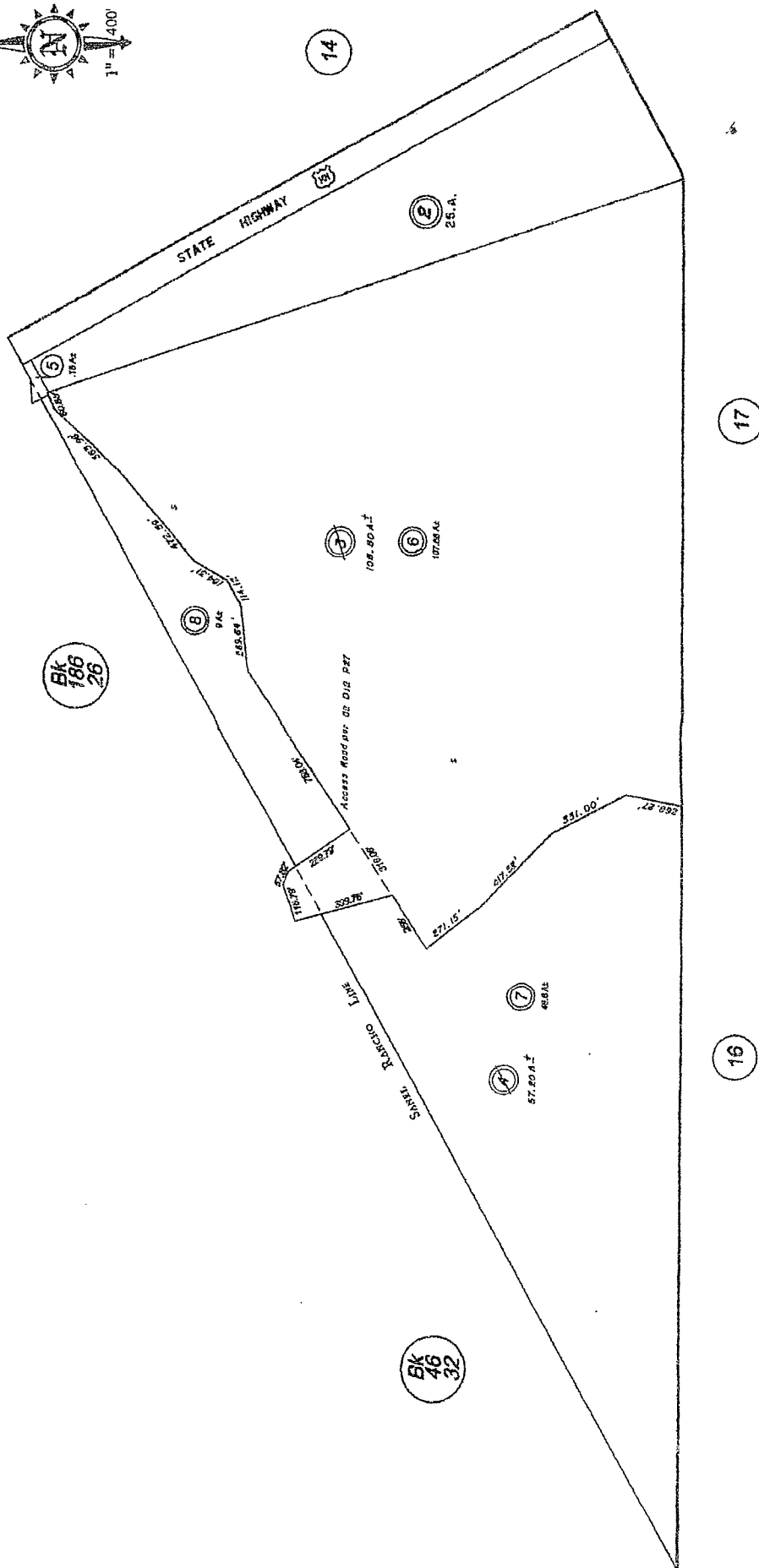
INDEMNIFICATION AGREEMENT

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.

Applicant:  Date: 10/27/17



NELSON FAMILY RANCH
WORKER HOUSING LAYOUT
550 NELSON RANCH ROAD, UKIAH
AP # 047-130-06
AUGUST 6, 2017
STEVEN WOOD ARCHITECT
707 895 2500



**Assessor's Map
County of Mendocino, Calif.
Updated September 8, 2014**

30

153-144 154-015

154-144
154-015

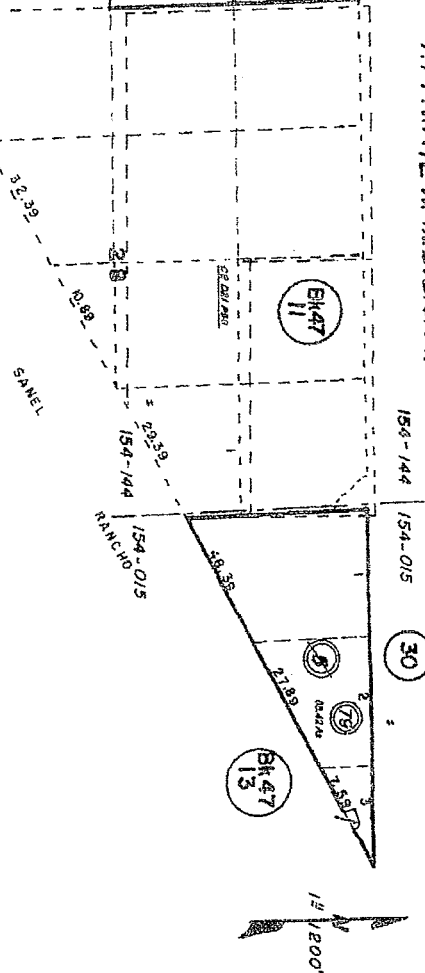
25-3



BR:47
22

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**Assessor's Map
County of Mendocino, Calif.
Updated September 8, 2014**





SHARIL L. SCHAPMIRE
TREASURER-TAX COLLECTOR
 501 Low Gap Road, Room #1060
 Ukiah, CA 95482
 www.co.mendocino.ca.us/tax

MENDOCINO COUNTY SECURED TAX STATEMENT
FOR FISCAL YEAR JULY 1, 2016 TO JUNE 30, 2017

2016 - 2017

PROPERTY INFORMATION

ASSESSMENT NUMBER: 27867 TAX RATE AREA: 154-145
 PARCEL NUMBER: 047-130-0600 ACRES: 107.55
 LOCATION: 711 NELSON RANCH RD UK
 LIEN DATE OWNER: NELSON & SONS INCORPORATED

SEE REVERSE FOR IMPORTANT INFORMATION

Please Bring Entire Bill When Paying in Person.
 Your Canceled Check is Your Best Receipt.

040257

NELSON & SONS INCORPORATED
 550 NELSON RANCH RD
 UKIAH CA 95482-9316

3 - 9 - 4824

See reverse for electronic
 payment information



TELEPHONE NUMBERS

Tax Collection (707) 234-6875
 Address Change (707) 234-6800
 Exemptions (707) 234-6801
 Assessed Values (707) 234-6800
 Tax Rates (707) 234-6872
 Personal Property (707) 234-6815

COUNTY VALUES AND EXEMPTIONS

VALUE DESCRIPTION	VALUE
LAND	168,197
IMPROVEMENTS	501,557
PERSONAL PROPERTY	459,449
HOMEOWNERS EXEMPTION	
OTHER EXEMPTION	
NET ASSESSED VALUE	1,129,203

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT	AGENCY TAXES/CHARGES
(707) 234-6860	COUNTY WIDE BASE TAX	1.000	11,292.02
(707) 472-5013	UKIAH UNIFIED BOND	.125	1,411.50
(707) 468-3068	MENDOCINO COLLEGE BND	.022	248.42
(800) 273-5167	SANIEL VALLEY FIRE		220.00
(707) 234-6800	WLMSN ACT REPLACEMENT		277.36

DUE AND PAYABLE ON 11/1/2016

1ST INSTALLMENT \$ 6,724.65
 DELINQUENT AFTER 12/10/2016

DUE AND PAYABLE ON 2/1/2017

2ND INSTALLMENT \$ 6,724.65
 DELINQUENT AFTER 4/10/2017

TOTAL TAXES
\$ 13,449.30

Owner/Agent Information

CAL FIRE File Number 323-17 Date 07/19/17
Owner's Last Name Nelson Owner's First Name Chris
Owner's Phone Number 707-391-8051
Owner's Mailing Address 550 Nelson Ranch Road
Ukiah, Ca 95482 Agent/Phone # NONE

Project Information

Project Street # 741 Project Street Name Nelson Ranch Type of Project Residence
Project City/Community Ukiah Battalion 3 Ukiah

Conditions of Approval

Finalized ☐

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ **Address Standard**

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ **Driveway Standard**

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ **Road Standard**

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

☐ **Bridge Standard**

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**


Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE: ADDITIONAL COMMENTS:

K. Brett Pinson Assistant Chief

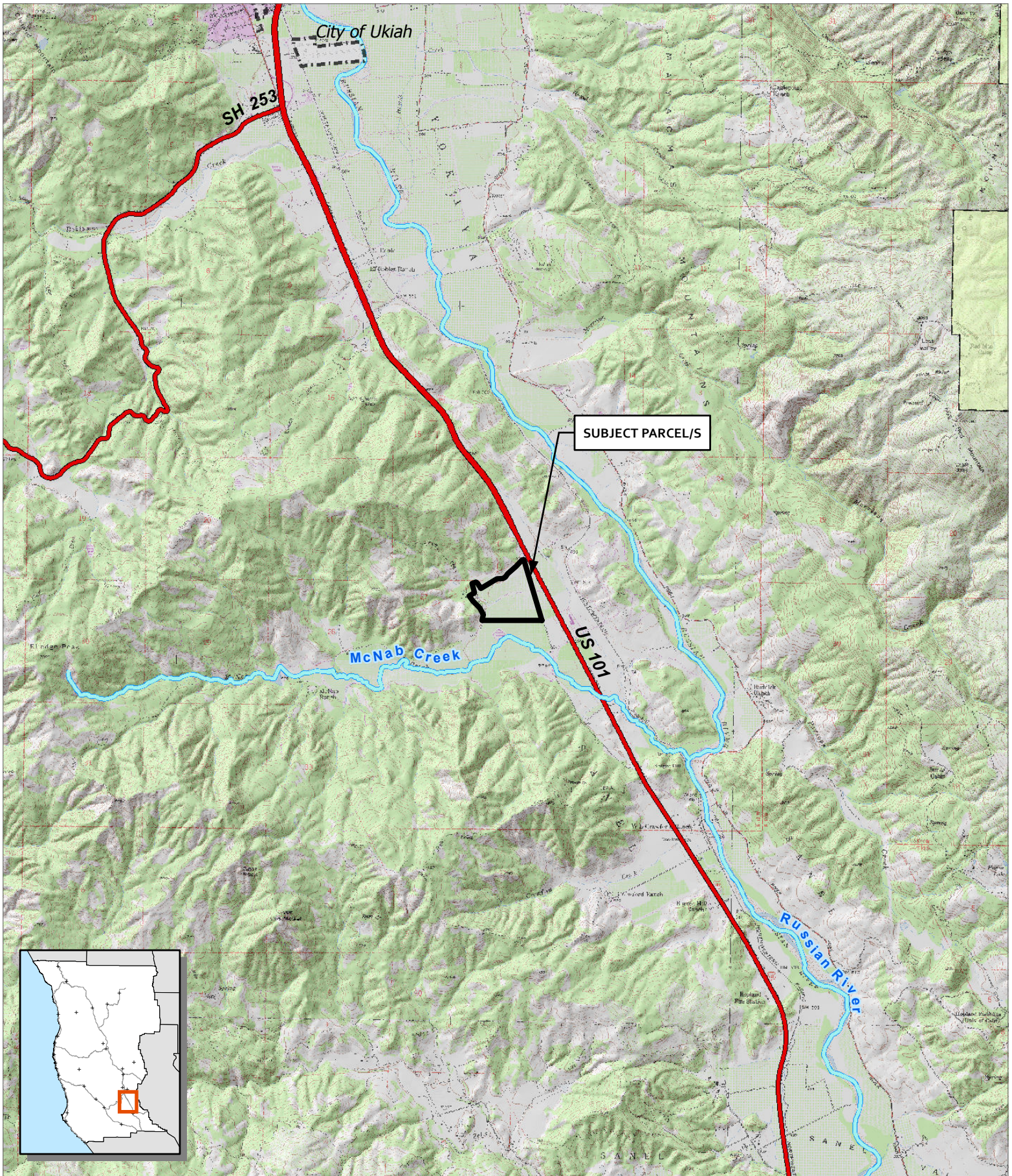
By:







Reviewing Official

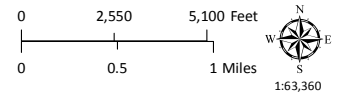
Emily Smith

Fire Prevention Bureau



CASE: U 2017-0028
 OWNER: Nelson & Sons, Inc.
 APN: 047-130-06
 APLCT: Nelson & Sons, Inc.
 AGENT: Chris Nelson
 ADDRESS: 711 Nelson Ranch Road, Ukiah

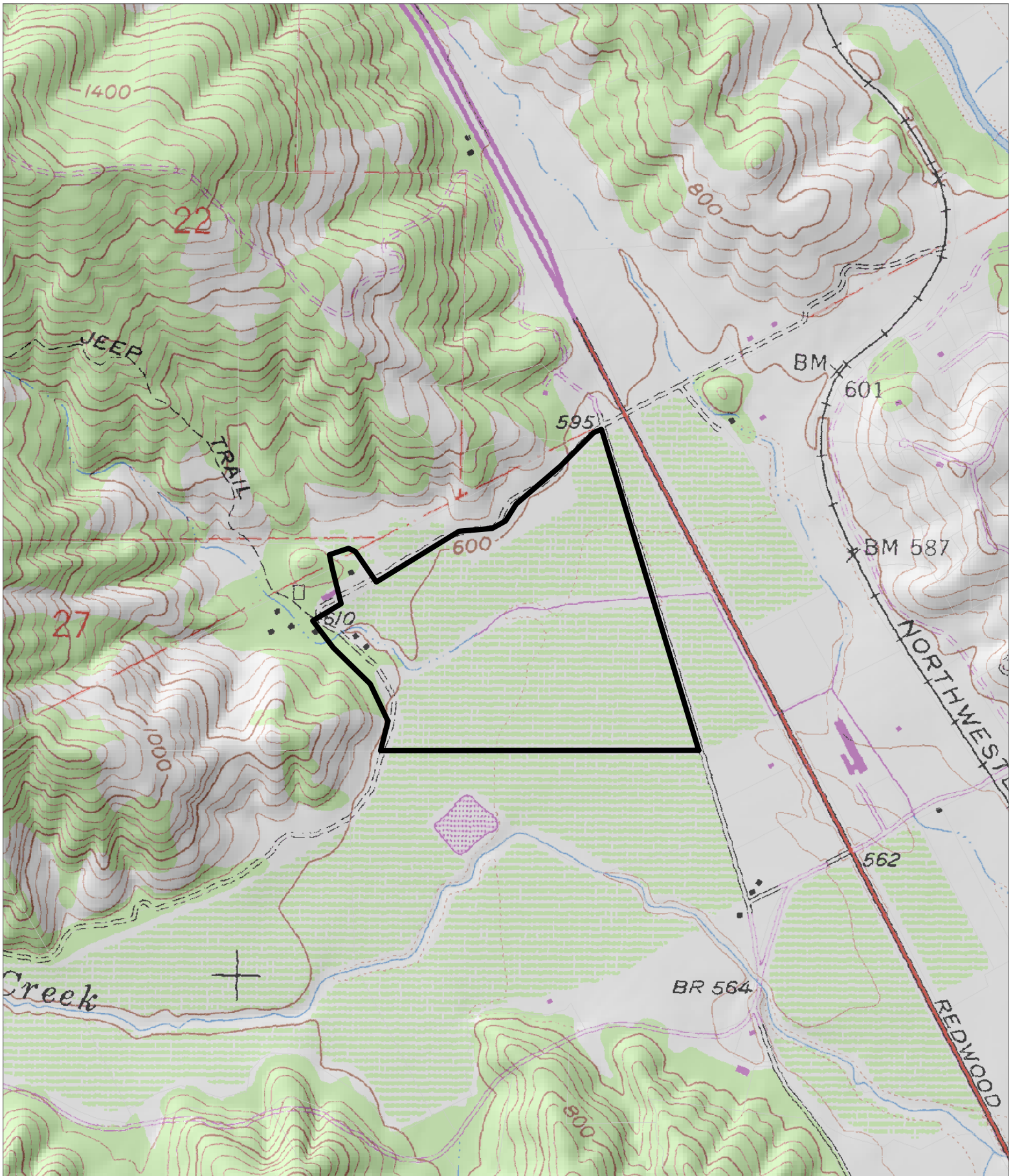
-  Incorporated City Limits
-  Highways
-  California Counties
-  Major Rivers



LOCATION MAP

ATTACHMENT A

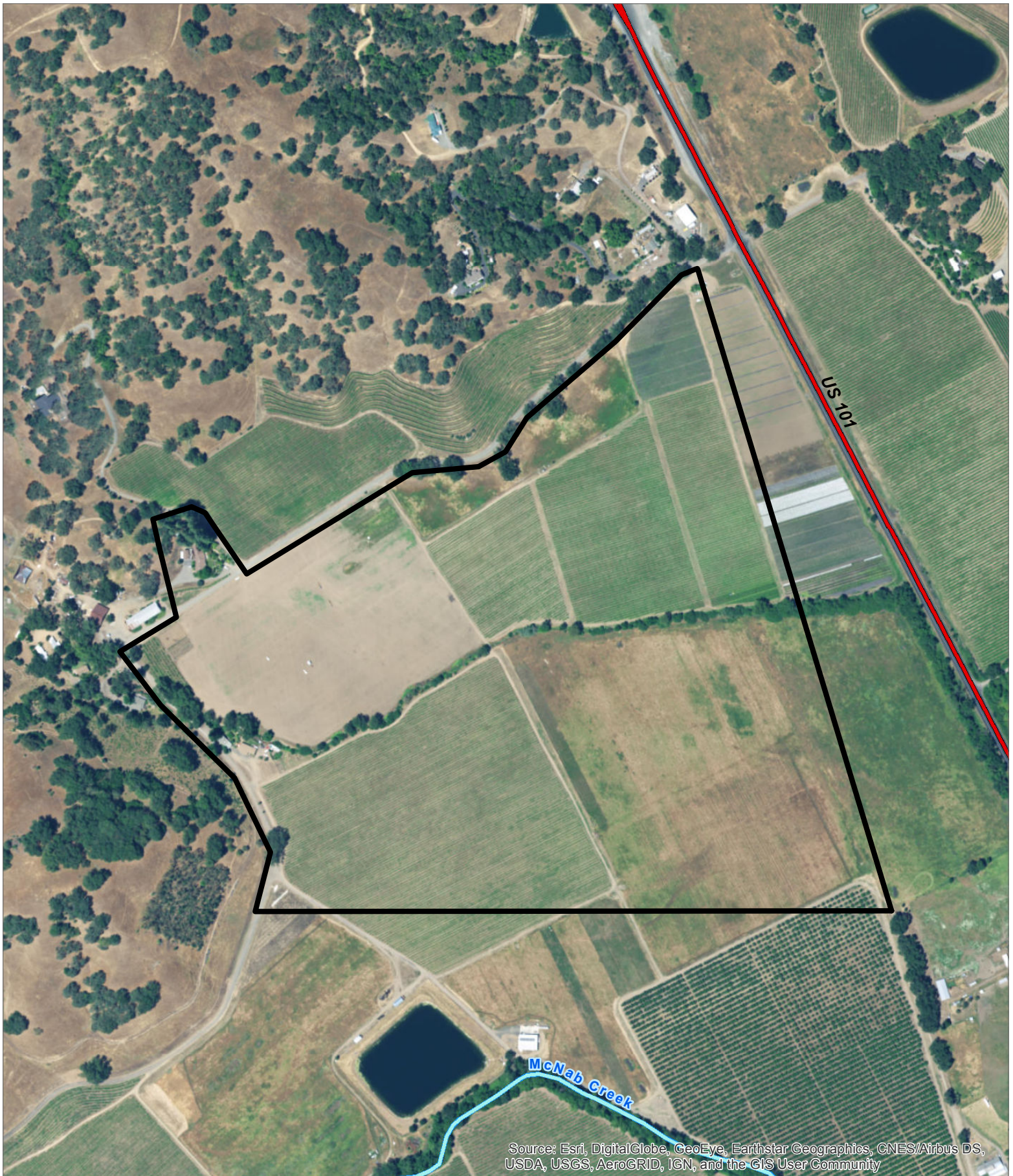
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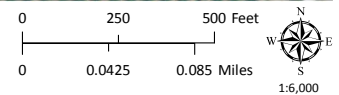
0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000
N
W
E
S
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
ATTACHMENT B



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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ADDRESS: 711 Nelson Ranch Road, Ukiah

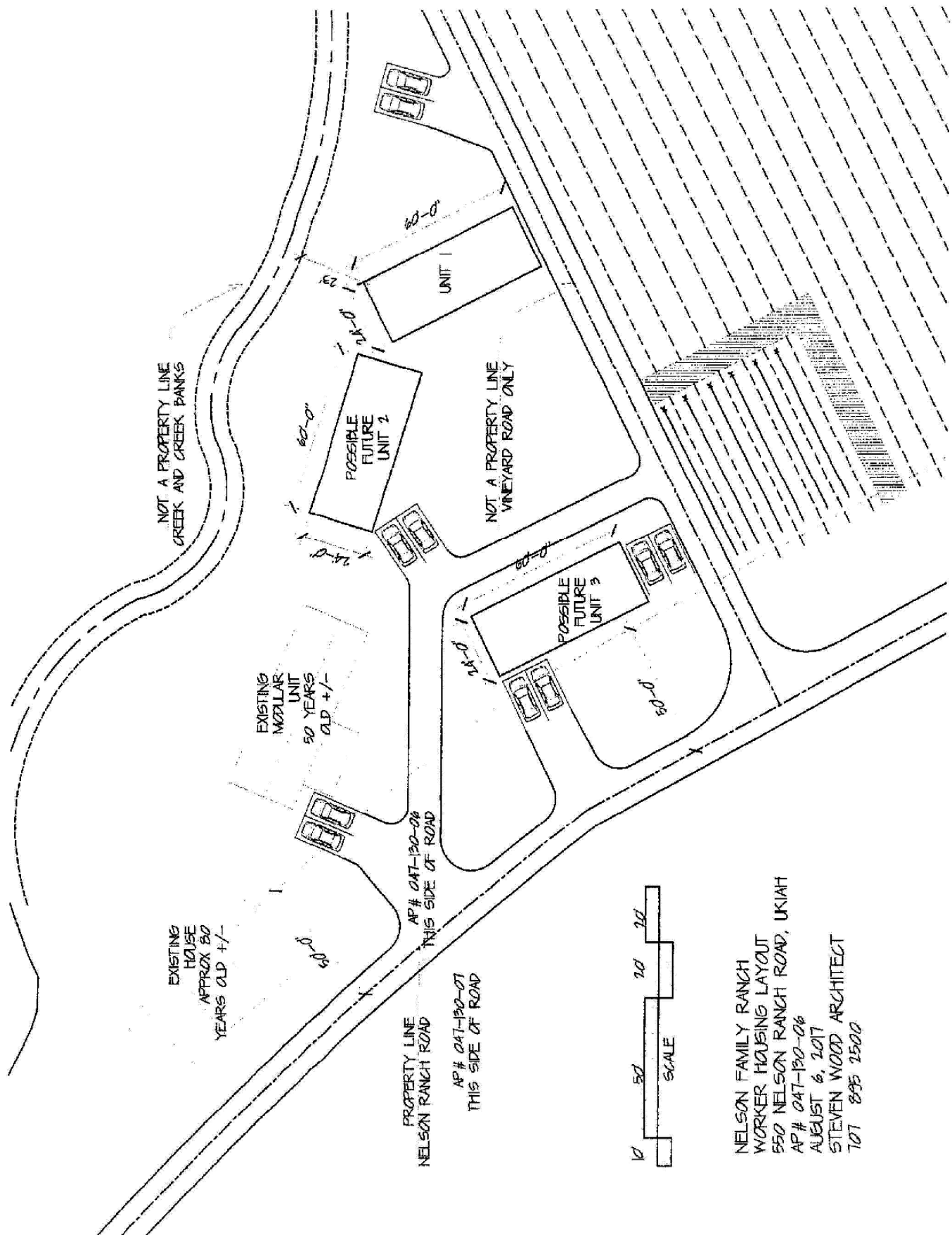
 Major Rivers
 Highways



AERIAL IMAGERY

ATTACHMENT C

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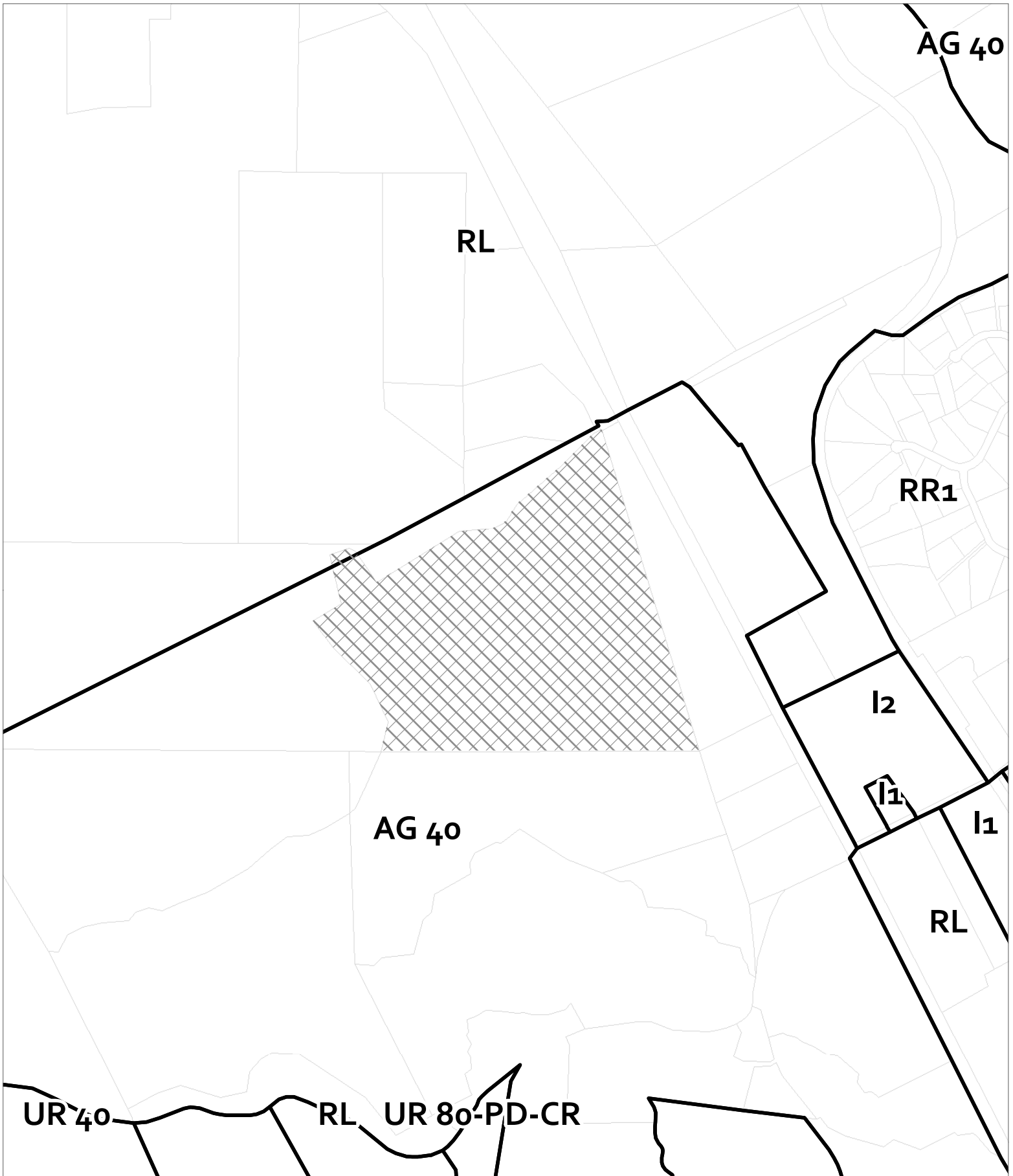
CASE: U 2017-0028
 OWNER: Nelson & Sons, Inc.
 APN: 047-130-06
 APLCT: Nelson & Sons, Inc.
 AGENT: Chris Nelson
 ADDRESS: 711 Nelson Ranch Road, Ukiah

NO SCALE


SITE PLAN

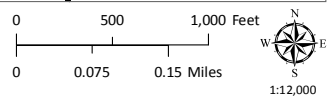
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ATTACHMENT D



CASE: U 2017-0028
OWNER: Nelson & Sons, Inc.
APN: 047-130-06
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AGENT: Chris Nelson
ADDRESS: 711 Nelson Ranch Road, Ukiah

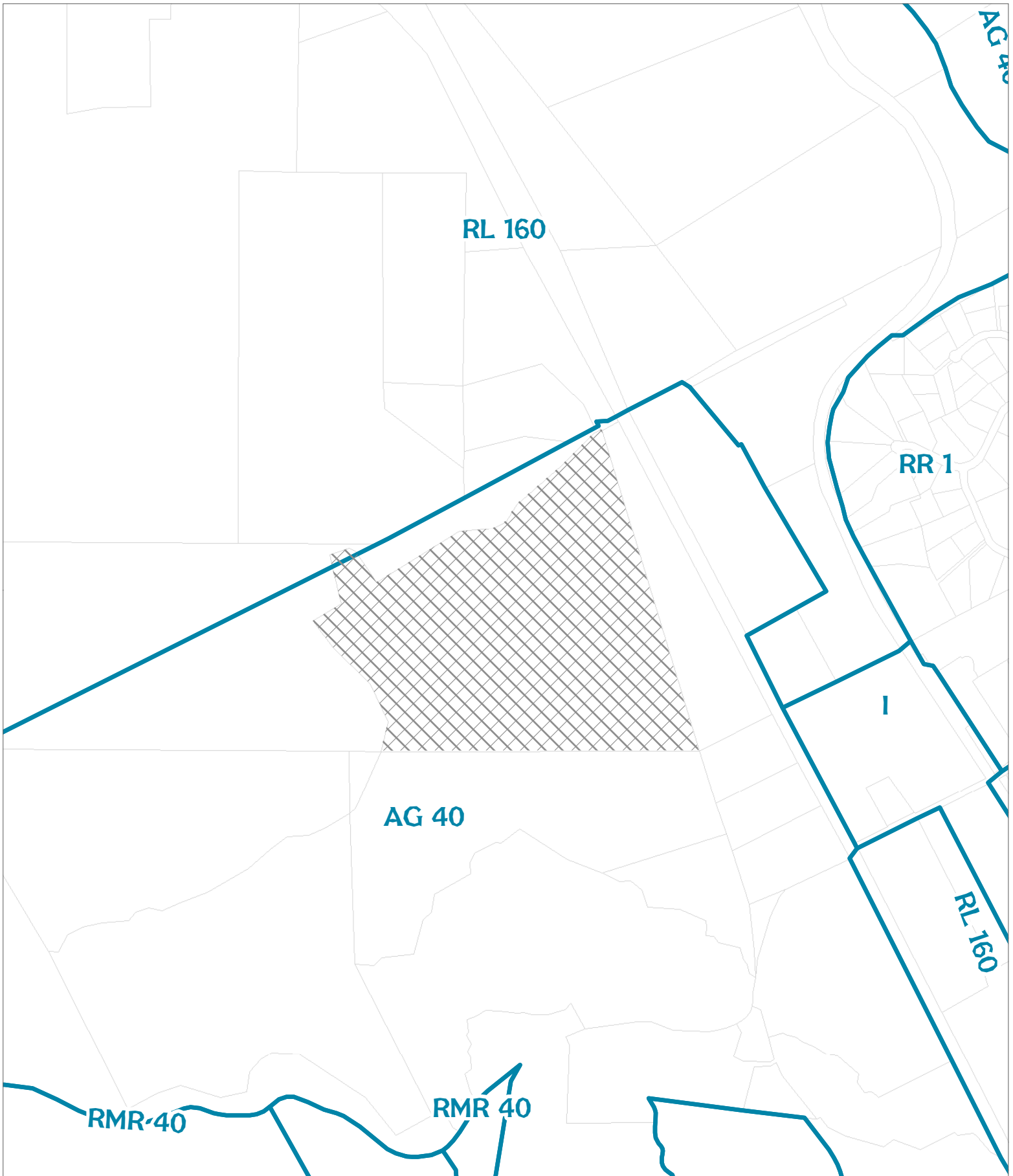
 Zoning Districts




ZONING DISPLAY MAP

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ATTACHMENT E



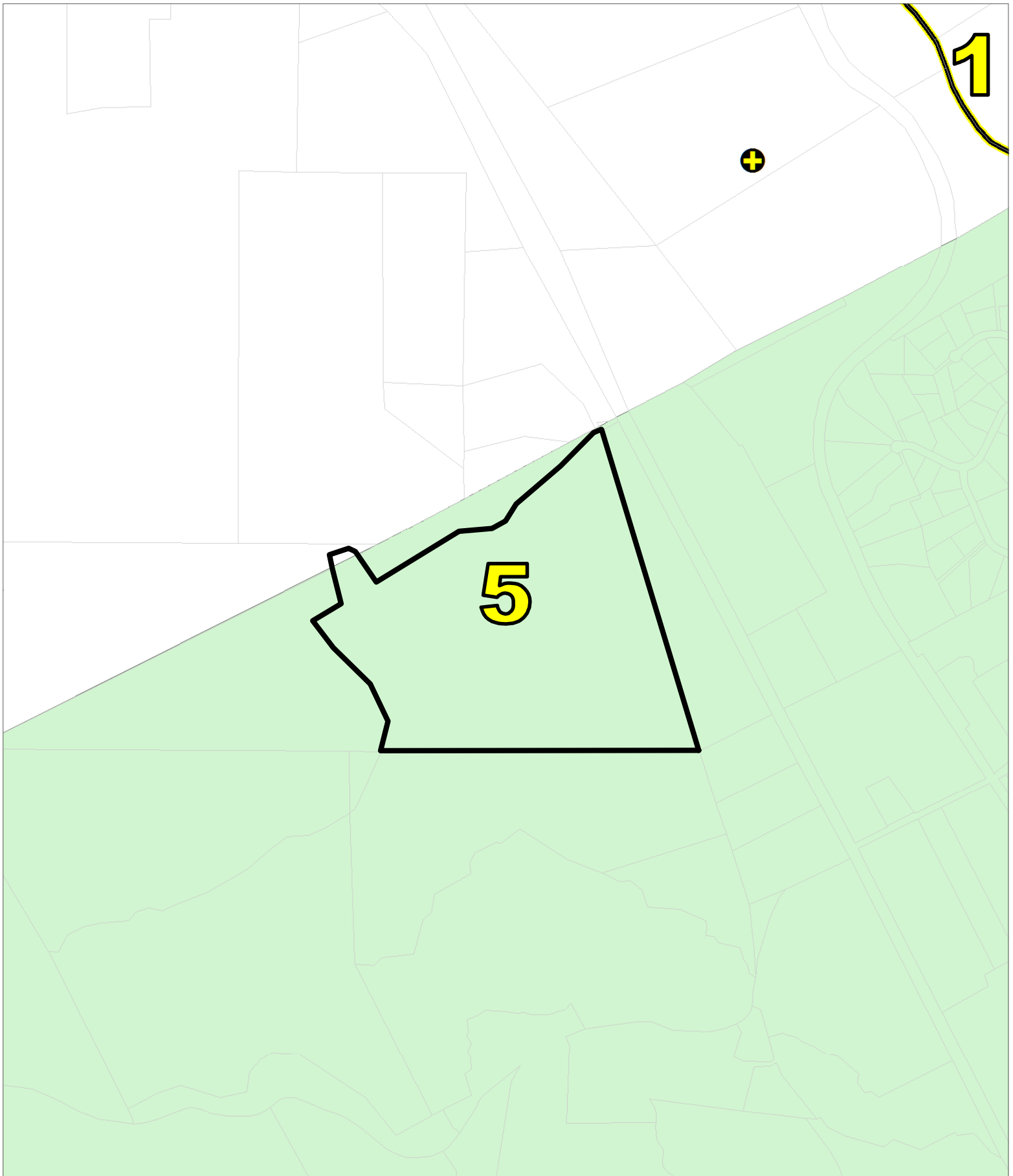
CASE: U 2017-0028
 OWNER: Nelson & Sons, Inc.
 APN: 047-130-06
 APLCT: Nelson & Sons, Inc.
 AGENT: Chris Nelson
 ADDRESS: 711 Nelson Ranch Road, Ukiah

 General Plan Classes




GENERAL PLAN CLASSIFICATIONS

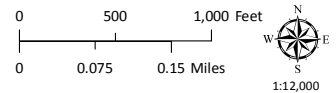
ATTACHMENT F

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ADDRESS: 711 Nelson Ranch Road, Ukiah

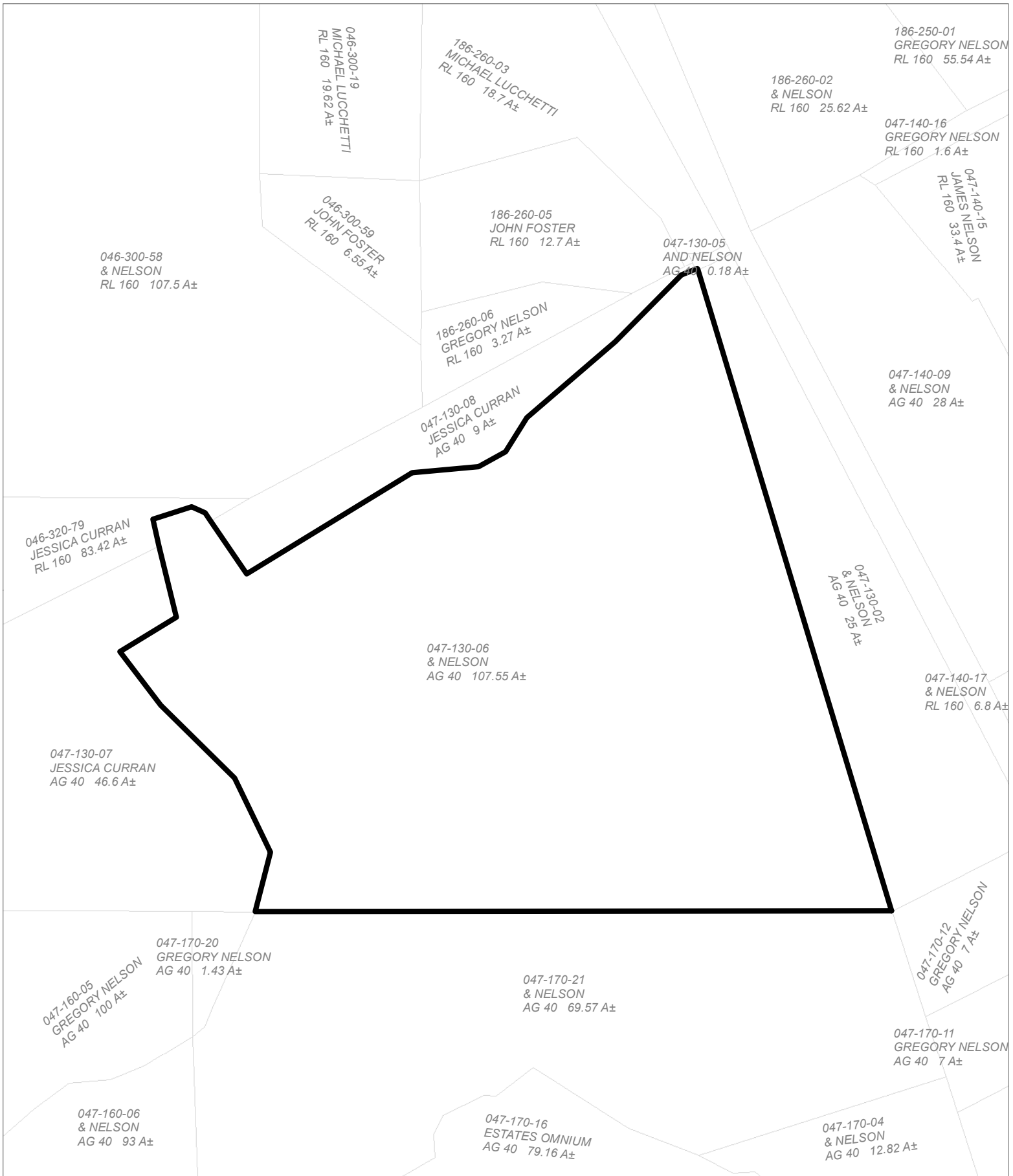
-  Supervisorial Districts 2010
-  Existing Wireless Sites
-  Hopland MAC



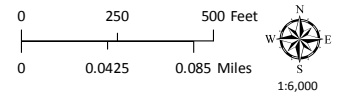
MISC

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ATTACHMENT G



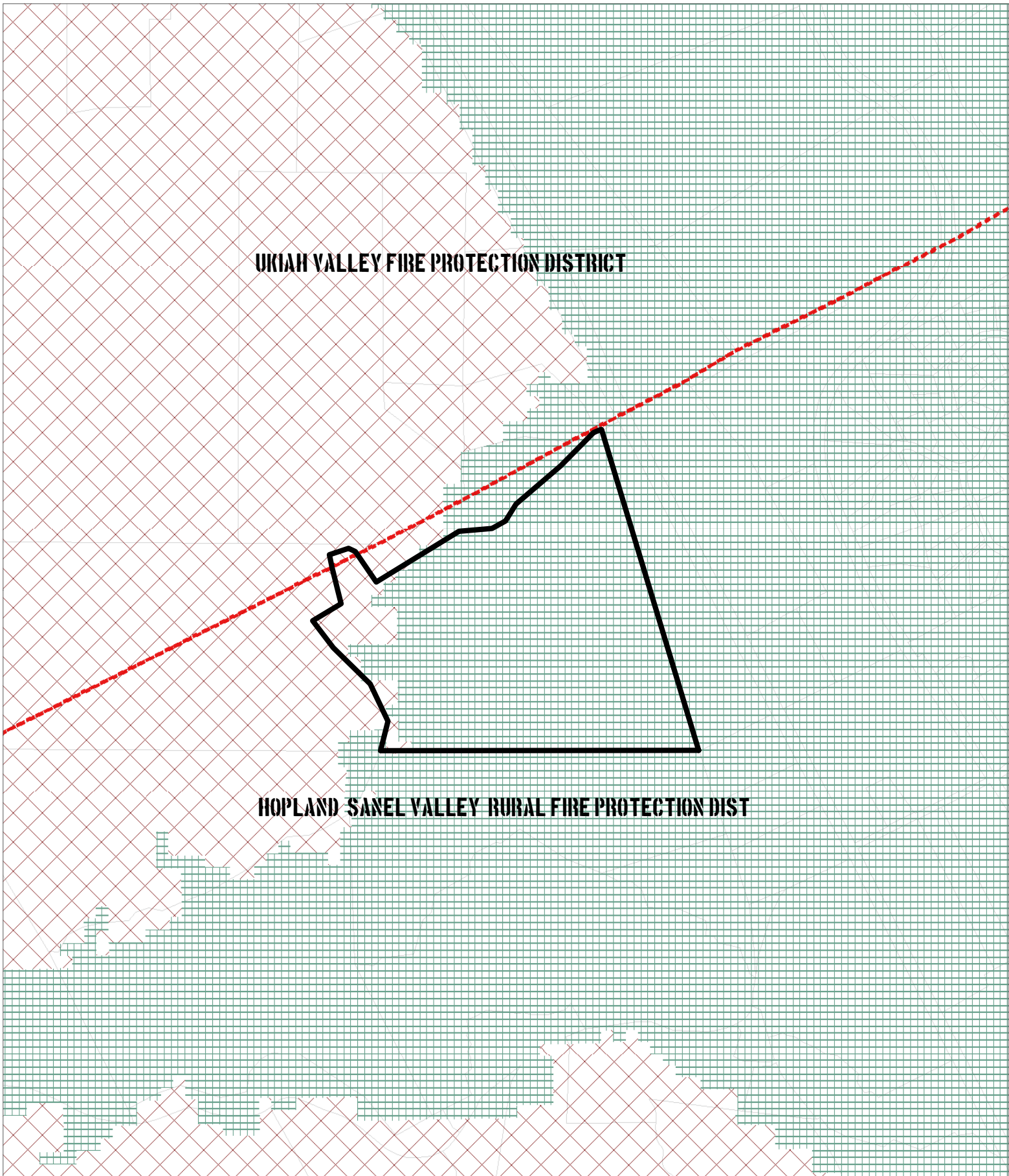
CASE: U 2017-0028
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 APLCT: Nelson & Sons, Inc.
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

ADJACENT PARCELS

ATTACHMENT H

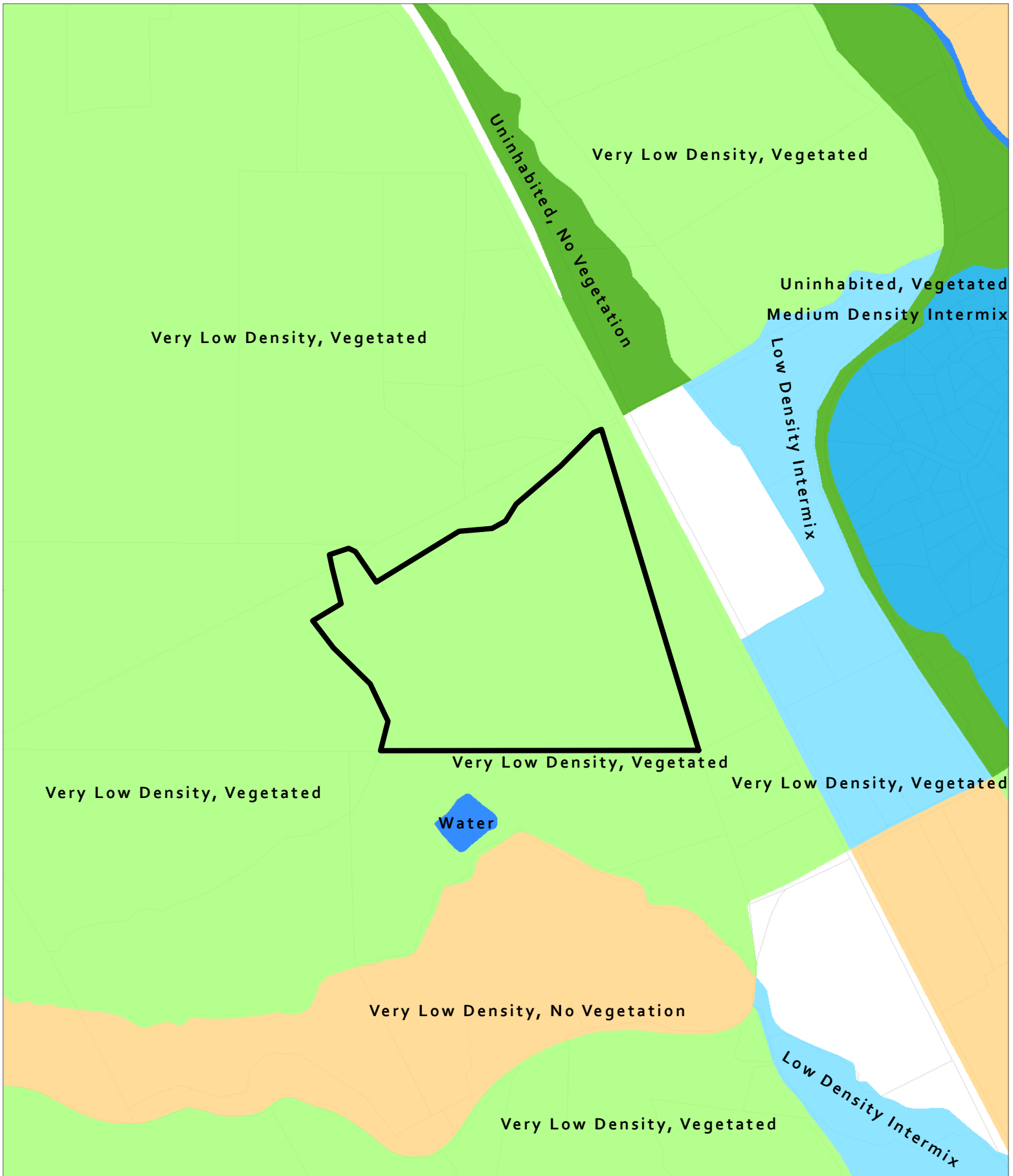
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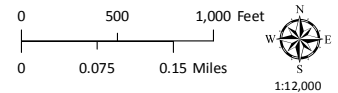
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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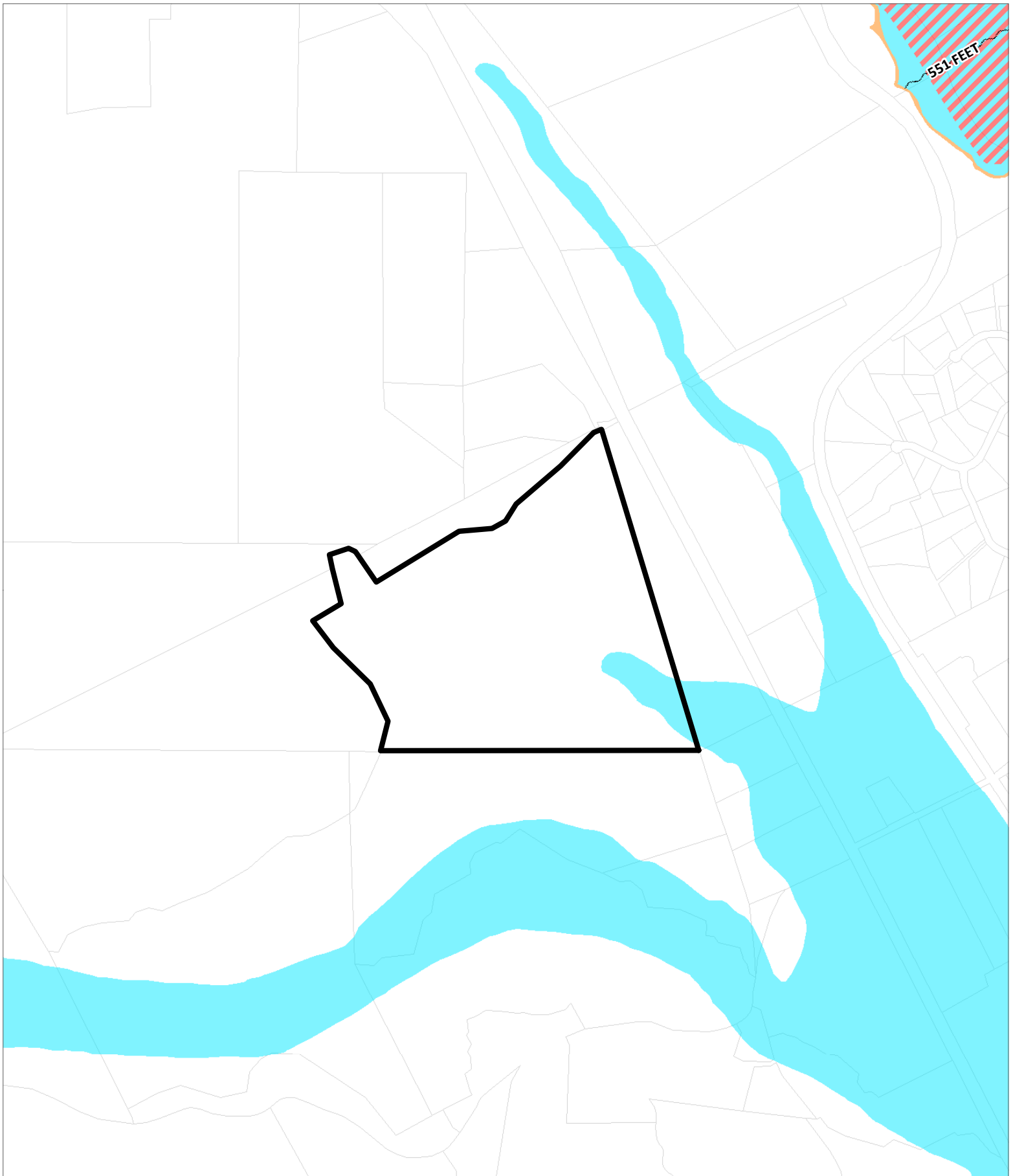
 Water



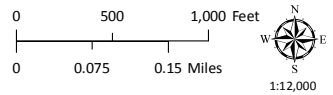
WILDLAND-URBAN INTERFACE ZONES

ATTACHMENT J

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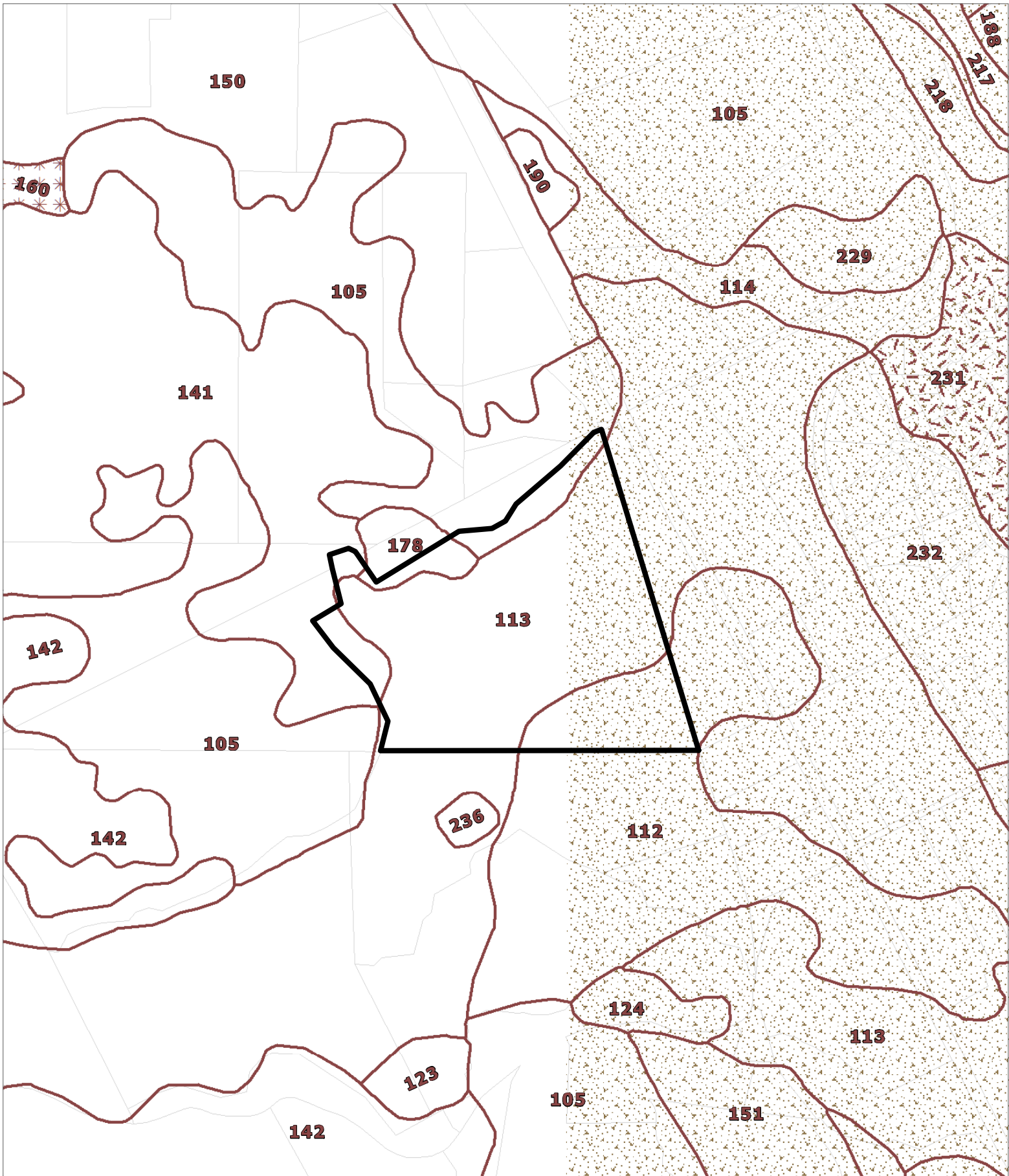
CASE: U 2017-0028
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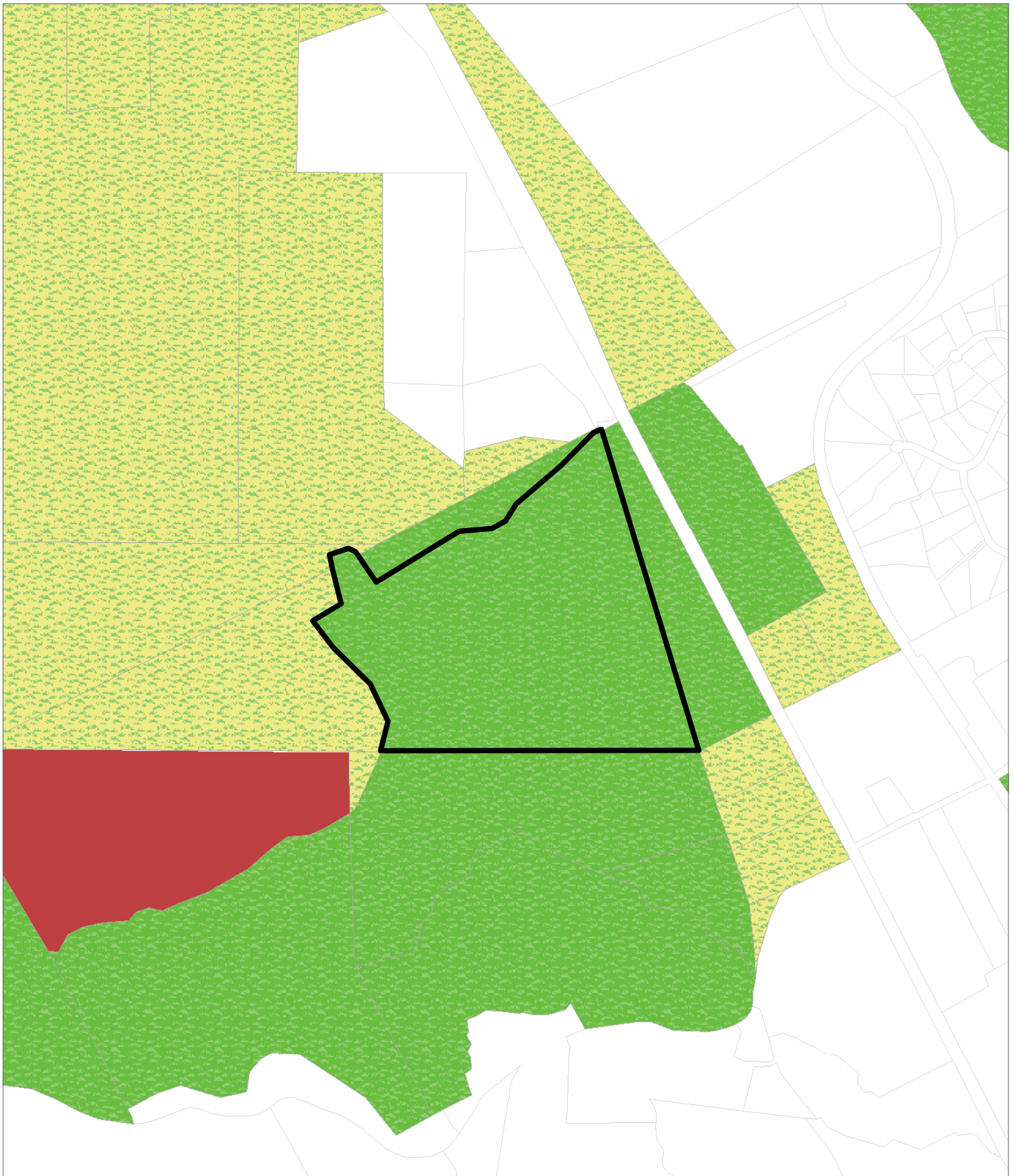


FLOOD ZONES

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ATTACHMENT K





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APLCT: Nelson & Sons, Inc.
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Williamson Act 2016

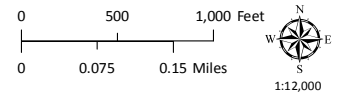


Non-Renewal Ag 2015



Prime Ag 2016

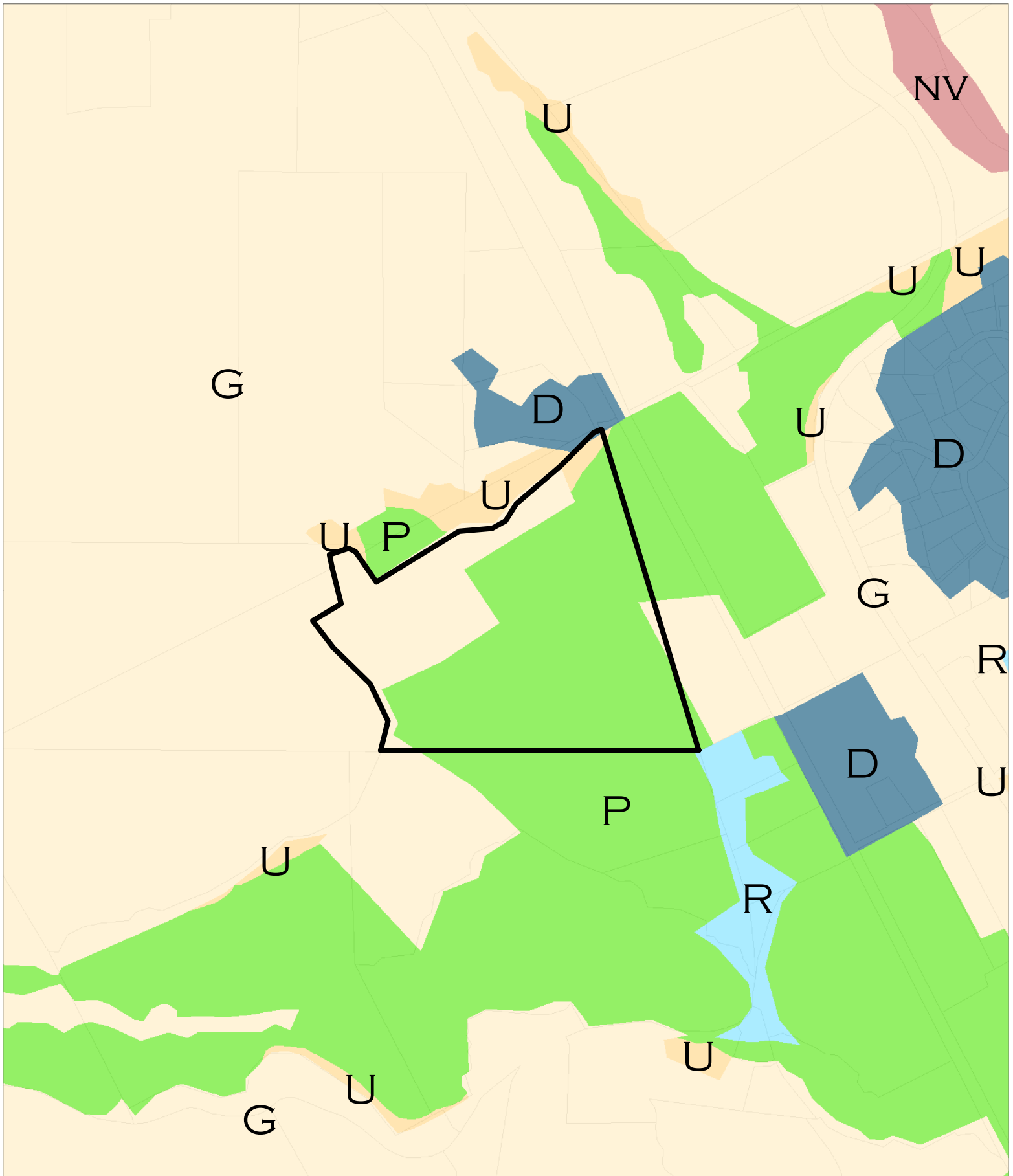
Non-Prime Ag 2016



LANDS IN WILLIAMSON ACT CONTRACTS

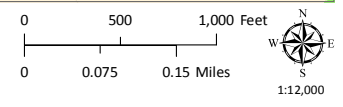
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ATTACHMENT M



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Urban & Built-Up Land (D)
 Grazing Land (G)



IMPORTANT FARMLAND

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ATTACHMENT N