



**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  
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

April 8, 2019

Farm Advisor  
Agriculture Commissioner  
Forestry Advisor  
Resource Lands Protection Committee

CalFire – Prevention  
CalFire – Resource Management  
State Clearinghouse  
Cloverdale Rancheria

Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** A\_2019-0001

**DATE FILED:** 3/28/2019

**OWNER:** VINE VIEW RANCH, LLC

**APPLICANT:** COURTNEY LEE

**REQUEST:** Agricultural Preserve application to establish a new preserve and Williamson Act contract on 160± acres of Rangeland (RL) currently used for grape production.

**LOCATION:** 5.3± miles east of Yorkville on the west side of Mountain House Road (CR 111), 0.70± miles north of its intersection with State Route 128 (SR 128), located at 33155 Highway 128, Yorkville (APN: 049-370-47).

**STAFF PLANNER:** RUSSELL FORD

**RESPONSE DUE DATE:** April 22, 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](mailto: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 \_\_\_\_\_

VINE VIEW RANCH, LLC A\_2019-0001  
988 VIA VERDE  
DEL REY OAKS, CA 93940

COURTNEY LEE A\_2019-0001  
1827 MAR WEST ST  
TIBURON, CA 94920

CASE: A 2019-0001

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**APN/S:** 049-370-47

**PARCEL SIZE:** 160± acres

**GENERAL PLAN:** Rangeland (RL)  
**ZONING:** Rangeland (RL)

**EXISTING USES:** Agricultural Production (vineyard)

**DISTRICT:** 5<sup>th</sup>

**RELATED CASES:** MD 38-74, BU 09-365 (barn)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rangeland	Rangeland	120±	Rangeland
<b>EAST:</b>	Rangeland	Rangeland	40±	Rangeland
<b>SOUTH:</b>	Agriculture	Agriculture	65±	Rangeland
<b>WEST:</b>	Agriculture	Agriculture	144±	Rangeland

REFERRAL AGENCIES

LOCAL

- ☒ Agricultural Commissioner
- ☐ Air Quality Management District
- ☐ Airport Land Use Commission
- ☐ Archaeological Commission
- ☐ Assessor’s Office
- ☐ Building Division Fort Bragg
- ☐ County Addresser
- ☐ Department of Transportation (DOT)
- ☐ Environmental Health (EH)
- ☒ Farm Advisor
- ☒ Forestry Advisor
- ☐ LAFCO
- ☐ City Planning Department
- ☐ Community Services District
- ☐ Fort Bragg Rural Fire District
- ☐ MAC

- ☐ Sanitation District
- ☐ School District
- ☐ Water District
- ☐ Mendocino Transit Authority (MTA)
- ☐ Planning Division Fort Bragg
- ☒ Resource Lands Protection Com.
- ☐ Sonoma State University
- ☐ Trails Advisory Council

- STATE
- ☒ CALFIRE (Land Use)
- ☒ CALFIRE (Resource Management)
- ☐ California Coastal Commission
- ☐ California Div. of Mine Reclamation
- ☐ California Dept. of Fish & Wildlife
- ☐ California Highway Patrol
- ☐ California Native Plant Society

- ☒ California State Clearinghouse
- ☐ CALTRANS
- ☐ Regional Water Quality Control Board
- ☐ Sierra Club
- FEDERAL
- ☐ Sierra Club
- ☐ US Department of Fish & Wildlife
- ☐ US Department of Health Services
- ☐ US Department of Parks & Recreation
- ☐ US Natural Resources Conservation
- TRIBAL
- ☒ Cloverdale Rancheria
- ☐ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** Russell Ford

**DATE:** 4/9/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE

4. FARMLAND CLASSIFICATION:

GIS

Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

142 (Hopland loam), 105 (Bearwallow, etc.), 235 (Yorkville)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

N/A

10. TIMBER PRODUCTION ZONE:

GIS

N/A

11. WETLANDS CLASSIFICATION:

GIS

Riverine

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

N/A

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

No

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

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

N/A

23. HARBOR DISTRICT:

Sec. 20.512

N/A

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

N/A

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

N/A

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

N/A

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

N/A

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

N/A

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

N/A

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A

COUNTY OF MENDOCINO  
DEPT OF PLANNING AND BUILDING SERVICES  
501 LOW GAP ROAD, ROOM 1440  
UKIAH, CA 95482  
Telephone: 707-463-4281

Case No(s) \_\_\_\_\_  
CDF No(s) \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Fee \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_

Office Use Only

### APPLICATION FORM

Name of Applicant Courtney Lee	Name of Owner(s) Vine View Ranch LLC	Name of Agent
Mailing Address 1827 Mar West St Liburon, CA 94920	Mailing Address 988 Via Verde Del Rey Oaks, CA 93940	Mailing Address
Telephone Number 818 518 6958	Telephone Number 831 915 7065	Telephone Number

Assessor's Parcel Number(s)

049-370-47-00

Parcel Size

☐ Square feet

☒ Acres

Street Address of Project

33155 Hwy 128, Yorkville, CA 95494

#### TYPE OF APPLICATION (Check Appropriate Boxes)

- |   |   |
|---|---|
| <input type="checkbox"/> Rezoning                     | <input type="checkbox"/> Use Permit                       |
| <input type="checkbox"/> Land Division: Minor         | <input type="checkbox"/> Variance                         |
| <input type="checkbox"/> Land Division: Major         | <input type="checkbox"/> General Plan Amendment           |
| <input type="checkbox"/> Land Division: Parcel        | <input checked="" type="checkbox"/> Agricultural Preserve |
| <input type="checkbox"/> Land Division: Resubdivision | <input type="checkbox"/> Reversion to Acreage             |
| <input type="checkbox"/> Exception                    | <input type="checkbox"/> Certificate of Compliance        |
| <input type="checkbox"/> Modification of Conditions   | <input type="checkbox"/> Other: _____                     |

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

Courtney Lee  
Signature of Applicant/Agent

3/12/2019  
Date

Vine View Ranch LLC  
Signature of Owner

3/12/2019  
Date

## SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer the picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer only those questions which pertain to your project.

### THE PROJECT

1. Describe your project and briefly summarize your reasons for initiating this application. If the project includes a change of zone, please indicate the requested zone.

We are farming grapes.

2. If the project is residential, please complete the following:

Type of Unit	Number of Structures	Sq Ft/Dwelling Unit
<input type="checkbox"/> Single-family	_____	_____
<input type="checkbox"/> Mobile home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multi-family*	_____	_____

\*Number of dwelling units per building \_\_\_\_\_

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

- a. Total square footage of structures: a barn ~ 2000 sq ft (probably less) and a tractor shed ~ 300 sq ft  
b. Estimated employees per shift: \_\_\_\_\_  
c. Estimated shifts per day: ~ 800 hrs / season managed by a manager  
d. Type of loading facilities proposed: dirt turn around for trucks - already there.

4. Will the 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  
If yes, explain: just wild grass to make a fire perimeter. No trees or anything like that.
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?  
☐ None ☐ One Space ☐ Two Spaces ☐ \_\_\_\_\_ Spaces
8. Is any road construction planned? ☐ Yes ☐ No If yes, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.): \_\_\_\_\_
9. Utilities will be supplied to the site as follows:
- A. Electricity:
- \_\_\_\_ Utility company (existing service available to the parcel)  
\_\_\_\_ Utility company (requires extension of lines to size, \_\_\_\_\_ miles)  
\_\_\_\_ On-site generation, specify \_\_\_\_\_  
\_\_\_\_ None
- B. Gas:
- \_\_\_\_ Utility company/tank  
\_\_\_\_ On-site generation, specify \_\_\_\_\_  
\_\_\_\_ None
- C. Telephone: ☐ Yes ☐ No
10. What will be the method of sewage disposal?
- \_\_\_\_ Community sewage system, specify supplier \_\_\_\_\_  
\_\_\_\_ Septic Tank  
\_\_\_\_ Other, specify \_\_\_\_\_
11. What will be the domestic water source?
- \_\_\_\_ Community water system, specify supplier \_\_\_\_\_  
\_\_\_\_ Well  
\_\_\_\_ Spring  
\_\_\_\_ Other, specify \_\_\_\_\_
12. 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.): \_\_\_\_\_



13. 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: \_\_\_\_\_

#### THE SITE

14. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.)  
*After you exit Hwy 128 it is the first gate on your right.*
15. 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, historic, or scenic aspects. Attach any photographs of the site that you feel would be helpful.  
*It is all staying as it is. We aren't building anything. There is a barn and a shed to house the tractor, etc.*
16. 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.  
*They look a lot like ours. grapes on each one neighbor is under the Williamson Act already with a house and garage/barn.*

Indicate the surrounding land uses:

	North	East	South	West
Vacant.....	_____	_____	_____	_____
Residential.....	_____	_____	_____	_____
Agricultural.....	<u>X</u>	<u>unknown</u>	<u>X</u>	<u>X</u>
Commercial.....	_____	_____	_____	_____
Industrial.....	_____	_____	_____	_____
Institutional.....	_____	_____	_____	_____
Timberland.....	_____	_____	_____	_____
Other, _____	_____	_____	_____	_____

If you need more room to answer any question, please attached additional sheets.

## 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 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. *please call so we can meet you there and unlock the gates.*

Courtney Lee for Vine View Ranch LLC 3/12/2019  
Owner/Authorized Agent Date

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

### AUTHORIZATION OF AGENT

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

\_\_\_\_\_  
Owner 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 One of the application form.

<b>Name</b> Vine View Ranch LLC c/o Kristin Clark	<b>Name</b> Courtney Lee	<b>Name</b>
<b>Mailing Address</b> 988 Via Verde Del Rey Oaks, CA 93940	<b>Mailing Address</b> 1827 Mar West St Tiburon, CA 94920	<b>Mailing Address</b>

## **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.

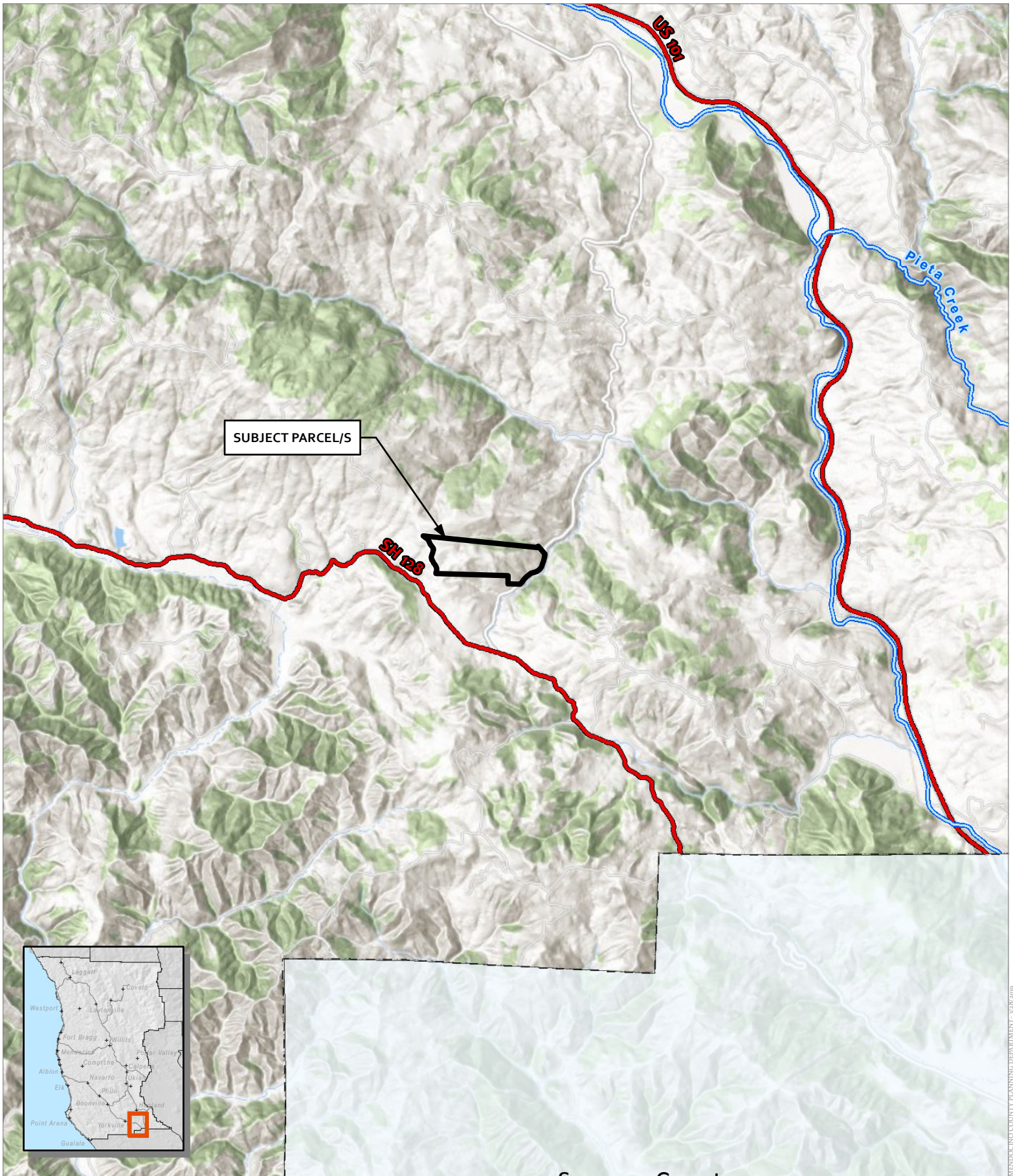
### **INDEMNIFICATION AGREEMENT**

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.

Date: 3/12/2019

Vine View Ranch LLC  
Applicant  
*Courtney Lee*





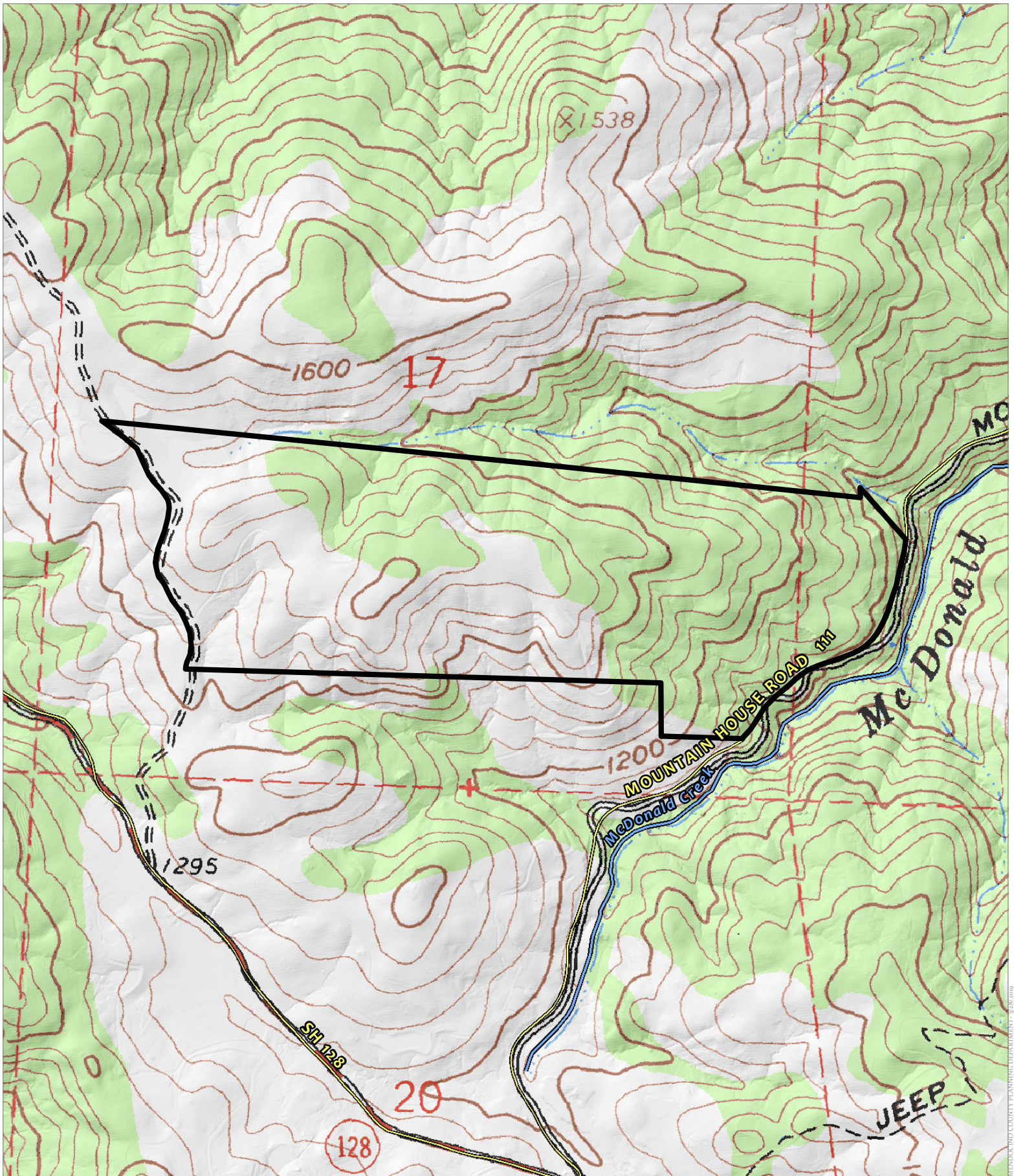
CASE: A 2019-0001  
 OWNER: Vine View Ranch, LLC  
 APN: 049-370-47  
 APLCT: Courtney Lee  
 AGENT:  
 ADDRESS: 33155 Highway 128, Yorkville

 California Counties  
 Major Rivers  
 Highways



0 2,550 5,100 Feet  
 0 0.5 1 Miles  
 N  
 W  
 E  
 S  
 1:63,360

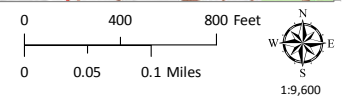
LOCATION MAP





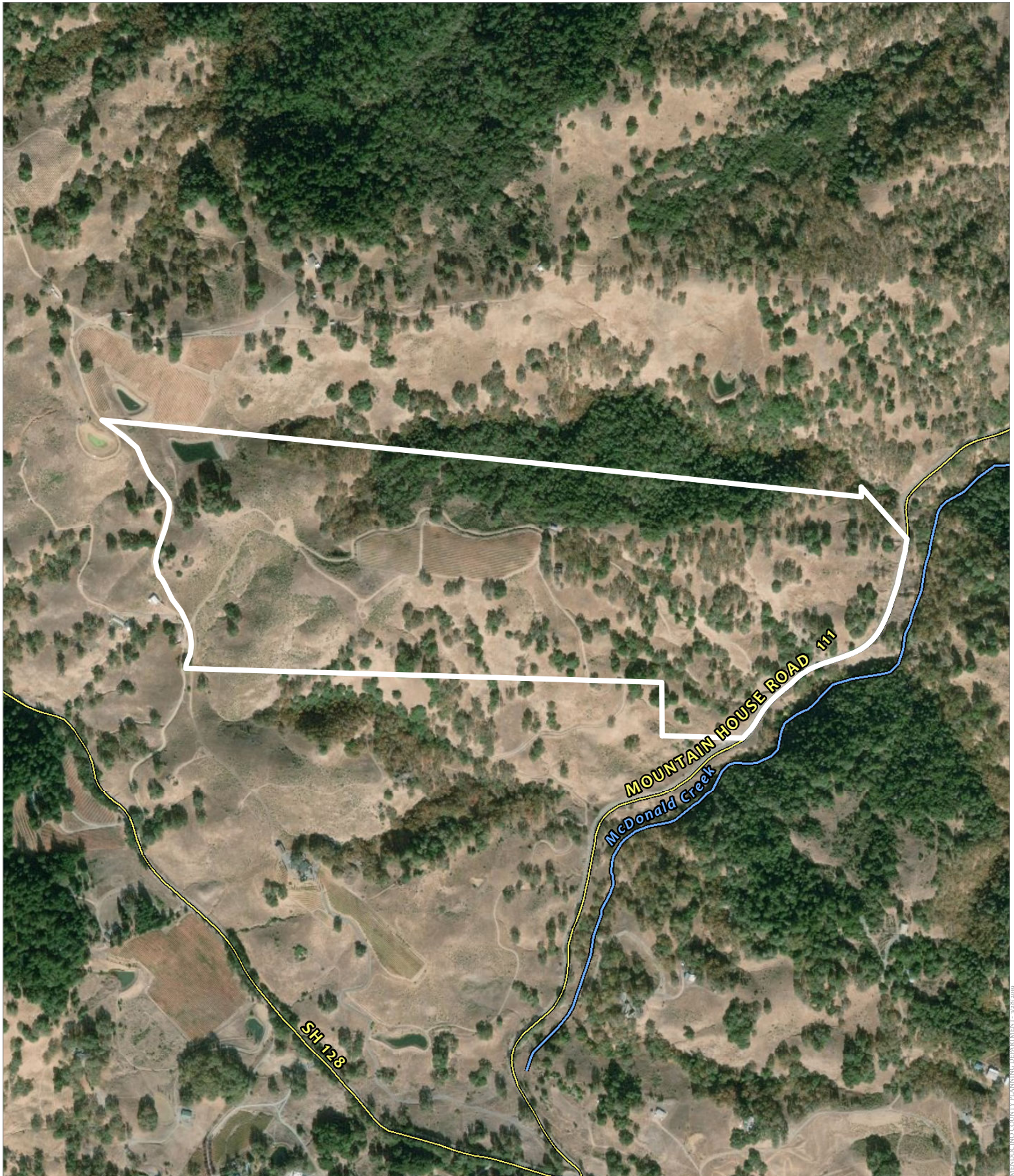
CASE: A 2019-0001  
OWNER: Vine View Ranch, LLC  
APN: 049-370-47  
APLCT: Courtney Lee  
AGENT:  
ADDRESS: 33155 Highway 128, Yorkville

-  Named Rivers
-  Public Roads





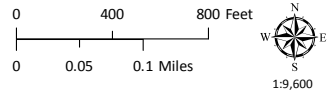
TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET





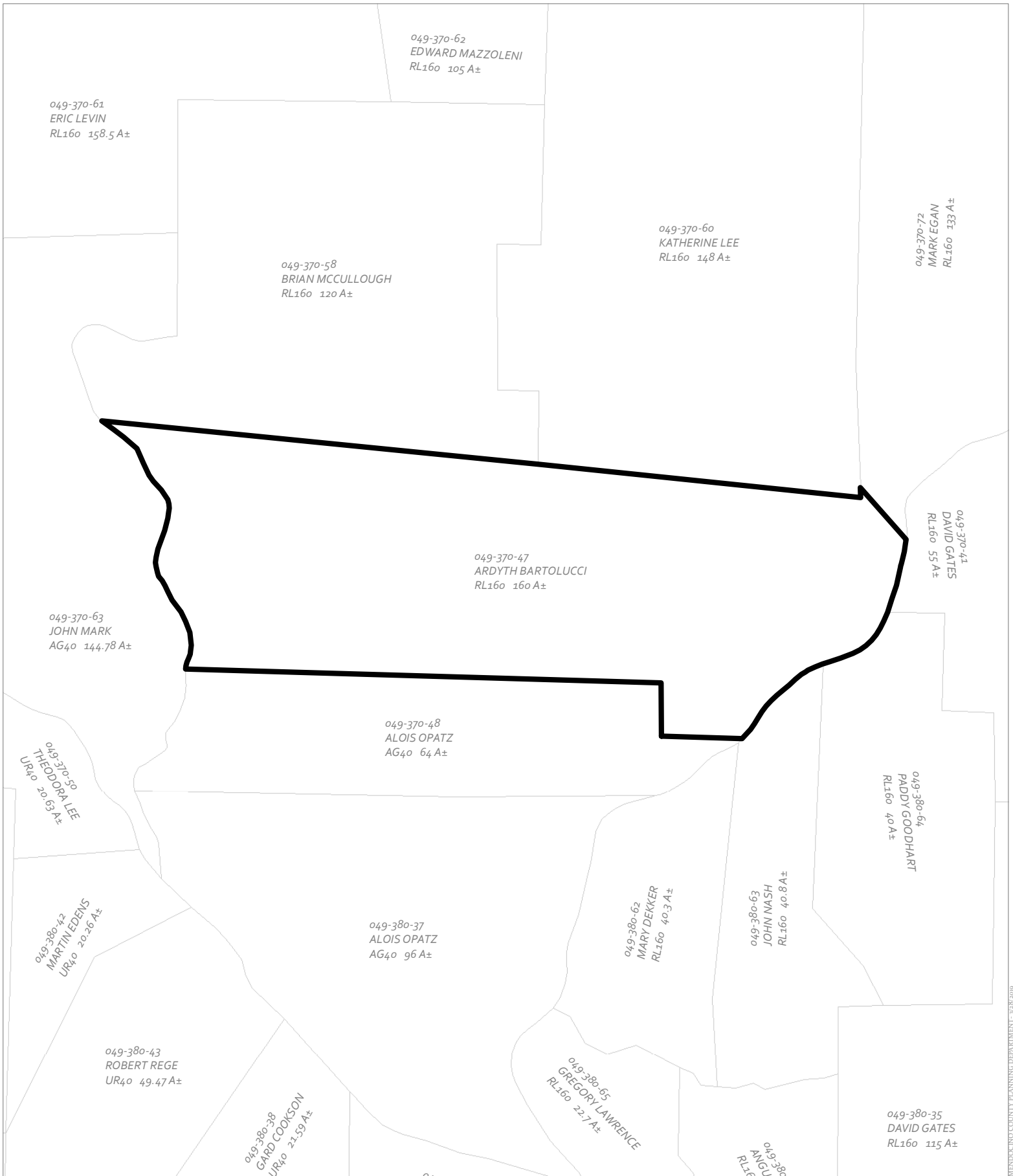
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 Named Rivers  
 Public Roads



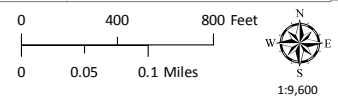
LOCATION MAP





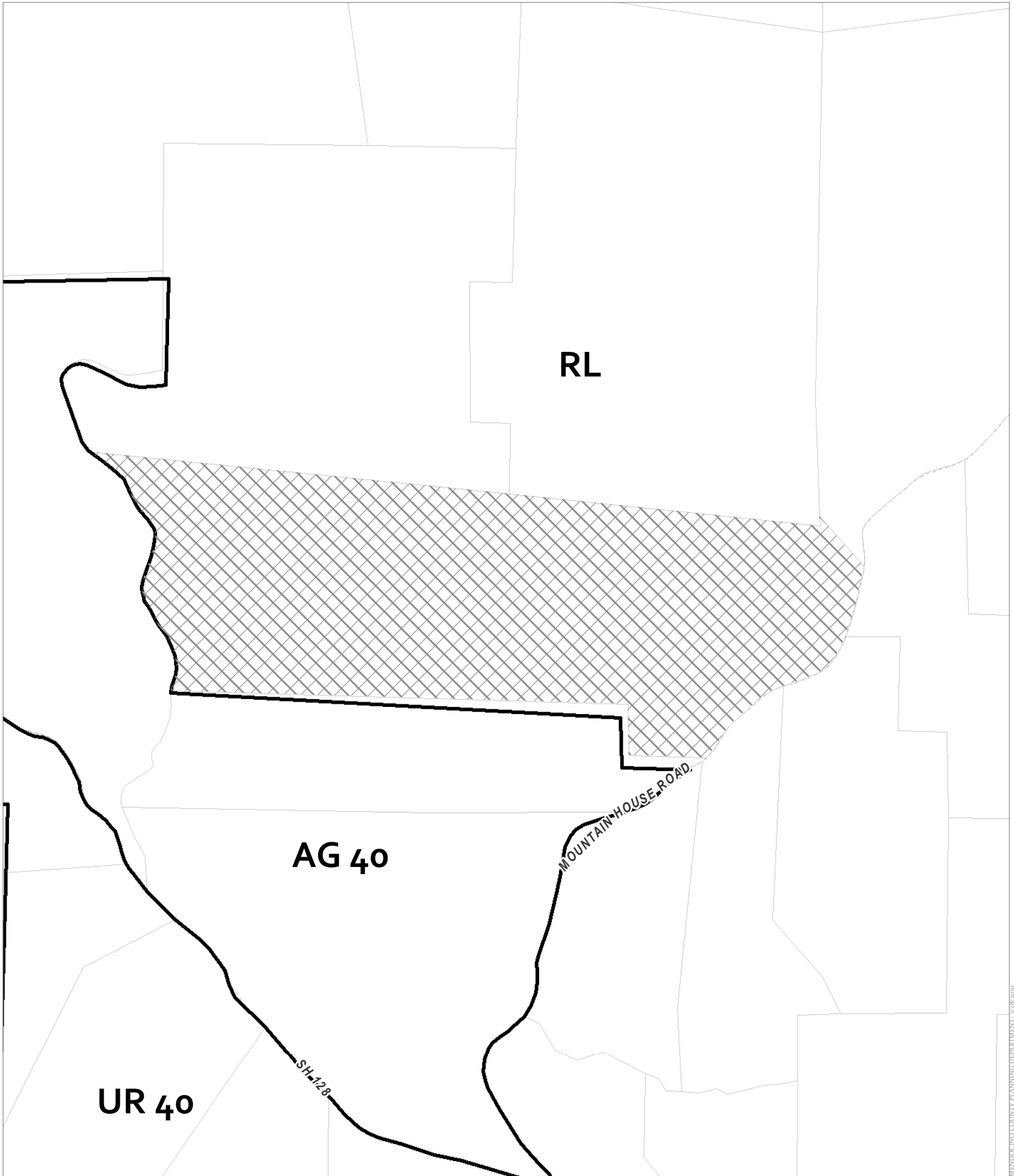
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/18/2019

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OWNER: Vine View Ranch, LLC  
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ADDRESS: 33155 Highway 128, Yorkville





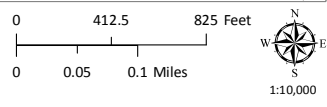
ADJACENT PARCELS



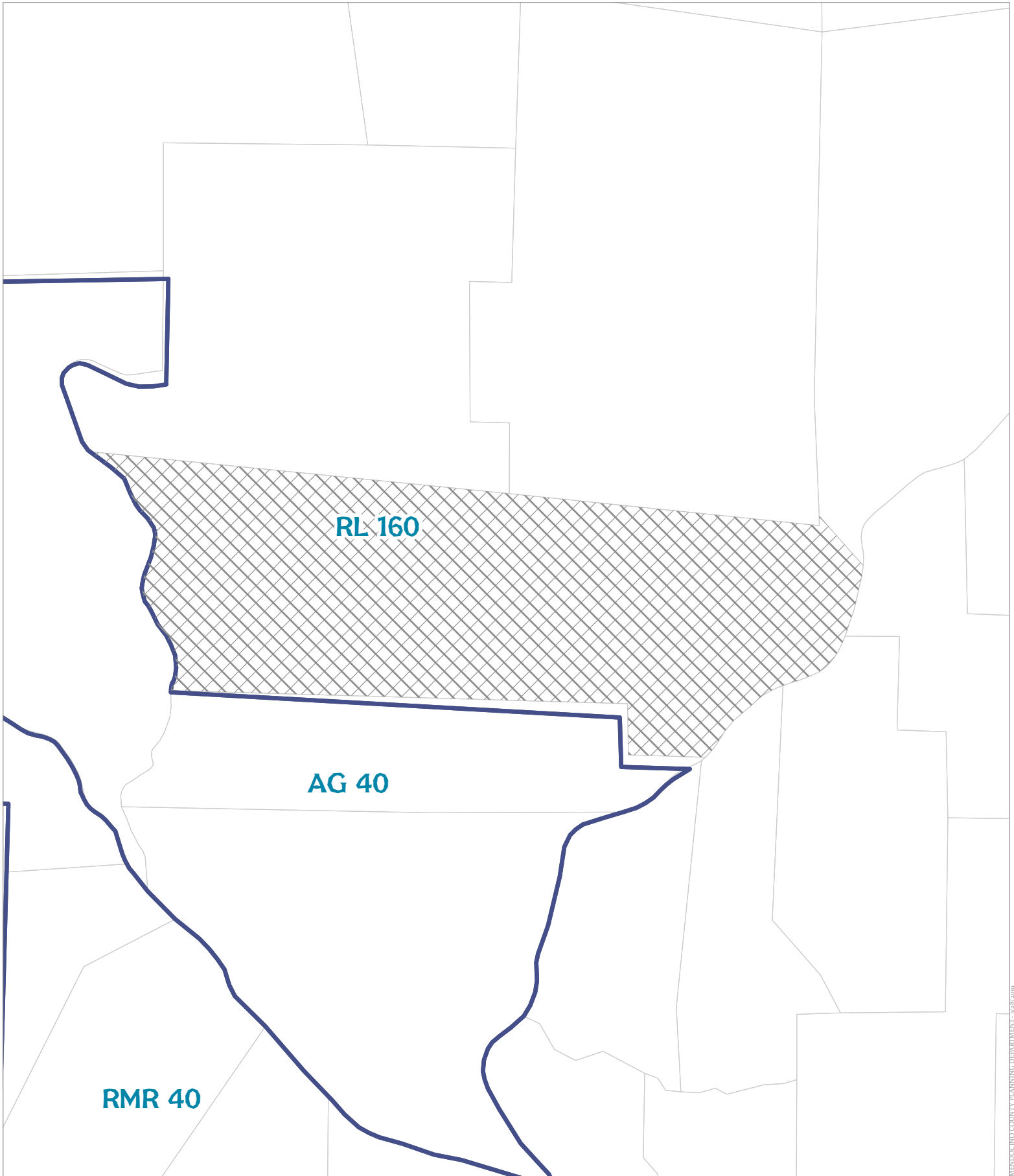


CASE: A 2019-0001  
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 Zoning Districts  
 Public Roads



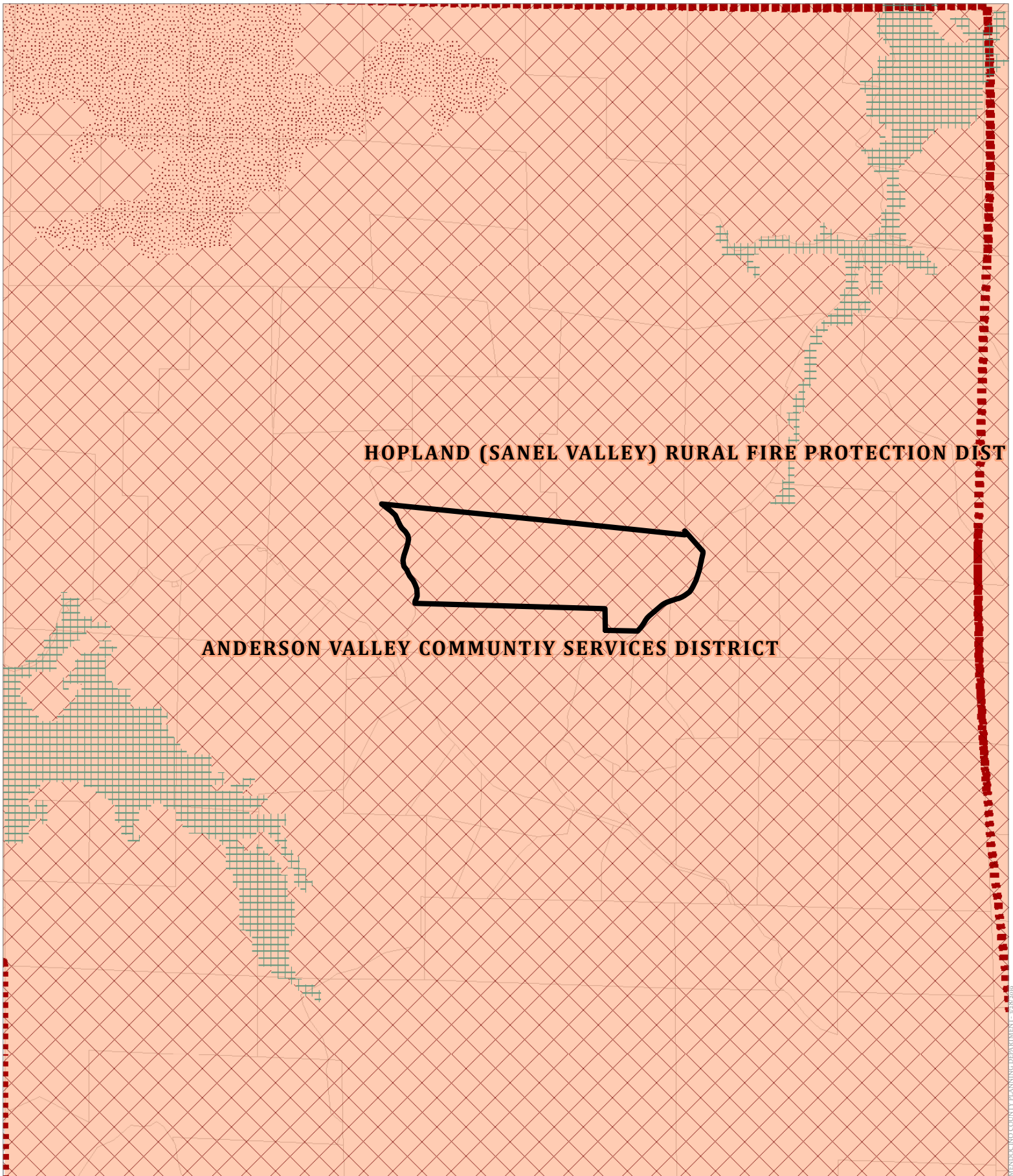
ZONING DISPLAY MAP



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AGENT:  
ADDRESS: 33155 Highway 128, Yorkville

 General Plan Classes

0 412.5 825 Feet  
0 0.05 0.1 Miles  
N  
W E  
S  
1:10,000  
GENERAL PLAN CLASSIFICATIONS

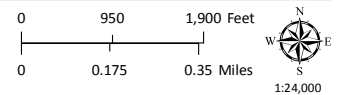


**HOPLAND (SANEL VALLEY) RURAL FIRE PROTECTION DIST**

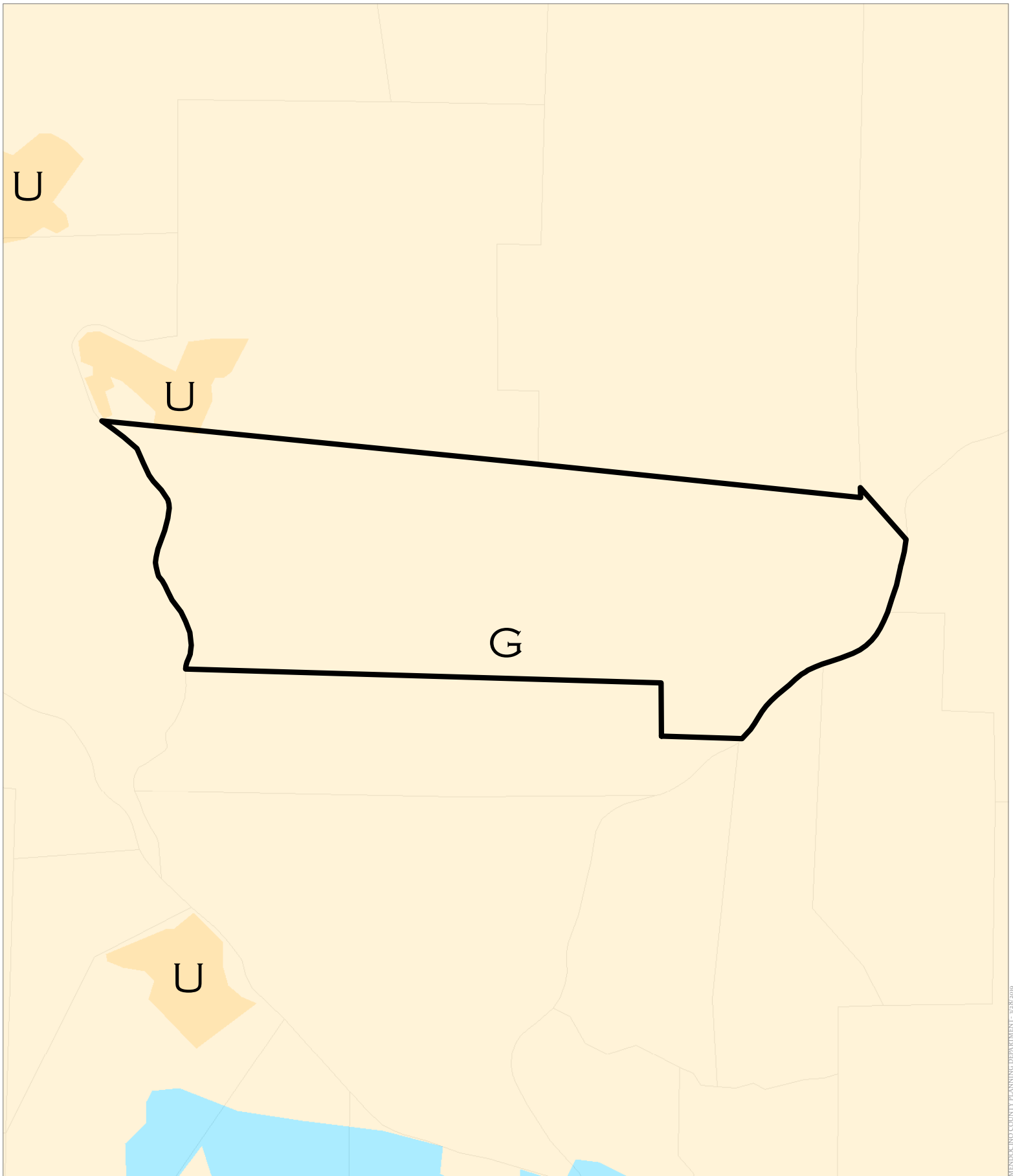
**ANDERSON VALLEY COMMUNITY SERVICES DISTRICT**

CASE: A 2019-0001  
OWNER: Vine View Ranch, LLC  
APN: 049-370-47  
APLCT: Courtney Lee  
AGENT:  
ADDRESS: 33155 Highway 128, Yorkville

 Very High Fire Hazard  
 High Fire Hazard  
 Moderate Fire Hazard  
 County Fire Districts



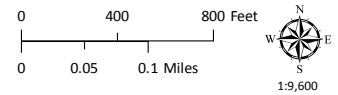
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/18/2019

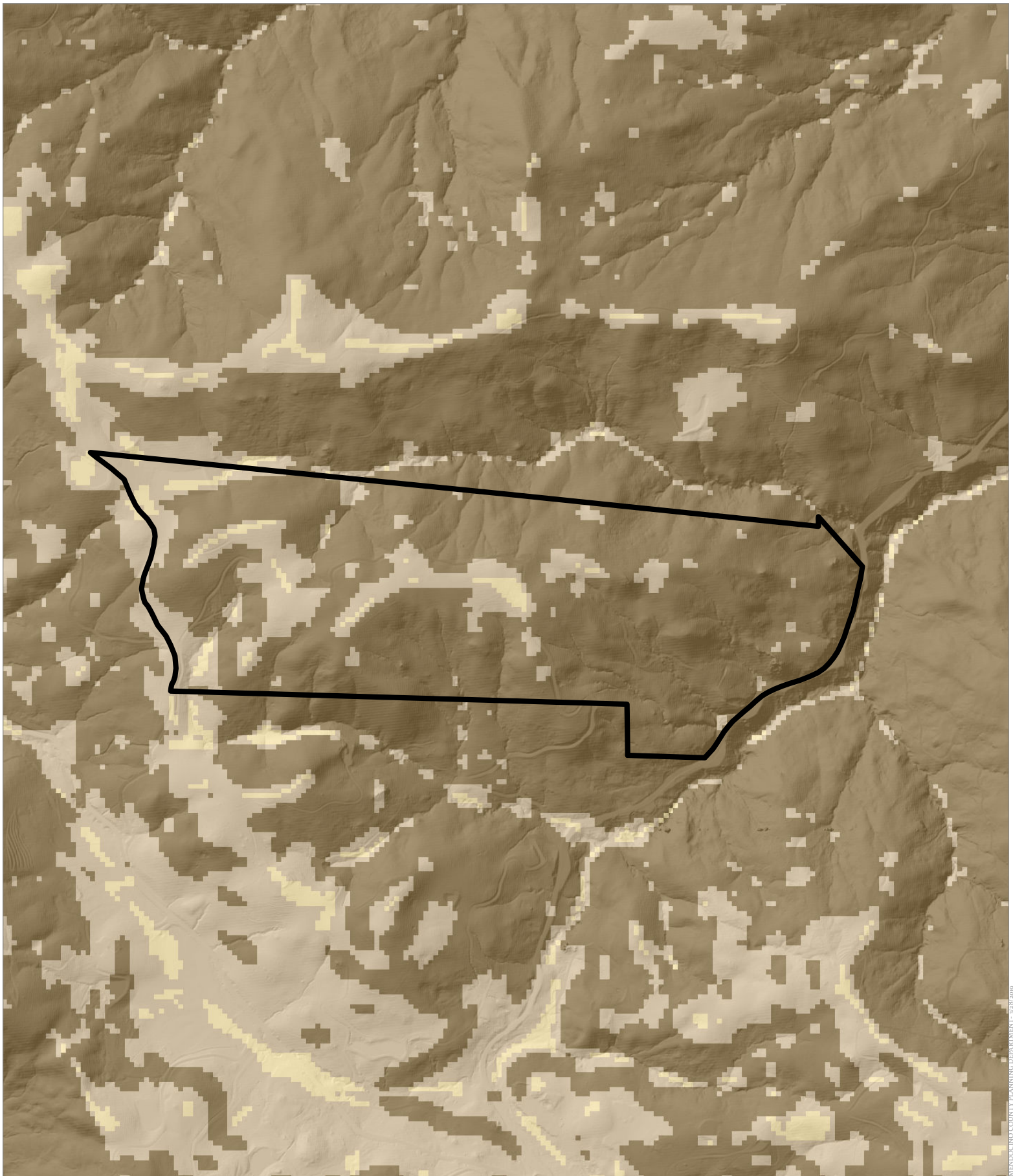
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- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Unique Farmland (U)



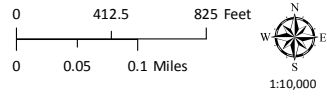
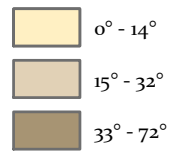
IMPORTANT FARMLAND



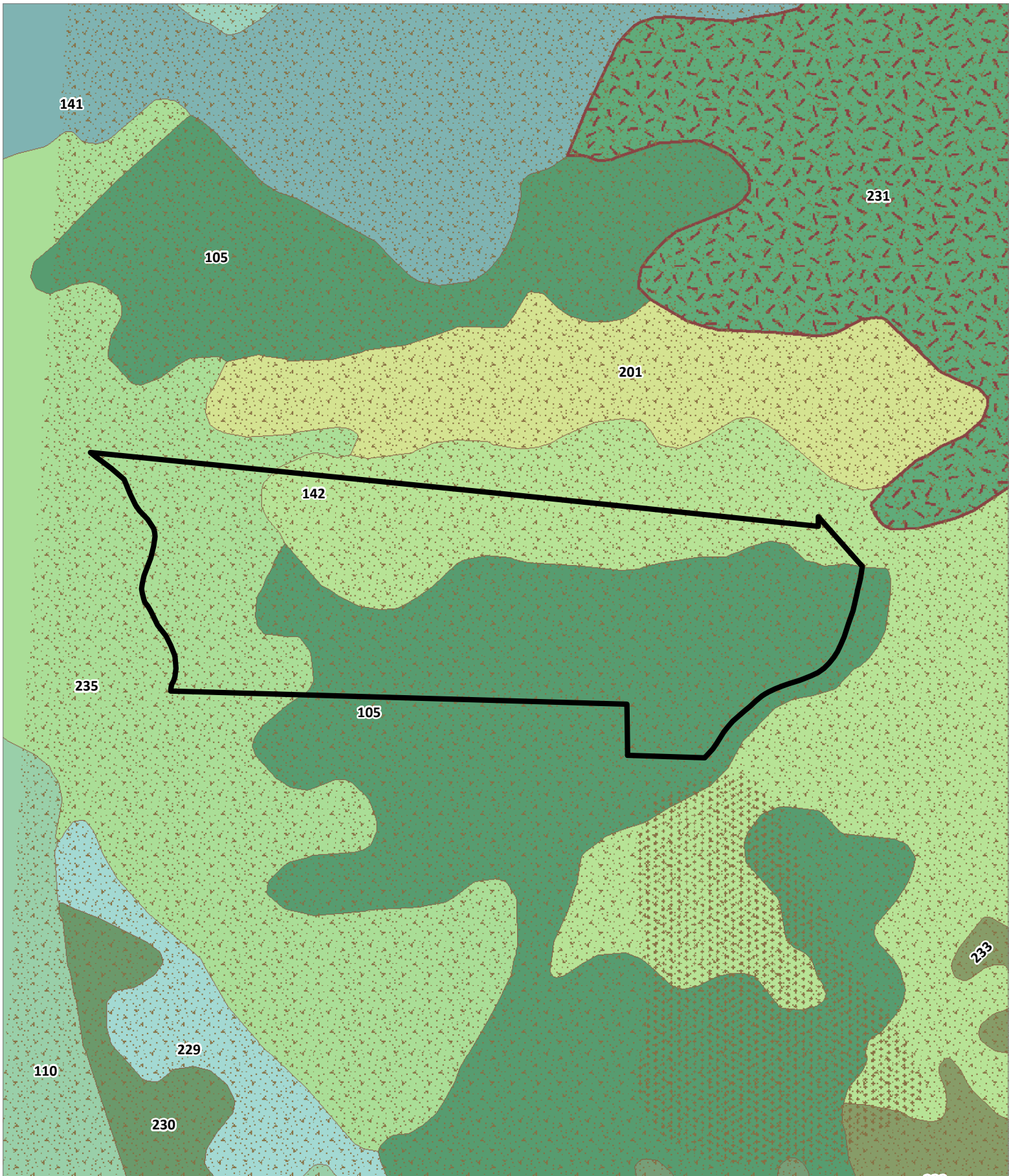


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/28/2019




CASE: A 2019-0001  
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ESTIMATED SLOPE



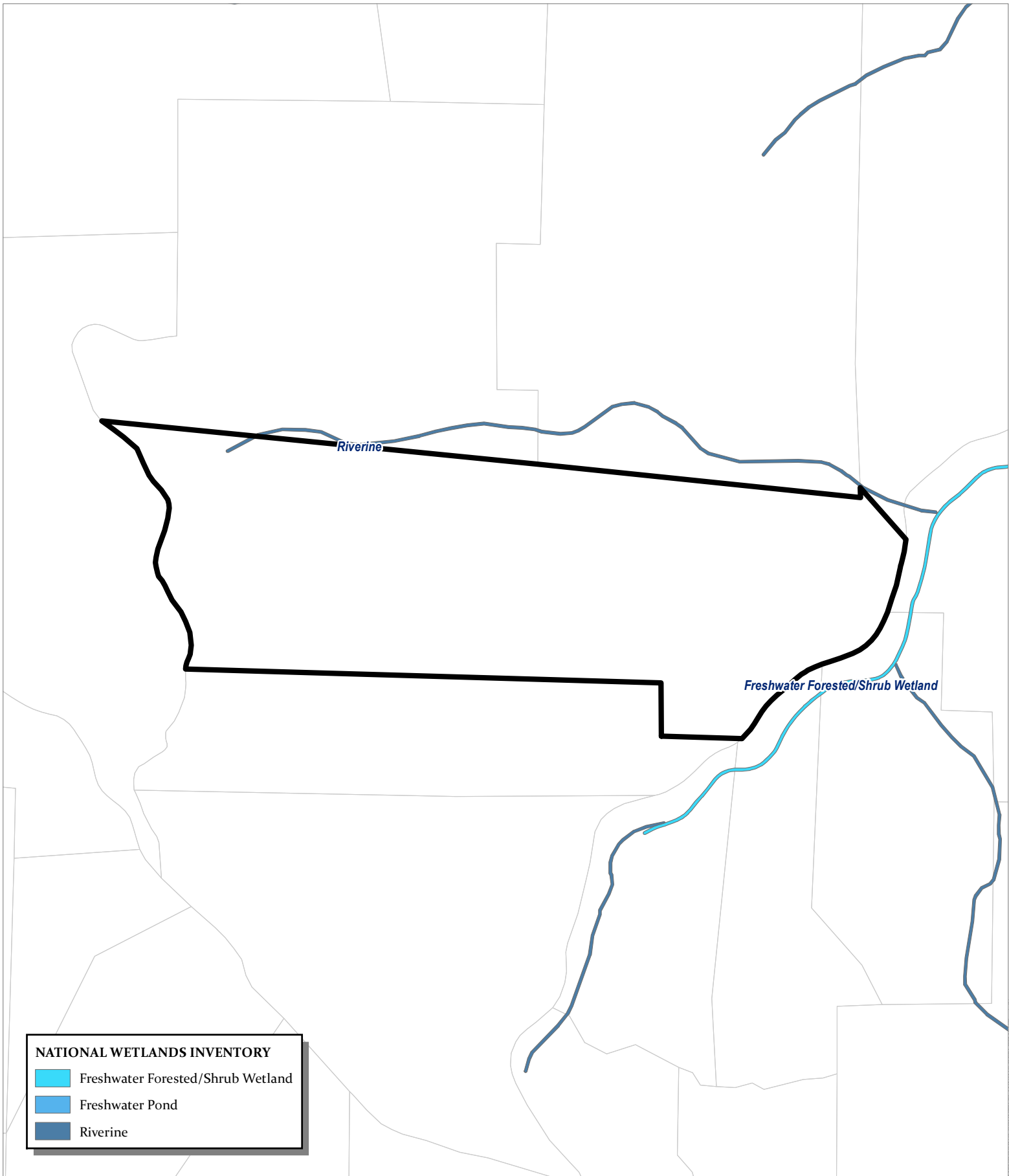
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 ADDRESS: 33155 Highway 128, Yorkville

 Naturally Occurring Asbestos  
 Ultramafic Rock  
 Eastern Serpentine Inclusions




 Eastern Study Soil Types

0 412.5 825 Feet  
 0 0.05 0.1 Miles  
  
 1:10,000

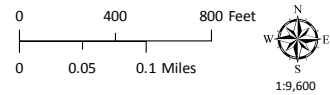
LOCAL SOILS



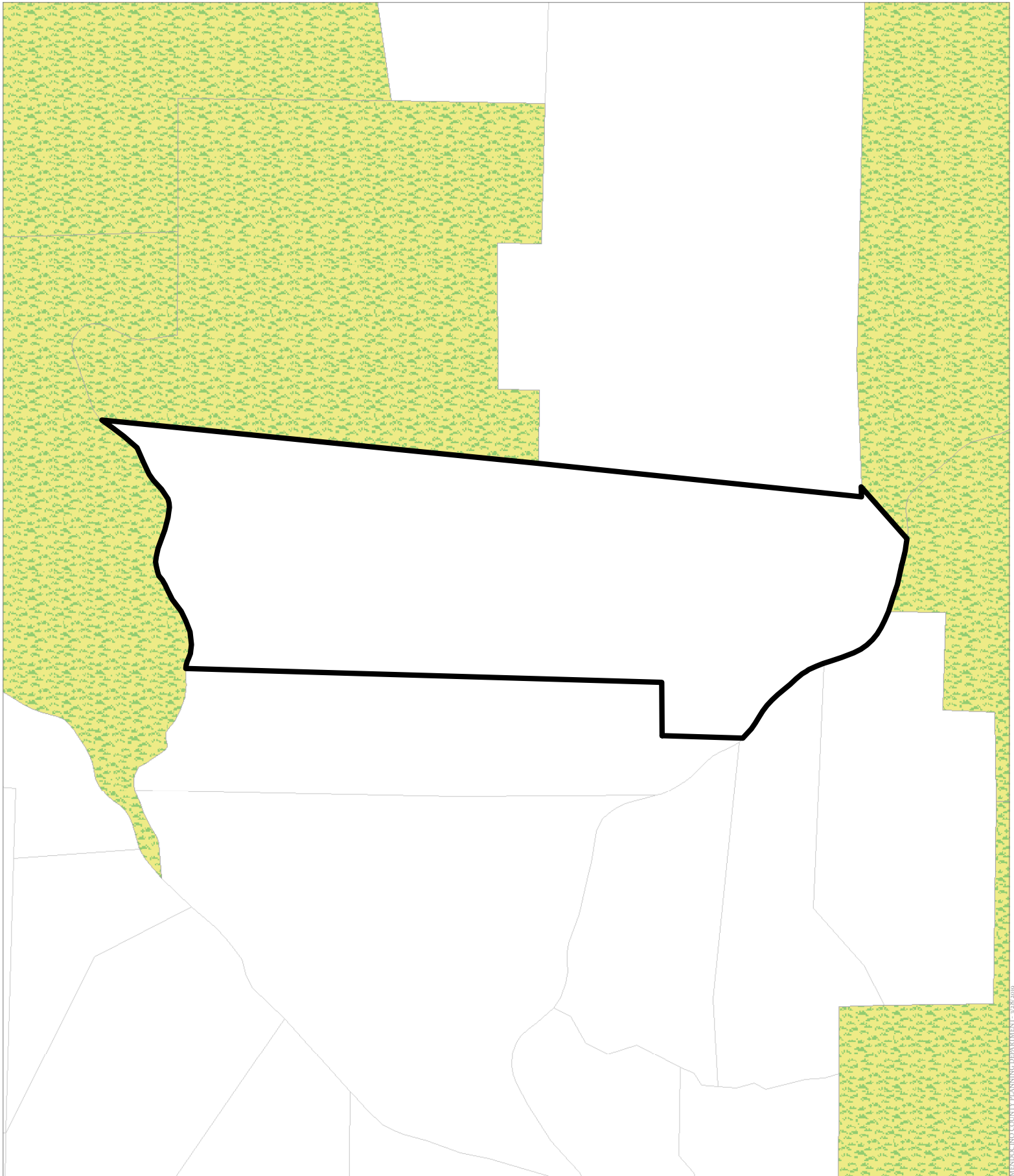
**NATIONAL WETLANDS INVENTORY**

-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine



CASE: A 2019-0001  
OWNER: Vine View Ranch, LLC  
APN: 049-370-47  
APLCT: Courtney Lee  
AGENT:  
ADDRESS: 33155 Highway 128, Yorkville







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 Williamson Act 2018  
 Non-Prime Ag 2018

