



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

June 27, 2019

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

Air Quality Management
Resource Lands Protection Committee
Department of Fish and Wildlife
County Addresser- Russ Ford
Potter Valley Fire District
Potter Valley Community Services District

Cloverdale Rancheria
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0055

DATE FILED: 5/22/2019

OWNER: FIELD KATARINA SUCC TTEE

APPLICANT: FIELD TRUST (PATRICK FIELD)

AGENT: JIM RONCO

REQUEST: Administrative Permit for the conversion of an existing barn to both storage and 'Farm Employee Housing'.

LOCATION: 3.3± miles southeast of Potter Valley town center, on the south side of Burris Lane (CR 243), 0.28± miles east of its intersection with East Side Potter Valley Road (CR 240), located at 11301 Burris Ln., Potter Valley (APN: 177-050-12).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MIO MENDEZ

RESPONSE DUE DATE: July 11, 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: AP_2019-0055

| | |
|-----------------------|--|
| OWNER: | KATARINA FIELD TTEE |
| APPLICANT: | FIELD TRUST (PATRICK FIELD) |
| AGENT: | JIM RONCO |
| REQUEST: | Administrative Permit for the conversion of an existing barn to both storage and ‘Farm Employee Housing’. |
| LOCATION: | 3.3± miles southeast of Potter Valley town center, on the south side of Burris Lane (CR 243), 0.28± miles east of its intersection with East Side Potter Valley Road (CR 240), located at 11301 Burris Ln., Potter Valley (APN: 177-050-12). |
| APN/S: | 177-050-12 |
| PARCEL SIZE: | 40.25± Acres |
| GENERAL PLAN: | Agricultural (AG) |
| ZONING: | Agricultural (AG 40) |
| EXISTING USES: | Agricultural & Residential |
| DISTRICT: | 1 st Supervisorial District (Brown) |
| RELATED CASES: | BV_2019-0062: Change of Occupancy Classification |

| | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------|--|--------------------------|
| NORTH: | Agricultural (AG) | Agricultural (AG 40) | 1.29 ± Acres, 1.29 ± Acres, 0.98 ± Acres, 9.93 ± Acres | Residential/Agricultural |
| EAST: | Agricultural (AG) | Agricultural (AG 40) | 1.0 ± Acres, 38.15 ± Acres | Residential/Agricultural |
| SOUTH: | Agricultural (AG) | Agricultural (AG 40) | 9.39 ± Acres | Agricultural |
| WEST: | Agricultural (AG) | Agricultural (AG 40) | 10.13 ± Acres, 11.82 ± Acres, 7.85 ± Acres | Residential/Agricultural |

REFERRAL AGENCIES

LOCAL

- ☒ Agricultural Commissioner
- ☒ Air Quality Management District
- ☒ Assessor's Office
- ☒ Building Division (Ukiah)
- ☒ County Addresser
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (Ukiah)

- ☒ Farm Advisor
- ☒ Potter Valley Comm. Services Dist.
- ☒ Potter Valley Fire Department
- ☒ Resource Lands Protection Com.

STATE

- ☒
- California Dept. of Fish & Wildlife

TRIBAL

- ☒ Cloverdale Rancheria
- ☒ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: MIO MENDEZ

DATE: 6/17/19

ENVIRONMENTAL DATA

1. MAC: *N/A*

2. FIRE HAZARD SEVERITY ZONE: *No*

3. FIRE RESPONSIBILITY AREA: *Potter Valley Community Services District*

4. FARMLAND CLASSIFICATION: *Prime Farmland/Urban and Built-up Land*

5. FLOOD ZONE CLASSIFICATION: *None*

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

7. SOIL CLASSIFICATION: *Naturally Occurring Asbestos*

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

9. WILLIAMSON ACT CONTRACT: *Yes*

10. TIMBER PRODUCTION ZONE: *No*

11. WETLANDS CLASSIFICATION: *N/A*

12. EARTHQUAKE FAULT ZONE: *No*
13. AIRPORT LAND USE PLANNING AREA: *N/A*

14. SUPERFUND/BROWNFIELD/HAZMAT SITE: *No*

15. NATURAL DIVERSITY DATABASE: *No*

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

17. LANDSLIDE HAZARD: *None*

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: *No*

22. OAK WOODLAND AREA: *N/A*

23. HARBOR DISTRICT: *N/A*



Planning and Building
Services

| | |
|-----------------|--------------|
| Case No: | AP-2019-0055 |
| CalFire No: | |
| Date Filed: | 5/22/19 |
| Fee: | 1,121.00 |
| Receipt No: | PRJ-027643 |
| Received By: | M.O. Mendez |
| Office use only | |

APPLICATION FORM

APPLICANT

Name: Jim Ronco, Jim Ronco Consulting Phone: 707-477-7616

Mailing
Address: 445 N. State St.

City: Ukiah State/Zip: Ca. 95482 email: jim@jimroncoconsulting.com

PROPERTY OWNER

Name: Field Trust Phone: 310-901-5682

Mailing
Address: 80 Eastview Ave.

City: Tiburon State/Zip: Ca. 94920 email: patrick@fieldbottles.com

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: 40 +/- (Sq. feet/Acres) Address of Property: 11301 Burris Lane, Potter Valley, CA.

Assessor Parcel Number(s): 177-050-12

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.

Jim Ronco 5/22/19 Patrick Mendez 5/21/19
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.

Application to establish farm employee housing for the 2nd or rear residence located on the premises commonly known as 11301 Burris Lane, Potter Valley, Ca. Ranch manager/farm employee resides in above residence and has historically (over 10 years) occupied the residence as part of the ranching/farm operation on the ranch comprising the management of vineyards, hay field and grazing of livestock on site. Site includes 4 barns, 1 sfd adjacent to Burris Lane (front house) and a 1200 sq ft "2nd residence" constructed in the loft of the east barn by BV 2019-0062 Farm employee residence designation is required to "legalize" 1200 sq ft 2nd dwelling in upstairs of barn per BV 2019-0062 and correct unauthorized habitation of 2nd dwelling by non-farm employee. Condition of 2nd dwelling by Environmental Health s no additional bedrooms will be added to existing septic system.

| 2. Structures/Lot Coverage | Number of Units | | Square Footage | | |
|--|-----------------|----------|----------------|----------|-----------------|
| | Existing | Proposed | Existing | Proposed | Total |
| <input checked="" type="checkbox"/> Single Family | 3 | | 14400 | | 14400 |
| <input type="checkbox"/> Mobile Home | | | | | |
| <input type="checkbox"/> Duplex | | | | | |
| <input type="checkbox"/> Multifamily | | | | | |
| <input checked="" type="checkbox"/> Other: barns | 4 | | | | 12000 |
| <input type="checkbox"/> Other: _____ | | | | | |
| Total Structures Paved | | | | | 16,440 sq ft |
| Area Landscaped Area | | | | | |
| Unimproved Area | | | | | 39.5 ac +/- |
| GRAND TOTAL (Equal to gross area of Parcel) | | | | | 40+/- ac |

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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 | _____ | _____ |
| Number of standard spaces | _____ | _____ |
| Number of handicapped spaces | _____ | _____ |
| Existing Number of Spaces | 6 | |
| Proposed Additional Spaces | 0 | |
| Total | 6 | |

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

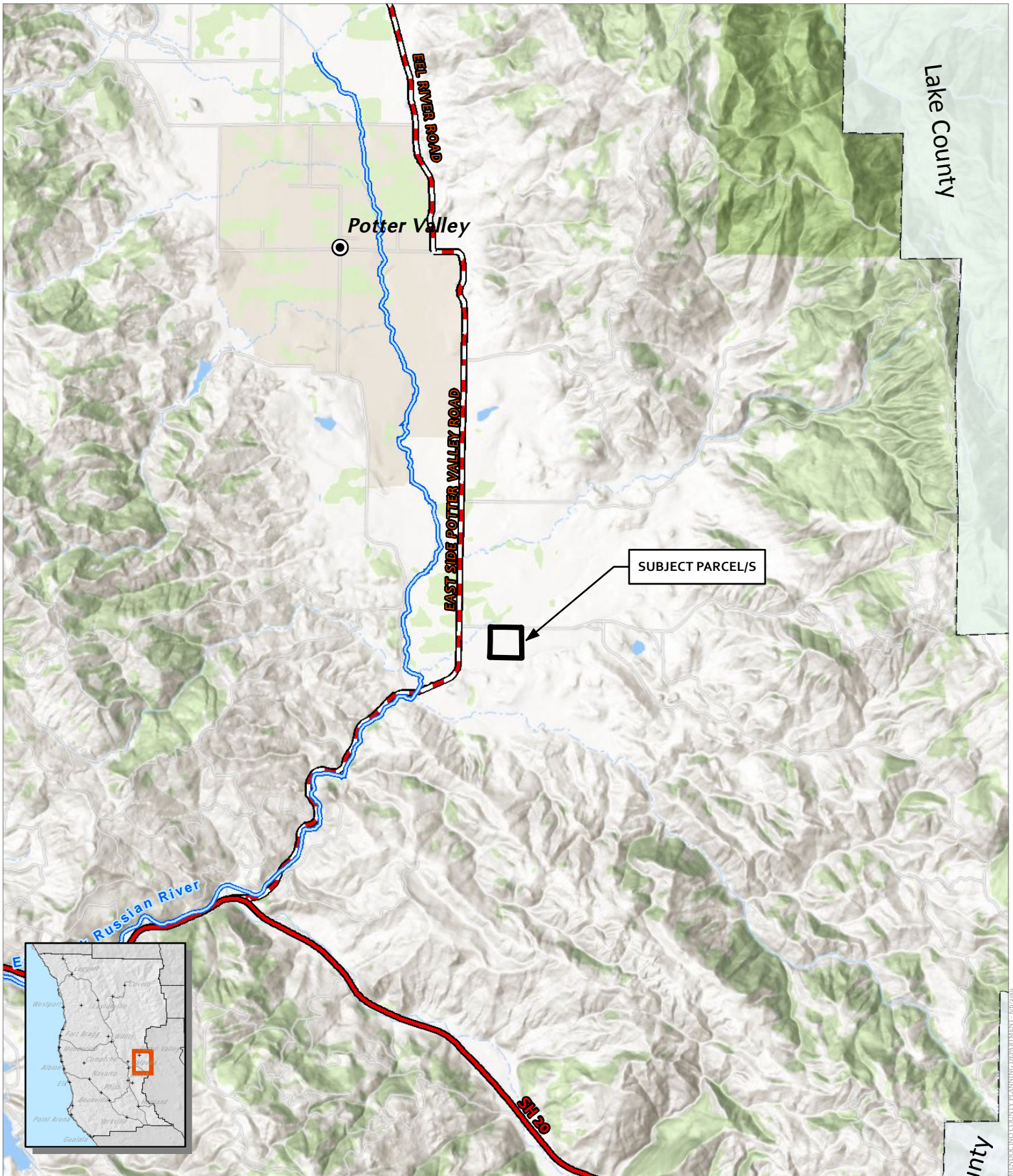
D. Maximum height of cut slope _____ feet

E. Amount of import or export _____ cubic yards





F. Location of borrow or disposal site _____

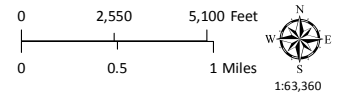
| | |
|--|---|
| <p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently 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?</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. existing down cast security lighting on barns and homes _____ _____</p> | |
| <p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity: <input checked="" type="checkbox"/> Utility Company (service exists to the parcel) <input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles) <input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas: <input checked="" type="checkbox"/> Utility Company/Tank <input type="checkbox"/> On Site Generation - Specify: _____ <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? <input type="checkbox"/> Community sewage system - Specify supplier _____ <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other - Specify: _____</p> | |
| <p>19. What will be the domestic water source: <input type="checkbox"/> Community water system - Specify supplier _____ <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring <input type="checkbox"/> Other - Specify: _____</p> | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|---|------|-------|------|-------|------|---------------|--|--|--|--|---------------------------------|--|--|--|--|------------------------------|--|--|--|--|---------------------------------|--|--|--|--|--------------|--|--|--|--|
| 20. | <p>Are there any associated projects and/or adjacent properties under your ownership? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):</p> <p><u>177-060-02 & 177-060-03</u></p> <p>_____</p> <p>_____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21. | <p>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:</p> <p><u>BV 2019-0062 Environmental Health sign off per email attached</u></p> <p>_____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22. | <p>Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):</p> <p><u>1/4 mile east of the intersection of Eastside Road and Burris Lane, south side, Potter Valley</u></p> <p>_____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23. | <p>Are there existing structures on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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.</p> <p><u>4 agricultural barns comprising 12000 +/- sq. ft, front house of 1700 +/- sq ft, rear house (subject employee house) of 1200+/- and</u></p> <p><u>2nd dwelling unit of 1200 sqft. in loft of east barn</u></p> <p>_____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24. | <p>Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.</p> <p>_____</p> <p>_____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25. | <p>Project Height. Maximum height of existing structures <u>36</u> feet. Maximum height of proposed structures <u>36</u> feet.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26. | <p>Gross floor area of existing structures <u>16440</u> square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <u>16440</u> square feet (including covered parking and accessory buildings).</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27. | <p>Lot area (within property lines): _____ <input type="checkbox"/> square feet <input checked="" type="checkbox"/> acres.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28. | <p>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.</p> <p><u>existing ranching operation settled over 100 years ago and operated by current owner for over 20 years, Homes constructed circa</u></p> <p><u>1935 per Assessor's report, Rear house (employee residence) remodeled last in 1956 per Assessor records.</u></p> <p><u>4 Barns by permit or pre existing 1960</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29. | <p>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.</p> <p><u>Rural residential/vineyard/ ranch properties</u></p> <p>_____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 30. | <p>Indicate the surrounding land uses:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">North</td> <td style="width: 25%; text-align: center;">East</td> <td style="width: 25%; text-align: center;">South</td> <td style="width: 25%; text-align: center;">West</td> </tr> <tr> <td><u>Vacant</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Residential Agricultural</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Commercial Industrial</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Institutional Timberland</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Other</u></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> | | North | East | South | West | <u>Vacant</u> | | | | | <u>Residential Agricultural</u> | | | | | <u>Commercial Industrial</u> | | | | | <u>Institutional Timberland</u> | | | | | <u>Other</u> | | | | |
| | North | East | South | West | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Vacant</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Residential Agricultural</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Commercial Industrial</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Institutional Timberland</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Other</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



CASE: AP 2019-0055
 OWNER: FIELD, Katarina
 APN: 177-050-12
 APLCT: Jim Ronco
 AGENT: Jim Ronco
 ADDRESS: 11301 Burris Lane, Potter Valley

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



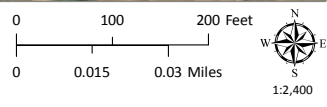
LOCATION MAP



BURRIS LANE 243

CASE: AP 2019-0055
OWNER: FIELD, Katarina
APN: 177-050-12
APLCT: Jim Ronco
AGENT: Jim Ronco
ADDRESS: 11301 Burris Lane, Potter Valley

Public Roads

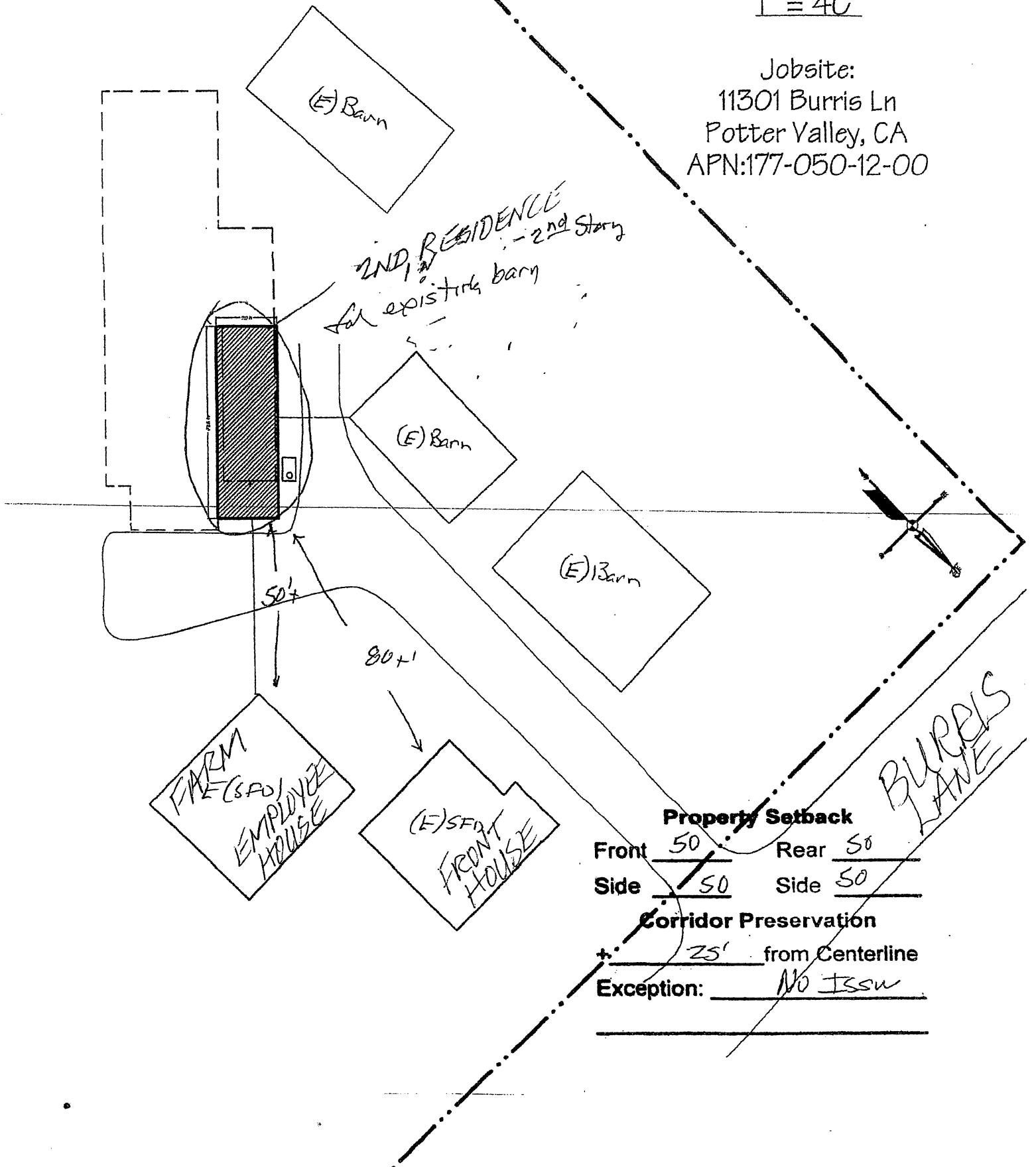


AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 6/6/2019

Site Map
1" = 40'

Jobsite:
11301 Burris Ln
Potter Valley, CA
APN:177-050-12-00

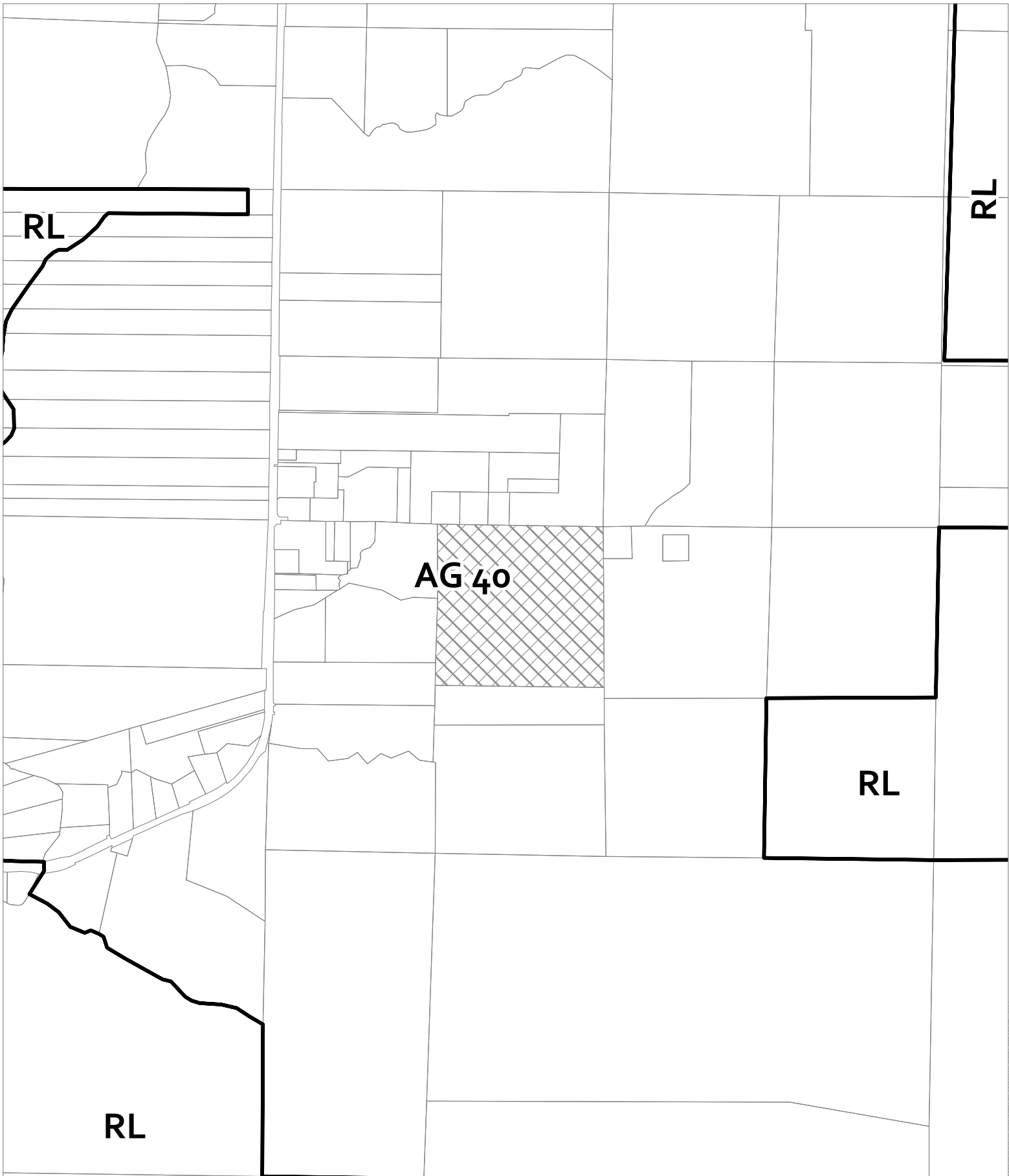


Property Setback

| | | | |
|-------|-----------|------|-----------|
| Front | <u>50</u> | Rear | <u>50</u> |
| Side | <u>50</u> | Side | <u>50</u> |

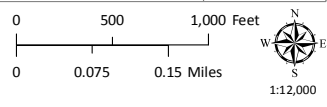
Corridor Preservation

+ 25' from Centerline
Exception: No Issue

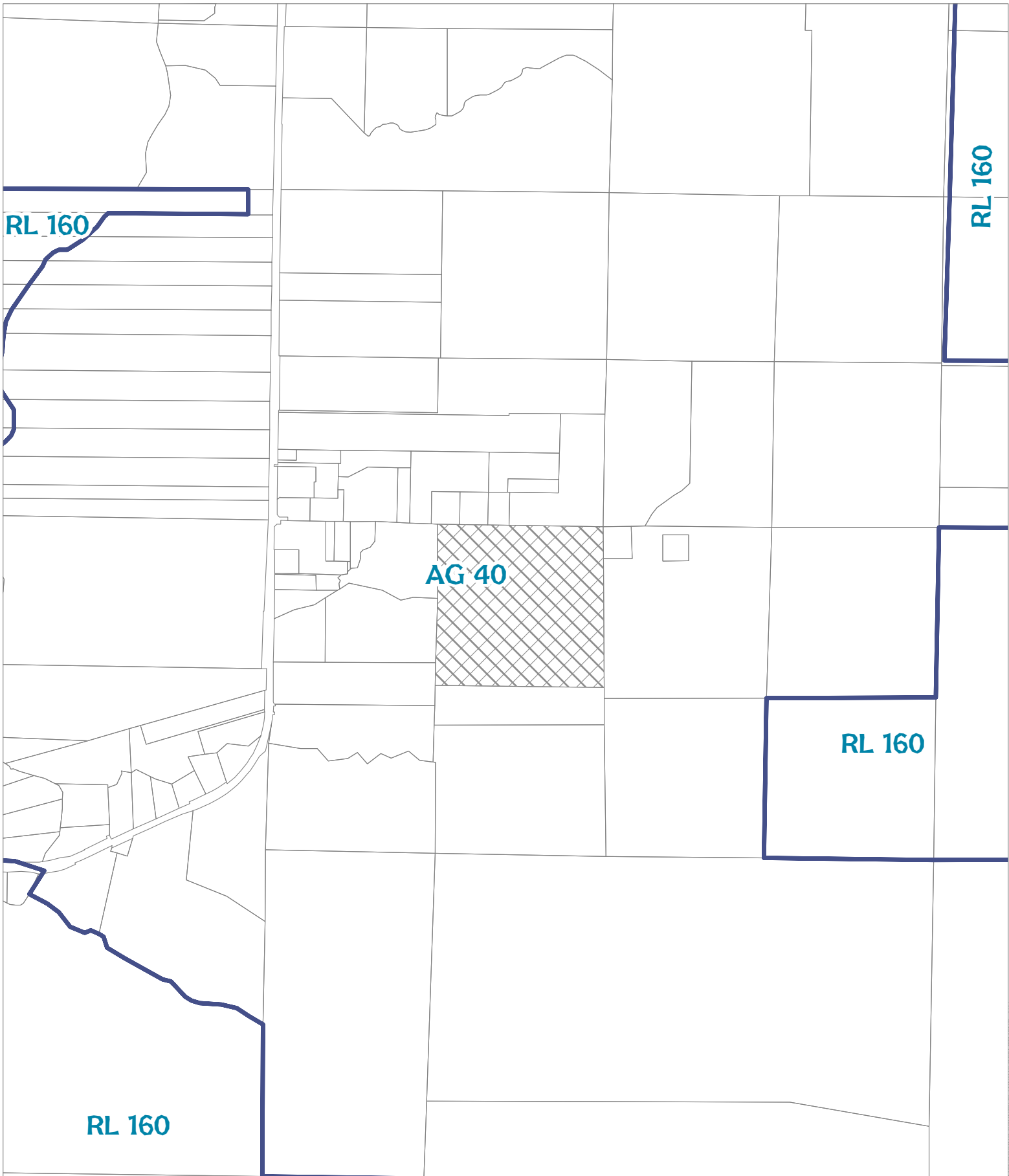


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ADDRESS: 11301 Burris Lane, Potter Valley


 Zoning Districts

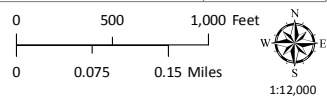


ZONING DISPLAY MAP

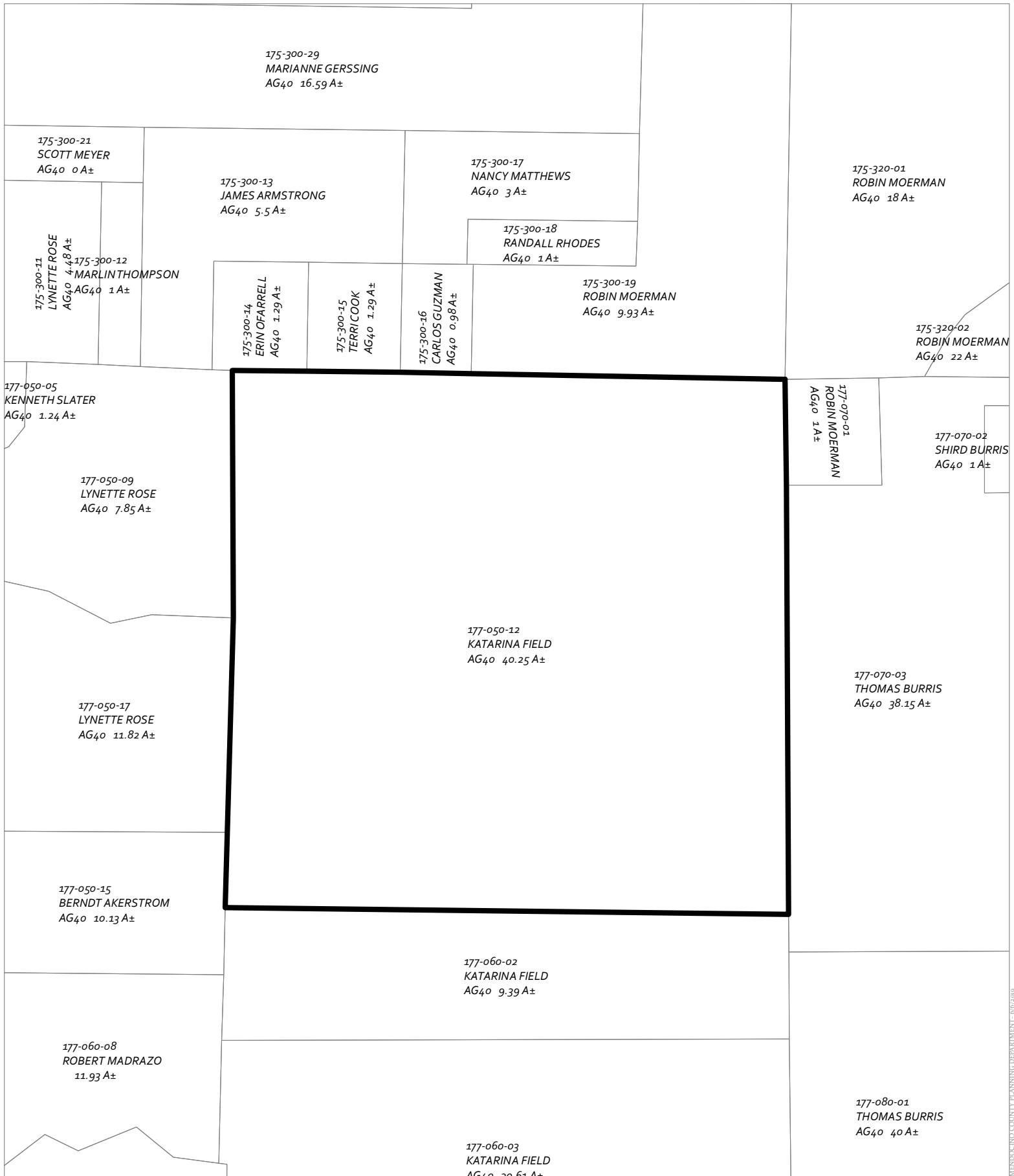


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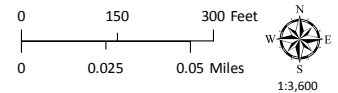
 General Plan Classes



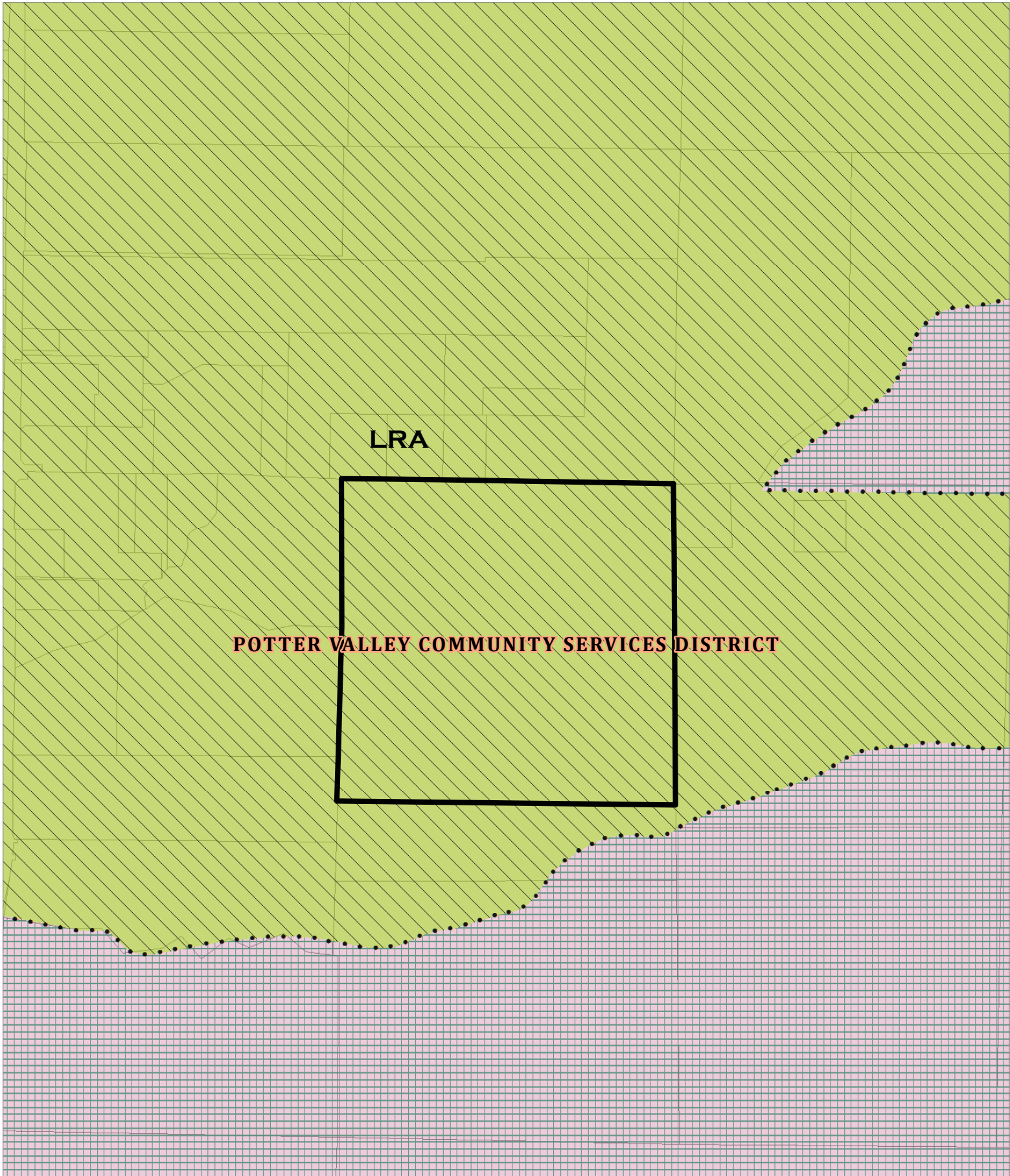
GENERAL PLAN CLASSIFICATIONS







CASE: AP 2019-0055
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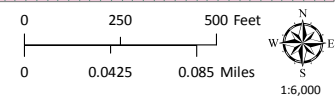


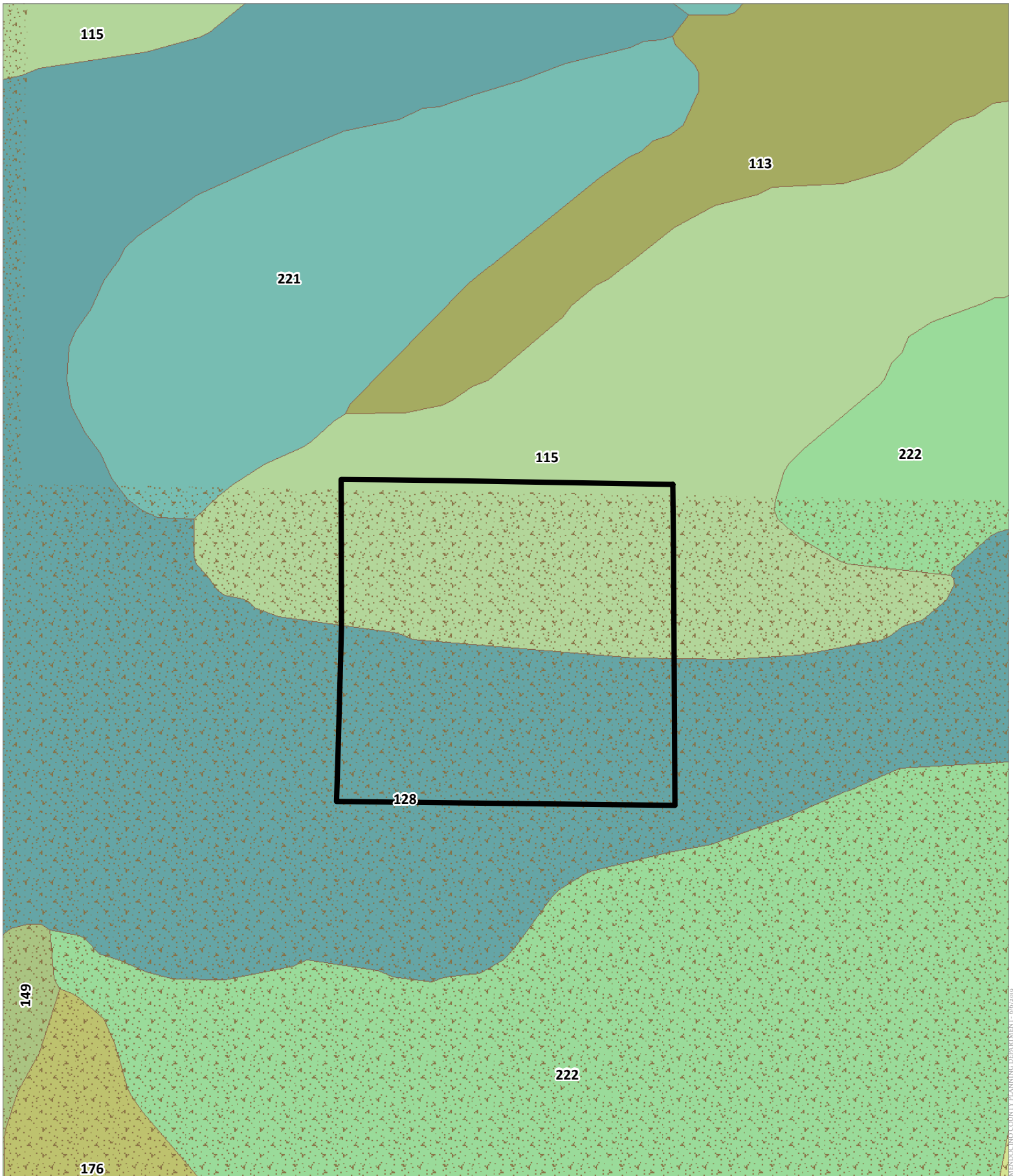
ADJACENT PARCELS





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ADDRESS: 11301 Burris Lane, Potter Valley

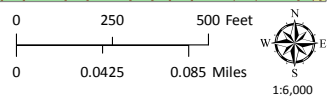
-  Local Responsibility Areas
-  County Fire Districts
-  Local Responsibility Area
-  Moderate Fire Hazard



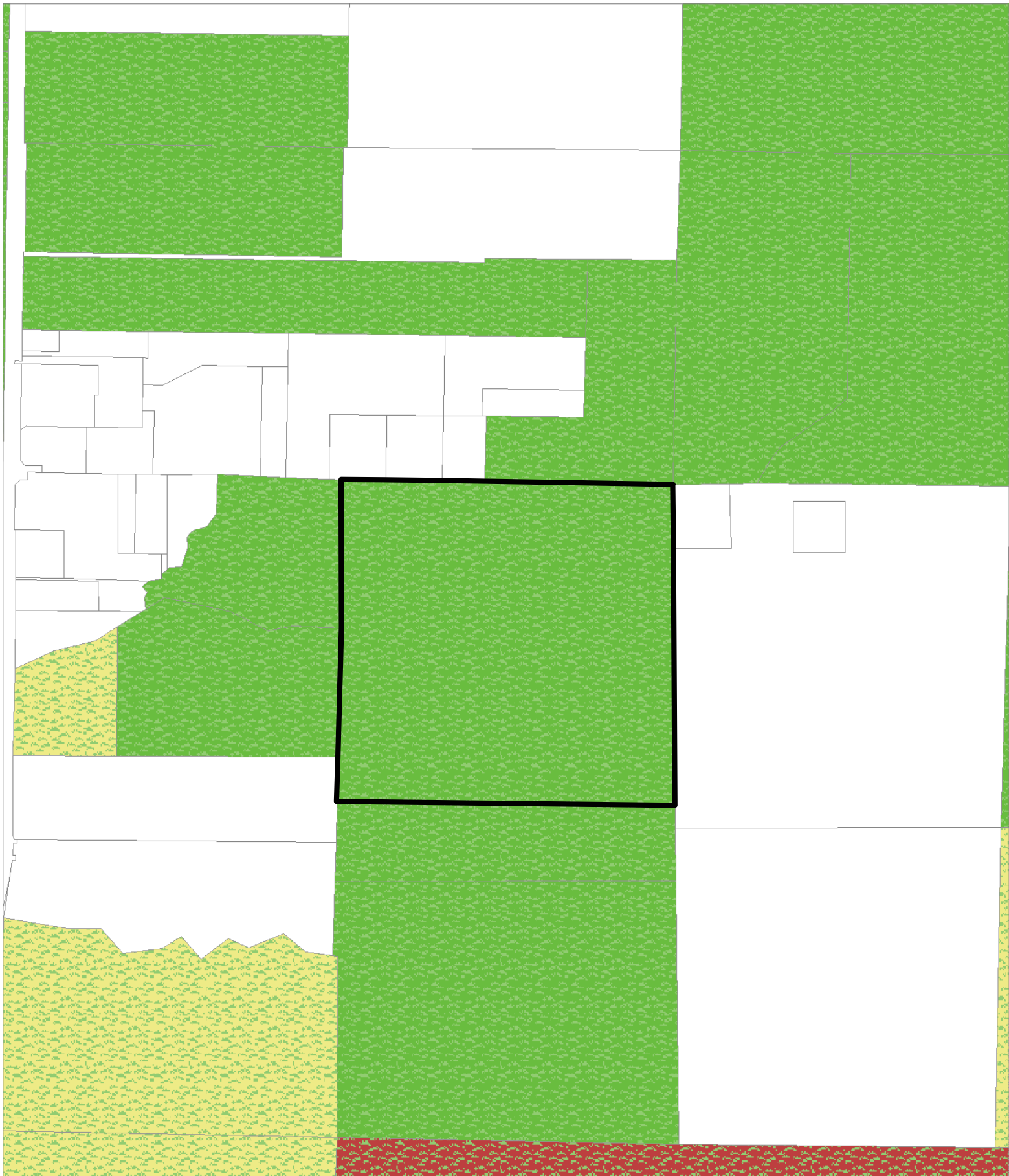


CASE: AP 2019-0055
OWNER: FIELD, Katarina
APN: 177-050-12
APLCT: Jim Ronco
AGENT: Jim Ronco
ADDRESS: 11301 Burris Lane, Potter Valley


 Naturally Occurring Asbestos
 Eastern Study Soil Types



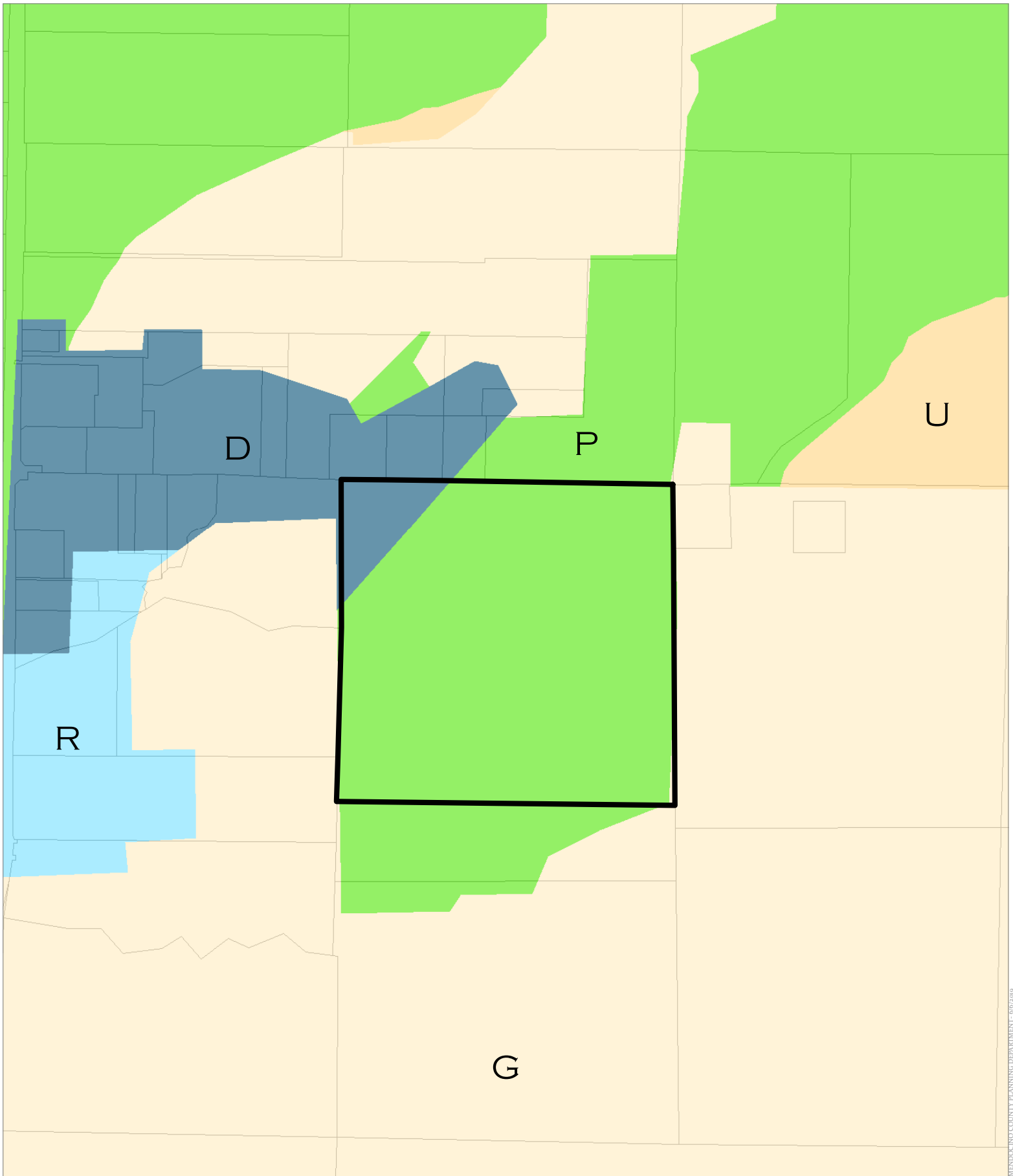
LOCAL SOILS



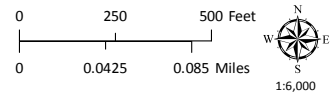
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-  Williamson Act 2018
-  Non-Renewal Ag 2018
-  Prime Ag 2018
-  Non-Prime Ag 2018

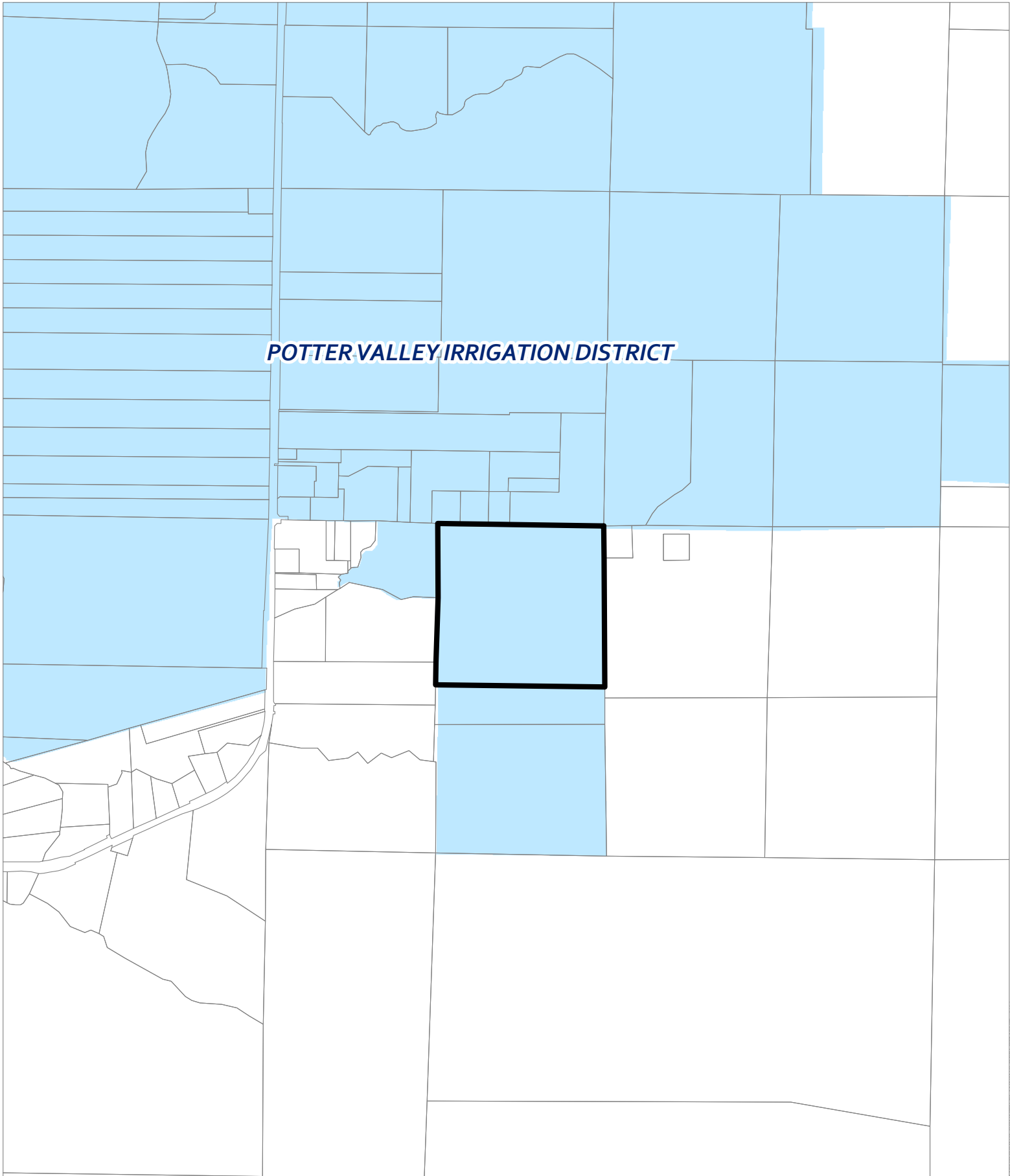
LANDS IN WILLIAMSON ACT CONTRACTS



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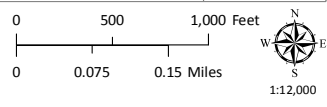


IMPORTANT FARMLAND



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 County Water Districts



WATER DISTRICTS