



**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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May 3, 2019

Planning – Fort Bragg  
Building Inspection - Fort Bragg  
Farm Advisor  
Agriculture Commissioner  
Forestry Advisor  
Resource Lands Protection Committee

CalFire – Resource Management  
Coastal Commission  
State Clearinghouse  
US Fish & Wildlife Service  
Sierra Club  
US Natural Resources Conservation

Redwood Coast Fire District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** A\_2019-0002

**DATE FILED:** 4/15/2019

**OWNER:** LANCE D & JAMIE C STORNETTA

**APPLICANT:** LANCE STORNETTA

**AGENT:** JAMES R. BARRETT

**REQUEST:** Agricultural Preserve application to establish a new preserve and Williamson Act contract on 39± acres of Rangeland (RL) currently used as part of the Windy Hollow dairy.

**LOCATION:** In the Coastal Zone, 0.35± miles south of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private), located at 44151 Biaggi Rd., Manchester (APN: 133-020-09).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD

**RESPONSE DUE DATE:** May 17, 2019

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us). 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: A 2019-0002

**OWNER:** Lance & Jamie Stornetta

**APPLICANT:** Lance Stornetta

**AGENT:** J.R. Barrett

**REQUEST:** Agricultural Preserve application to establish a new preserve and Williamson Act contract on 39± acres of Rangeland (RL) currently used as part of the Windy Hollow dairy.

**LOCATION:** In the Coastal Zone, 0.35± miles south of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private), located at 44151 Biaggi Rd., Manchester (APN: 133-020-09).

**APN/S:** 133-020-09

**PARCEL SIZE:** 45± Acres

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

**EXISTING USES:** Grazing for existing dairy operation

**DISTRICT:** 5<sup>th</sup> (Williams)

**RELATED CASES:** BC 2008-22 (closed), BL 224-08, PA 79-102 (SFR)

|               | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------|---------------------------|----------------------|
| <b>NORTH:</b> | Rangeland                    | Rangeland              | 25±                       | Rangeland            |
| <b>EAST:</b>  | Rural Village                | Rural Village          | 5±                        | Residential          |
| <b>SOUTH:</b> | Agriculture                  | Agriculture            | 200±                      | Rangeland            |
| <b>WEST:</b>  | Agriculture                  | Agriculture            | 200±                      | Agriculture          |

REFERRAL AGENCIES

|  |   |  |
|--|---|--|
| <u>LOCAL</u><br><input checked="" type="checkbox"/> Agricultural Commissioner<br><input checked="" type="checkbox"/> Building Division Fort Bragg<br><input checked="" type="checkbox"/> Farm Advisor<br><input checked="" type="checkbox"/> Forestry Advisor<br><input checked="" type="checkbox"/> Redwood Coast Fire District<br><input checked="" type="checkbox"/> Planning Division Fort Bragg | <input checked="" type="checkbox"/> Resource Lands Protection Com.<br><u>STATE</u><br><input checked="" type="checkbox"/> CALFIRE (Resource Management)<br><input checked="" type="checkbox"/> California Coastal Commission<br><input checked="" type="checkbox"/> California State Clearinghouse<br><input checked="" type="checkbox"/> Sierra Club | <u>FEDERAL</u><br><input checked="" type="checkbox"/> US Department of Fish & Wildlife<br><input checked="" type="checkbox"/> US Natural Resources Conservation<br><u>TRIBAL</u><br><input checked="" type="checkbox"/> Cloverdale Rancheria<br><input checked="" type="checkbox"/> Redwood Valley Rancheria<br><input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians |
|--|---|--|

ADDITIONAL INFORMATION:

**STAFF PLANNER:** Russell Ford **DATE:** 5/3/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE

4. FARMLAND CLASSIFICATION:

GIS

Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Zone A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

117 (Cabrillo-Heeser), 139 (Dystropepts), 214 (Tropaquepts)

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

Freshwater Forested/Shrub Wetland

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

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

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

Rangeland (RL)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Prime Agricultural Land, Marine Terrace Depots (Zone 2)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Riparian

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

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

Yes

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

No

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No



Planning and Building  
Services

Case No: A 2019-0002

CalFire No:

Date Filed: 4/25/19

Fee: \$3,750.47

Receipt No: 27026

Received By: RDF

Office use only

## APPLICATION FORM

### APPLICANT

Name: LANCE STORNETTA

Phone: 707-972-7465

Mailing

Address: 44100 STORNETTA DR.

MANCHESTER

State/Zip: CA, 95459

email: lance.stornetta@gmail.com

### PROPERTY OWNER

Name: LANCE & JAMIE STORNETTA

Phone: 707-972-7465

Mailing

Address: 44100 STORNETTA DR.

MANCHESTER

State/Zip: CA, 95459

email:

### AGENT

Name: JAMES R. BARRETT

Phone: 707-391-5824

Mailing

Address: P.O. BOX 1448

City: UKIAH

State/Zip: CA 95482

email: jbarrett@pacific.net

Parcel Size: 39± AC

(Sq. feet/Acres)

Address of Property: 44151 BIGGER RD  
MANCHESTER, CA, 95459

Assessor Parcel Number(s): 133-020-09(POR)

### 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.

James R. Barrett 3/13/19  
Signature of Applicant/Agent Date

[Signature] 3-19-19  
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.

PLACE 39± ACRES INTO AGRICULTURAL PRESERVE  
ADD TO EXISTING WINDY HOLLOW PRESERVE AND  
CONTRACT ON 39± ACRES. LAND TO BE PLACED  
IN AG PRESERVE IS GRADING / DAIRY OPERATION  
(STORNETTA) THE EXISTING PRESERVE WAS A  
DAIRY OPERATION. THE EXISTING LEGAL PARCEL HAS  
187± AC WITH BUA WILL TOTAL 225± AC.  
EXISTING IMPROVEMENTS INCLUDE RANCH HOUSE,  
BARN, 2 MODULARS, SHOP AND OTHER AG  
STORAGE BLDGS, FIELDS AND EQUIPMENT.

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

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

Estimated employees per shift: NA

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?

|                              | Number    | Size      |
|------------------------------|-----------|-----------|
| Number of covered spaces     | _____     | _____     |
| Number of uncovered spaces   | <u>NA</u> | <u>NA</u> |
| Number of standard spaces    | _____     | _____     |
| Number of handicapped spaces | _____     | _____     |
| Existing Number of Spaces    | _____     |           |
| Proposed Additional Spaces   | <u>NA</u> |           |
| 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 NA 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? 0 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?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 14. Is the proposed development visible from a park, beach or other recreational area?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.  
\_\_\_\_\_  
\_\_\_\_\_

17. Utilities <sup>are</sup> 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 EXISTING  
☐ Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:  
☐ Community water system - Specify supplier \_\_\_\_\_  
☒ Well EXISTING  
☐ 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.):  
133-010-05, 06; 133-020-04, 05, 06;  
133-240-05; 133-290-06, 08, 09 WINDY HOLLOW  
AG PRESERVE

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:  
BOUNDARY LINE ADJ (BLA)

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
44151 BIAGGI RD, MANCHESTER

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. FARM HOUSE, BARN, MODULARS(2), SHED ON  
WINDY HOLLOW / 39 AC VACANT (STORMWATER)

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 NA feet. Maximum height of proposed structures \_\_\_\_\_ feet.

26. Gross floor area of existing structures NA 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): \_\_\_\_\_ ☐ 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. DAIRY CATTLE GRATING  
25 HEAD ON SITE,

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. DAIRY & CATTLE GRATING TO WEST & SOUTH, RES TO  
EAST & NORTH.


30. Indicate the surrounding land uses:

|                                     | North                               | East                                | South                               | West                                |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Vacant <u>/ GRATING</u>             |                                     |                                     | <input checked="" type="checkbox"/> |                                     |
| Residential Agricultural            |                                     |                                     |                                     |                                     |
| Commercial Industrial <u>/ DIRT</u> |                                     |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Institutional Timberland            |                                     |                                     |                                     |                                     |
| Other <u>RES</u>                    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |                                     |

## 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


 3-19-19  
Date

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

### AUTHORIZATION OF AGENT

I hereby authorize JAMES R. BARRETT to act as my representative and to bind me in all matters concerning this application.

  
Owner

 3-19-19  
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.

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>Name</b>            | <b>Name</b>            | <b>Name</b>            |
| <b>Mailing Address</b> | <b>Mailing Address</b> | <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.

 Applicant:  3-19-19 Date:

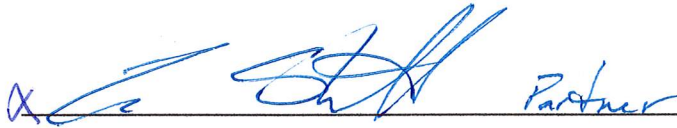
TO: COUNTY OF MENDOCINO PLANNING AND BUILDING

FROM: WINDY HOLLOW


DATE: 3/25/19

SUBJECT: Ag Preserve #7, Plan File1, pg 18, 5/12/1969, Resolution 69-66E

Consent is hereby given to Lance and Jamie Stornetta to join Ag Preserve #7 with APN #133-020-09 (POR) 39 acres.

 Partner

Windy Hollow

 3-19-19

Date



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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FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning

## Landowners Statement of Compliance With the Williamson Act

The Mendocino County Planning and Building Services Department cannot take action on any application for a new structure or use on a parcel restricted by a Williamson Act Contract until sufficient evidence is presented to the County that the proposed new use or structure is consistent with the Williamson Act Contract. This questionnaire provides information that enables the County to make findings of compliance with the Contract. Please provide a copy of your Williamson Act Contract with this questionnaire.

WINDY HOLLOW, PTN  
Property Owner's Name

Additional Property Owner(s) within Contract

44100 STORNETTA DR.  
Mailing Address

Mailing Address

MANCHESTER, CA, 95459  
City/Town State/Zip

City/Town State/Zip

707-972-2465  
Phone Fax

Phone Fax

E-mail address (optional)

E-mail address (optional)

Assessor(s) Parcel Numbers and acreage of all property within the contract (attach additional pages as necessary)

133-020-04,05,06 (31,40,102)

133-010-05,06  
Williamson Act Contract Number

496±AC (82,240)  
Date of Contract

Copy of Contract to be included by property owner with this questionnaire.

1. Description of proposed project. Explain how this project will be incidental to your Williamson Act Contract:

ADD 39± ACRES TO EXISTING AG. PRESERVE  
FROM APN 133-020-09.

2. Explain how the property is currently used:

DAIRY / GRAZING 500+ HEAD DAIRY COWS

3. Describe all existing buildings on the property, including their size, location, and use. Please show them on a site plan. Please give exact square footage of all structures.

DAIRY, FARM HOUSE, MODULARS(2), BARN,  
SHOP, SHEDS, OTHER STORAGE OF EQUIPMENT

4. Describe the agricultural operation, acres devoted to crop or livestock and annual income from the agricultural operation. What is your long-term intent for the property?

DAIRY/GRAZING 496±AC ADD 39± TO  
PRESERVE. CONTINUE DAIRY/GRAZING WITH  
ADDED AREA.

5. Will the proposed structure or use remove any land from agricultural production  
☐ Yes ☒ No. If yes, please describe the acreage/square footage and type of use being removed:

6. Explain how any new structures or operations on the parcel will affect the existing agricultural operations on the existing parcels or on adjoining or nearby lands. Does the use/structure displace any agricultural area or impair agricultural operations?

ADD 39± ACRES TO DAIRY/GRAZING) APPROX  
25 COWS.

7. The Landowner hereby makes the following representations:

- a. I acknowledge that the activity, use, or construction as proposed will be conducted in such a way as to maintain the agricultural viability of the parcel.
- b. I am aware of the provisions of the Williamson Act (Section 51250 of the California Government Code) and of the allowable uses on Williamson Act properties as defined by Mendocino County Code Chapter 22.08.
- c. I understand that AB1492 (Government Code Section 51250) defines specific and substantial penalties if construction on the parcel is found by the County of Mendocino or State of California to result in a material breach of the contract provisions.
- d. I acknowledge that the contract restricts residential use and that the Department of Conservation has indicated that: "Residences not incidental to an agricultural use are prohibited, and may trigger AB1492 penalties. These may include residences for persons or family members not involved with the agricultural use,

e. I acknowledge that the activity, use, or construction as proposed is of size and type that would not adversely affect the on-site or adjacent farming operations and understand that the County has a "Right to Farm" policy.

f. I understand that it is my sole responsibility as the landowner to ensure that all activities, uses, and construction on this parcel are in compliance with the provisions of the Williamson Act, and that those activities will not result in a material breach of the Williamson Act Contract.

**DISCLAMATION STATEMENT:** I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the information set forth in this Landowners Statement of Compliance is true and correct and that we have read, understand and agree to perform the obligations under this Statement.

  
Property Owner(s) Signature

3-19-19  
Date

Property Owner(s) Signature

Date

For Staff Use Only

|                                 |                |          |
|---------------------------------|----------------|----------|
| Date Submitted                  |                |          |
| Project/Permit Number           | Acres:         | Zoning:  |
| Use of Structure                |                |          |
| Square Footage                  | Existing:      | Proposed |
| Resource Lands Committee Review | Date of Review |          |

Committee Comments/Recommendations

Approved / Denied (please circle one)

Initial:

BOOK 207 INCE 258

BOOK 840 PAGE 352



# Mendocino County

## Planning and Building Services

860 North Bush Street  
Ukiah, CA 95482  
(707) 234-6650

120 West Fir Street  
Fort Bragg, CA 95437  
(707) 964-5379

**Paid By: DEL MAR FARMS**  
PO BOX 296

MANCHESTER CA 95459

**Project Number: A\_2019-0002**

**Project Description: Stornetta, Manchester**

**Site Address: 44151 BIAGGI RD**

**A\_2019-0002**

**Receipt: PRJ\_027026**

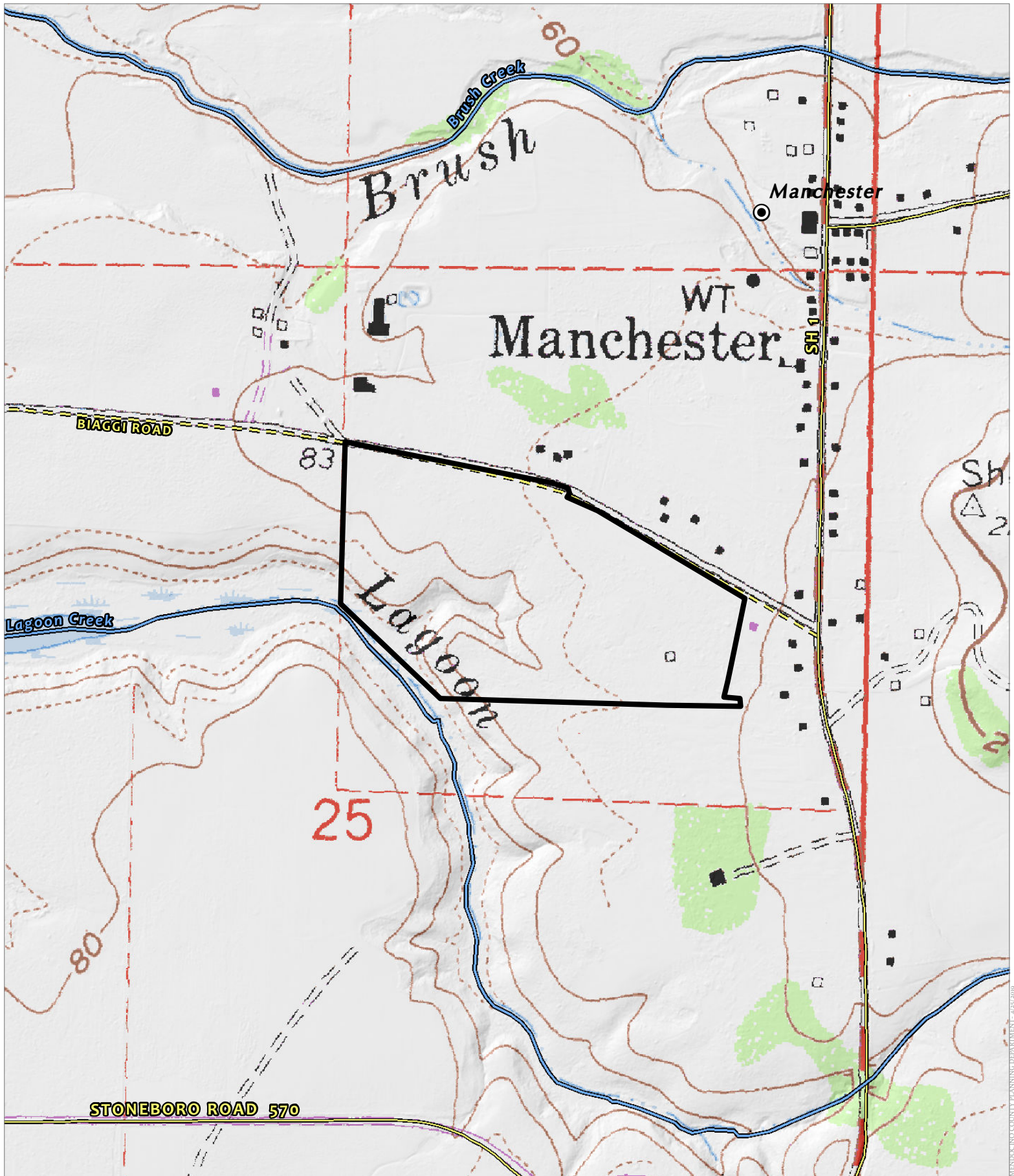
**Date: 4/25/2019**

**Pay Method: CHECK 7150**

**Received By: DANIELLE D. FITTS**

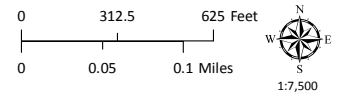
| <u>Fee Description</u>  | <u>Account Number</u> | <u>Qty</u> | <u>Fee Amount</u> |
|-------------------------|-----------------------|------------|-------------------|
| BASE FEES               | 1100-2851-822500      |            | \$3,323.47        |
| AG BASE                 |                       |            | \$3,323.47        |
| GENERAL PLAN            | 1100-2851-826188      |            | \$116.00          |
|                         |                       |            | \$116.00          |
| PROJECT SPECIFIC FEES   | 1100-2851-827600      |            | \$200.00          |
| AG COB                  |                       |            | \$200.00          |
| RECORDS MANAGEMENT      | 1222-2852-826260      |            | \$111.00          |
|                         |                       |            | \$111.00          |
| <b>Total Fees Paid:</b> |                       |            | <b>\$3,750.47</b> |





CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester



- Major Towns & Places
- Private Roads
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads

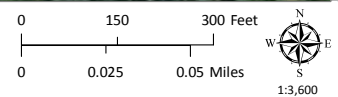


TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

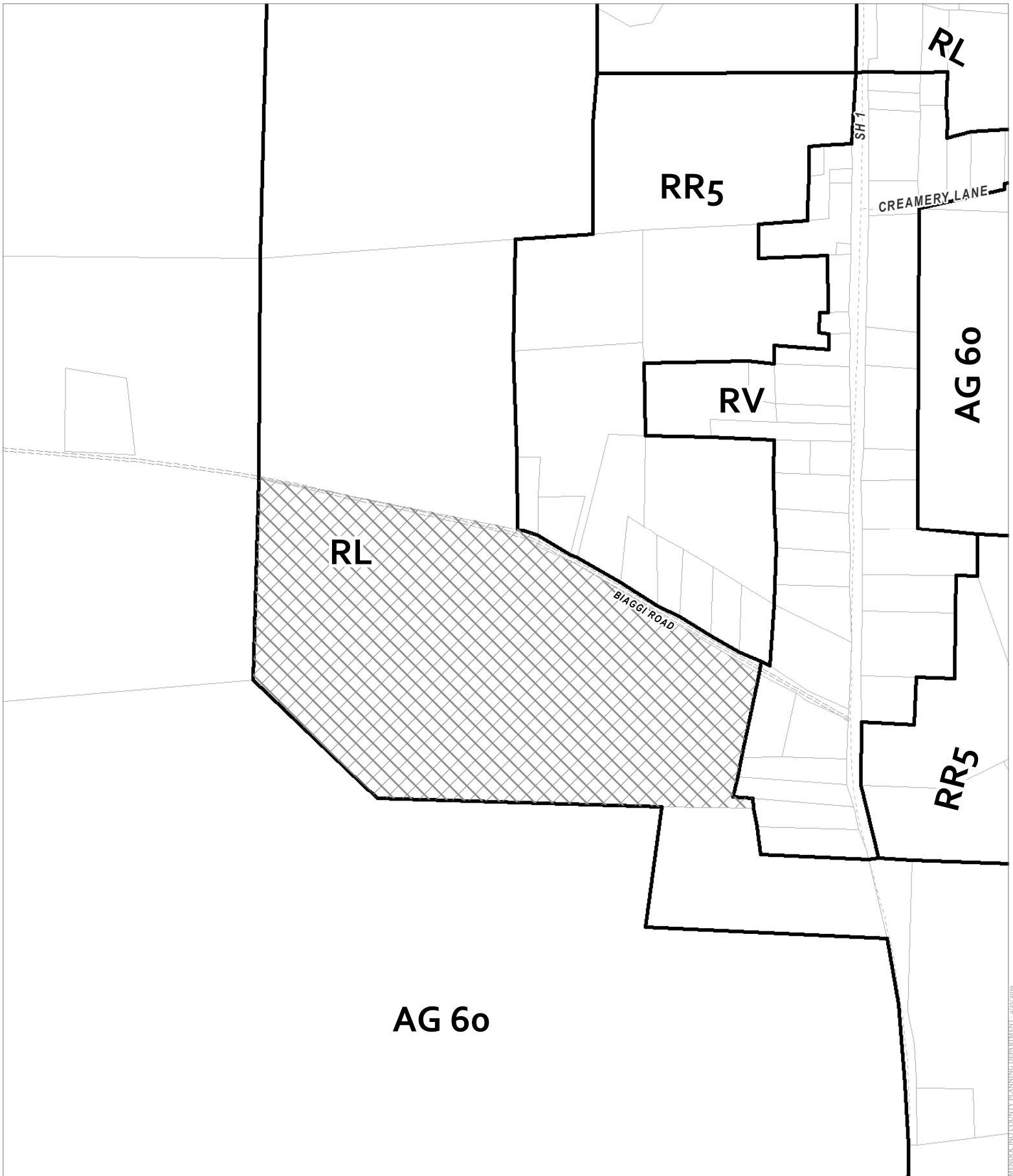


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 Named Rivers  
 Private Roads





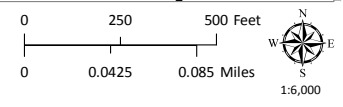
AERIAL IMAGERY



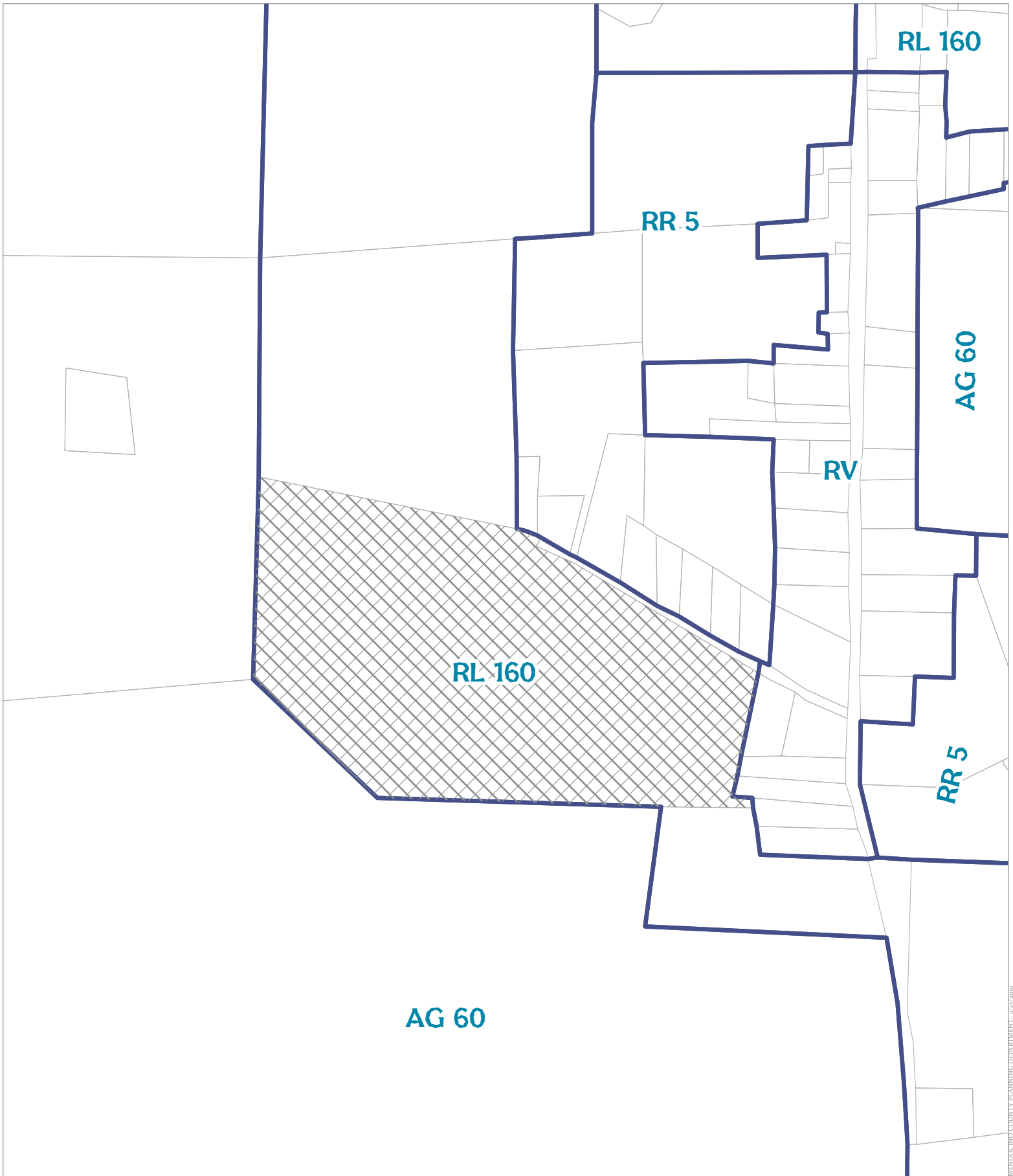
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

CASE: A 2019-0002  
OWNER: STORNETTA, Lance & Jamie  
APN: 133-020-09  
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ADDRESS: 44151 Biaggi Road, Manchester

 Zoning Districts  
 Public Roads




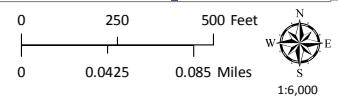
ZONING DISPLAY MAP



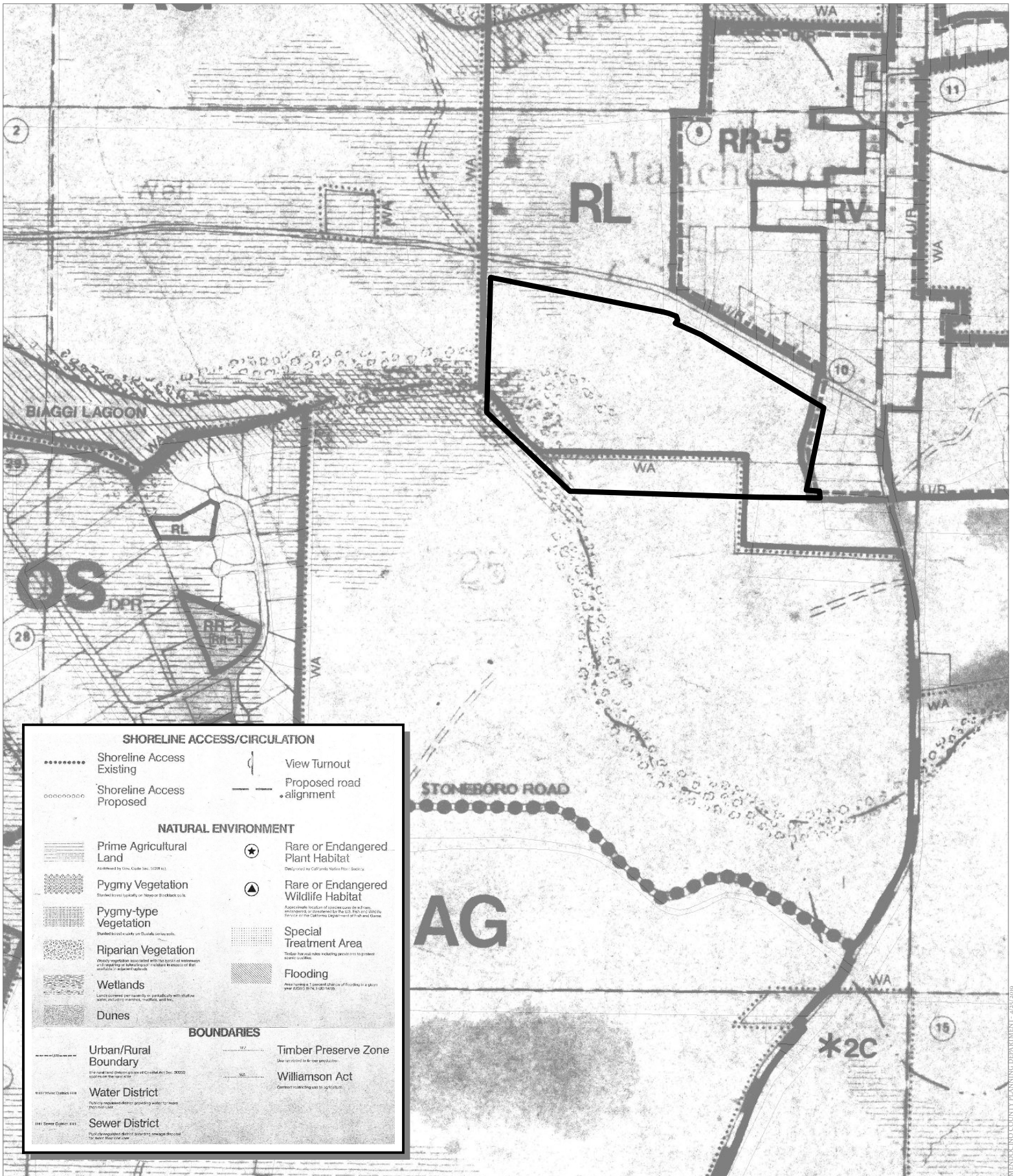
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

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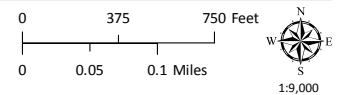
 General Plan Classes

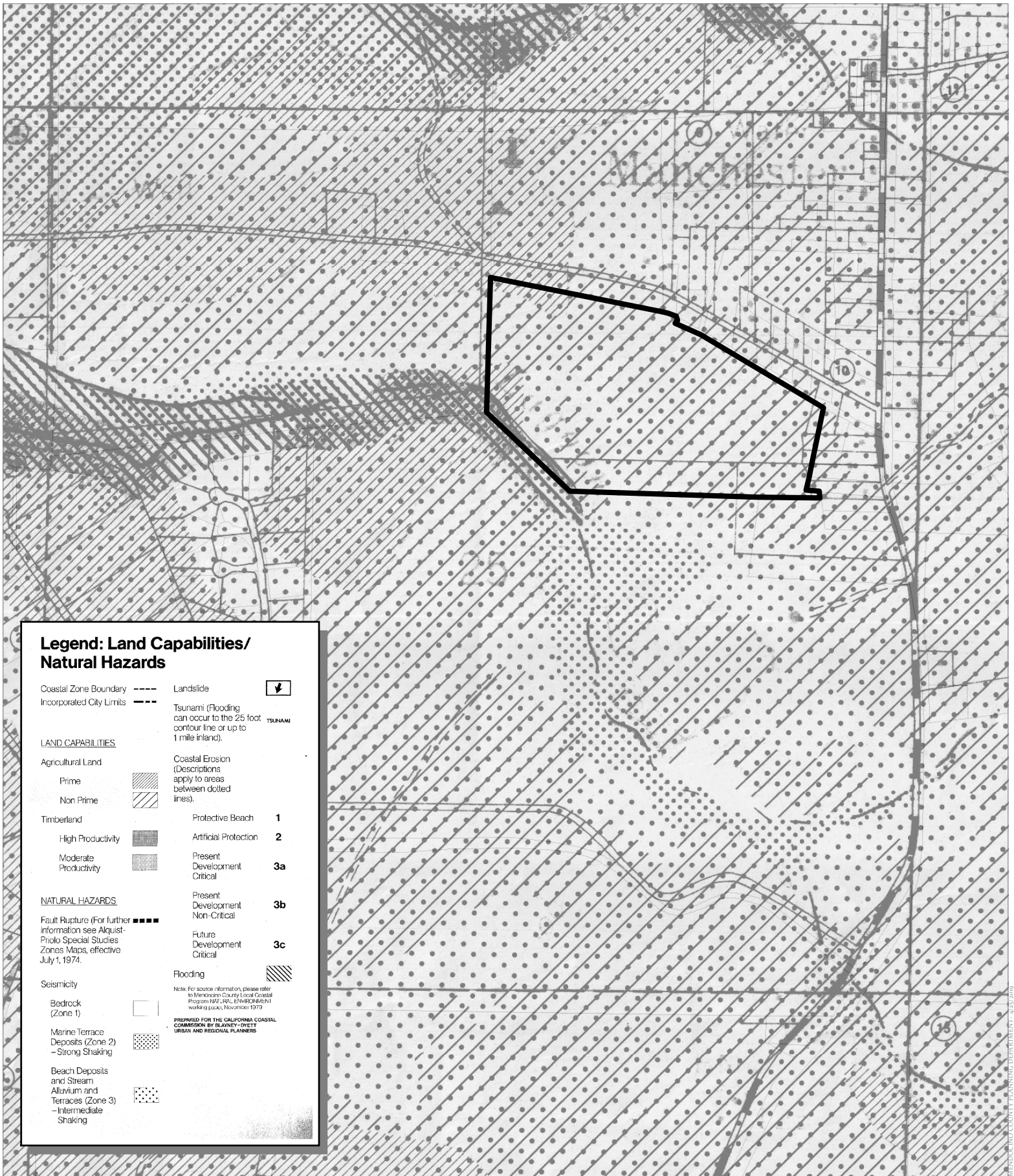


GENERAL PLAN CLASSIFICATIONS



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## Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary ---  
Incorporated City Limits ---

### LAND CAPABILITIES

Agricultural Land

Prime

Non Prime

Timberland

High Productivity

Moderate Productivity

### NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.)

Seismicity

Bedrock (Zone 1)

Marine Terrace Deposits (Zone 2) - Strong Shaking

Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking

Landslide

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

Coastal Erosion (Descriptions apply to areas between dotted lines).

Protective Beach 1

Artificial Protection 2

Present Development Critical 3a

Present Development Non-Critical 3b

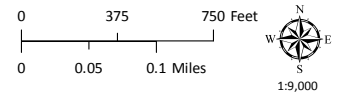
Future Development Critical 3c

Flooding

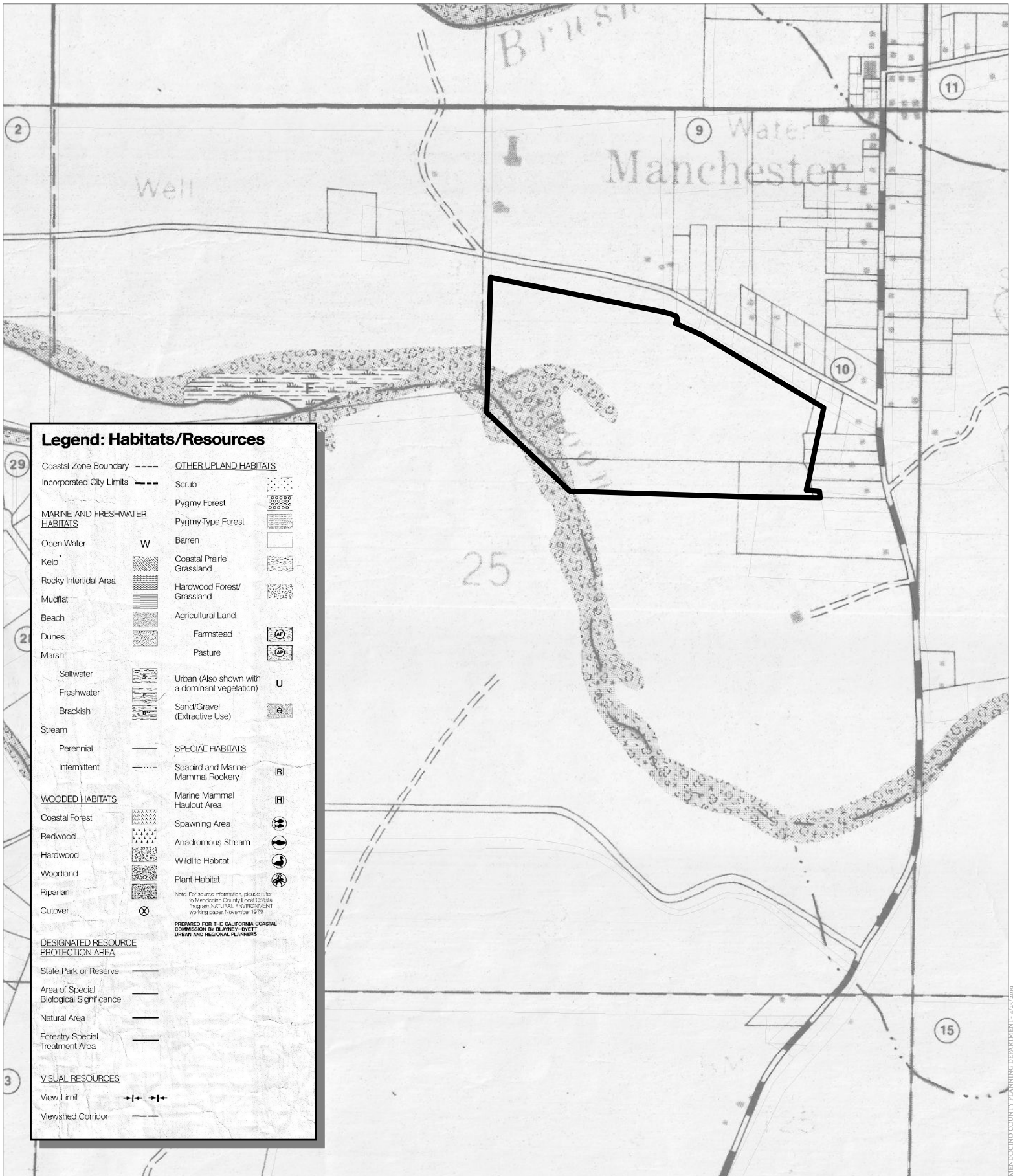
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DWYTT URBAN AND REGIONAL PLANNERS

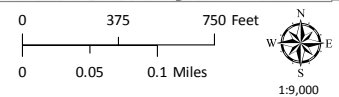
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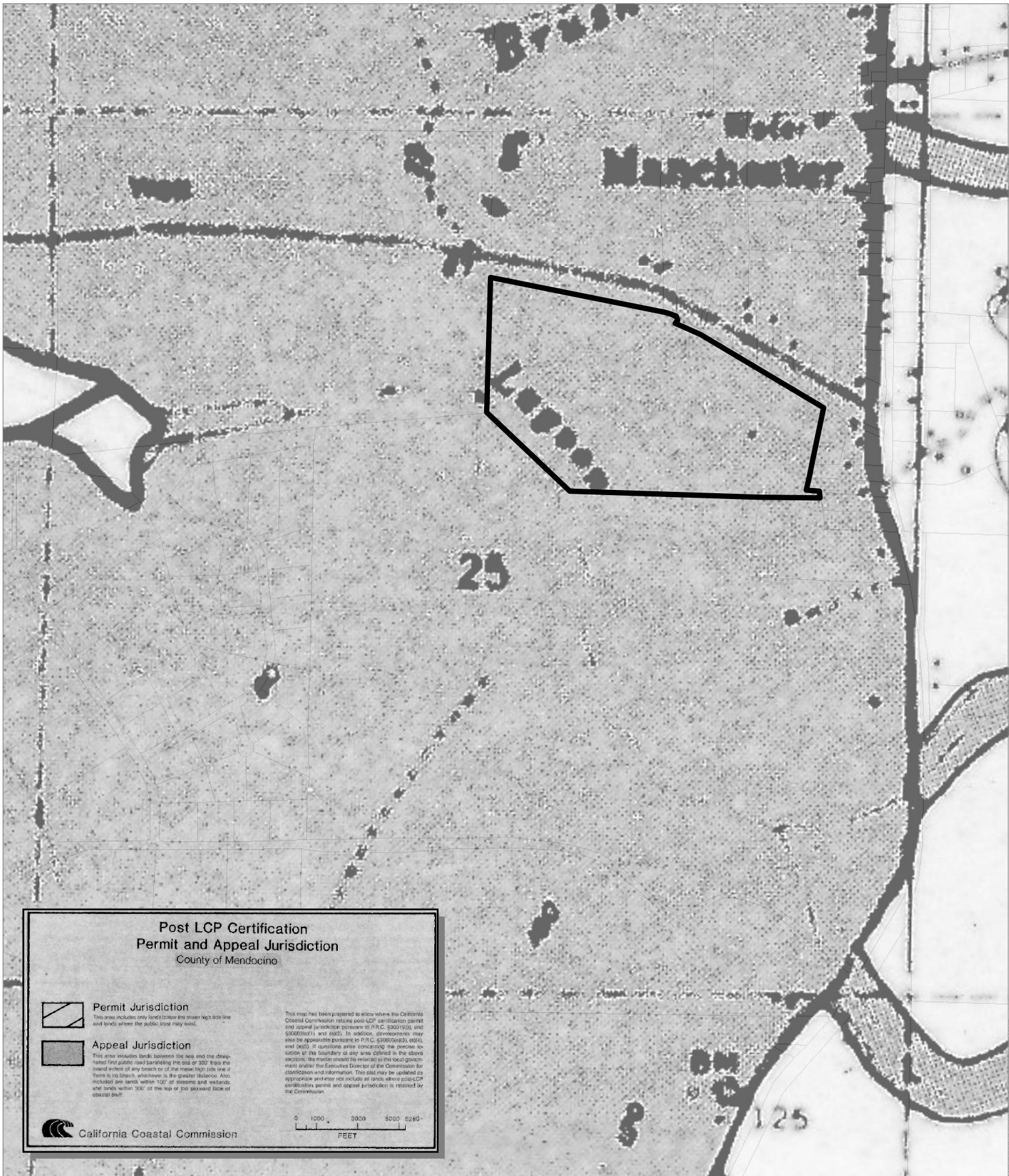
LCP LAND CAPABILITIES & NATURAL HAZARDS



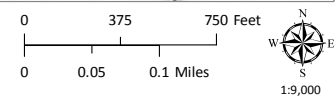
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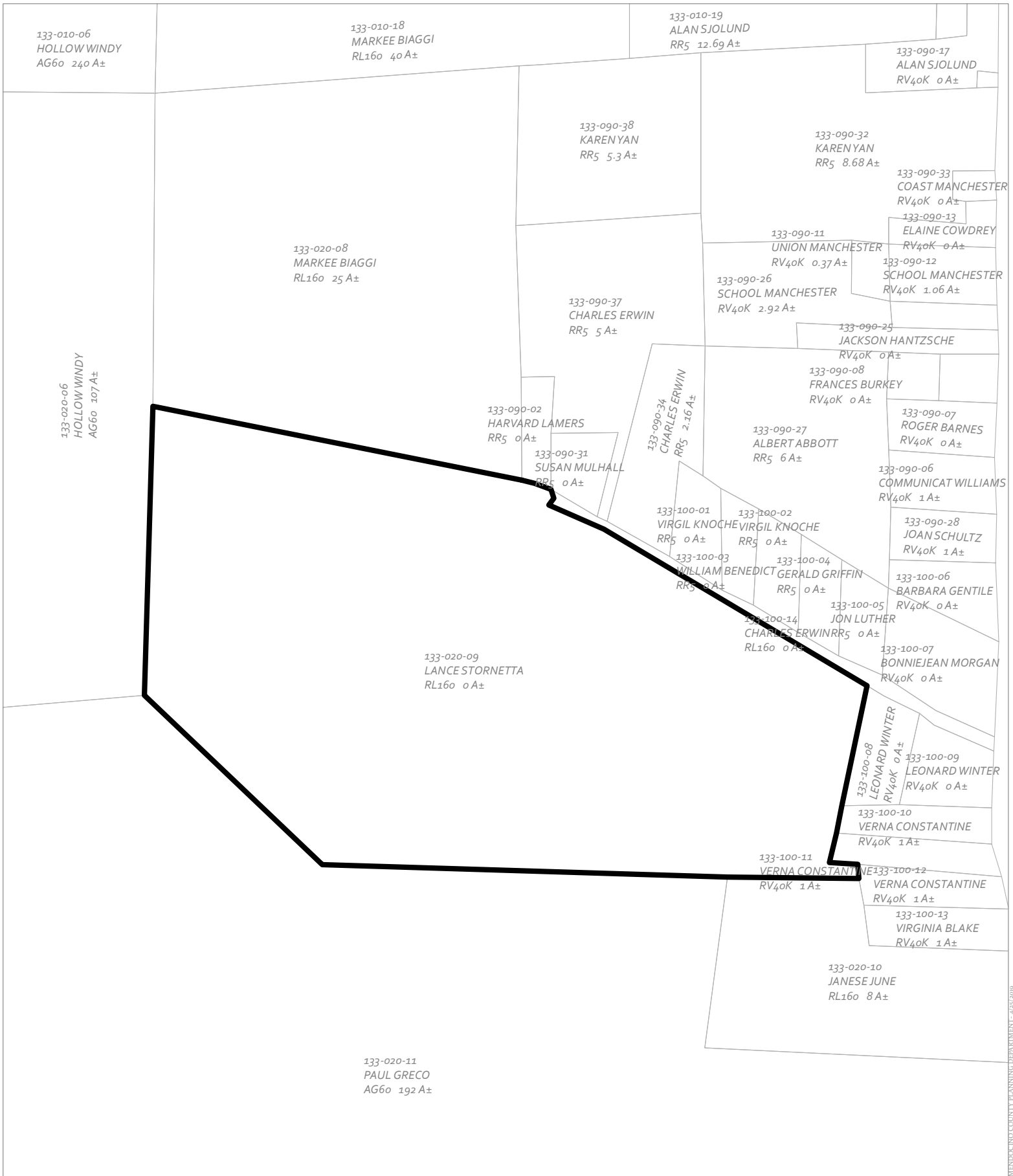
LCP HABITATS & RESOURCES



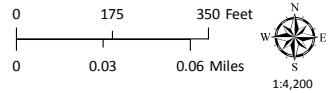
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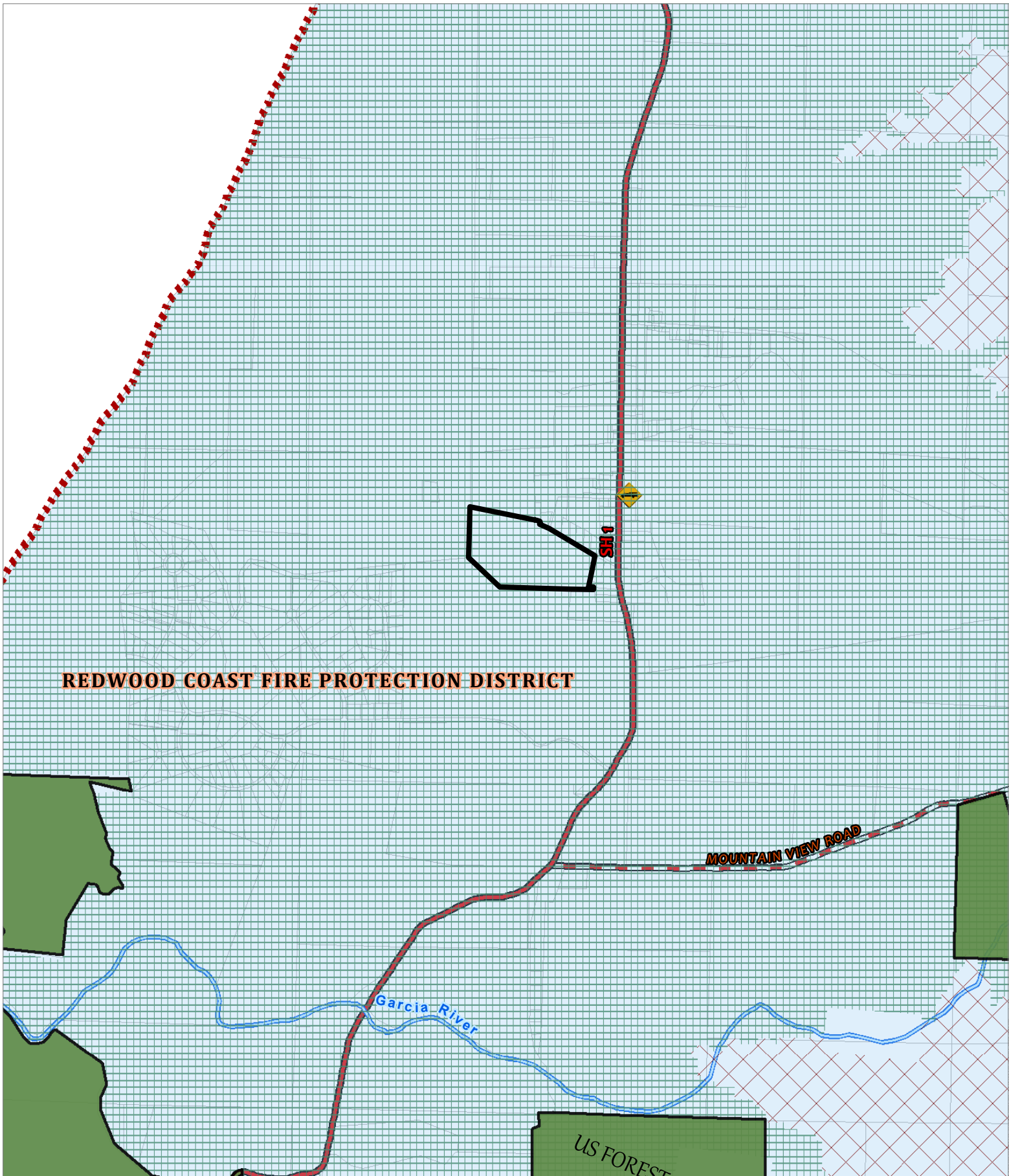
APPEALABLE AREAS






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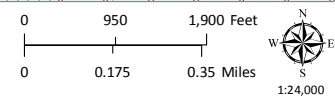


ADJACENT PARCELS



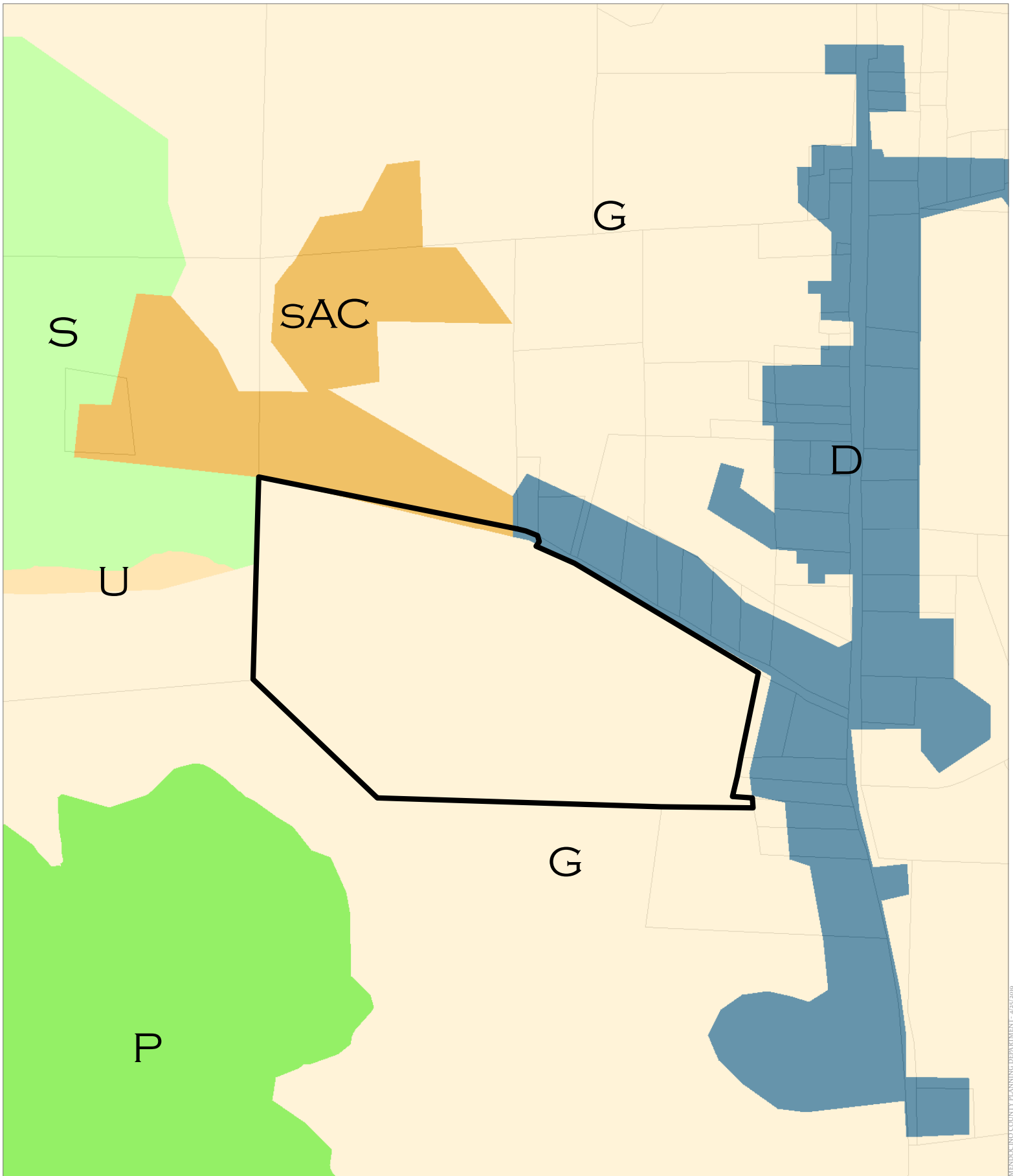
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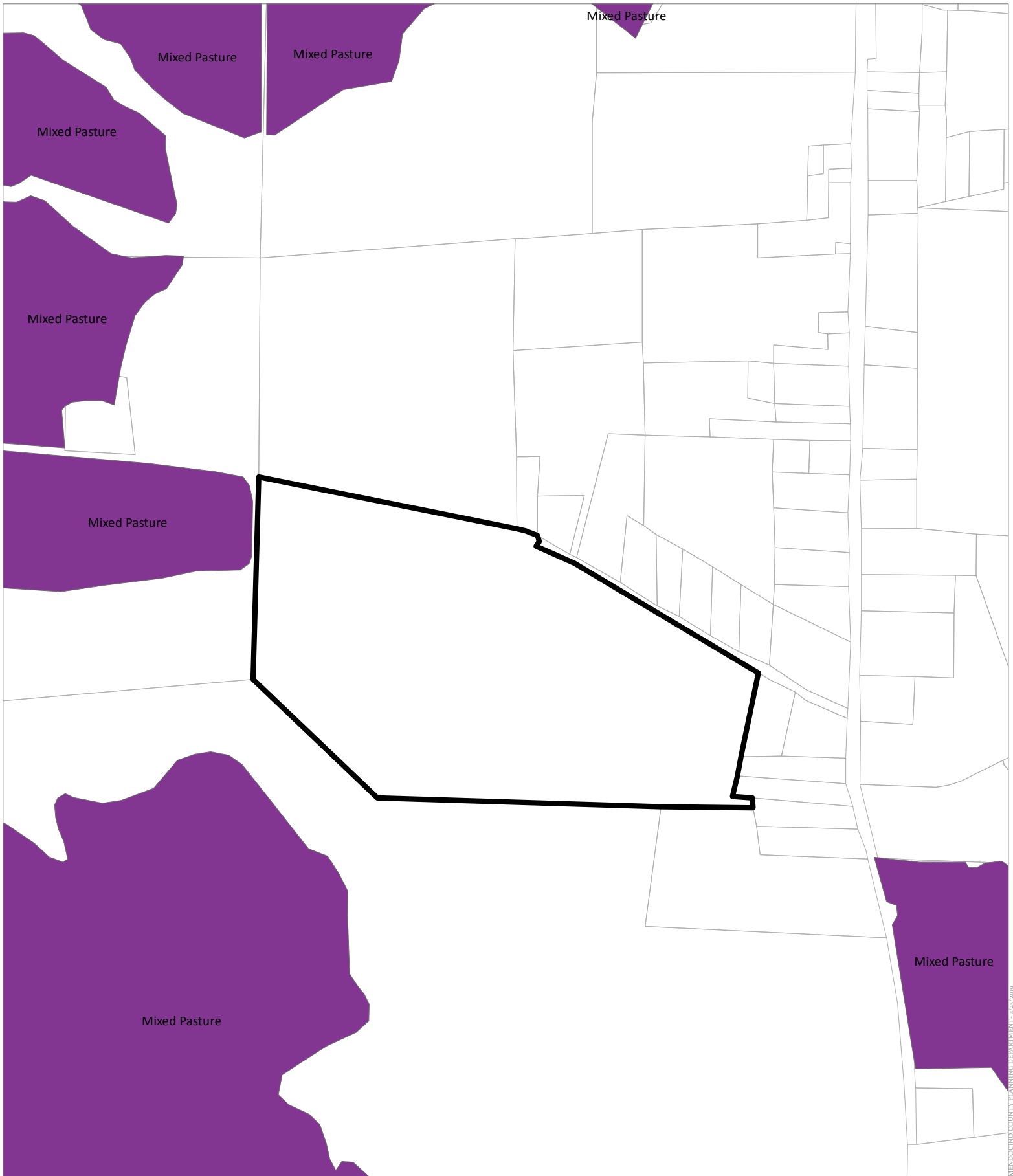
-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations



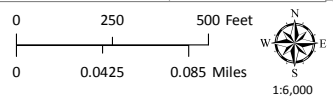
FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/23/2019

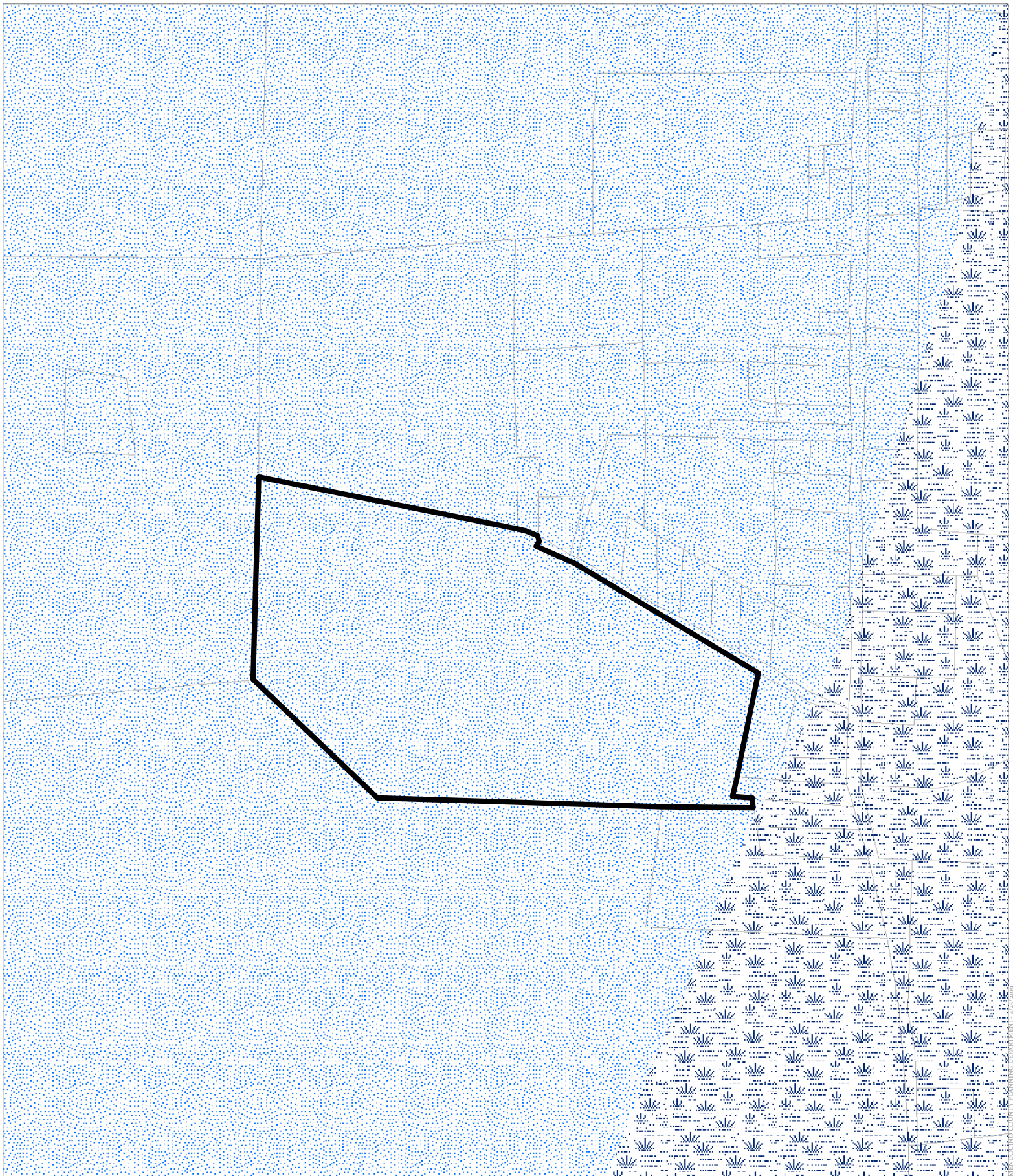






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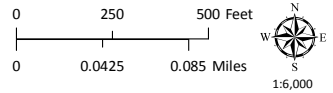


DWR CROP TYPE

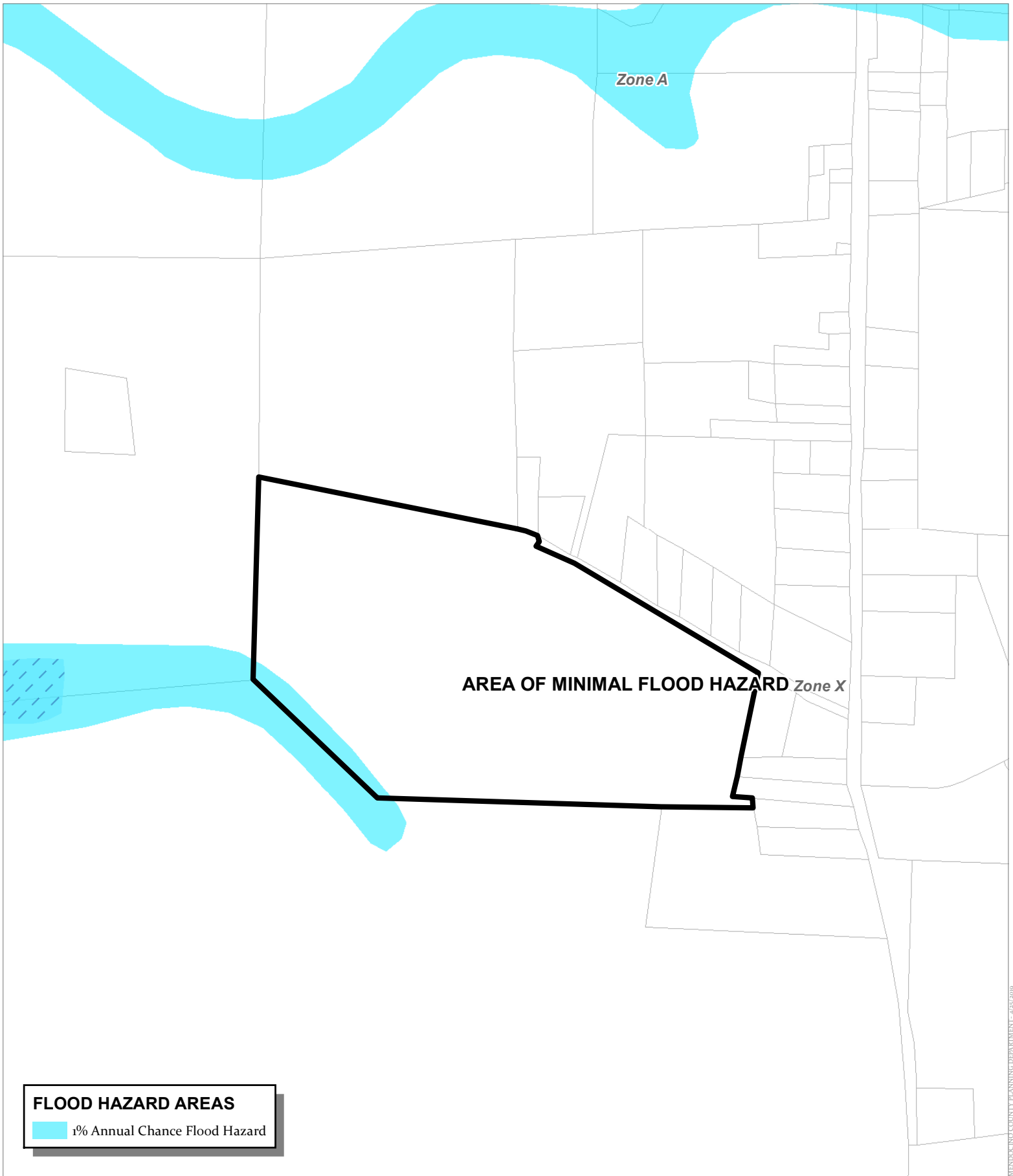


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 Sufficient Water Resources  
 Marginal Water Resources




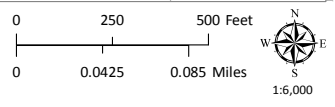
GROUND WATER RESOURCES



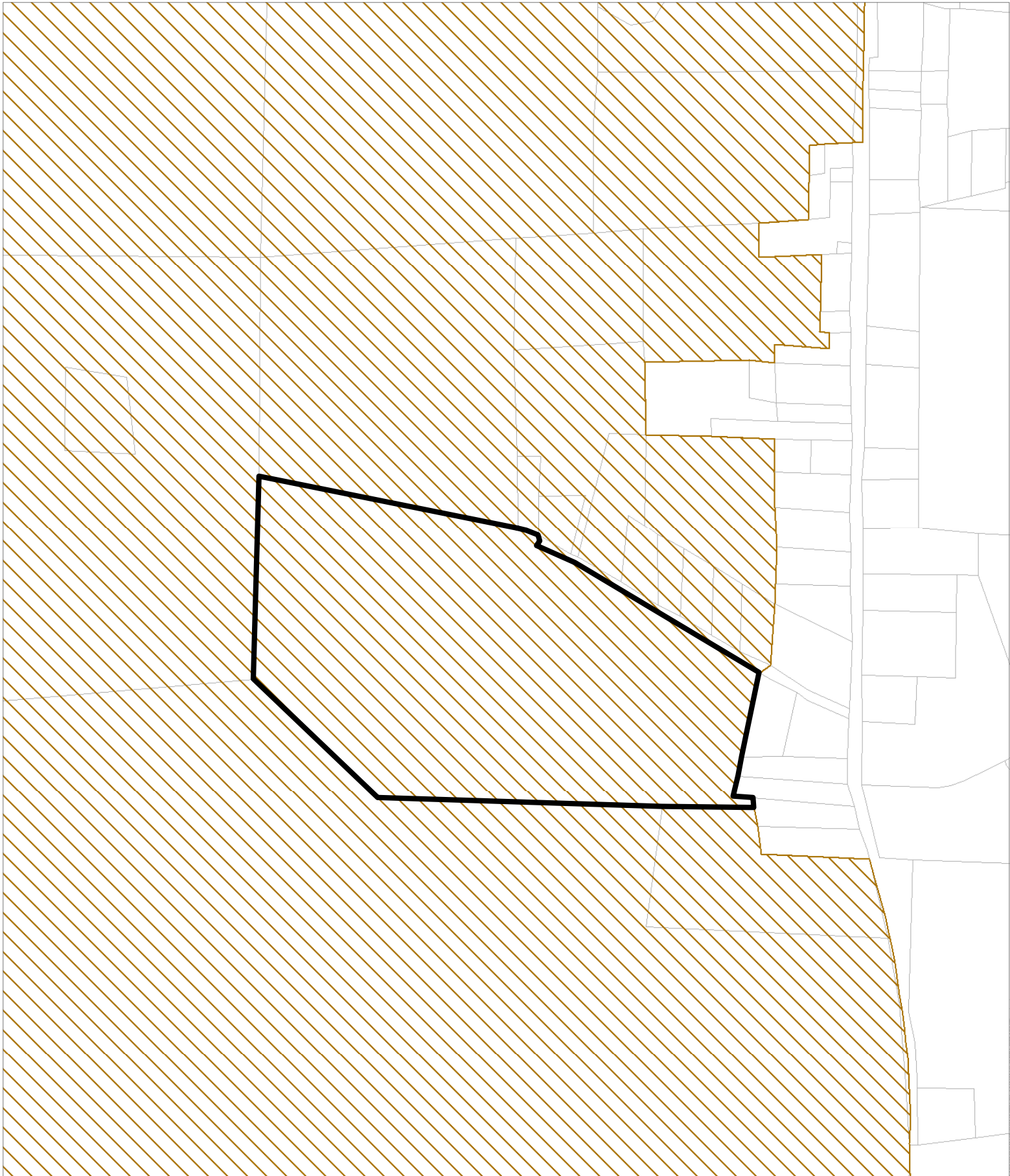
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

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 Tsunami Inundation Zones



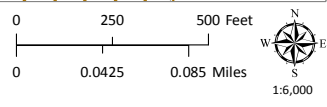
SPECIAL FLOOD HAZARD AREAS



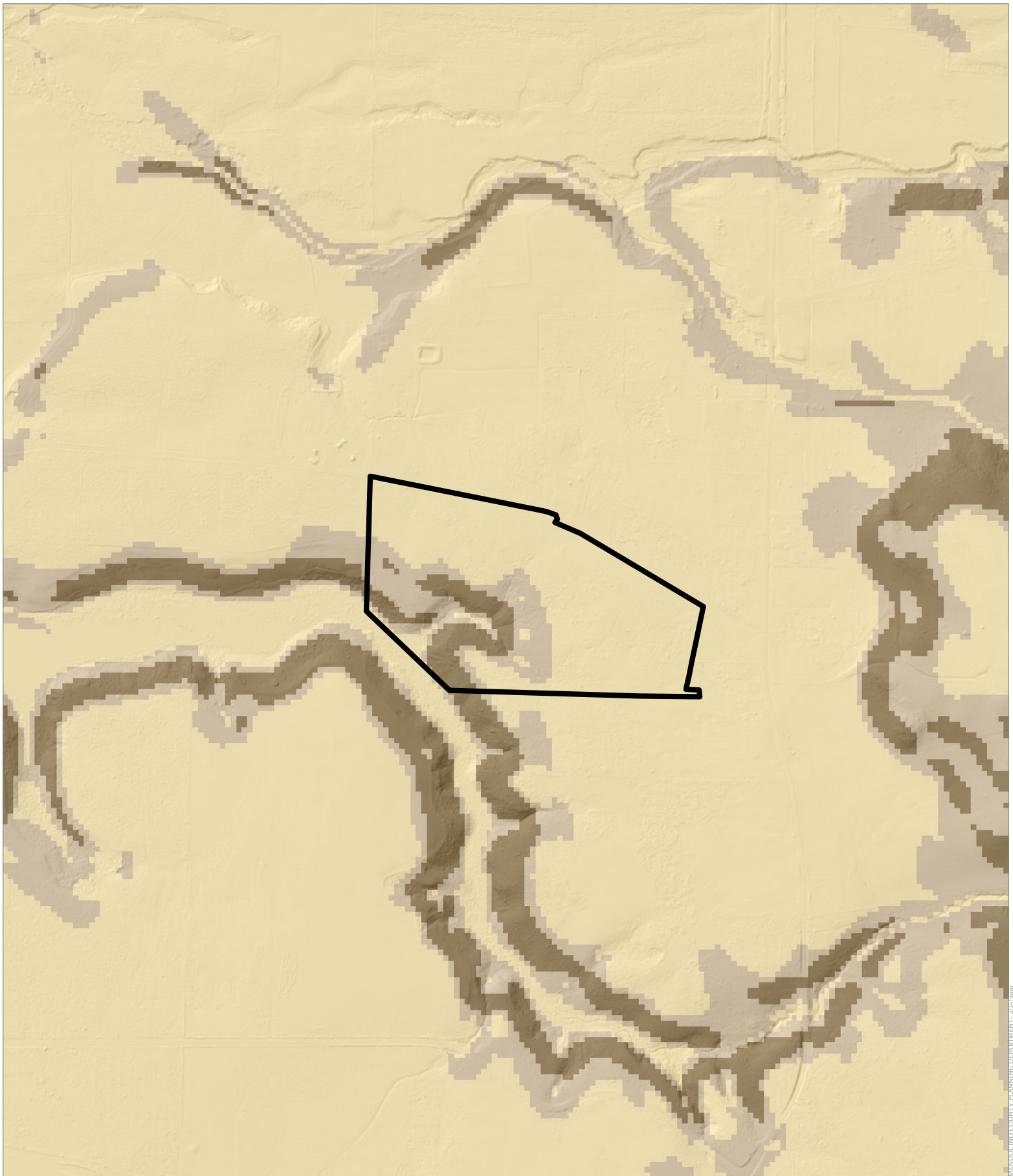
YENDOCKING COUNTY PLANNING DEPARTMENT - 4/25/2019

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 Highly Scenic Area

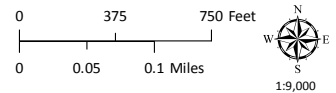
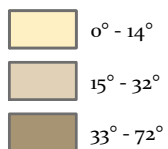


HIGHLY SCENIC & TREE REMOVAL AREAS

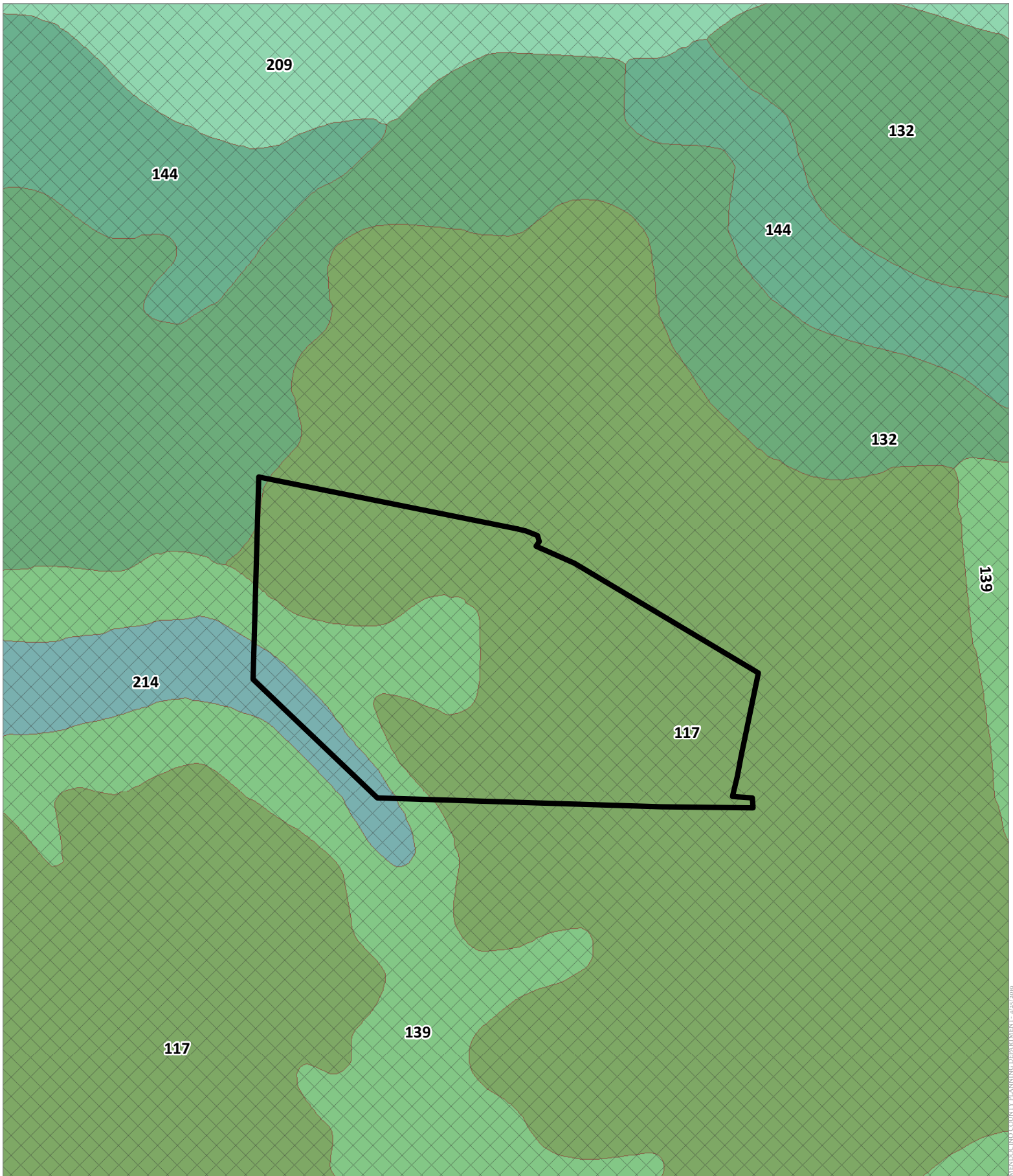


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2009



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APN: 133-020-09  
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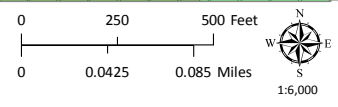


ESTIMATED SLOPE

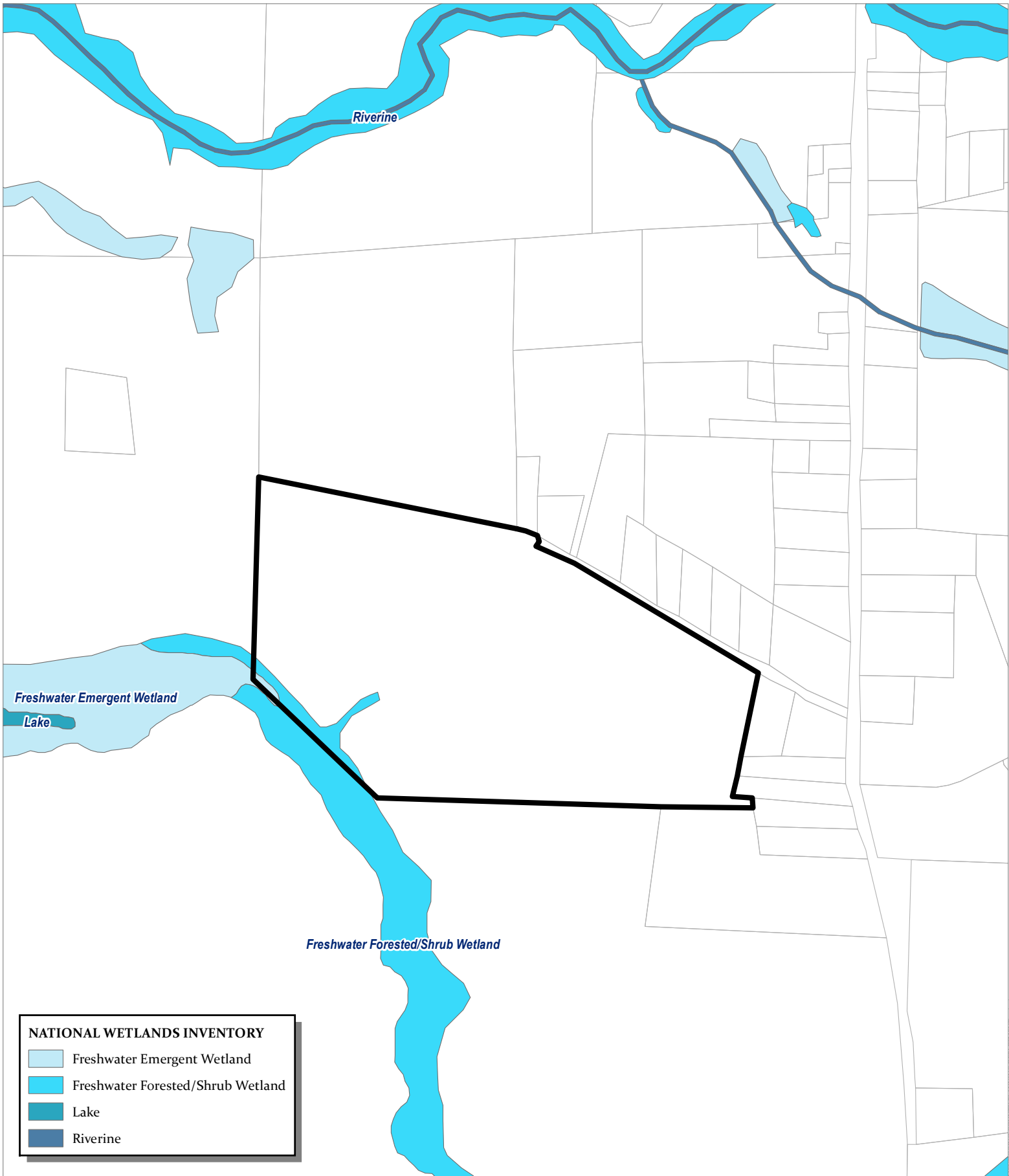


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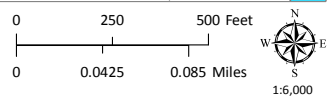
-  Bishop Pine
-  Western Study Soil Types



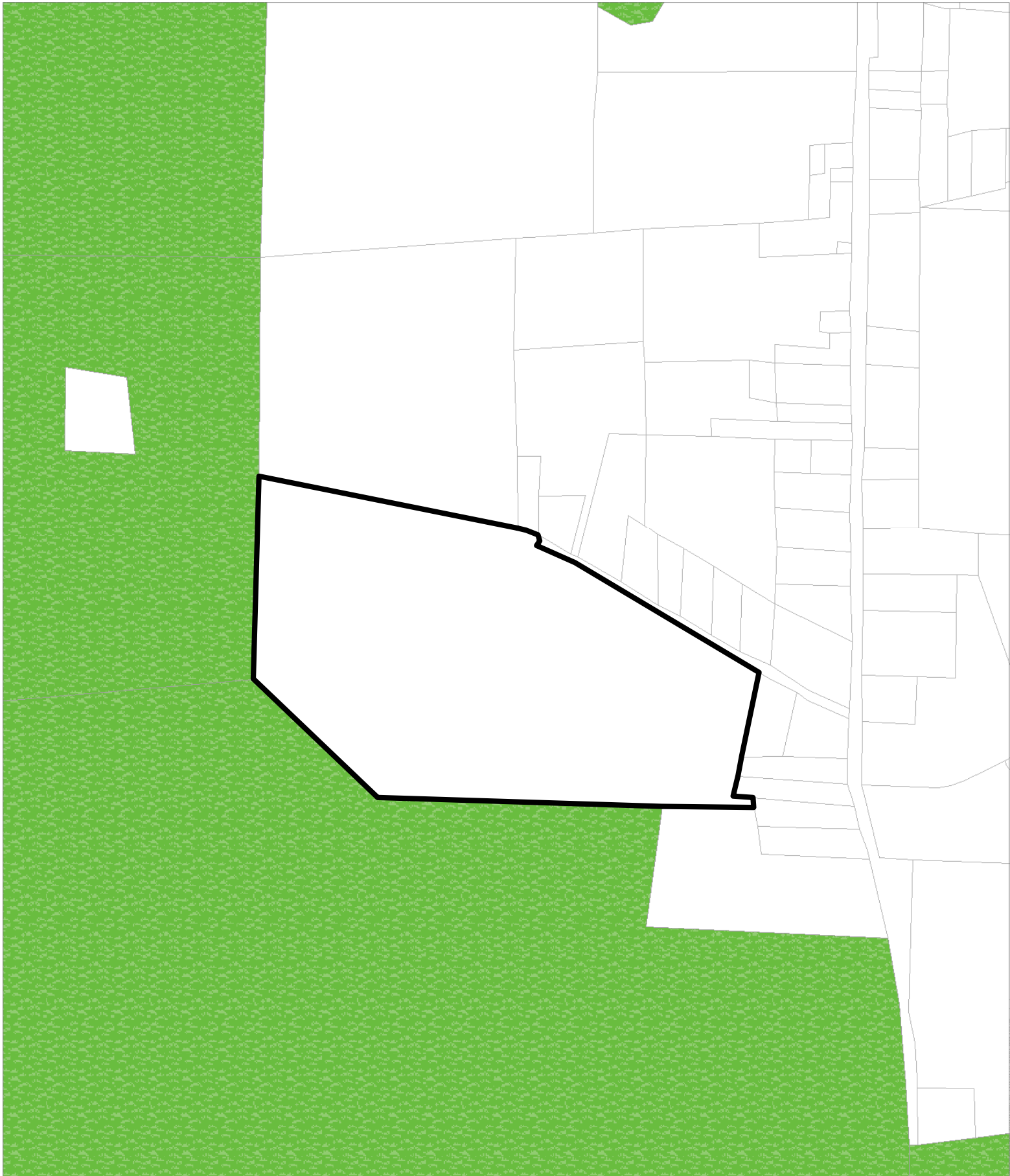
LOCAL SOILS





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WETLANDS



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 Williamson Act 2018  
 Prime Ag 2018

