



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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February 6, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Farm Advisor
Agriculture Commissioner

Air Quality Management
Archaeological Commission
CalFire – Prevention
Department of Fish and Wildlife
RWQCB
Potter Valley Irrigation District

Potter Valley Community Services District
Cloverdale Rancheria
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: GP_2019-0001/R_2019-0002

DATE FILED: 1/28/2019

OWNER/APPLICANT: CHRISTOPHER SAVAGE

AGENT: JIM RONCO

REQUEST: A General Plan and Rezone request to modify the existing designations at 12201 Powerhouse Road from Suburban Residential (SR:40K) to Upland Residential (UR:20).

LOCATION: 0.3± miles north of Potter Valley town center, on the west side of Powerhouse Road (CR 248A), 0.2± miles north of its intersection with Main Street (CR 245), located at 12201 Powerhouse Rd., Potter Valley (APN: 174-100-02).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: MIO MENDEZ

RESPONSE DUE DATE: February 20, 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 _____

CASE: GP_2019-0001 /R_2019-0002 (Savage)

OWNER: CHRISTOPHER D SAVAGE TTEE (1/2)

APPLICANT: CHRISTOPHER D SAVAGE

AGENT: JIM RONCO

REQUEST: Rezoning and General Plan Amendment to modify the existing designations from Suburban Residential (SR:40K) to Upland Residential (UR:20).

LOCATION: 0.3± miles north of Potter Valley town center, on the west side of Powerhouse Road (CR 248 A), 0.2 miles north of its intersection with Main Street (CR 245). Located at 12201 Powerhouse Rd., Potter Valley (APN 174-100-02).

APN/S: 174-100-02-00

PARCEL SIZE: 20.23± Acres

GENERAL PLAN: SR-Suburban Residential

ZONING: SR-Suburban Residential

EXISTING USES: Agricultural & Residential

SUPERVISORAL DISTRICT: 1

RELATED CASES: AG_2018-0005 (Cannabis Cultivation Permit); CFBL_2018-0040 (Cannabis Business Facilities Business License); PP_2018-0082 (Property Profile); PAC_2018-0013 (Pre-Application Conference)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	AG 40	AG 40	19.2 A±	Agricultural
EAST:	AG 40	AG 40	5.3 A±	Agricultural
SOUTH:	RC	SR	1.6 A±, 1.7 A±, 2.8 A±	Agricultural & Residential
WEST:	RMR 40/AG 40	UR 40	12.81 A±, 9.52 A±, 8.5 A±	Agricultural

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>		
<input checked="" type="checkbox"/> Agricultural Commissioner	<input checked="" type="checkbox"/> Potter Valley Community Services District	<input checked="" type="checkbox"/> Regional Water Quality Control Board
<input checked="" type="checkbox"/> Air Quality Management District		
<input checked="" type="checkbox"/> Archaeological Commission	<input checked="" type="checkbox"/> Potter Valley Irrigation District	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Assessor’s Office		<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Building Division (Ukiah)		<input checked="" type="checkbox"/> Potter Valley Tribe
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Environmental Health (Ukiah)	<input checked="" type="checkbox"/> CALFIRE (Prevention)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Farm Advisor	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	

ADDITIONAL INFORMATION: An ‘Archeological Survey’ will be provided for review of the Archeological Commission.

SENIOR PLANNER: JESSE DAVIS

STAFF PLANNER: MIO MENDEZ

DATE: 02/6/2019

ENVIRONMENTAL DATA

1. MAC: *N/A*

2. FIRE HAZARD SEVERITY ZONE: *MODERATE*

3. FIRE RESPONSIBILITY AREA: *LOCAL RESPONSE AGENCY: POTTER VALLEY COMMUNITY SERVICES DISTRICT*

4. FARMLAND CLASSIFICATION: *RURAL RESIDENTIAL & PRIME AGRICULTURAL LAND*

5. FLOOD ZONE CLASSIFICATION: *N/A*

6. COASTAL GROUNDWATER RESOURCE AREA: *N/A*

7. SOIL CLASSIFICATION: *EASTERN STUDY SOILS TYPES (115 & 123); NATURALLY OCCURRING ASBESTOS*

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: *N/A*

9. WILLIAMSON ACT CONTRACT: *ADJACENT TO WILLIAMSON*

10. TIMBER PRODUCTION ZONE: *N/A*

11. WETLANDS CLASSIFICATION: *N/A*

12. EARTHQUAKE FAULT ZONE: *N/A*
13. AIRPORT LAND USE PLANNING AREA: *N/A*

14. SUPERFUND/BROWNFIELD/HAZMAT SITE: *N/A*

15. NATURAL DIVERSITY DATABASE: *N/A*

16. STATE FOREST/PARK/RECREATION AREA ADJACENT: *N/A*

17. LANDSLIDE HAZARD: *N/A*

18. WATER EFFICIENT LANDSCAPE REQUIRED: *N/A*

19. WILD AND SCENIC RIVER: *N/A*

20. SPECIFIC PLAN/SPECIAL PLAN AREA: *N/A*

21. STATE CLEARINGHOUSE REQUIRED: *N/A*

22. OAK WOODLAND AREA: *N/A*

23. HARBOR DISTRICT: *N/A*



Planning and Building
Services

Case No: GP2019-0001/R-2019-0002

CalFire No: N/A

Date Filed: 01-28-2019

Fee: \$19618

Receipt No: PRS-025191 + PRS-025192

Received By: Jesse Davis

Office use only

APPLICATION FORM

APPLICANT

Name: Christopher Savage

Phone: 805-550-1358

Mailing

Address: 12201 Powerhouse Rd

City: Potter Valley State/Zip: Ca 95469

email: _____

PROPERTY OWNER

Name: Christopher & Julie Savage

Phone: 805-550-1358

Mailing

Address: 12201 Powerhouse Rd

City: Potter Valley State/Zip: Ca. 95469

email: _____

AGENT

Name: Jim Ronco

Phone: 707-477-7616

Mailing

Address: 445 N. State St.

City: Ukiah

State/Zip: CA. 95482

email: jim@jimroncoconsulting.com

Parcel Size: 20+ ac

(Sq. feet/Acres) Address of Property: 12201 Powerhouse Rd., Potter Valley

Assessor Parcel Number(s): 174-100-02

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. See Page "A" for description of project

2. Structures/Lot Coverage none	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family	2600 sq ft				2600 sq ft
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input type="checkbox"/> Other: _____					
<input type="checkbox"/> Other: _____	3000 sq ft				3000 sq ft
Total Structures Paved					5600 sq ft
Area Landscaped Area					
Unimproved Area					20 ac
GRAND TOTAL (Equal to gross area of Parcel)					20 + ac

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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

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? TBD

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

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:

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 _____

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? N/A</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input checked="" type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p> <p><input type="checkbox"/></p>	

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.):

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:
State and County of Mendocino Cannabis permits

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
½ mile north of downtown Potter Valley, east side of Powerhouse Rd.

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.

Single family residence of 2600 sq ft +/- and 3000 sq ft barn

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 16 feet. Maximum height of proposed structures tbd feet.

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

27. Lot area (within property lines): 20 ac 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.

Existing low density residential and small-scale farm on 20 acres with hay field and residential structures on level valley floor agricultural soils within PVID ½ air miles from urban Potter Valley. No known cultural or historic sites. No known rare or endangered species of flora or fauna.

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.

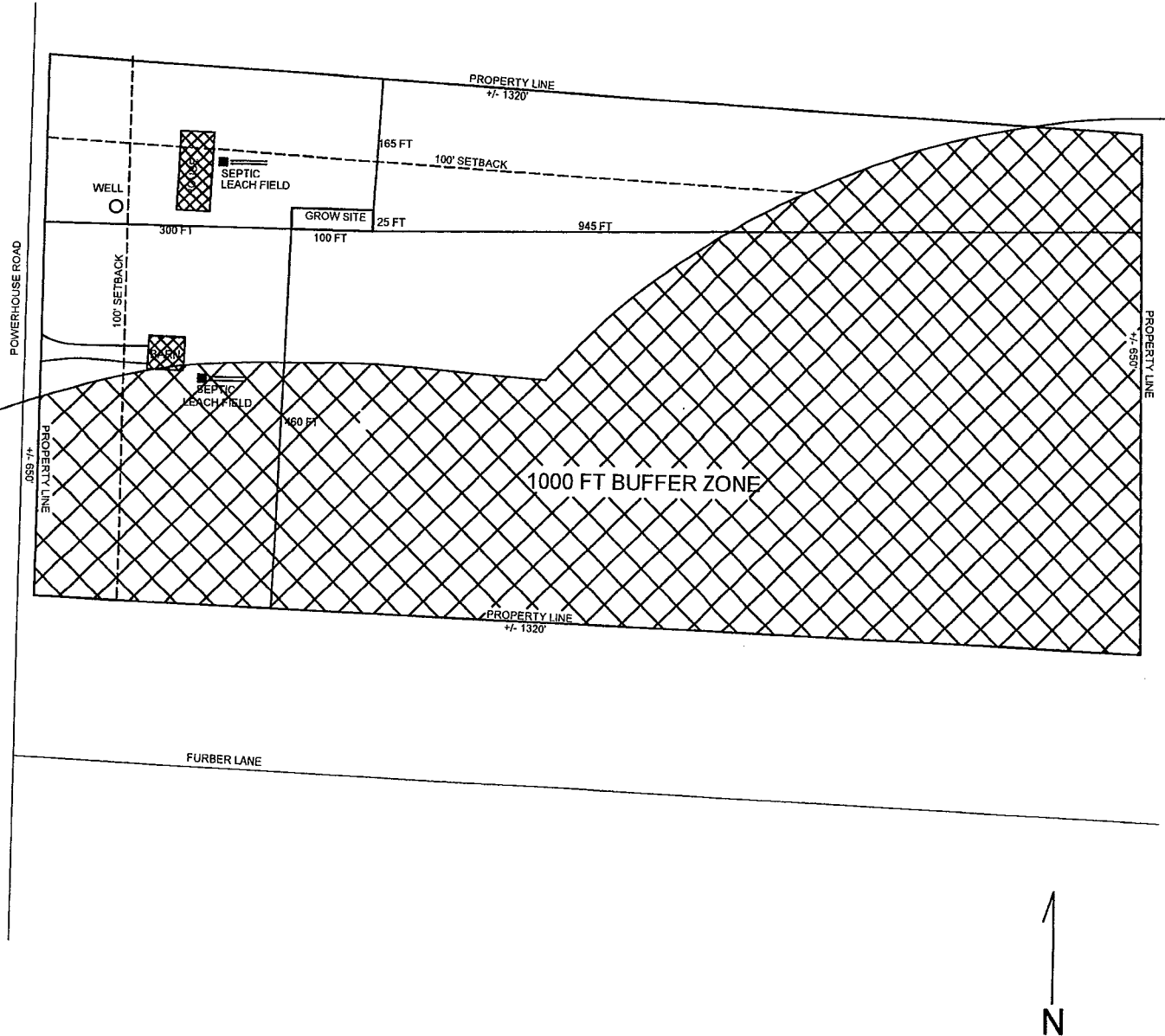
Residential to south extending to urban Potter Valley, Ag to north, east & west. Agriculture and low-density residential structures on level valley floor agricultural soils within PVID ½ air miles from urban Potter Valley. No known cultural or historic sites. No known rare or endangered species of flora or fauna.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential			X	
Agricultural	X	X		X
Commercial/Industrial				

SITE PLAN: N.T.S.

PERMIT NO.



APPLICANT:
APN/S (LEGAL PCL.)
CULTIVATION SITE ADDRESS

HOLISTIC HAPPINESS - CHRIS SAVAGE
174-100-02-00
12201 POWERHOUSE ROAD
POTTER VALLEY, CA 95469

Sheet "A"

Project is General Plan & Rezone change request from Suburban Residential classification to Remote Residential, UR 20 Ac minimum, to allow for the continued agricultural production of cannabis, a historic and currently permitted use, on site. Although this property has been historically and legally engaged in the production of medical cannabis it will be excluded from its vested use by adoption of zoning classifications eliminating only cannabis production from allowable agricultural use in SR zoning (not based on parcel size). The General Plan and Zoning change necessitated by the unique circumstances of this property are consistent the general plan designation and zoning classification requested. The constraints to the maximum development of residential uses on site encompass a multitude of infrastructure and environmental issues (SR densities of 12,000 sq. ft minimum lot size would necessitate the creation of either a sewer district or a water district and transportation system improvements, utility system upgrades and site improvements beyond financial feasibility to provide affordable housing). Current and future uses on site of Low Density residential and small-scale agricultural (hay and cannabis) use are consistent with the intent of RMR general plan which states:

This classification is intended to be applied to lands having constraints for commercial agricultural, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses by absence of such imitations as inadequate access, unacceptable hazard exposure and incompatibility with adjoining resource land uses.

Cannabis cultivation setback and cultivation requirements reduce the area usable for cannabis as shown on the attached plat. These limitations create greater buffers to neighboring properties while not reducing the availability of tillable land for hay or other row crops. Cannabis cultivation would be excluded within 100 feet of the PVID ditches and canals located along the northerly and southerly property lines.

Policies and Goals of the MCGP/PVCP were reviewed and analyzed to determine potential significant Environmental Impacts and or conflicts. Project impacts on

- Hydrology/Water Quality
- Biological Resources
- Cultural Resources
- housing
- Traffic
- Air Quality

- Noise
- Fire Protection/Sheriff
- Emergency Medical Services
- Solid Waste
- Hazards
- Waste Water
- Energy
- Land Use

Were also reviewed and analyzed. It is our conclusion and belief that the environmental impacts of the project are less than significant given the elimination of the potential of high-density residential development.

We believe that the current Mendocino County General Plan (MCGP) and Potter Valley Community Planning Area General Plan designation and Zoning of SR -40K are in conflict with Mendocino County General Plan (MCGP) and Potter Valley Community Planning area at the minimum as follows:

Policy DE-7 which states: The minimum parcel size for each classification is appropriate only when all conditions are favorable and

General Plan and Rezone of Agricultural lands policy RM – 106 which states:

Land shall not be converted from Agricultural Lands or Range Lands Classification to non-agricultural classifications unless all of the following criteria are substantiated:

- The project will not result in a need for unintended expansion of infrastructure in conflict with other policies.
- The project will not adversely affect the long-term integrity of the agricultural areas or agricultural uses I the area.
- The proposed use in the subject location will achieve the long-range objectives of the General Plan.

We believe that in order to accommodate high density residential development on the site as provided for in the current zoning:

- some form of “community” water system would likely to have to be developed (conflict with Policy DE-189, DE-191, DE-121)
- community sanitation facilities would have to be developed to mitigate impacts to hydrology, waste water and water quality (conflict with Policy DE-118)
- residential development will adversely affect the existing adjacent agricultural lands and affect the biological resources of the area (conflict with policy DE-35)

- traffic and hazards related thereto will be increased on the existing county road (Policy DE-128)
- energy and use of fossil fuels for the economic support of residential uses will increase (out of valley employment transportation to service the above moderate housing cost)
- does not promote the creation of affordable housing
- increases burdens to fire protection resources (Policy DE-220, hydrants & water supply)
- require the expansion utility service
- require the improvement of transportation facilities

resulting in conflicts with the physical, cultural and environmental nature of the site.

We submit that the project meets the requirements of MCGP RM-106 by the following findings:

- No Change in use from the current low-density single family residential and small-scale farming will occur (consistent with Policy DE-41 & DE-43)
- No infrastructure expansion will be necessary
- The general plan change and rezone will complement the existing neighboring zoning classifications of Agriculture and Remote Residential reducing the impacts of residential densities.
- General Plan and Zoning is consistent with Policy DE-15
- The general plan change and rezone supports Goal CP PV-3, Policy CP-PV-7 by encouraging the existing permitted agricultural uses and Goal CP PV-3 and Policy CP-PV-3 by eliminating the intrusion of higher density residential uses into actively farmed areas of the valley. (consistent with Policy DE-41 & DE-43)

Owner states that project will not increase the level of impacts to agricultural uses on adjacent lands beyond those which currently exist as owners' agricultural uses. The project represents a buffer between lands to the south with their proximity to utilities, urban services and the agricultural lands surrounding the site. Project site is bounded on the north, west and portion of the east side by AG classified and zoned lands and on the East by RMR 40

zoned, Remote Residential classified lands. Reclassification and Rezone would make site consistent with adjacent classifications/zoning and uses potential.

Although the site is currently zoned for high density residential use it remains undeveloped do to a multitude of reasons/constraints including, environmental hazards, access/circulation issues, the cost of infrastructure development, environmental factors such as high ground water and economic viability of residential development creating an above moderate housing cost potential for an economically challenged area.

We believe that the Project site has reached its long-range development stage by taking into consideration:

- the potential impacts of adjacent residential development on the surrounding agricultural lands
- the lack of proximity to services such as fire, emergency, security and circulation as well as the distance from the site to the urban core of the valley for social/health/domestic services
- site location providing alternatives to impacts on agriculture by eliminating high density residential development

USER ID: DAVISJ ASSESSOR SECURED PROPERTY SYSTEM DATE: 12-10-2018
ASTF100 * INQUIRY TO SECURED PROPERTY MASTER * TIME: 08 58 19
ROLL YEAR: 2019
PARCEL NBR 174 100 02 0 0 AOL TRA 112 005 STATUS: ACTIVE

ASSESSEE NAME 1 SAVAGE CHRISTOPHER D TTEE 1/2 ETAL AG PRE NBR _____
NAME 2 OWNER INFO

C/O UPP
ADDR 12201 POWERHOUSE RD CTY/ST POTTER VALLEY, CA ZIP 95469
SITUS ADDR 12201 POWERHOUSE RD PV ACREAGE 20.23
NBR DIR STREET NAME CITY MIN ACREAGE 40K
GEN PLAN SR ZONING SR COMB DIST LCP
USE: 0053 RES: 01 RCRDRS NBR - 07468 DATE 06 22 2018
JAN. 1 OWNER 1 SAVAGE RYLEE R 1/6 2 APPLY DISABLED VETERANS EXEMPT
APPRAISAL DATE 2011 IND CD VAL CHG CD 07 EXEM CD 8 PEN CD

18-19 LAND 424870 IMP 354069 TV PP FX
19-20 424870 354069
EXEMP: H.O. MISC 134706 PRIOR NET 644233 WLA
134706 CURR NET 644233 WTV
BEN ASSMT P SQFT1 SQFT2 CALC-ACRES 19.00
SUB DIV CD 9 LAST MAINT DATE 11 13 2018
PARCEL 1 2 3 4
F5-OWNER HISTORY F19-MORE SITUS F1-AOL F2-TO VIEW

PARCEL NBR 174 100 02 0 0 ASSESSEE NAME SAVAGE CHRISTOPHER D TTEE 1/2

SITUS ADDR 12201

POWERHOUSE RD

A	TYP	NAME		OWN %	VESTING	DATE	NUMBER	DTT	CD
	A	SAVAGE CHRISTOPHER D TTEE	H	50.00	1/2T-TTEE	062218	07468	199.10	0
	E01	SAVAGE RYLEE R		16.66		122810	18106	.00	0
	E02	SAVAGE JENNA P		16.67		122810	18106	.00	0
	E03	SAVAGE MADISON C		16.67		122810	18106	.00	0
				.00				.00	
	P	SAVAGE RYLEE R 1/6	H	.00	1/2T@DOD	122810	18106	.00	0
	P	SAVAGE CHRISTOPHER D SUCCT	H	.00	1/2NT-SUCC	122810	18105	.00	0
	P	FARMER RAND S TTEE 1/2		.00	1/2NT-TTEE	020509	01702	.00	0
	P	SAVAGE ROBERT D TTEE 1/2		.00	1/2NT-TTEE	082808	12642	.00	0
	P	SAVAGE ROBERT D 1/2	H	.00	T-TIC	080408	11098	797.50	0
	P	GREEN HERBERT W JR SUCCTTE	H	100.00	T-P58@DOD	080408	11097	.00	0
	P	GREEN HERBERT W TTEE		100.00	FROM 90-91	110188	19847	.00	0
				.00				.00	
				.00				.00	
				.00				.00	

ACTIVE OWNERS 004

NUMBER OF NAMES	011
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LAST NAME

ASTF252

APN: 174 100 02 0 0 Status: ACTIVE

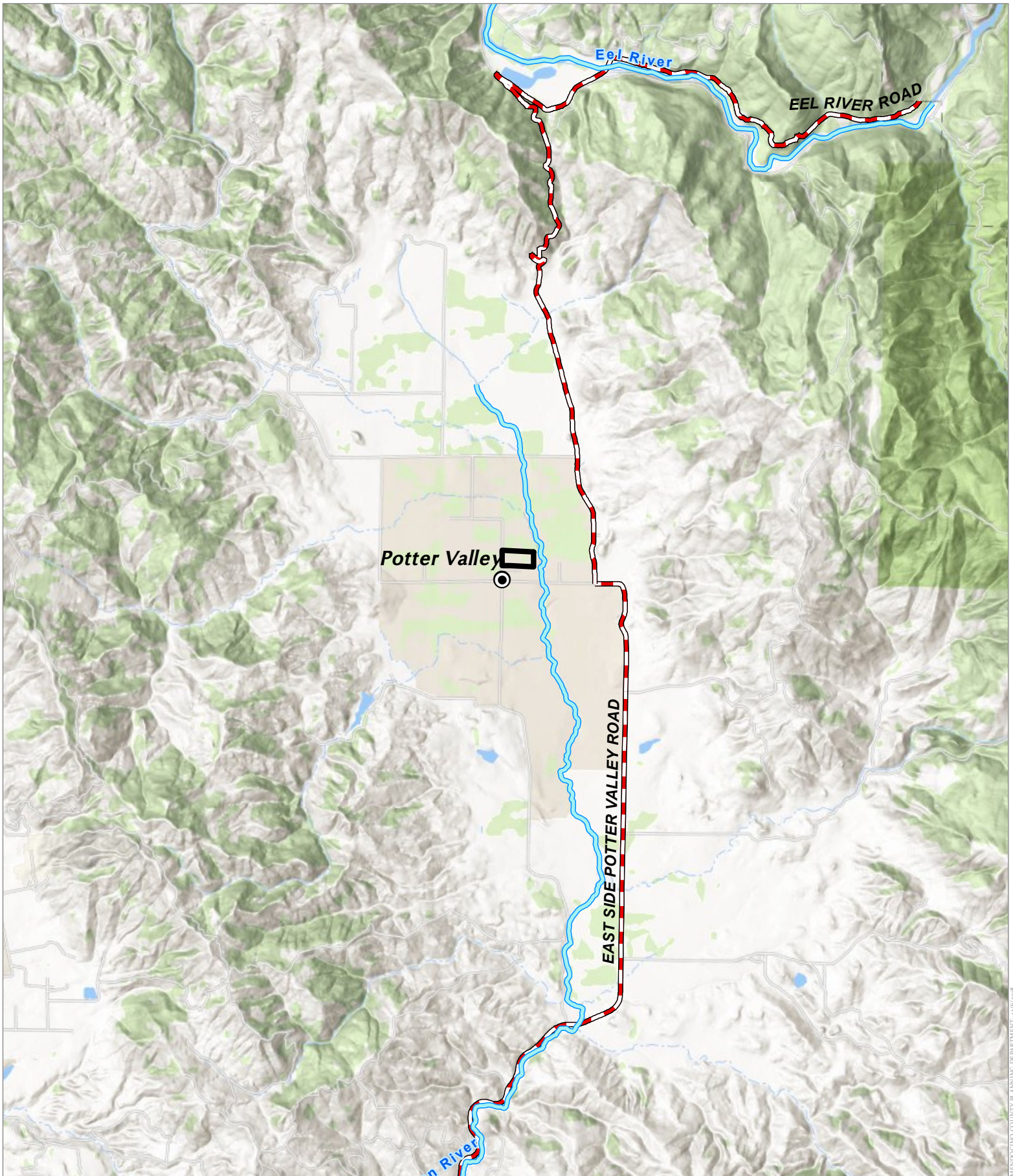
Owner Name: SAVAGE CHRISTOPHER D TTEE 1/2

Primary Situs: 12201 POWERHOUSE RD PV

F3=Exit F12=Next Prcl F6=DELETE

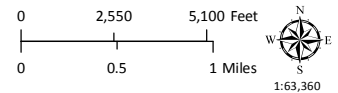
NBR	SUF	DIR	STREET	CITY	COMMENTS
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[illegible]



CASE: GP_2019-0001/R_2019-0002 (Savage)
 OWNER: SAVAGE, Christopher ET AL
 APN: 174-100-02
 APLCT: Christopher Savage
 AGENT: Jim Ronco
 ADDRESS: 12201 Powerhouse Road, Potter Valley

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



LOCATION MAP

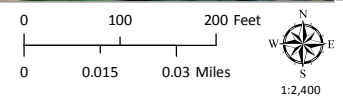
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2018



CASE: GP_2019-0001/R_2019-0002 (Savage)
 OWNER: SAVAGE, Christopher ET AL
 APN: 174-100-02
 APLCT: Christopher Savage
 AGENT: Jim Ronco
 ADDRESS: 12201 Powerhouse Road, Potter Valley

- Major Towns & Places
- == Private Roads
- ~ Named Rivers
- Public Roads



AERIAL IMAGERY

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

VERNON COUNTY PLANNING DEPARTMENT - 12/19/2018

UR 40

AG 40

POWERHOUSE ROAD

SR

UR 40

FURBER LANE

C2

PF

C2

PF

C2

MAIN STREET

C2

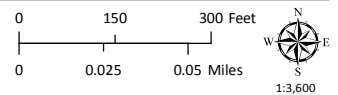
PF

SIDE POTTER VALLEY ROAD

AG 40

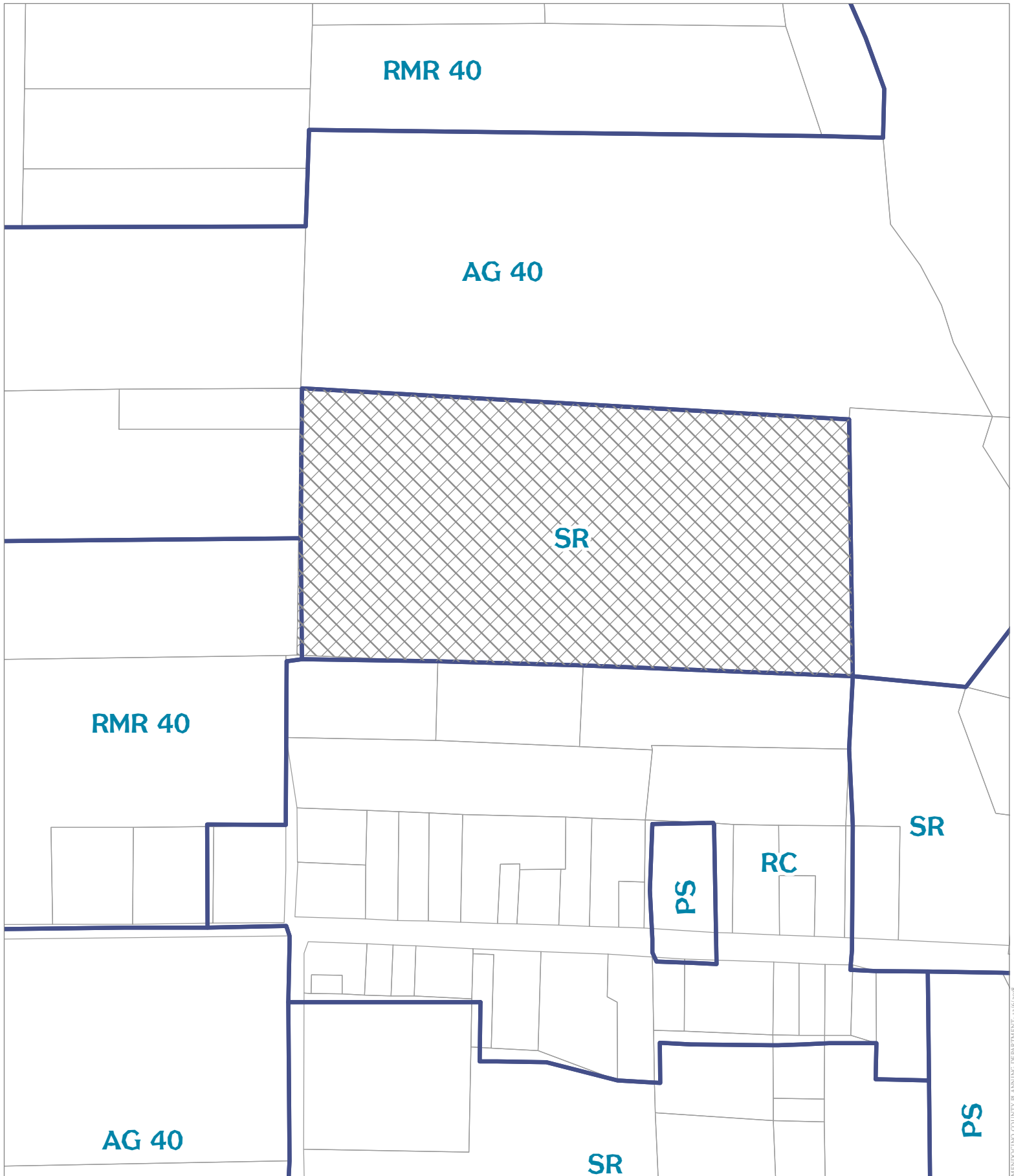
CASE: GP_2019-0001/R_2019-0002 (Savage)
OWNER: SAVAGE, Christopher ET AL
APN: 174-100-02
APLCT: Christopher Savage
AGENT: Jim Ronco
ADDRESS: 12201 Powerhouse Road, Potter Valley

 Zoning Districts
 Public Roads




ZONING DISPLAY MAP

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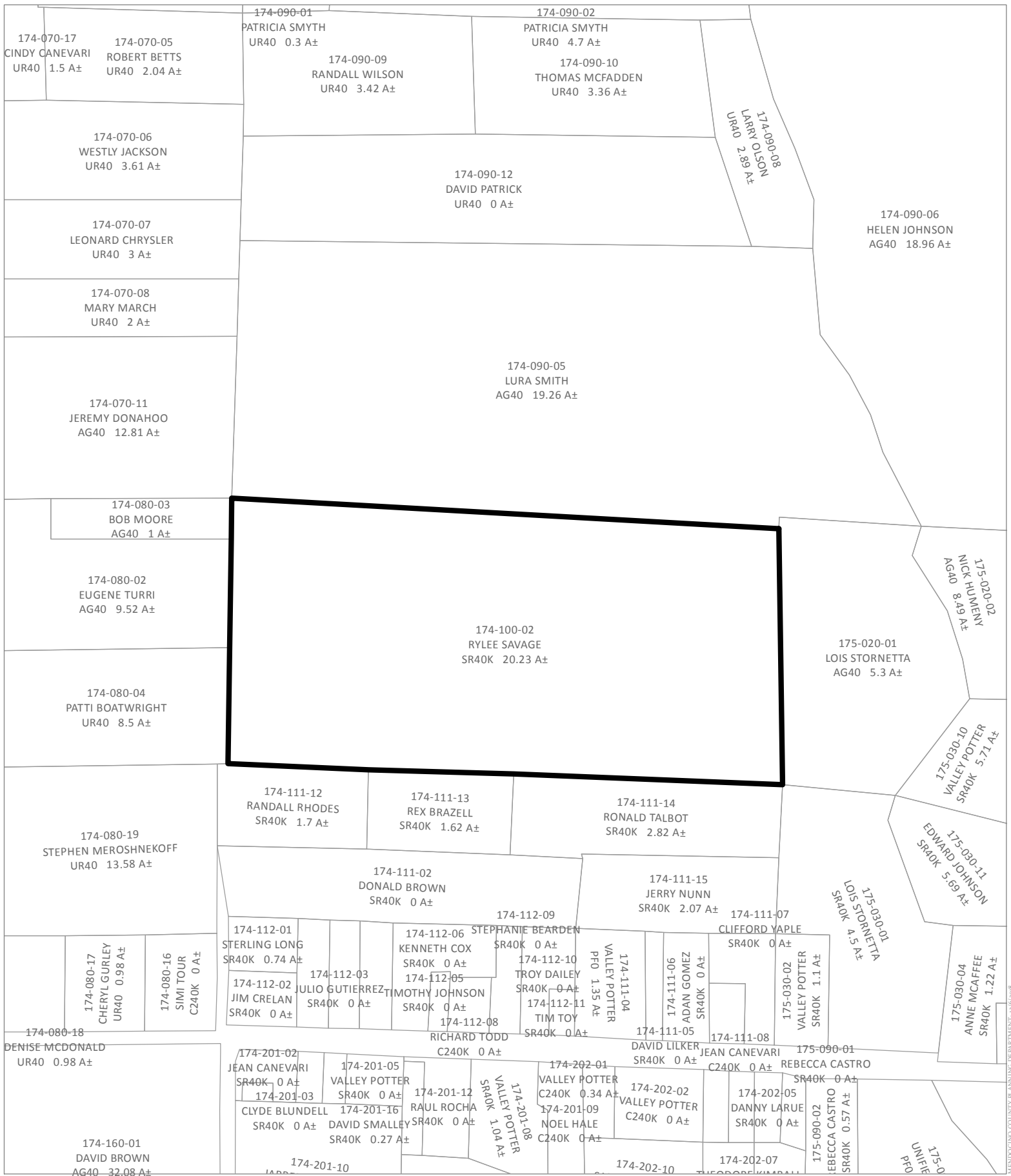


CASE: GP_2019-0001/R_2019-0002 (Savage)
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 AGENT: Jim Ronco
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 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

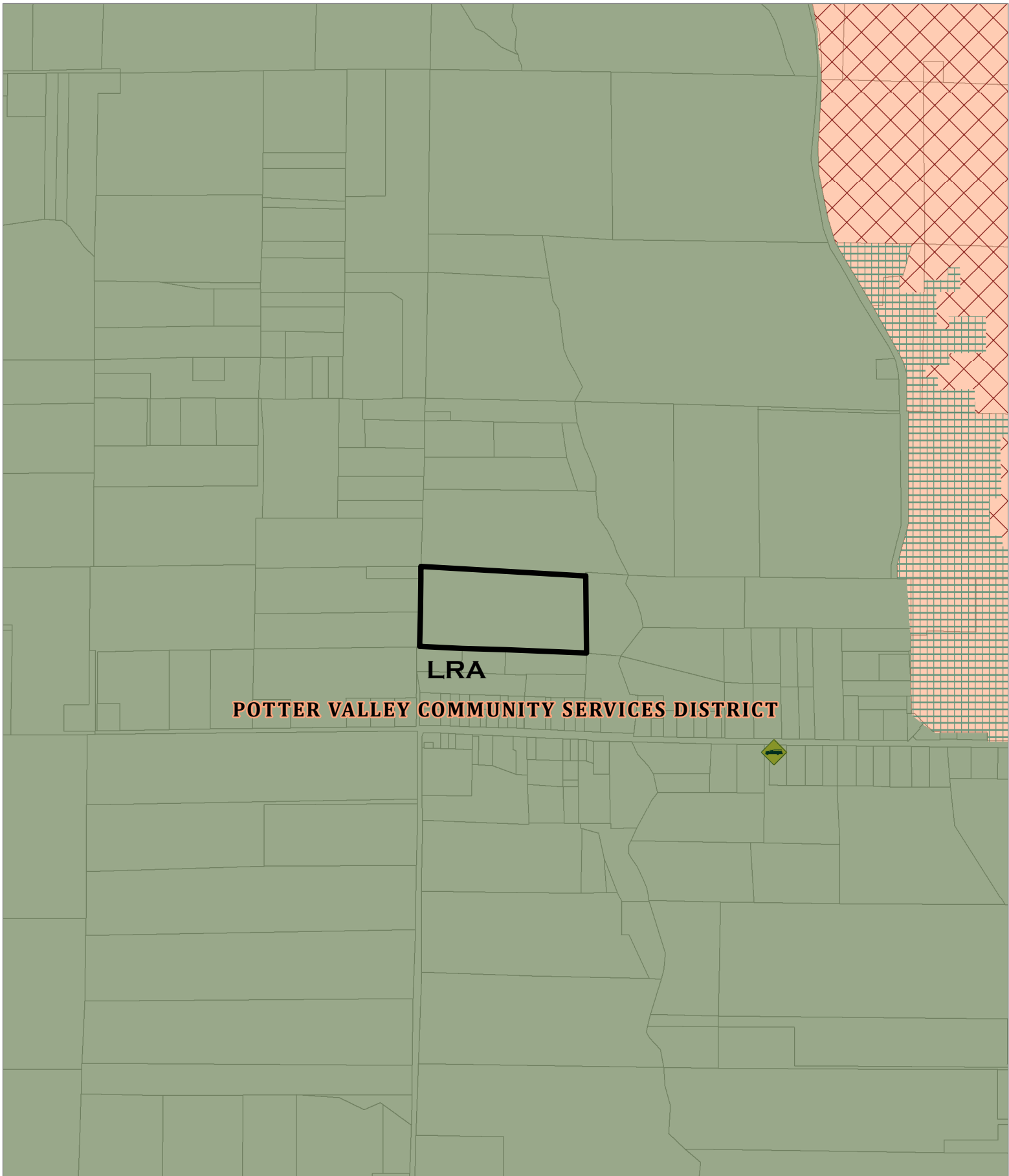
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CASE: GP_2019-0001/R_2019-0002 (Savage)
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ADJACENT PARCELS

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CASE: GP_2019-0001/R_2019-0002 (Savage)

OWNER: SAVAGE, Christopher ET AL

APN: 174-100-02

APLCT: Christopher Savage

AGENT: Jim Ronco

ADDRESS: 12201 Powerhouse Road, Potter Valley

 Local Responsibility Area

 High Fire Hazard

 Moderate Fire Hazard

 Fire Stations

 County Fire Districts

0 500 1,000 Feet

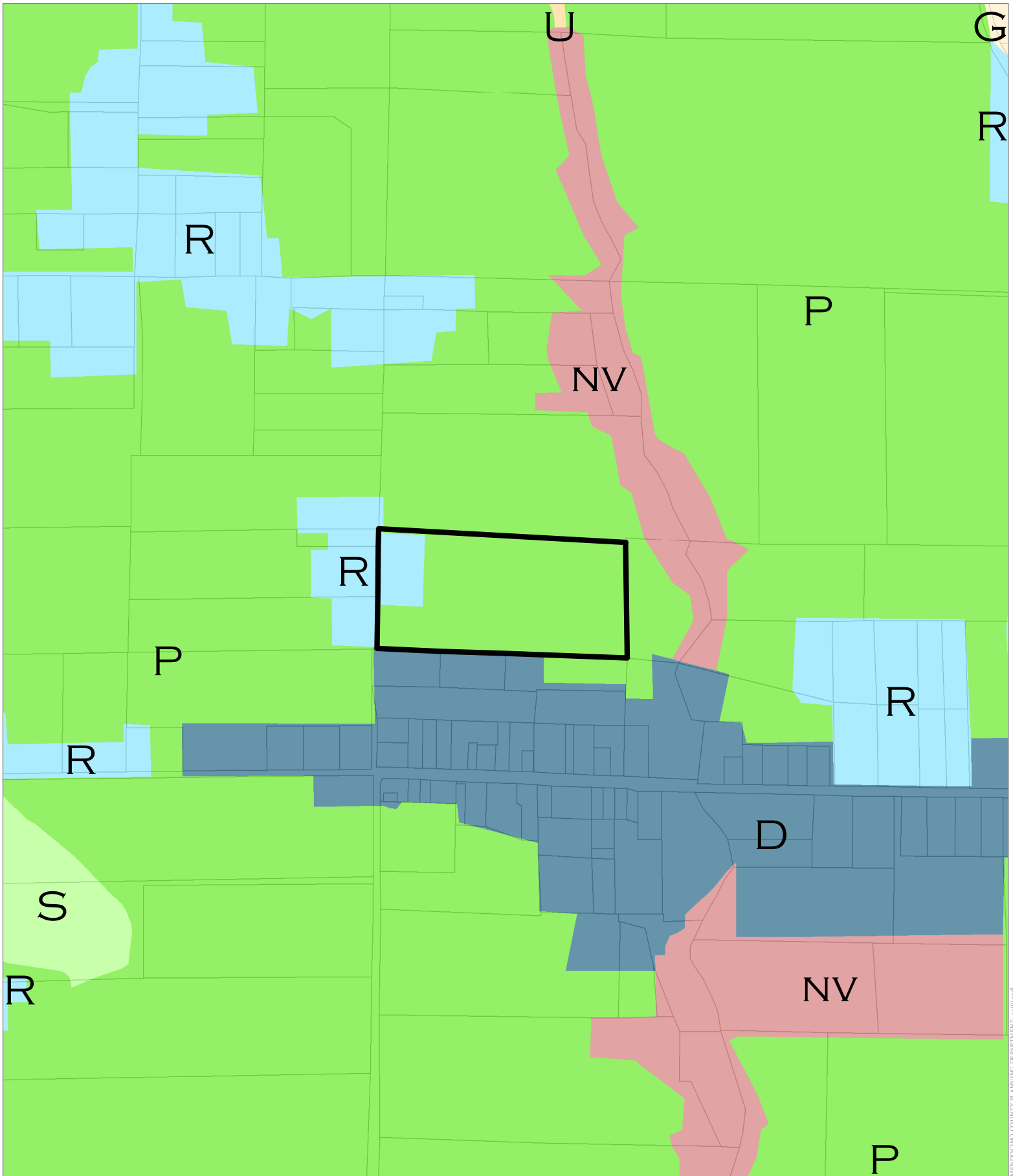
0 0.075 0.15 Miles

1:12,000

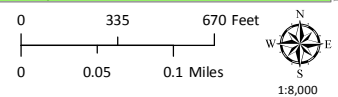
FIRE RESPONSIBILITY AREAS

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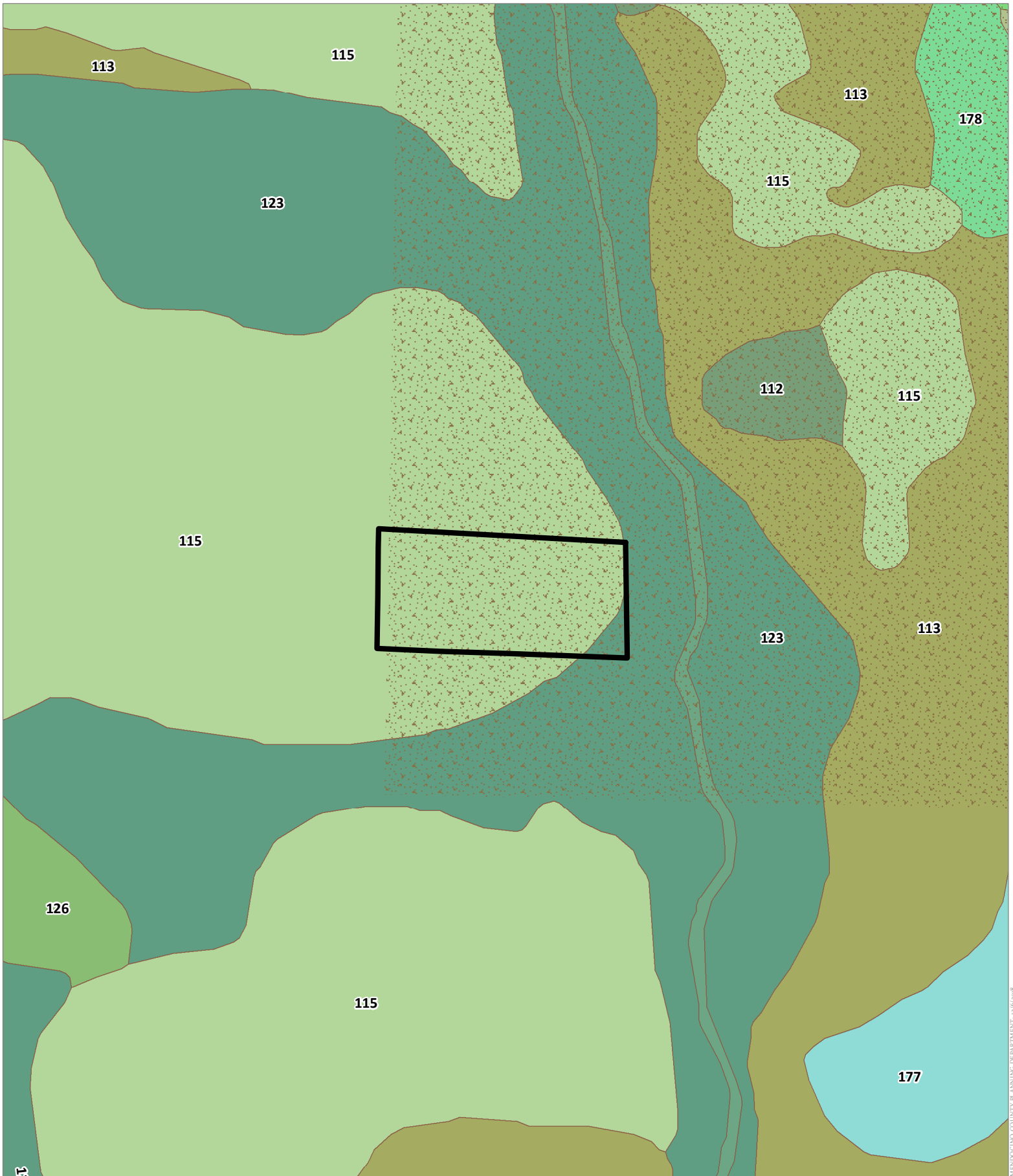


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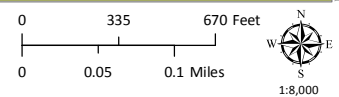
IMPORTANT FARMLAND

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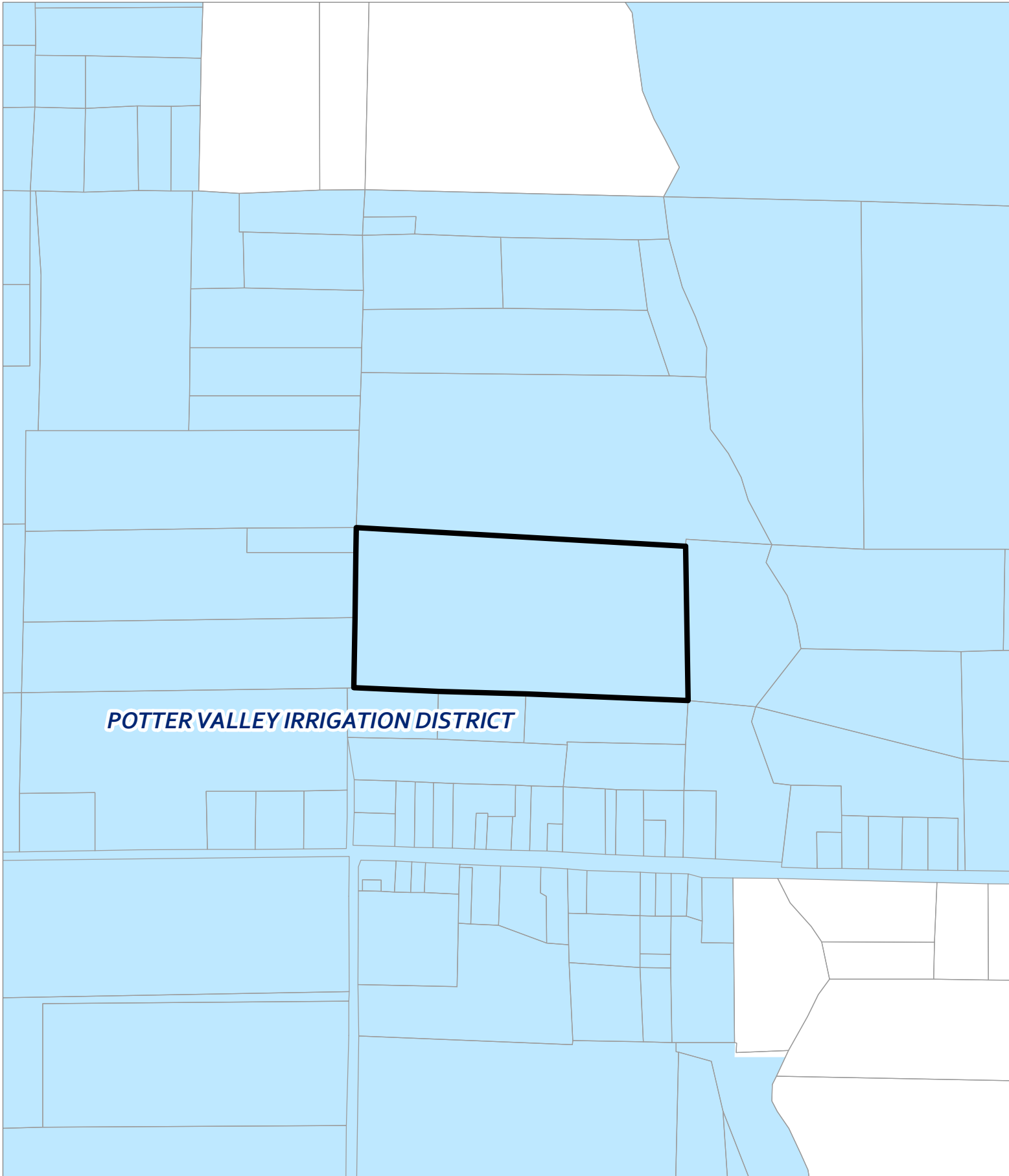
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 APLCT: Christopher Savage
 AGENT: Jim Ronco
 ADDRESS: 12201 Powerhouse Road, Potter Valley

 Naturally Occurring Asbestos
 Eastern Study Soil Types



LOCAL SOILS

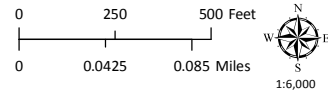
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POTTER VALLEY IRRIGATION DISTRICT

CASE: GP_2019-0001/R_2019-0002 (Savage)
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AGENT: Jim Ronco
ADDRESS: 12201 Powerhouse Road, Potter Valley

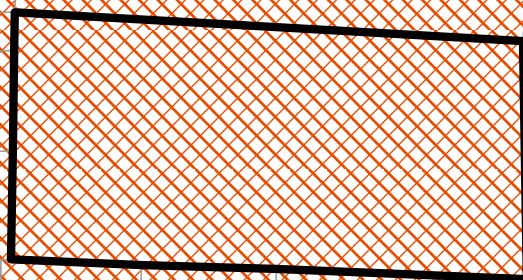
 County Water Districts



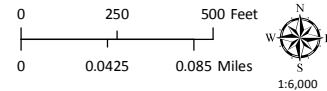
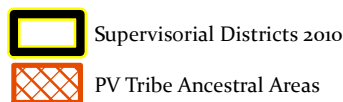
WATER DISTRICTS

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1



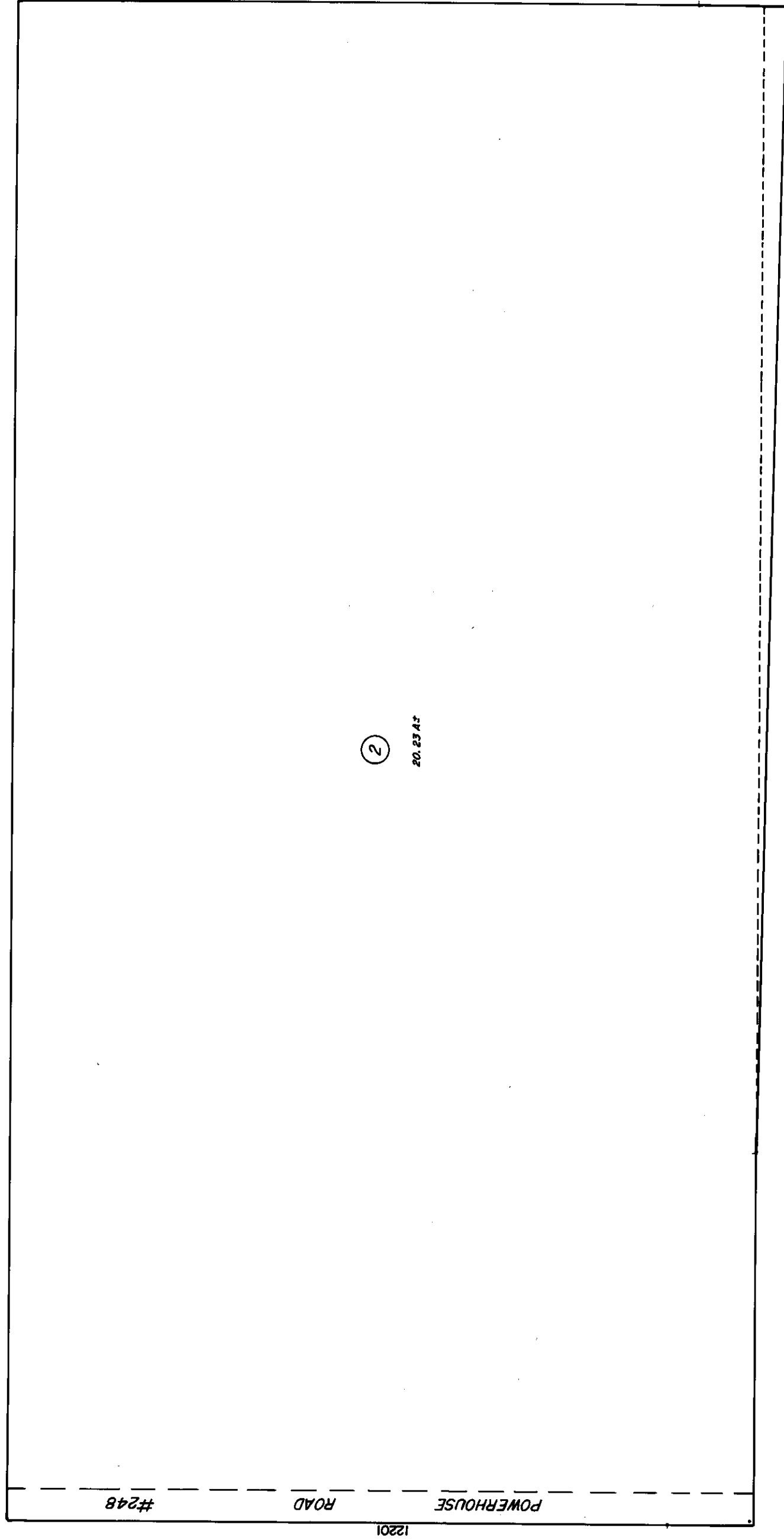
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MISC

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09

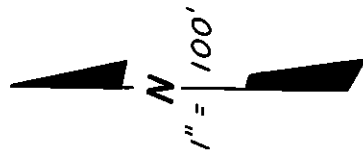


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20.23 A±

Bk.175
02



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NOTE: This map was prepared for
assessment purposes only. No liability
is assumed for the data submitted
herein.

Assessor's Map
County of Mendocino, Calif.
REVISED 8-23-83