



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

August 27, 2018

Department of Transportation
Environmental Health - Ukiah/Fort Bragg
Building Inspection - Ukiah/Fort Bragg
Assessor
Farm Advisor
Air Quality Management

County Water Agency- Sarah Dukett
Archaeological Commission
Sonoma State University
Resource Lands Protection Committee
Caltrans
Department of Forestry/ CalFire

Department of Fish and Wildlife
RWQCB
County Addresser- Russ Ford
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Rancheria

CASE#: U_2018-0016

DATE FILED: 7/20/2018

OWNER: ANDERSON VINEYARDS INC.

APPLICANT: ROBERT GIBSON

REQUEST: Use Permit to allow for the construction of 3 duplexes to be used as Farm Labor Housing

LOCATION: 4.4± miles north of Philo center, on the east side of Hwy. 128 (SH 128), 1.6± miles north of its intersection with Philo Greenwood Rd. (CR 132), located at 4501 Hwy. 128, Philo (APN: 026-330-45).

STAFF PLANNER: Mio Mendez

RESPONSE DUE DATE: September 10, 2018

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:

ANDERSON VINEYARDS INC

APPLICANT:

Robert Gibson

REQUEST:

Use Permit for the construction of three (3) duplexes to be used as Farm Labor Housing.

LOCATION:

4.4± miles north of Philo center, on the east side of Hwy. 128 (SH 128), 1.6± miles north of its intersection with Philo Greenwood Rd. (CR 132), located at 4501 Hwy. 128, Philo (APN: 026-330-45).

ACREAGE:

10± acres

GENERAL PLAN:

Agriculture (AG:40)

ZONING:

Agriculture (AG-40)

COASTAL ZONE:

NO

EXISTING USES:

Residential/Agricultural

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

14N

RANGE:

15W

SECTION:

3

USGS QUAD#:

58

RELATED CASES ON SITE: The subject parcel was recognized as a legal parcel through Boundary Line Adjustment: B_2013-0049. The subject parcel also has an sign building permit: BU_2010-0365

RELATED CASES IN VICINITY: Vineyards are located on both the north and south adjoining parcels. The northern adjacent parcel (same owner) has an active winery that was built in 1987. The winery has an active business license dating back to 2001.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RL:160/AG:40	RL-160/AG-40	46.42±	Agriculture
EAST:	RL:160/AG:40	RL-160/AG-40	13.3±	Agriculture
SOUTH:	RMR:20/AG:40	AG-40/UR-20	12.86±, 1.76±	Agriculture
WEST:	AG:40	AG-40/UR-20	37±	Agriculture

REFERRAL AGENCIES:

☒ Assessor

☒ Department of Transportation

☒ Environmental Health (Ukiah - FB)

☒ Building Inspection (Ukiah - FB)

☒ County Addresser

☒ Farm Advisor

☒ Caltrans

☒ Anderson Valley CSD

☒ Calfire

☒ Regional Waters Board

☒ County Water Agency

☒ Archaeological Commission

☒ Sonoma State University

☒ Air Quality Management District

☒ Resource Land Protection Committee

☒ Department of Fish & Wildlife

☒ Cloverdale Rancheria

☒ Redwood Valley Rancheria

☒ Sherwood Valley Brand of Pomo Indians

ASSESSOR’S PARCEL #: 026-330-45

STAFF PLANNER: MIO MENDEZ DATE: 8/9/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / 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 type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 367-18 Moderate Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Soils (103, 120)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" 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:	02018-16
CalFire No:	
Date Filed:	7/26/18
Fee:	4026
Receipt No:	02284
Received By:	Dzy O.
Office use only	

APPLICATION FORM

APPLICANT

Name: ANDERSON VINEYARDS, INC. Phone: 707-895-2288 EX 13
ROBERT GIBSON (ROEDERER ESTATE) 707-272-5282 CELL
Mailing
Address: PO BOX 67

City: PHILO State/Zip: CA 95466 email: rgibson@roedererestate.net

PROPERTY OWNER

Name: ANDERSON VINEYARDS, INC. Phone: 707-895-2288

Mailing
Address: PO BOX 67

City: PHILO State/Zip: CA, 95466 email:

AGENT

Name: JAMES R. BARRETT Phone: 707-391-5824

Mailing
Address: PO BOX 1448

City: UKIAH State/Zip: CA, 95482 email: jrbarr@pacific.net

Parcel Size: 10 AC (Sq. feet/Acres) Address of Property: 4581 HWY 128, PHILO, CA.
95466

Assessor Parcel Number(s): 026-330-45

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☒ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Signature of Applicant/Agent

Date

Signature of Owner

Date

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

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

PROJECT IS THREE(3) FARM LABOR BUILDINGS. EACH BUILDING IS A DUPLEX CONTAINING A 3 BDRM AND 2 BDRM DWELLING UNIT. EACH BUILDING IS 36'X54' 1944 sq ft IN SIZE. THREE BDRM'S ARE 1218 sq ft , 2 BDRM'S ARE 726 sq ft . CONSTRUCTION IS PROPOSED IN TWO PHASES. PHASE 1 WILL BE BUILDING 1 & 2. YEAR 2 WILL BE THE REMOVAL OF THE EXISTING MOBILE HOME AND CONSTRUCTION OF BUILDING 3. INFRASTRUCTURE FOR ALL THREE BUILDINGS WILL BE DEVELOPED IN PHASE 1. (WATER, POWER, SEPTIC, DRIVEWAYS, ETC.) ENTRANCE ACCESS (ROAD) MEETS CURRENT CAL PIPE REQUIREMENTS (20' PAVEMENT & COMPACTED BASE. DRIVEWAY ACCESS TO BUILDINGS WILL BE GRADED & SURFACED WITH COMPACTED BASE PER PLOT PLAN. WIDTH WILL VARY TO AVOID TREES, ETC. WITH MIN PROPOSED 16'±.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Duplex's (3) <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	24'x64' MOBILE H.M. 1536 TO BE REMOVED PHASE 2	2 BLDGS PHASE 1 1 BLDG PHASE 2	1536 sq ft + CARPORT + DECK	3-BLDGS 5832 sq ft	5832 sq ft
Total Structures Paved	0	8± AC			
Area Landscaped Area	8± AC	8± AC			
Unimproved Area	2± AC				
GRAND TOTAL (Equal to gross area of Parcel) 10 AC±					

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

Estimated employees per shift: _____
Estimated shifts per day: NA
Type of loading facilities proposed: _____

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

2 BUILDINGS (DUPEX) FIRST YEAR, 3-RD
FLOOR DUPEX 2ND YEAR.

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

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	<u>12</u>	<u>9x20</u>
Number of standard spaces	_____	_____
Number of handicapped spaces	<u>0</u>	_____
Existing Number of Spaces	<u>2</u>	
Proposed Additional Spaces	<u>10</u>	
Total	<u>12</u>	

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.).

FLAT - FINISH GRADE AND APPLY GRAVEL BASE /
SURFACE.

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

- A. Amount of cut 0 cubic yards
B. Amount of fill 0 cubic yards
C. Maximum height of fill slope NA feet
D. Maximum height of cut slope NA feet
E. Amount of import or export NA cubic yards
F. Location of borrow or disposal site NA

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? NA 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?
☐ Yes ☒ No

14. Is the proposed development visible from a park, beach or other recreational area?
☐ Yes ☒ No

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? NA cubic yards.

Location of dredged material disposal site? NA

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.

PORCH / DOOR LIGHTS AT THE THREE DOORS. SEE FLOOR 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
☐ On Site Generation - Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?

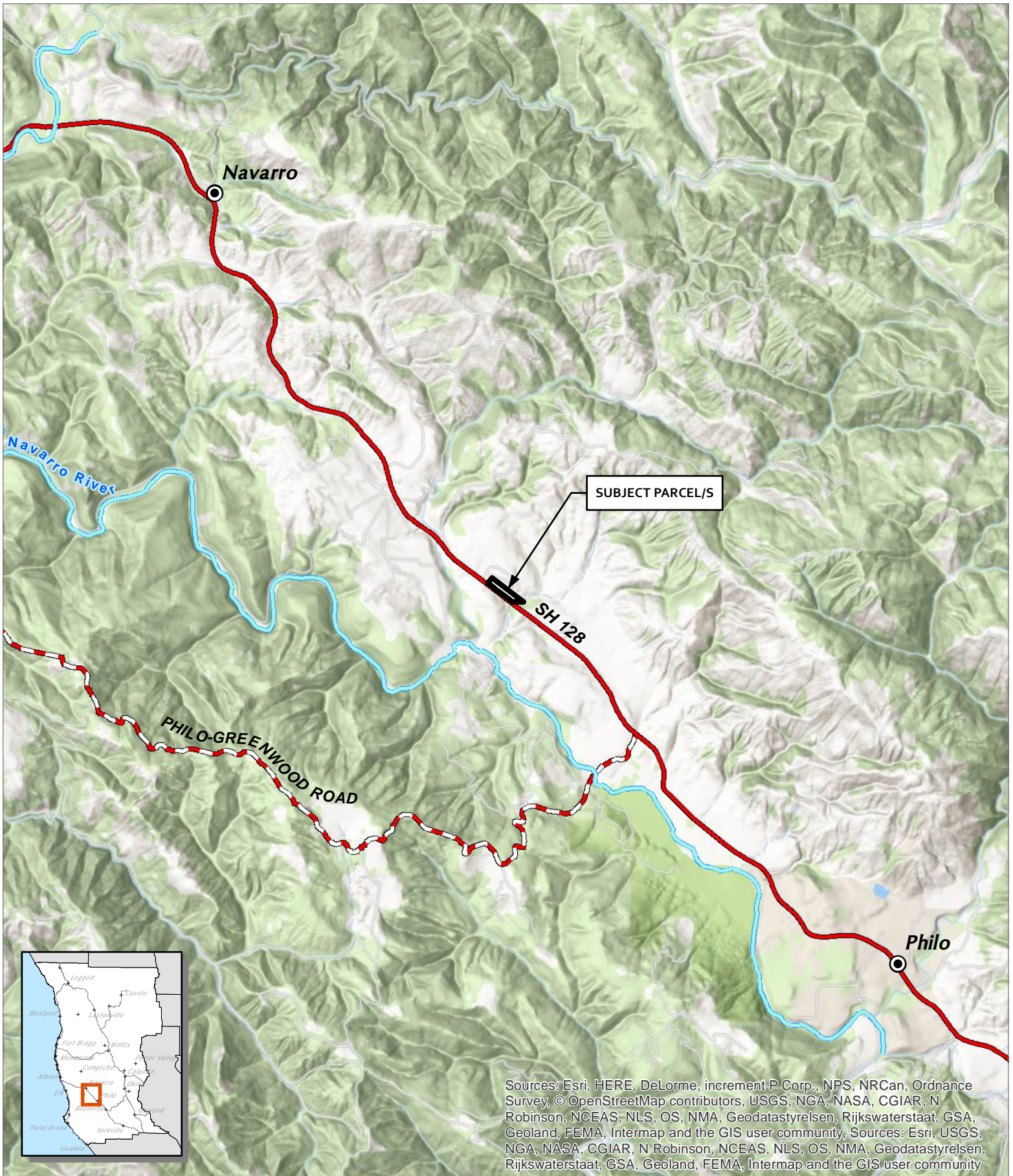
☐ Community sewage system - Specify supplier _____
☒ Septic Tank

☐ Other - Specify: MCDONNELL APPROVED PROPOSED SEPTIC DISPOSAL
CARL RITTMAN CONSULTANT

19. What will be the domestic water source:

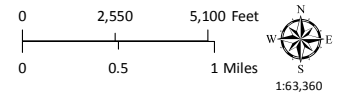
☐ Community water system - Specify supplier _____
☒ Well
☐ Spring
☐ Other - Specify: _____

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.):
ROEDERER ESTATE WINERY / VINEYARDS / BLDG.
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:
NCP4BS, BUILDING PERMIT, DMCD - STATE (AG HOLDING)
22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
4601 KOBLER, 4715 KOBLER, DRIVEWAY TO LAZY CREEK WINERY - SITE 4501, HLOY 128, PNILO ALL ACCESS FROM HLOY 128.
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.
64X24 MOBILE HOME, COVERED DECK, COVERED PARKING, CARPORT REMOVED PHASE 1, DECK / TANK REMOVED PHASE 2.
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.
MOBILE HOME, DECK, CARPORT, RELOCATE PROPANE TANK, SEPTIC SYSTEM (TANK & EXIST LINES PER RITTMAN DESIGN & MCHD APPROVED PLAN)
25. Project Height. Maximum height of existing structures 20 feet. Maximum height of proposed structures 20 feet.
26. Gross floor area of existing structures 2196 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 5832 square feet (including covered parking and accessory buildings).
27. Lot area (within property lines): 10 ☐ 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.
NO HOME USED AS FARM LABOR EMPLOYEE, DEVELOP SITE 2-3 AC APPROX 8 AC (WEST) 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.
ROEDERER ESTATE WINERY / VINEYARDS, HULCH WINERY / VINEYARDS LAZY CREEK WINERY / VINEYARDS PLUS TASTING ROOMS.
30. Indicate the surrounding land uses: LOW DENSITY RES / AG.
- | | North | East | South | West |
|--------------------------|-------|------|-------|------|
| Vacant | | | | |
| Residential Agricultural | X | X | X | X |
| Commercial Industrial | | | | |
| Institutional Timberland | | | | |
| Other | | | | |



CASE: U 2018-0016
 OWNER: Anderson Vineyards, Inc.
 APN: 026-330-45
 APLCT: Robert Gibson
 AGENT: J.R. Barrett
 ADDRESS: 4501 Hwy. 128, Philo

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways






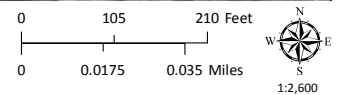
LOCATION MAP

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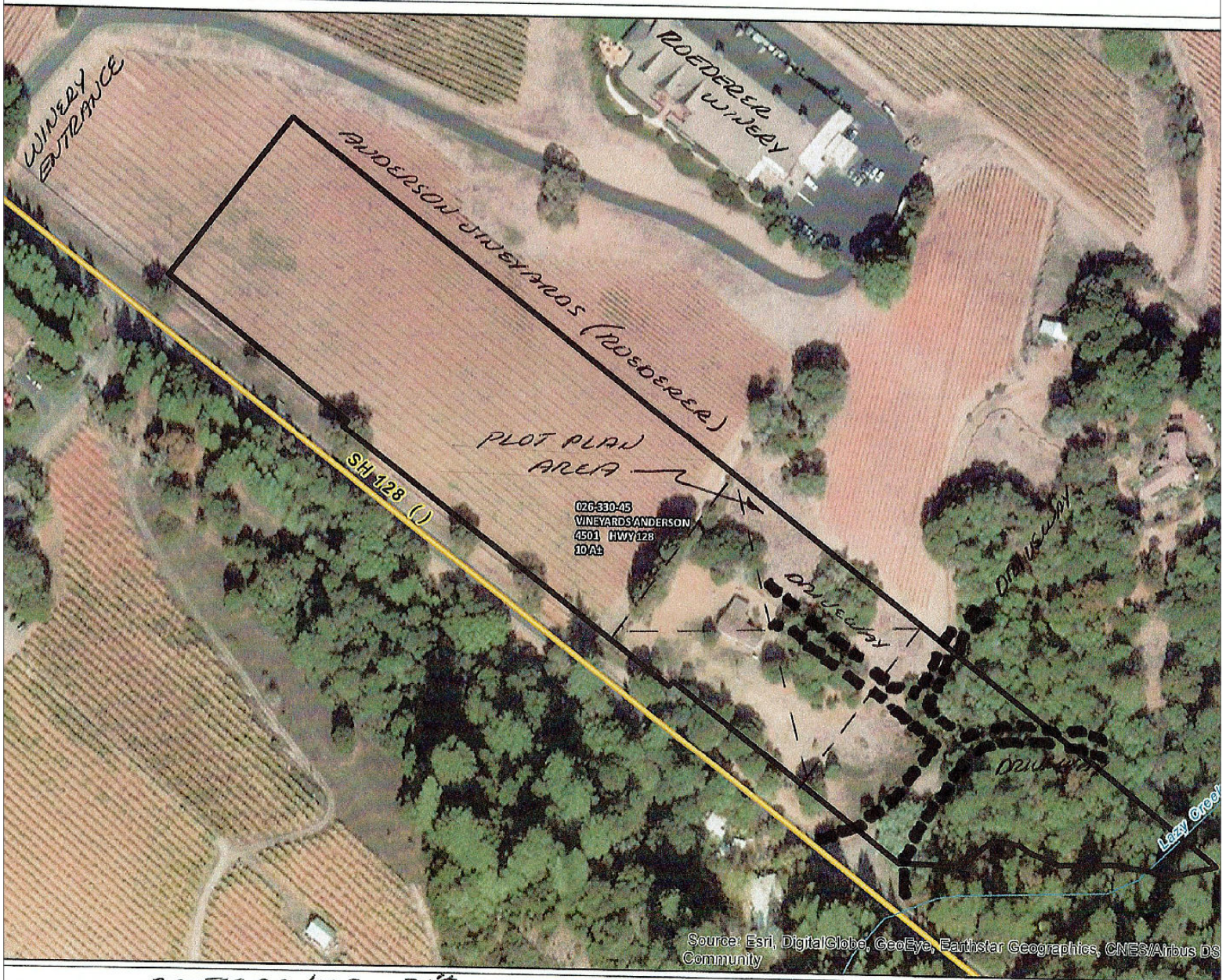
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-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

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ing Stcs. Dept., July, 2018

ACCESS RD/128 20'
DRIVEWAYS 10'

s otherwise indicated

ent legal or salable parcels.
ERTY BOUNDARIES

SITE MAP

Hydrology

Public Roads

ANDERSON VINEYARDS
FARM LABOR HOUSING
4511 HWY 128, PHILO, CA.

APN # 26

DED WITHOUT WARRANTY OF ANY KIND.

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NO SCALE

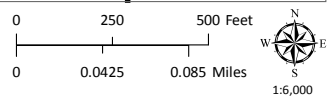
SITE MAP

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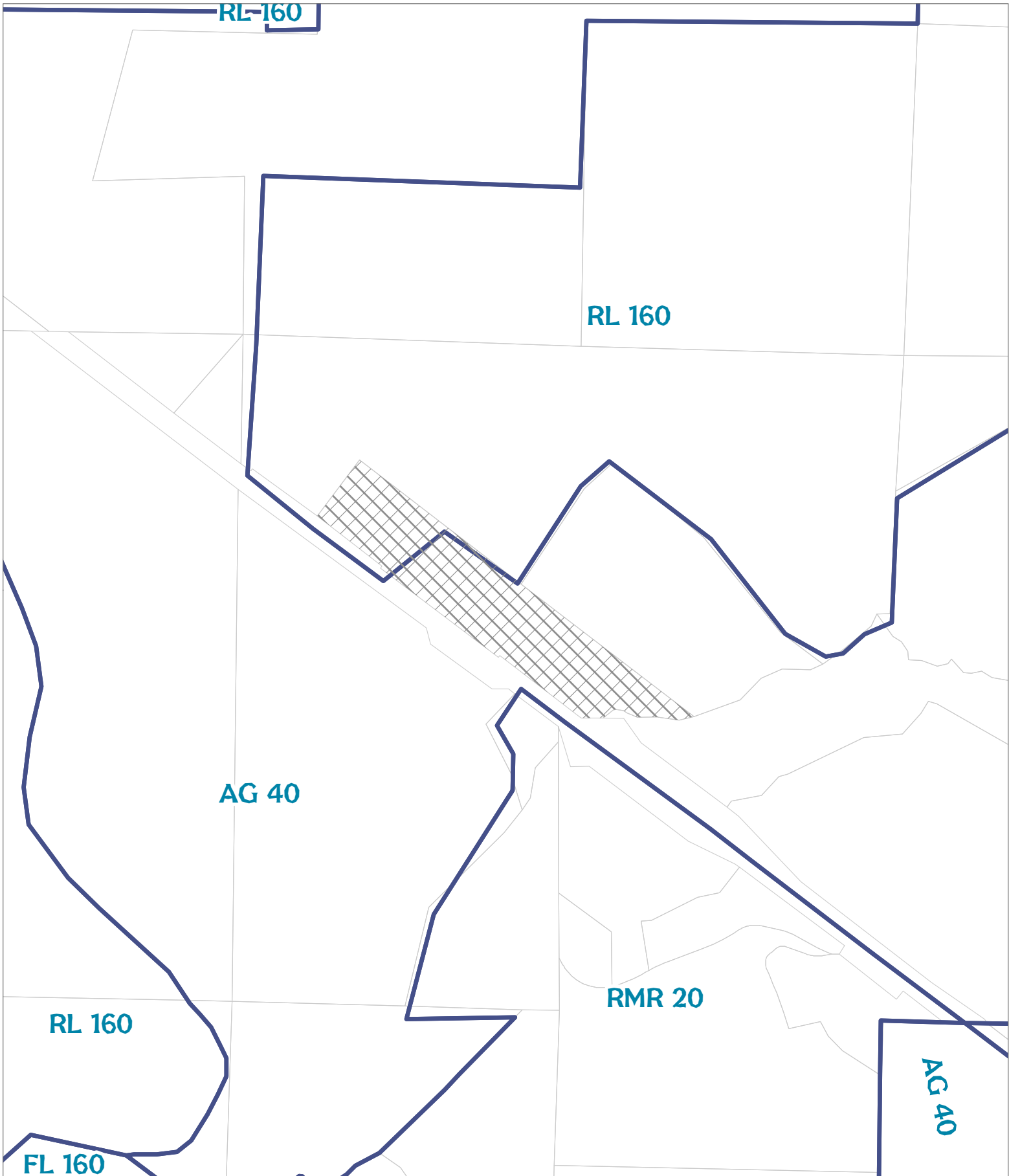
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 Zoning Districts
 Public Roads




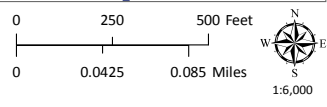
ZONING DISPLAY MAP

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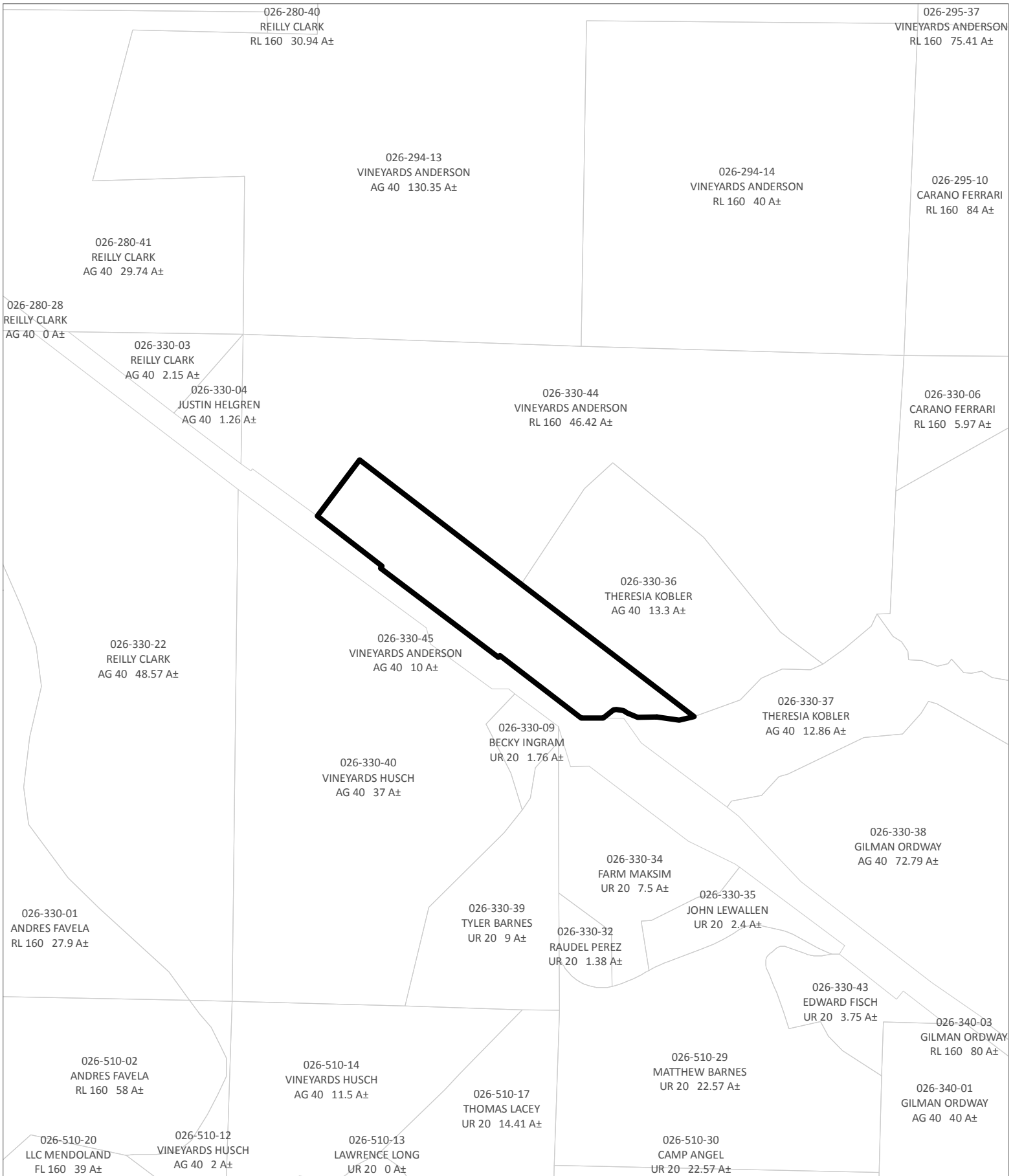
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 General Plan Classes

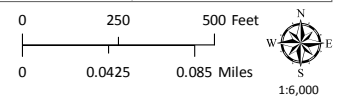


GENERAL PLAN CLASSIFICATIONS

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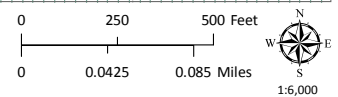
ADJACENT PARCELS

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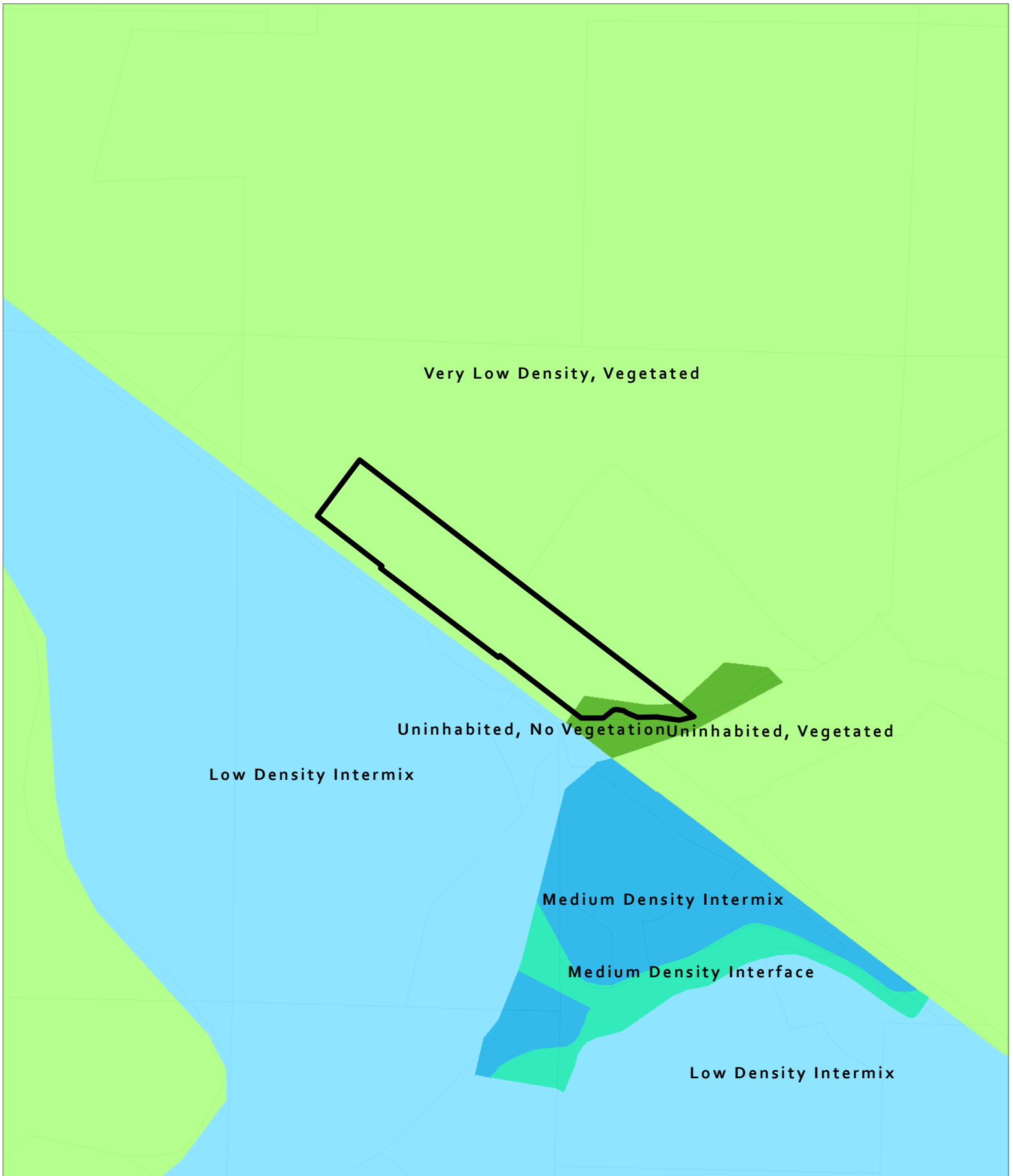
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard

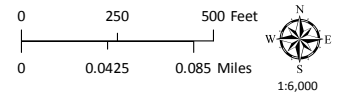


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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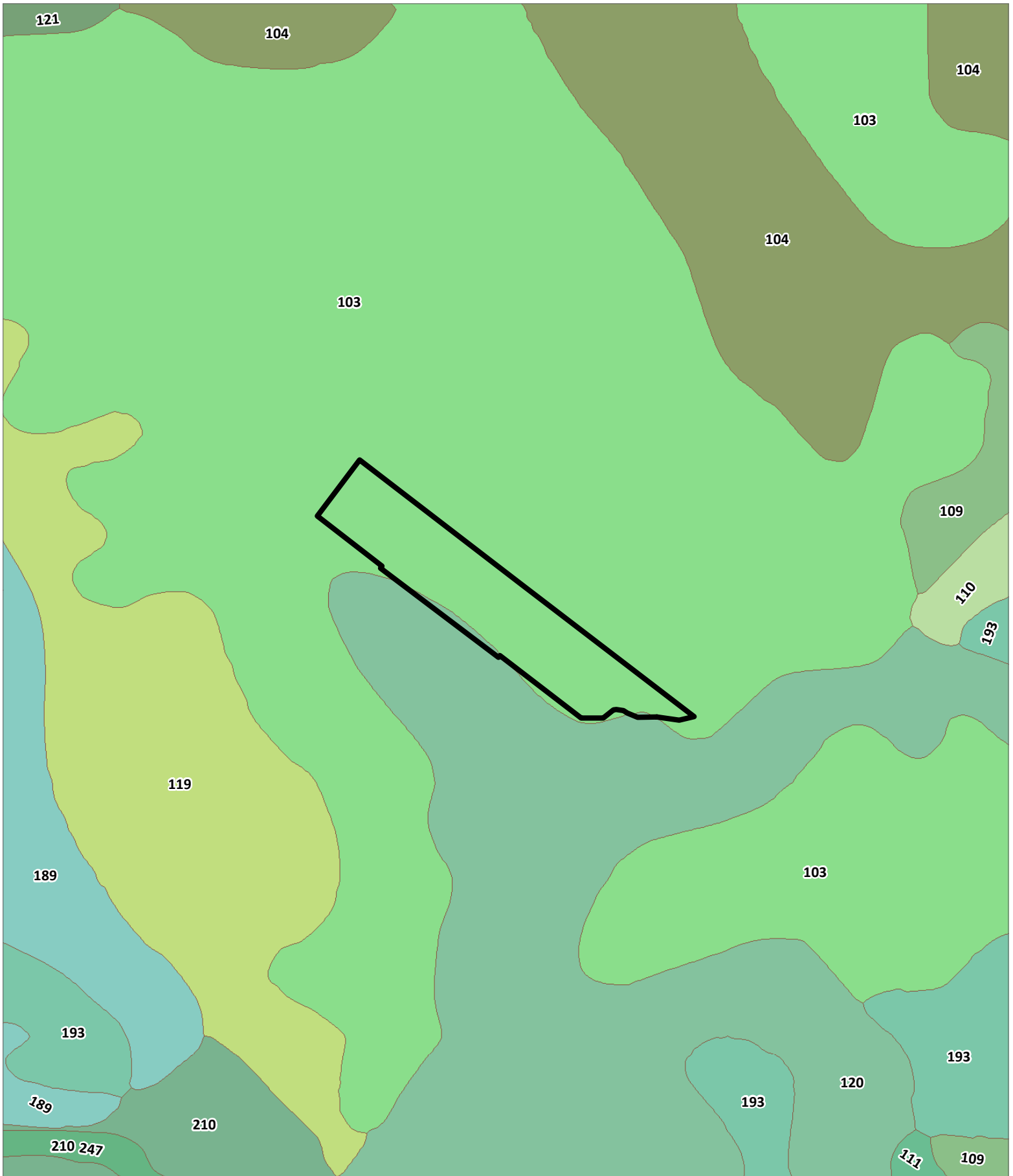


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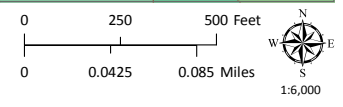
WILDLAND-URBAN INTERFACE ZONES

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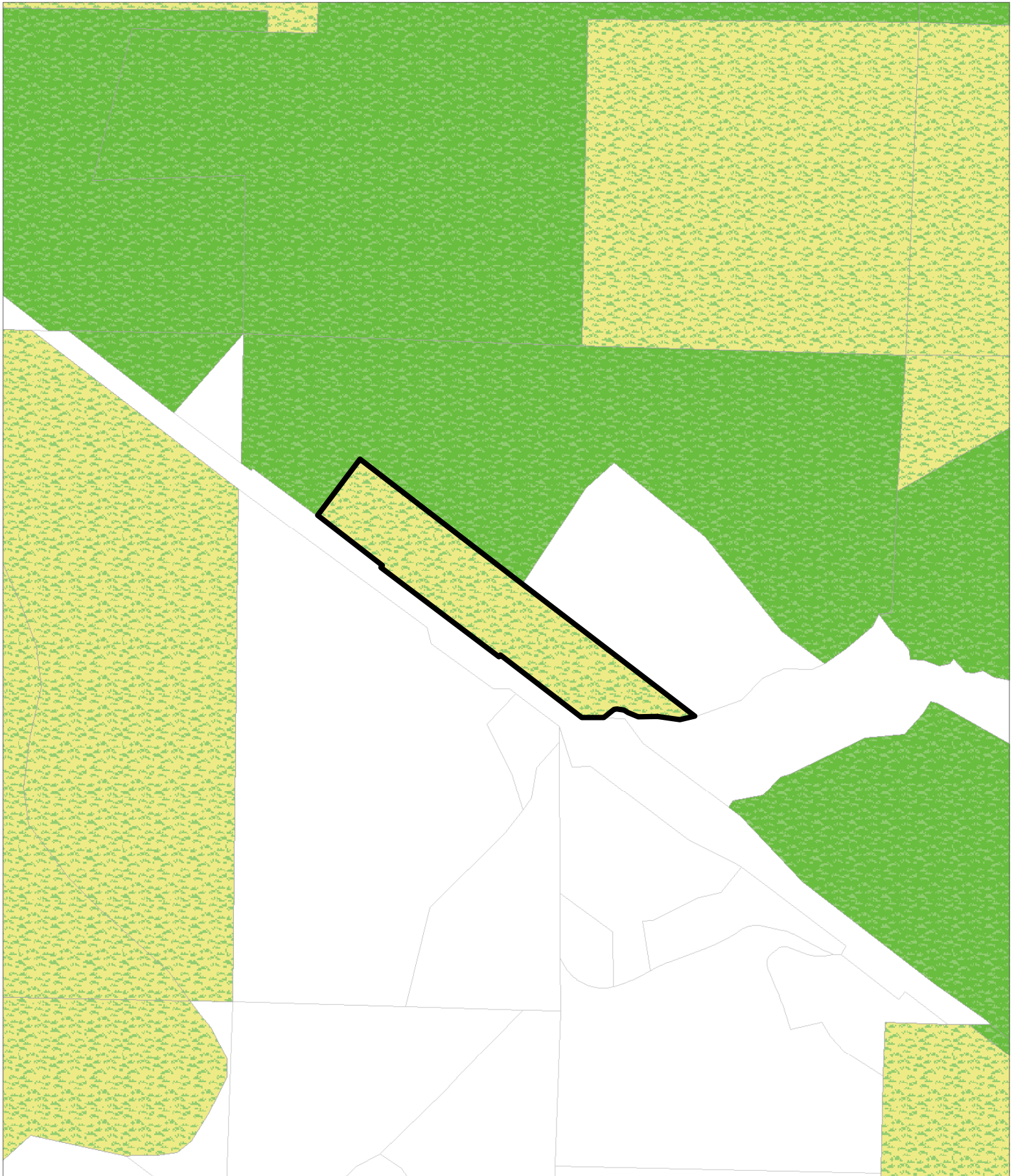
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 Western Study Soil Types



LOCAL SOILS

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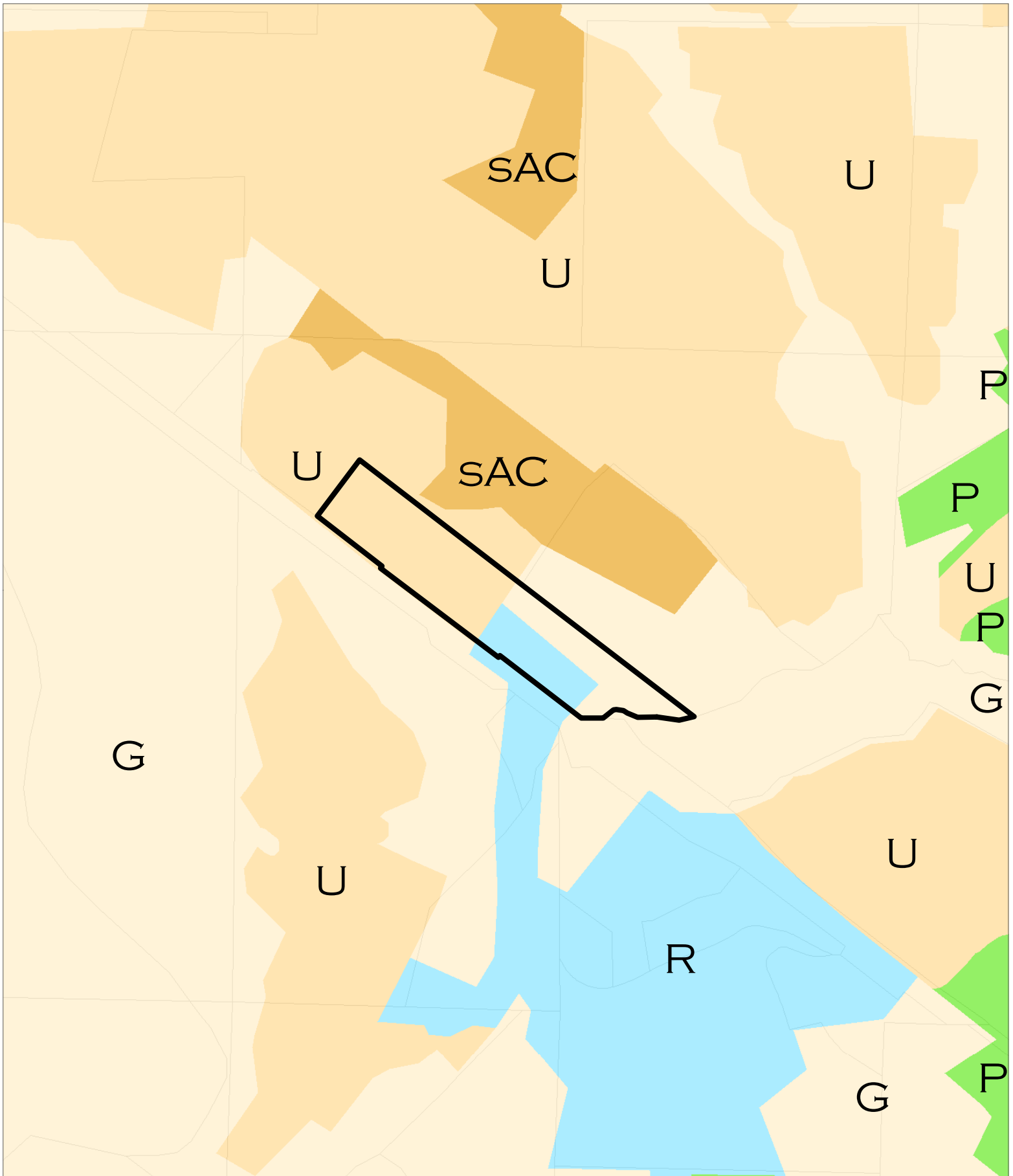
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 Williamson Act 2017
 Prime Ag 2017
 Non-Prime Ag 2017


0 250 500 Feet
0 0.0425 0.085 Miles
N
W
E
S
1:6,000

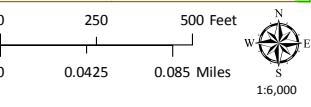
LANDS IN WILLIAMSON ACT CONTRACTS

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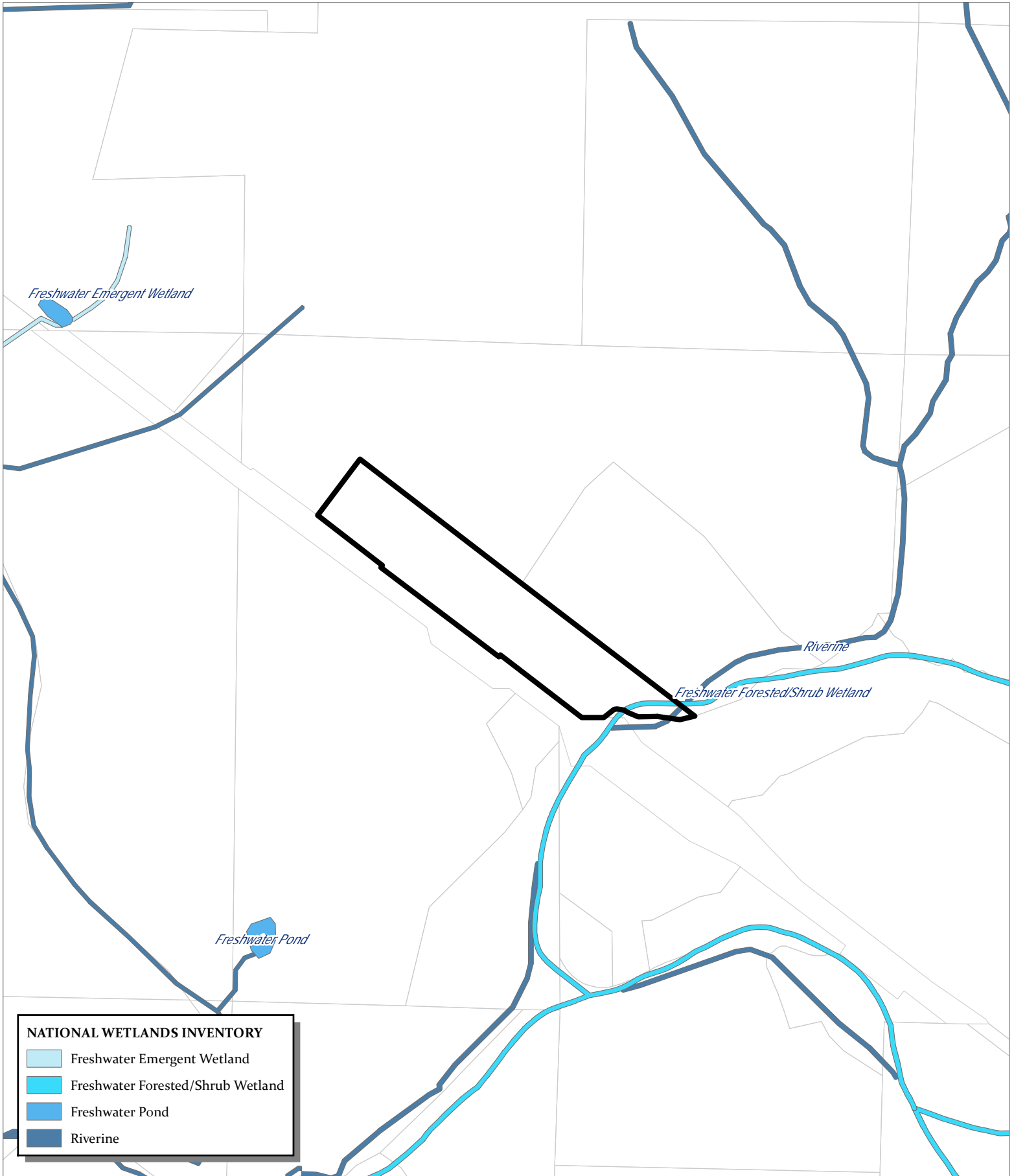
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 Grazing Land (G)

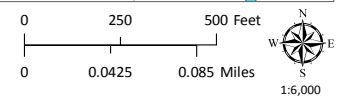


IMPORTANT FARMLAND

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WETLANDS

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