



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
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BRENT SCHULTZ, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 28, 2019

Assessor
Farm Advisor
Agriculture Commissioner
Resource Lands Protection Committee

CalFire – Resource Management
Dept. of Conservation - Div. of Land Use
State Clearinghouse
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: RE_2019-0002

DATE FILED: 8/20/2019

OWNER: FERRARI CARANO VINEYARDS & WINE AND ANDERSON VINEYARDS, INC

APPLICANT: RAWAH VINEYARDS, LLC

AGENT: J.R. BARRETT ASSOCIATES

REQUEST: Rescind and re-enter the existing Williamson Act contract to match property boundaries recently adjusted by a Boundary Line Adjustment (B 2019-0026).

LOCATION: 4± miles northwest of Philo, lying on the north side of State Route 128 (SR 128), 0.35± miles east of its intersection with Nash Mill Road (private), located at 4741 Highway 128, Philo (APN: 026-295-10, -37, 026-330-06, -44, 026-294-14).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

RESPONSE DUE DATE: September 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: RE 2019-0002

OWNER: Ferrari-Carano Vineyards & Winery, LLC/Anderson Vineyards, Inc.

APPLICANT: Rawah Vineyards, LLC

AGENT: J.R. Barrett

REQUEST: Rescind and re-enter the existing Williamson Act contract to match property boundaries recently adjusted by a Boundary Line Adjustment (B 2019-0026)

LOCATION: 4± miles northwest of Philo, lying on the north side of State Route 128 (SR 128), 0.35± miles east of its intersection with Nash Mill Road (private), located at 4741 Highway 128, Philo (APN: 026-295-10, -37, 026-330-06, -44, 026-294-14).

APN/S: 026-295-10, 37, 026-330-06, 44, 026-294-14

PARCEL SIZE: 303.66± total

GENERAL PLAN: Rangeland (RL)/Remote Residential (RMR)

ZONING: Rangeland (RL)/Upland Residential, 40 ac. minimum (UR 40)

EXISTING USES: Agricultural (vineyards)

DISTRICT: 5th (Williams)

RELATED CASES: B 2019-0026

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR)	Upland Residential (UR 40)	50±	Rangeland
EAST:	Agricultural (AG)	Agricultural (AG)	20±	Rangeland
SOUTH:	Agricultural (AG)	Agricultural (AG)	70±	Agricultural
WEST:	Agricultural (AG)	Agricultural (AG)	130±	Agricultural

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Agricultural Commissioner	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> California Div. of Land Use Protection	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Farm Advisor	<input checked="" type="checkbox"/> California State Clearinghouse	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Resource Lands Protection Com.		

ADDITIONAL INFORMATION: This application is a condition of an associated project, Boundary Line Adjustment B 2019-0026, tentatively approved on July 11, 2019 by the Mendocino County Subdivision Committee. That project was a minor adjustment to align property lines with an existing fence. The intent of this R&R is to align the contract boundaries to that new property line.

STAFF PLANNER: Russell Ford **DATE:** 8/27/19

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/Unique/Semi-Ag & Rural Commercial/Prime

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

103 (Bearwallow-Wolfey complex) Western Class

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

Yes

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Riverine/Freshwater Pond

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 (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



Planning and Building
Services

Case No: RE 2019-02

CalFire No:

Date Filed: 8/16/19

Fee: \$2,195.05

Receipt No: 29798

Received By: RDF

Office use only

APPLICATION FORM

**OWNER
APPLICANT**

Name: RAWAH VINEYARDS, LLC Phone: 707-942-7082

Mailing
Address: 7300 HWY 128

City: HEALDSBURG State/Zip: CA, 94558 email: tiebeo.silveroak.com

PROPERTY OWNER

Name: ANDERSON VINEYARDS, INC. Phone:

Mailing
Address: P.O. BOX 67

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

AGENT

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

Mailing
Address: P.O. BOX 1448

City: LIKIAH State/Zip: CA, 95482 email: jrbarratt@pacific.net

Parcel Size: 252± AC (Sq. feet/Acres) Address of Property: 4741 & 4501 HWY 128, PHILO
90± AC RAWAH · 162± AC ANDERSON

Assessor Parcel Number(s): '26-295-10, 37; 26-294-14; 26-330-06, 44

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

* RESCIND & RE-ENTER - CONDITION #7, #B 2019-0026

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

Signature of Applicant/Agent: James R. Barrett Date: 8/15/19

Signature of Owner: Anderson Vineyards
FERRARI - CHAIRMAN
ZAZY CREEK WINERY
James R. Barrett Date: 8/15/19

AUTHORIZATION LETTERS

SUMMARY

GOVERNMENT CODE SECTION 51257 FINDINGS FOR
#B 2019-0026 (BLA)

FERRARI-CARANO (F-C) CONTRACTED TO SELL LAZY CREEK WINERY (LCW) TO KAWAH VINEYARDS (KV). A PROPERTY SURVEY BY CINQUINI & PASSARINO, LAND SURVEYORS REVEALED THAT THE 1873 DEEDED DESCRIPTION ~~SETS~~ AND THE LINES OF OCCUPATION SHOWED POSSIBLE ENCROACHMENTS WITH ANDERSON VINEYARDS (AV) THE ADJOINING OWNER TO THE WEST.

F-C AND AV AGREED TO ACCEPT THE EXISTING FENCE LINE AS THE PROPERTY LINE. THE DIFFERENCE BETWEEN THE DEED DESCRIPTION AND FENCE LINE IS NOT SIGNIFICANT BUT APPEARS TO NOT COINCIDE. F-C AND AV AGREED TO A BLA TO PERFECT TITLE AND ESTABLISH THE FENCE LINE AS THE LEGAL PROPERTY LINE.

A BLA APPLICATION WAS FILED, REVIEWED BY THE LANDS RESOURCE COMMITTEE (LRC) AND APPROVED ON 7/12/19 BY THE MINOR SUBDIVISION COMMITTEE (MSC).

SPECIAL CONDITION #7 REQUIRES THE OWNERS, F-C AND AV, TO APPLY TO RESCIND AND RE-ENTER THEIR WILLIAMSON ACT CONTRACTS PURSUANT TO MENDOCINO COUNTY CODE SECTION 11.2, (A)-(C) AND GOVERNMENT CODE SECTION 51257.

KV AND AV PARCELS ARE SUBJECT TO CURRENT CONTRACTS IN AG PRESERVES #152 AND #487. GC, 51257, AND MCC, SECTION 5.0-5.2 REQUIREMENTS ARE MET BY #B 2019-0026.

Government Code section 51257 outlines requirements for processing a lot line adjustment for parcels under a Williamson Act contract. The statute allows the County and the property owner to mutually agree to rescind the contract and simultaneously enter into a new contract, provided that the Board of Supervisors makes seven findings.

FINDINGS DISCUSSION

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

MENDOCINO COUNTY STANDARD CONTRACT ITEM 11, TERM OF CONTRACT PROVIDES FOR 10 YEAR TERM. REPLACEMENT CONTRACTS ARE SUBSTANTIALLY THE SAME AS THE EXISTING CONTRACTS ORIGINATED IN 1971 WHEN THE PRESERVES WERE ESTABLISHED. THE F-C, KU PARCEL IS CONTRACT BY JOHNNIE PINOLI. AU IS PORTIONS OF BLYTHE AND ALICE PERIKINS CONTRACT. AU PURCHASED ADJOINING 38 ACRES #B 02-2008 AND ADDED TO PRESERVE #152. PRESERVE 152 HAD 5 OWNERS (CONTRACTS) TOTALING 368 AC.

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

THE BLA PARCEL BOUNDARIES ARE INTERNAL TO THE PRESERVE BOUNDARIES AND RESULTS IN NO SUBSTANTIAL CONTRACT DESCRIPTIONS.

3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

THE IS NO CHANGE IN AREAS UNDER CONTRACTS

4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

THE BLA DOES NOT IMPACT THE AGRICULTURAL LAND USE ACTIVITIES. ON EACH PARCEL, THERE IS NO CHANGE IN IMPROVEMENTS, VINEYARDS, ACCESS BY THE FENCE LINE AGREEMENT. BOTH PARCELS CONTAIN A WINERY TASTING ROOM AND VINEYARDS. AU IS ROEDERER ESTATE, F-C, KU IS LAZY CREEK. EACH PARCEL CURRENTLY AND WILL CONTINUE TO EXCEED THE REQUIREMENTS OF SEC 5.0-5.2 MCC.

5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.

THE BLA ESTABLISHES THE EXISTING FENCE LINE BETWEEN KU AND AU AS THE PROPERTY LINE. THE TWO PARCELS ARE FULLY IMPROVED. ADJOINING PARCELS ARE IMPROVED WITH VINEYARDS

6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

ADJOINING OWNERSHIPS ARE IMPROVED WITH VINEYARDS, WINERIES, TASTING ROOMS, ETC. THERE IS NO IMPACT TO ADJOINING PROPERTIES.

7. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

SECTIONS 17-17.5 MCC AND GOV CODE SECTION 664#2 PROVIDES THAT A BLA CANNOT CREATE A GREATER NUMBER OF PARCELS THAN ORIGINALLY EXISTS. THIS BLA IS BETWEEN TWO LEGAL PARCELS BOTH ARE RL160 RANGE LAND UNDER THE GENERAL PLAN. RU IS 162±AC AND THUS A CONFORMING PARCEL. FC-RU IS 90 ACI AND CONSIDERED A LEGAL NON-CONFORMING PARCEL SINCE IT WAS CREATED PRIOR TO ADOPTION OF A GENERAL PLAN/ZONING. THE WILLIAMSON ACT AND COUNTY CODE SECTION 5.0-5.2 DEFINES THE PARCELS AS "PRIME" AND THEREFOR ALLOWING A MINIMUM PARCEL SIZE OF 10 ACRES FOR CONTRACT PURPOSES. THERE IS NO CONFLICT WITH THE GENERAL PLAN/ZONING.

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.

BOUNDARY LINE ADJUSTMENT (BLA) BETWEEN ANDERSON
VINEYARDS & KAWAH VINEYARDS, (FORMERLY FERRARI-
CARANO). SEE ATTACHED SUMMARY OF FINDINGS FOR
#B 2019-0026.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <u>EXISTING WINERY & TASTING</u> <input type="checkbox"/> Other: _____	<u>1 EACH</u> <u>NO CHANGE</u> <u>THIS PROJECT</u>	<u>1 EACH</u>			
Total Structures Paved Area Landscaped Area Unimproved Area	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
GRAND TOTAL (Equal to gross area of Parcel)					

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

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

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	<u>TOTAL</u>	<u>NA</u>
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	<u>NA</u>	cubic yards
B. Amount of fill	<u>NA</u>	cubic yards
C. Maximum height of fill slope	<u>NA</u>	feet
D. Maximum height of cut slope	<u>NA</u>	feet
E. Amount of import or export	<u>NA</u>	cubic yards
F. Location of borrow or disposal site	<u>NA</u>	

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring plans may be required?
11. Will the proposed development convert land currently or previously used for agriculture to another use?
☐ Yes ☒ No
If yes, how many acres will be converted? NA acres. An agricultural economic feasibility study may be required.
12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route?
☐ Yes ☒ No

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

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : ☐ Yes ☒ No
Filling: ☐ Yes ☒ No
Dredging: ☐ Yes ☒ No

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or filled? NA cubic yards.

Location of dredged material disposal site? NA

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

16. Will there be any exterior lighting? ☒ Yes ☐ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

APPROVED LIGHTING AT WINERIES AND TASTING ROOMS.
NO CHANGE.

17. Utilities will be supplied to the site as follows:

A. Electricity:

- ☒ Utility Company (service exists to the parcel)
☐ Utility Company (requires extension of service to site: _____ feet _____ miles)
☐ On Site Generation - Specify: _____

B. Gas:

- ☒ Utility Company/Tank
☐ On Site Generation - Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?
☐ Community sewage system - Specify supplier _____
☒ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☐ Community water system - Specify supplier _____
☒ Well
☐ Spring
☐ Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

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:
COMPLETE #B 2019-0026 AND RESCIND AND REENTER
ALL PRESERVE CONTRACTS
22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
4741 & 4501, HWY 128, PHILO
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.
WINERIES, TASTING ROOMS, STORAGE AG BLDGS, ETC.
SEE BIA PLOT PLAN EXHIBIT
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.
NO CHANGE
25. Project Height. Maximum height of existing structures NA feet. Maximum height of proposed structures NA 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): _____ ☐ square feet ☒ acres. NO CHANGE FROM PERMITTED IMPROVEMENTS. 901 AC KAWAH 1621 AC ANDERSON
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.
VINEYARDS, WINERIES, TASTING RMS - AG BLDGS,
ANDERSON = ROEDERER ESTATE
KAWAH = LAZY CREEK
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.
VINEYARDS, WINERIES, TASTING ROOMS, AGRICULTURE.
30. Indicate the surrounding land uses:
- | | North | East | South | West |
|--------------------------|-------|------|-------|------|
| Vacant | | | | |
| Residential Agricultural | ✓ | ✓ | ✓ | ✓ |
| Commercial Industrial | | | | |
| Institutional Timberland | | | | |
| Other | | | | |

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.

James R. Barrett
Owner/Authorized Agent

8/17/19
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.

SEE ATTACHED LETTERS
Owner/s

8/17/19
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.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

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

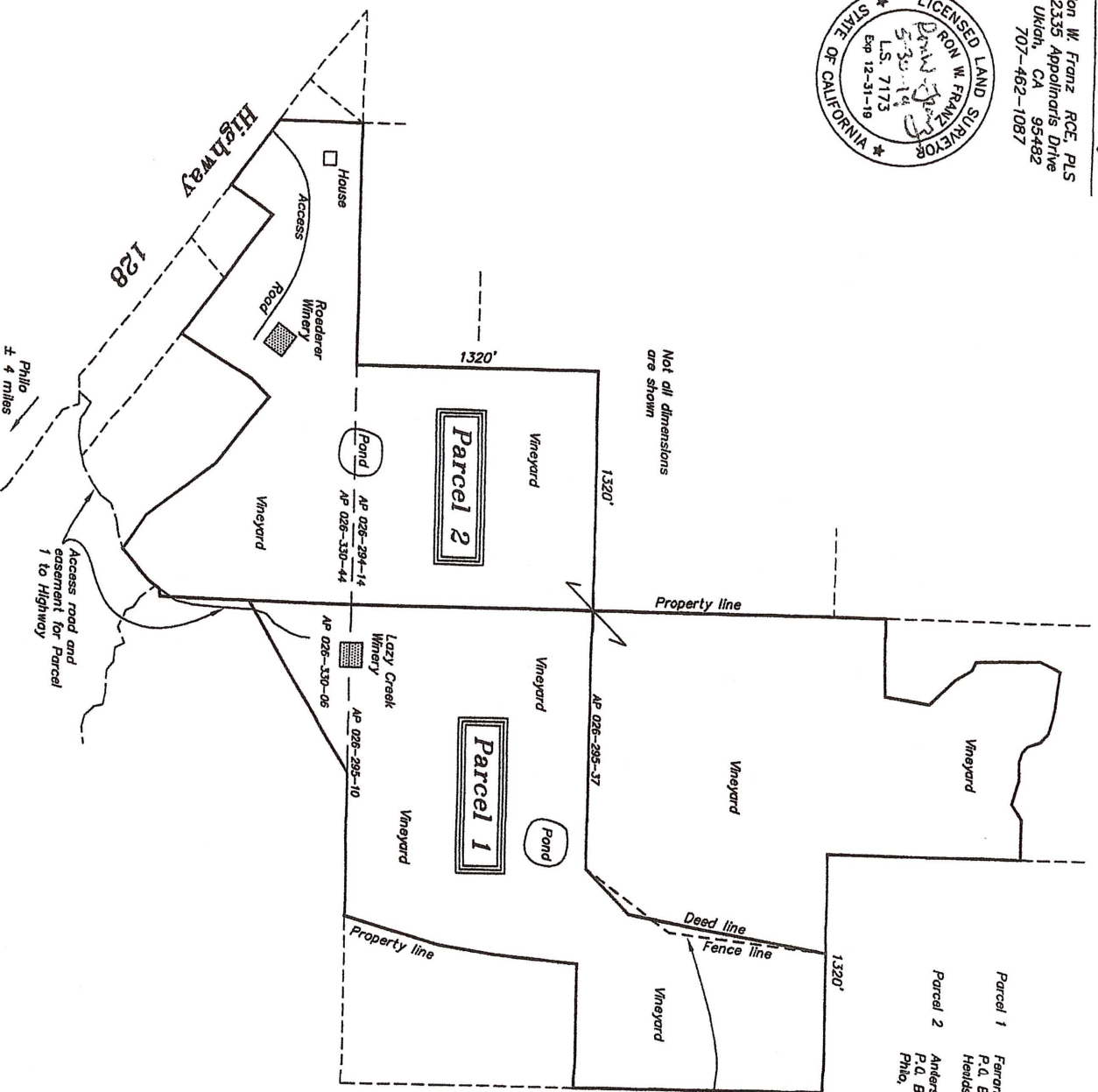
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought 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: *James R. Barrett* Date: 8/17/19

AGENT

Prepared By:

Ron W. Franz RCE, PLS
2335 Appollinaris Drive
Ukiah, CA 95482
707-462-1087

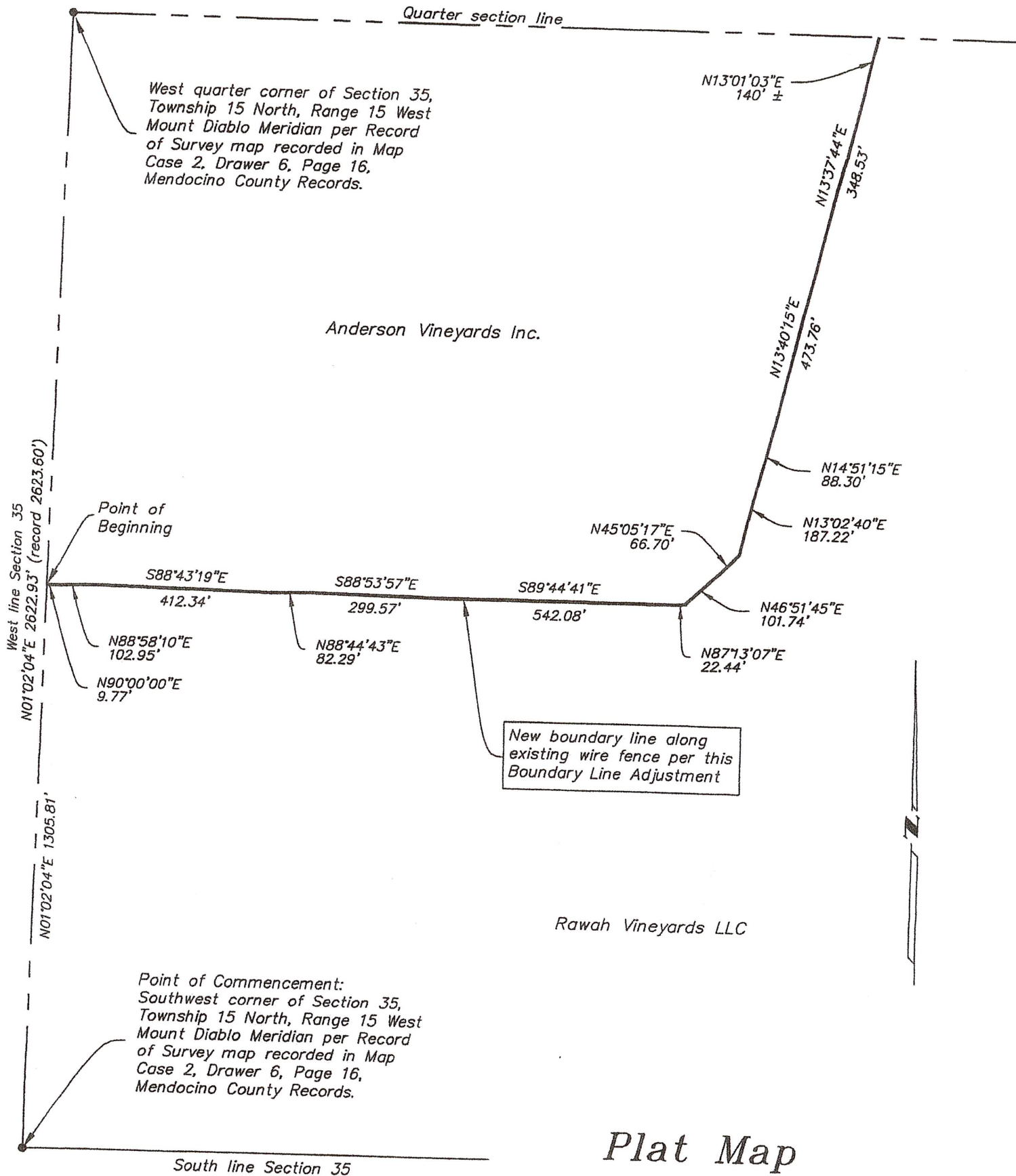


Ownership				
Parcel	AP #	Zoning	Existing Area	Proposed Area
Parcel 1	Ferrari-Carano Vineyards P.O. Box 1549 Healdsburg CA 95448	026-295-10 026-330-06	RL160 ± 90 Acres	± 90 Acres
Parcel 2	Anderson Vineyards Inc P.O. Box 67 Philo, CA 95466	026-295-37 026-294-14 026-330-44	RL160 ± 162 Acres	± 162 Acres

This BLA is simply to move this boundary line from the dead location to the existing fence line. They are generally in the same location so no significant property will change hands.

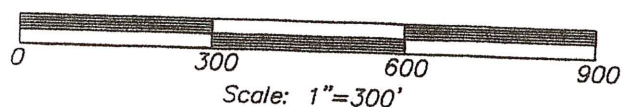
Tentative Map
Boundary Line Adjustment
4501 & 4741 Highway 128, Philo
May 30, 2019 -- Scale: 1"=600'





Plat Map

BLA 2019-0026



SECTION 35
QUARTER CORNER

SECTION 35
QUARTER CORNER
CENTER OF SECTION 35

NORTHWEST QUARTER OF THE
SECTION 35

LANDS OF
ANDERSON INC.
APN 025-285-37

LANDS OF
FERBEN GRANT INVESTMENTS &
APN 025-285-10-00

LANDS OF
PUGH
APN 025-285-11-00

EASTERLY LINE OF SECTION 34 T15N R15W
WESTERLY LINE OF SECTION 35 T15N R15W

SOUTHWEST QUARTER
SECTION 35

POINT OF BEGINNING OF
SECTION 35 AND SECTION 36
DESCRIPTION OF
72 DEEDS 107

< 72 DEEDS 107 >

BOUNDARY LINE
IS ADJACENT TO
FOLLOWING FENCE
LINE EXISTING
NOT CLARIFIED

SECTION 35 T15N R15W 1/4 LINE

ONLY 25 CH. 72 LINE 101
SECTION 35 T15N R15W 1/4 LINE

LANDS OF
OCEAN GRANT COMPANY
CLARK TRUST
APN 025-285-12-00

LEGEND

--- BOUNDARY LINE ---
--- FENCE LINE ---
--- ROAD ---

NOTES

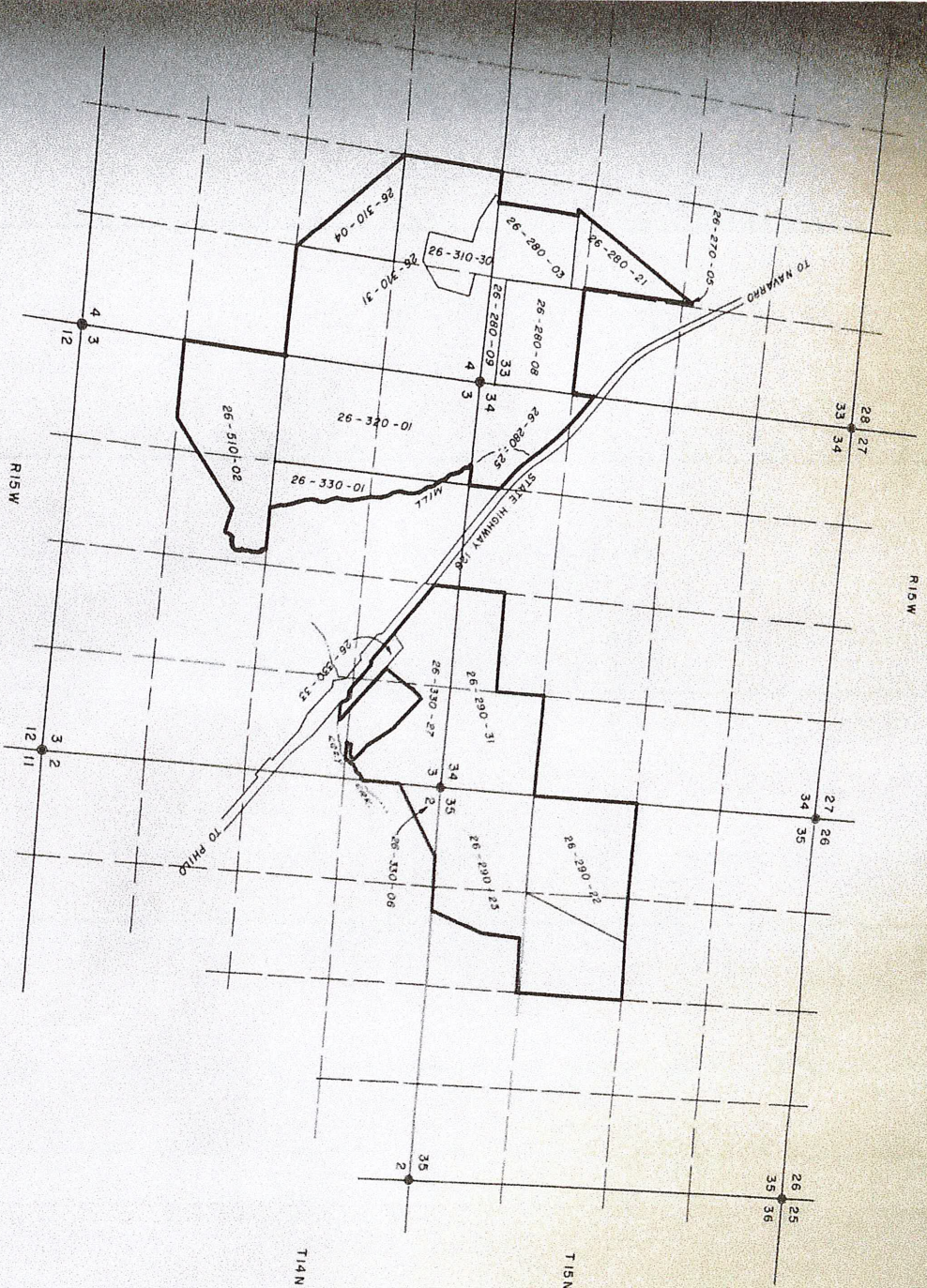
1. THE BOUNDARY LINE OF SECTION 35 AND SECTION 36 IS SHOWN BY THE DASHED LINE. THE BOUNDARY LINE OF SECTION 35 AND SECTION 36 IS SHOWN BY THE DASHED LINE. THE BOUNDARY LINE OF SECTION 35 AND SECTION 36 IS SHOWN BY THE DASHED LINE.

4741 HIGHWAY 124, PHLO

BOUNDARY COMPACT

CONTRACT & SUBMITTANCE, INC.
1111 N. 1st St. & 1st St. Phone (707) 341-1111
1111 N. 1st St. & 1st St. Phone (707) 341-1111

NO.	DATE	DESCRIPTION	APN
1	1/1/1	4741 HIGHWAY 124	025-285-10-00
2	1/1/1	4741 HIGHWAY 124	025-285-11-00
3	1/1/1	4741 HIGHWAY 124	025-285-12-00



SCALE: 1" = 1200'

PARCEL No. 26-290-22
26-290-37
26-330-27
26-330-33
ACRES 48.00
60.00
50.00
5.40
164.00
Alice R. Perkins
Alice R. Perkins

PARCEL No. 26-280-09
26-310-04
26-310-31
26-350-01
26-330-01
26-310-02
ACRES 6.00
20.00
106.82
79.54
31.84
58.00
302.20
Raymond E. Pinoli
Raymond E. Pinoli

PARCEL No. 26-280-08
26-280-25
ACRES 34.00
35.00
69.00
Arthur Pinoli
Arthur Pinoli
Valencia F. Pinoli

PARCEL No. 26-270-05
26-280-03
26-280-21
26-310-30
ACRES 0.32
24.00
19.66
12.70
56.68
Arthur Pinoli
Raymond E. Pinoli
Norris Pinoli
Inez Danielli

PARCEL No. 26-290-23
26-330-06
ACRES 84.00
6.00
90.00
Joanna B. Pinoli
Joanna B. Pinoli

MAP OF AGRICULTURAL PRESERVE

TYPE II No. 152

BEING A PORTION OF SECTIONS 3, 4, T14N R15W & SECTIONS 33, 34, 35, T15N R15W M.D.B. & M.

ADOPTED BY THE BOARD OF SUPERVISORS ON DAY OF _____, 19____, BY RESOLUTION 71-129
SEE DESCRIPTION FILED _____

EDWARD F. CARPENTER, Consulting Civil Engineer
1188 NORTH STATE ST., URBANA, CALIFORNIA

2967
By MAR 15 1971
MENDOCINO COUNTY
VIOA RICHARDSON, Recorder
10:57 AM
No. 3



Google Earth

© 2013 Google

0 1 2 3 4 miles

2000 ft





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: FERRARI CARANO VINEYARDS & WIN
PO BOX 1549

HEALDSBURG

A 95448

Project Number: RE_2019-0002

Project Description: Ferrari/Rawah R&R

Site Address: 4741 HWY 128

RE_2019-0002

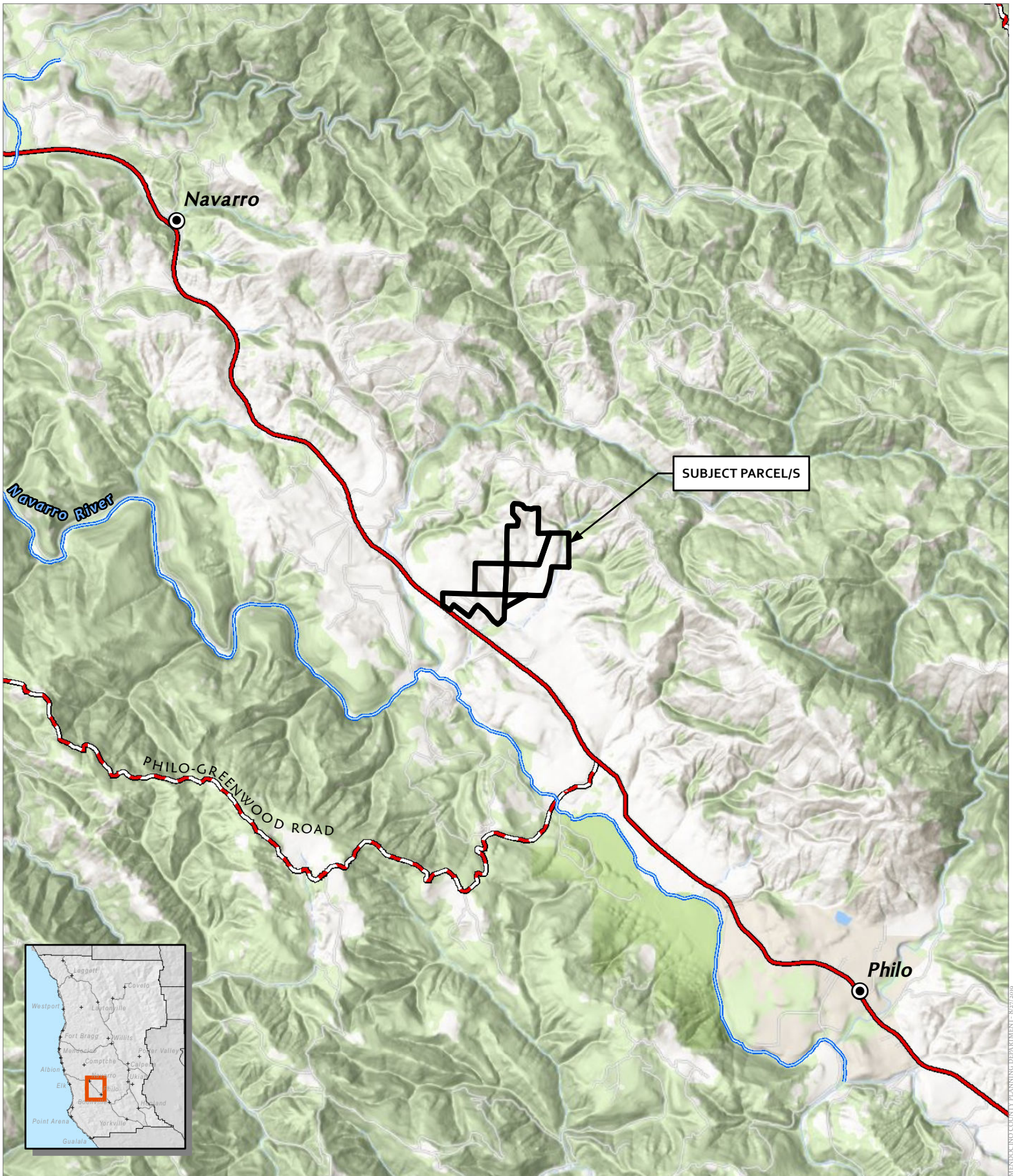
Receipt: PRJ_029798

Date: 8/20/2019

Pay Method: CHECK 192323

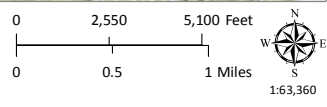
Received By:

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822500		\$2,195.05
AG BASE			\$0.00
AG PRESERVE RESCIND			\$2,195.05
Total Fees Paid:			\$2,195.05



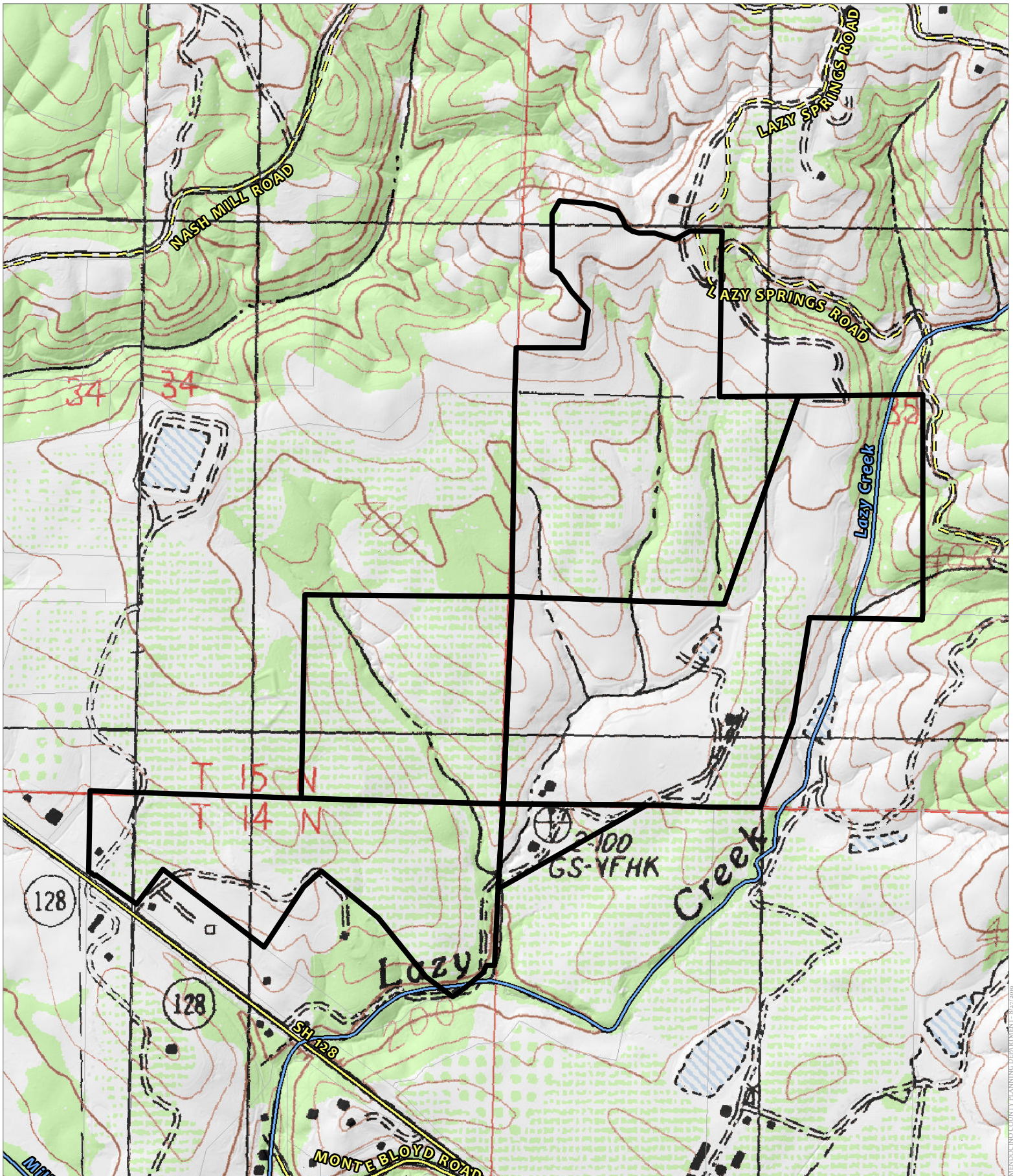
CASE: **RE 2019-0002**
 OWNER: **Ferrari-Carano/Anderson Vineyards**
 APN: **026-295-10, ET AL**
 APLCT: **Rawah Vineyards, LLC**
 AGENT: **J.R. Barrett**
 ADDRESS: **4741 Hwy. 128, Philo**

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



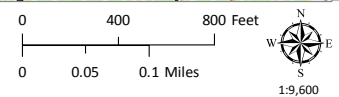
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

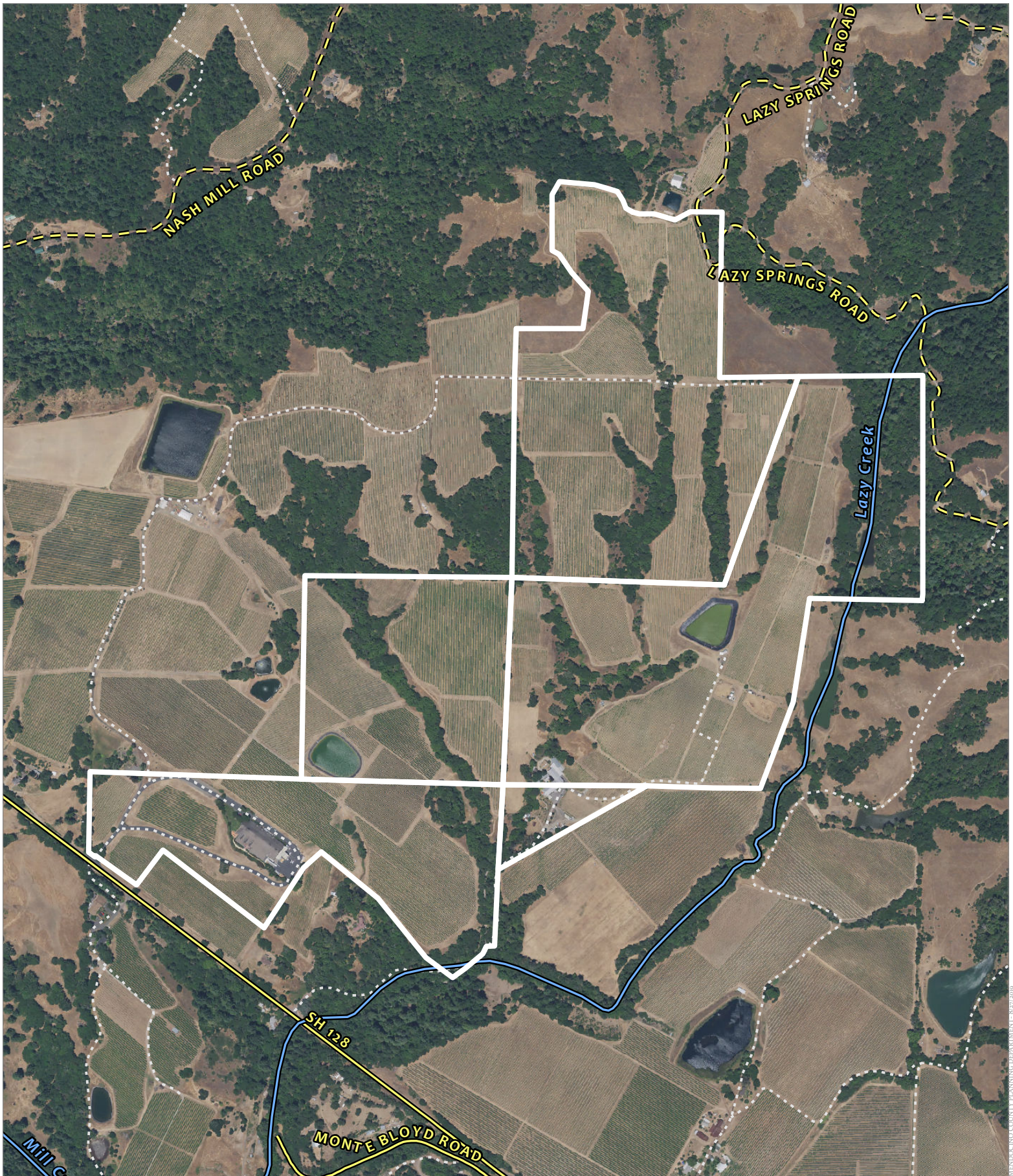


CASE: RE 2019-0002
 OWNER: Ferrari-Carano/Anderson Vineyards
 APN: 026-295-10, ET AL
 APLCT: Rawah Vineyards, LLC
 AGENT: J.R. Barrett
 ADDRESS: 4741 Hwy. 128, Philo

-  Named Rivers
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



CASE: RE 2019-0002

OWNER: Ferrari-Carano/Anderson Vineyards

APN: 026-295-10, ET AL

APLCT: Rawah Vineyards, LLC

AGENT: J.R. Barrett

ADDRESS: 4741 Hwy. 128, Philo

Named Rivers

Public Roads

Private Roads

Driveways/Unnamed Roads

0 400 800 Feet

0 0.05 0.1 Miles

1:9,600

N
W
E
S

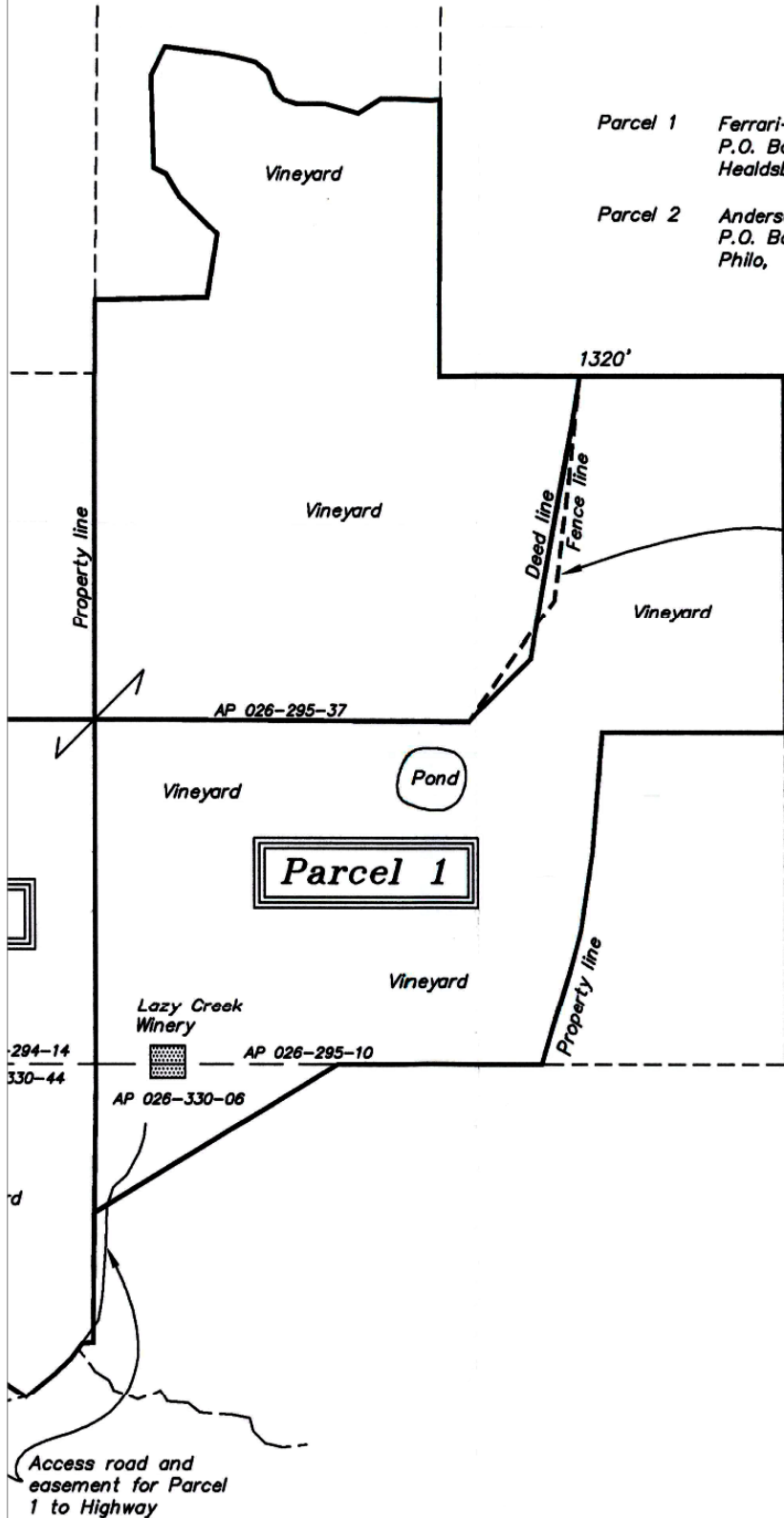
AERIAL IMAGERY

Ownership

Parcel 1 Ferrari-Carano Vineyards
P.O. Box 1549
Healdsburg CA 95448

Parcel 2 Anderson Vineyards Inc
P.O. Box 67
Philo, CA 95466

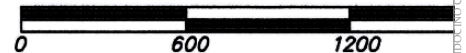
AP #	Zoning	Existing Area	Pro
026-295-10 026-330-06	RL160	± 90 Acres	±
026-295-37 026-294-14 026-330-44	RL160	± 162 Acres	±



This BLA is simply to move this boundary line from the deed location to the existing fence line. They are generally in the same location so no significant property will change hands.

Tentative Map Boundary Line Adj 4501 & 4741 Highway 12

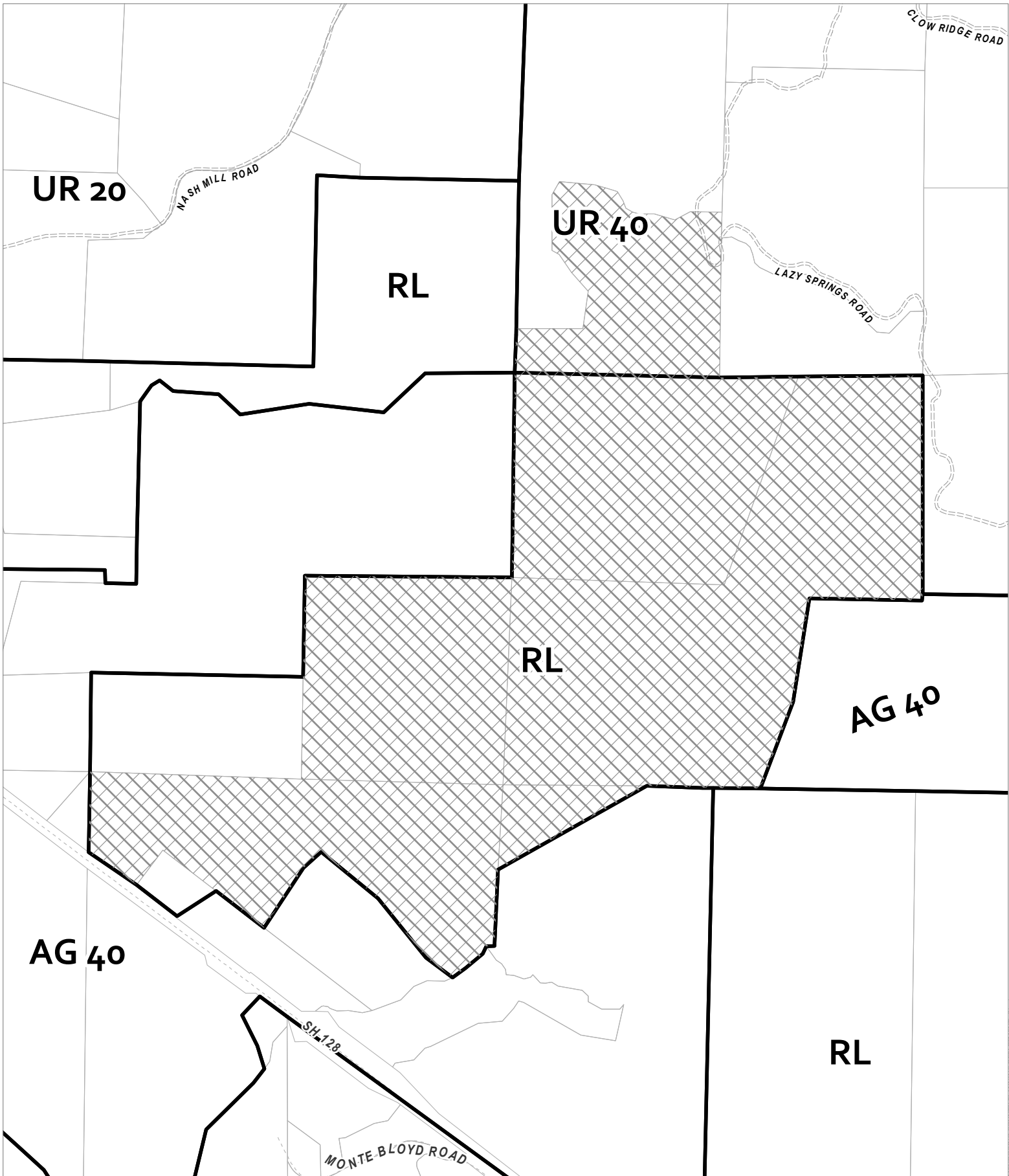
May 30, 2019 -- Scale:




CASE: RE 2019-0002
OWNER: Ferrari-Carano/Anderson Vineyards
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APLCT: Rawah Vineyards, LLC
AGENT: J.R. Barrett
ADDRESS: 4741 Hwy. 128, Philo

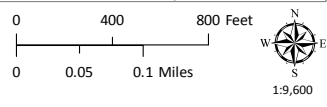
NO SCALE

BLA TENTATIVE MAP



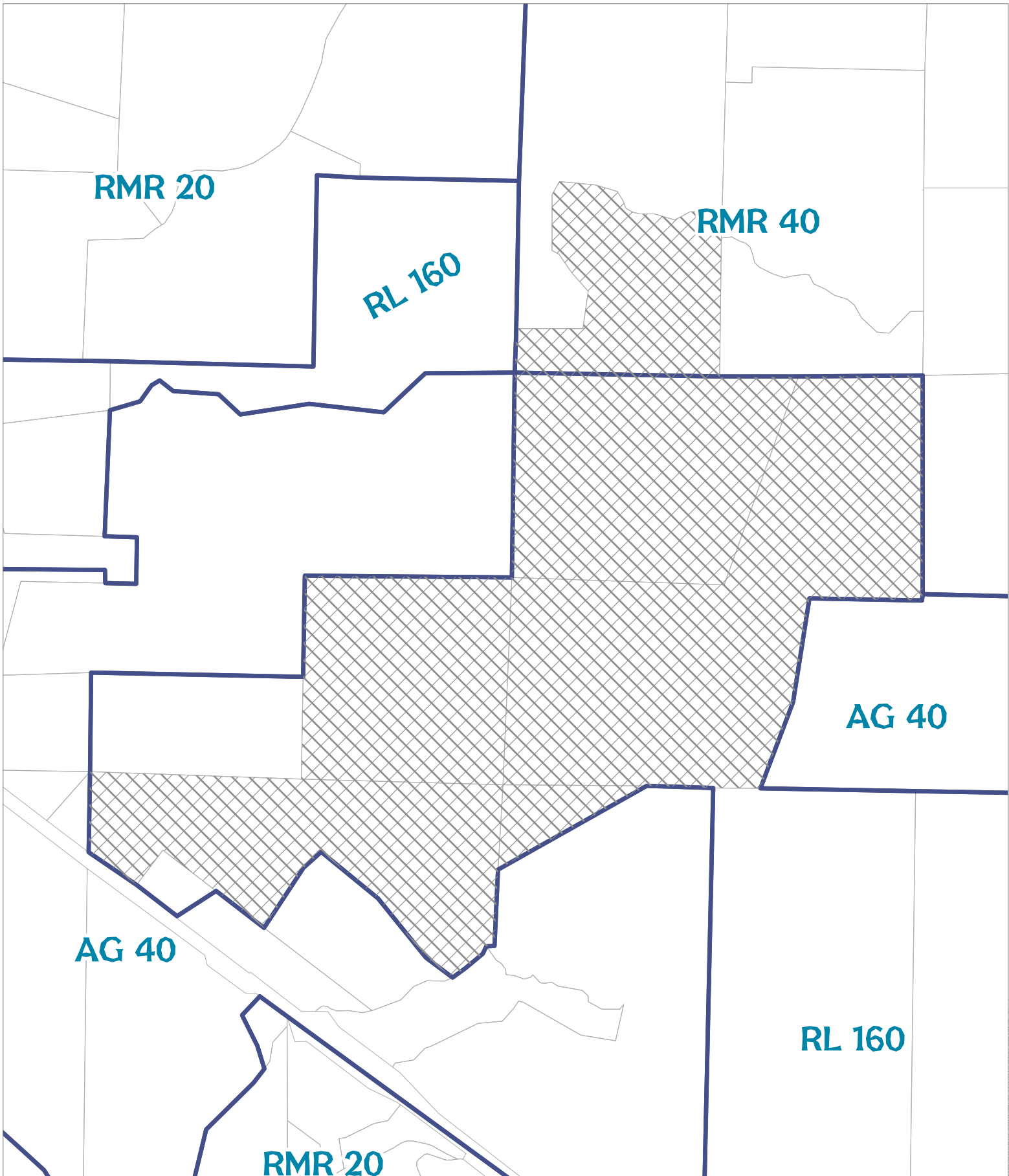
CASE: RE 2019-0002
OWNER: Ferrari-Carano/Anderson Vineyards
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ADDRESS: 4741 Hwy. 128, Philo

 Zoning Districts
 Public Roads




ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

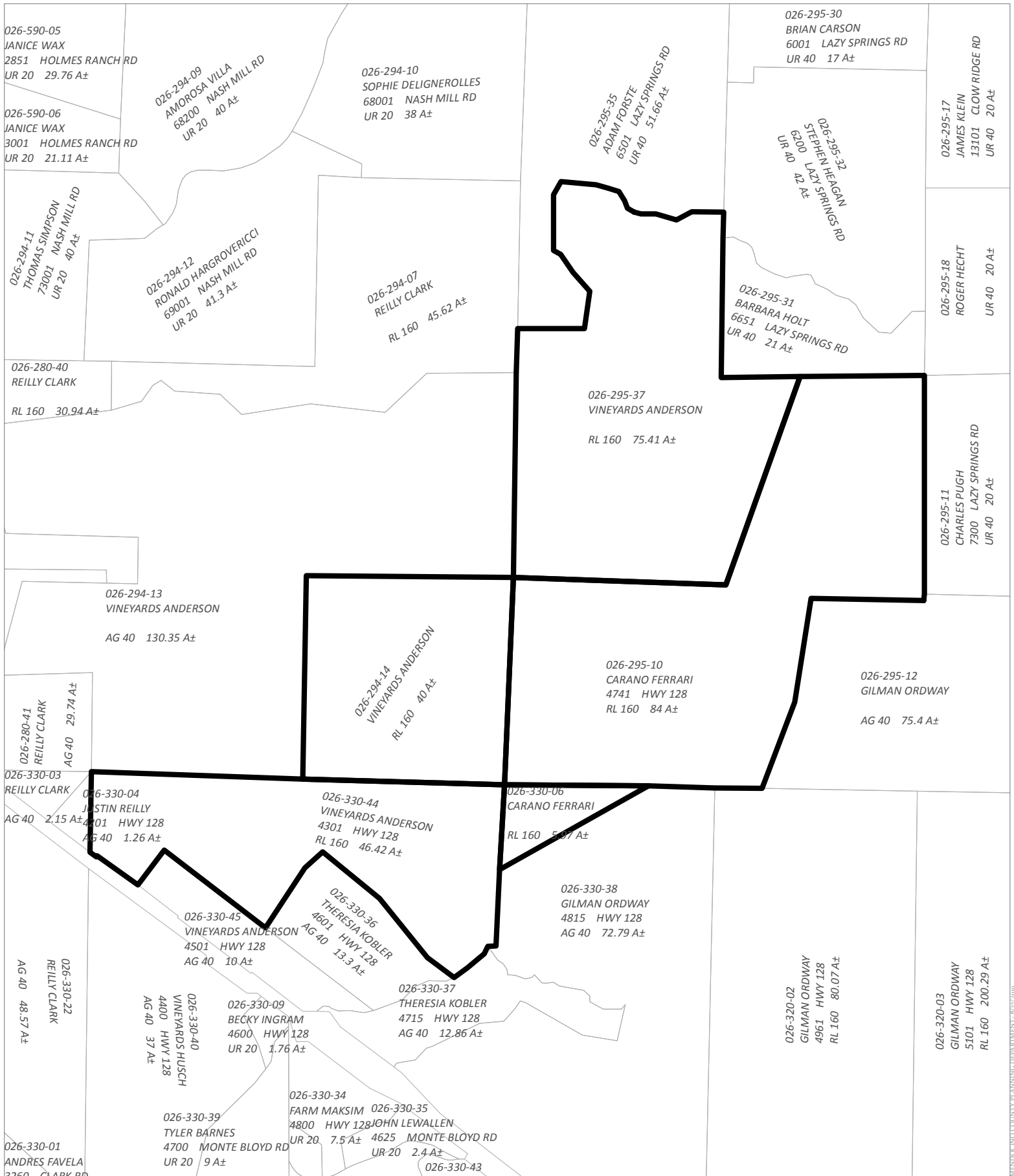


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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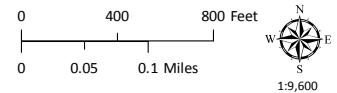
 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

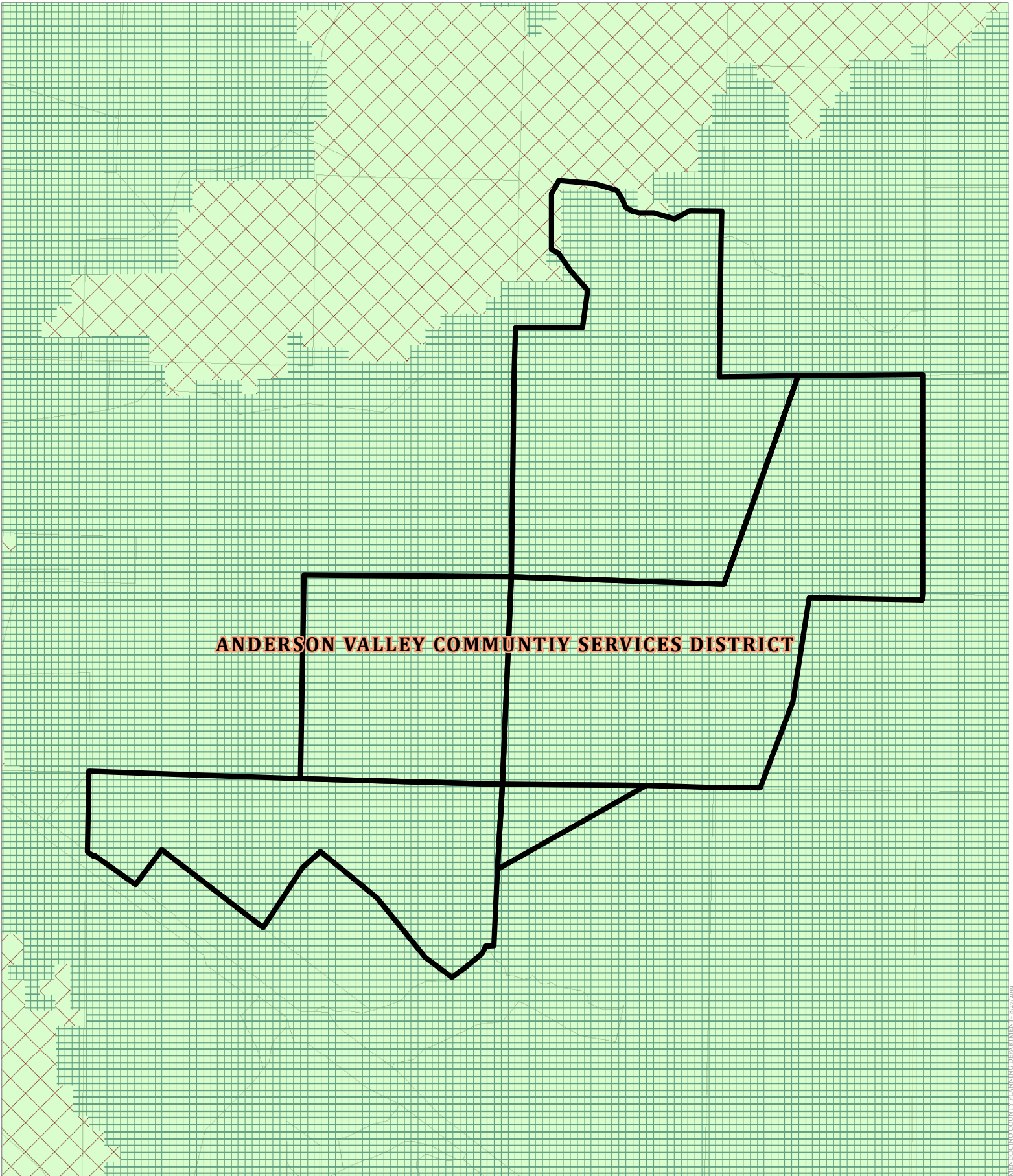


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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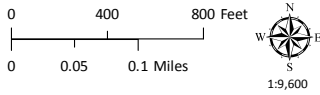


ADJACENT PARCELS

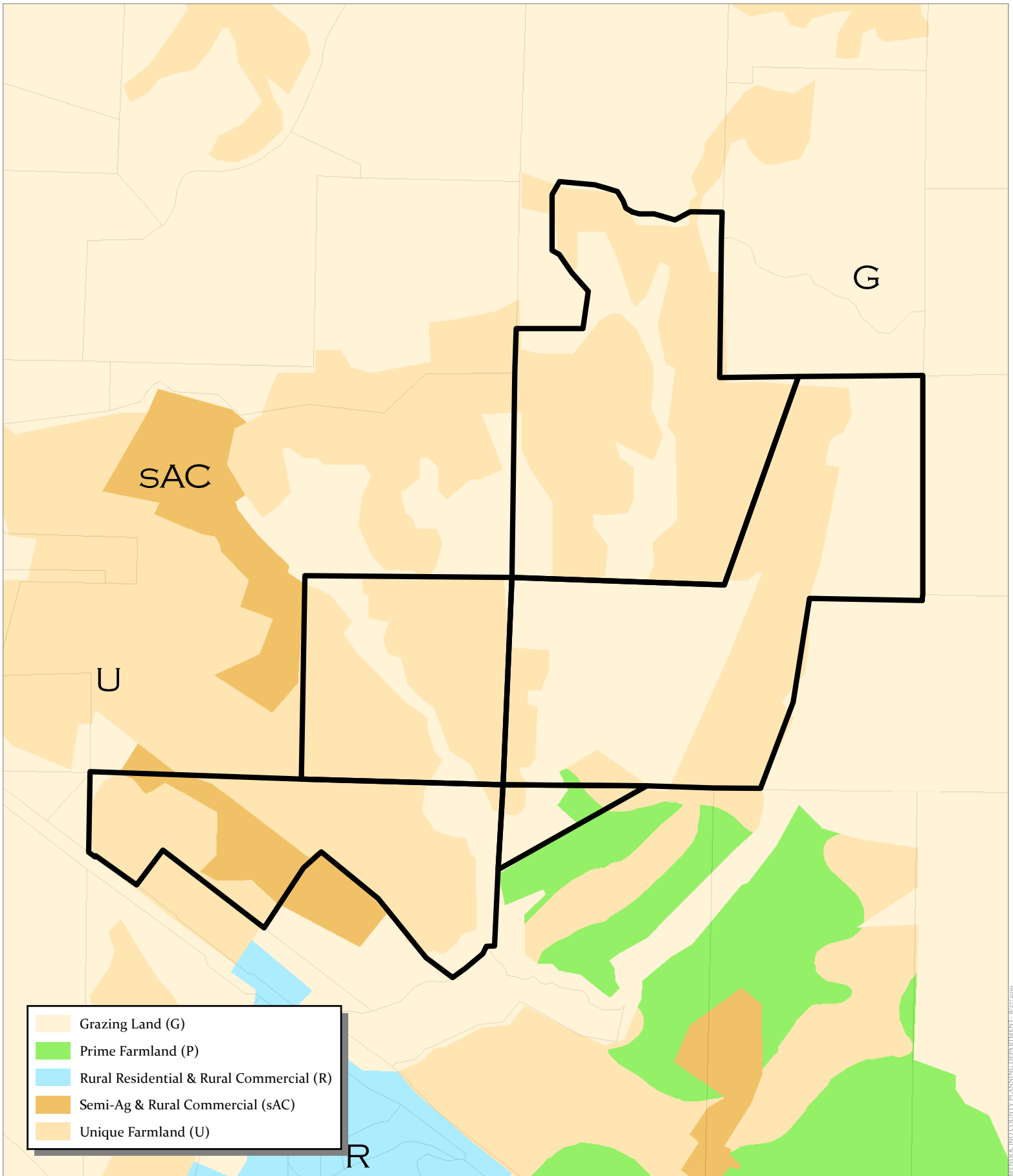


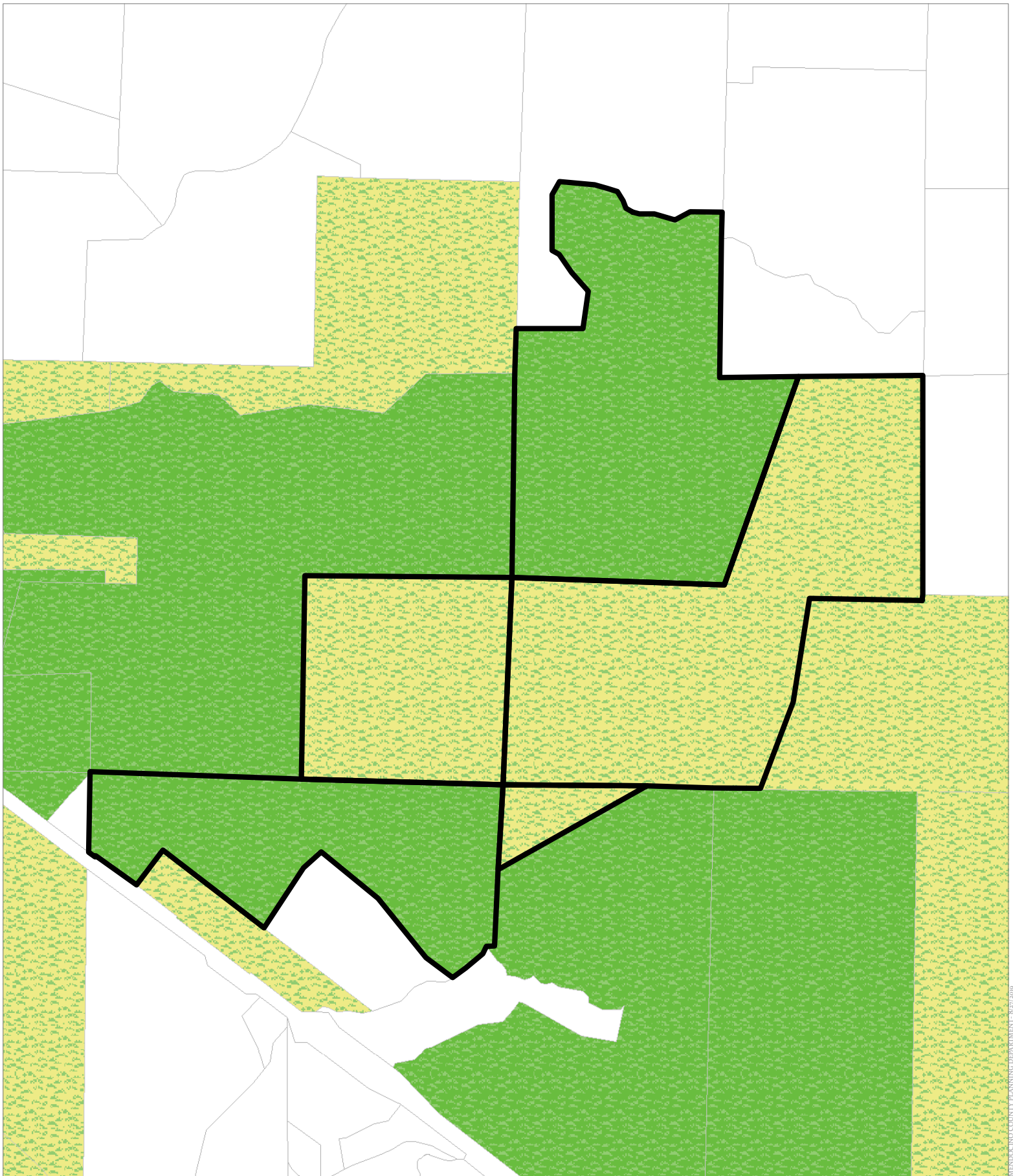
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 High Fire Hazard
 Moderate Fire Hazard
 County Fire Districts






FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA





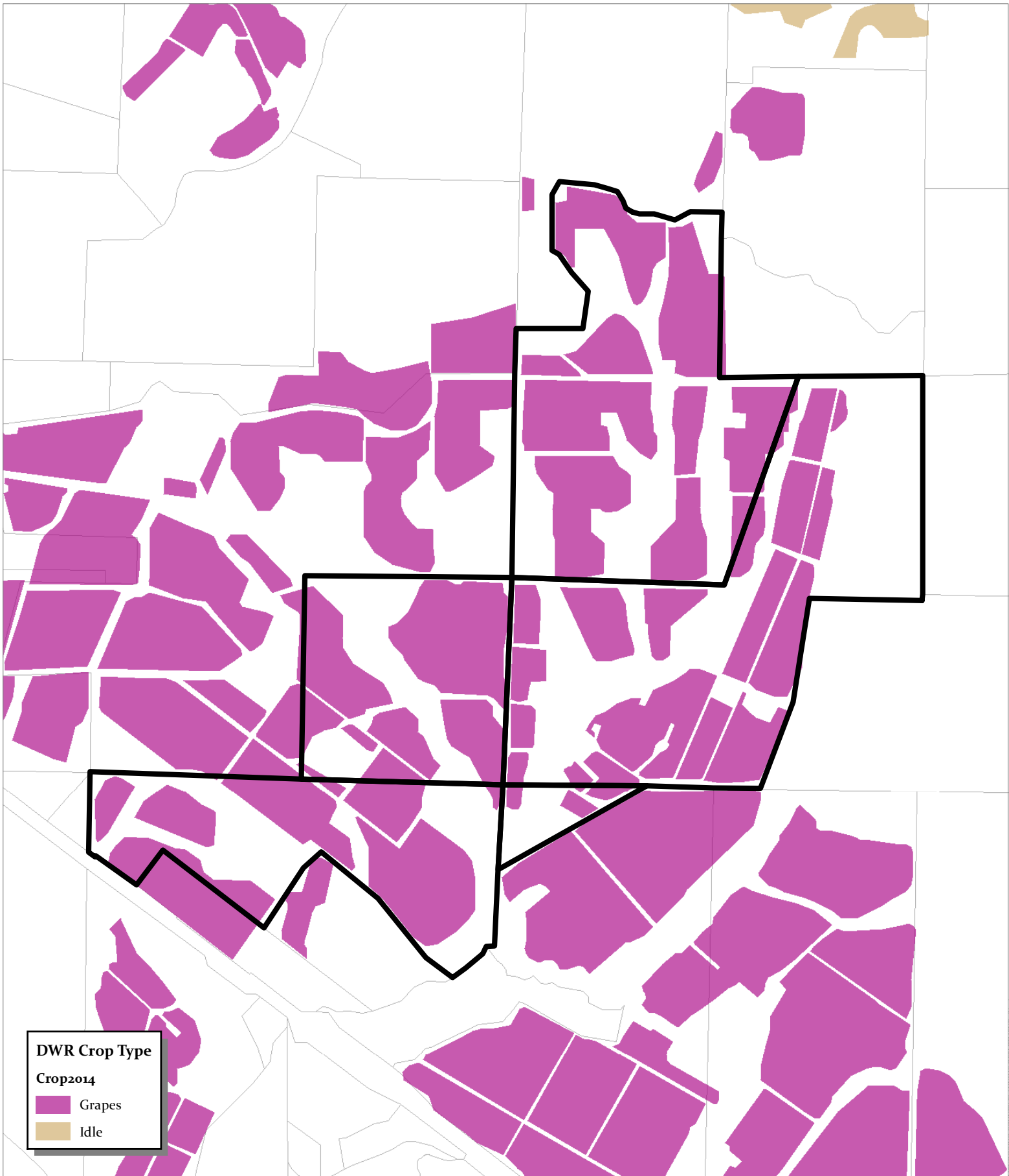
CASE: RE 2019-0002
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ADDRESS: 4741 Hwy. 128, Philo

 Williamson Act 2018
 Prime Ag 2018
 Non-Prime Ag 2018

0 400 800 Feet
0 0.05 0.1 Miles
N
W
S
E
1:9,600

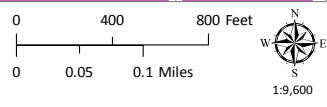
LANDS IN WILLIAMSON ACT CONTRACTS

MENDOCINO COUNTY PLANNING DEPARTMENT 8/27/2019

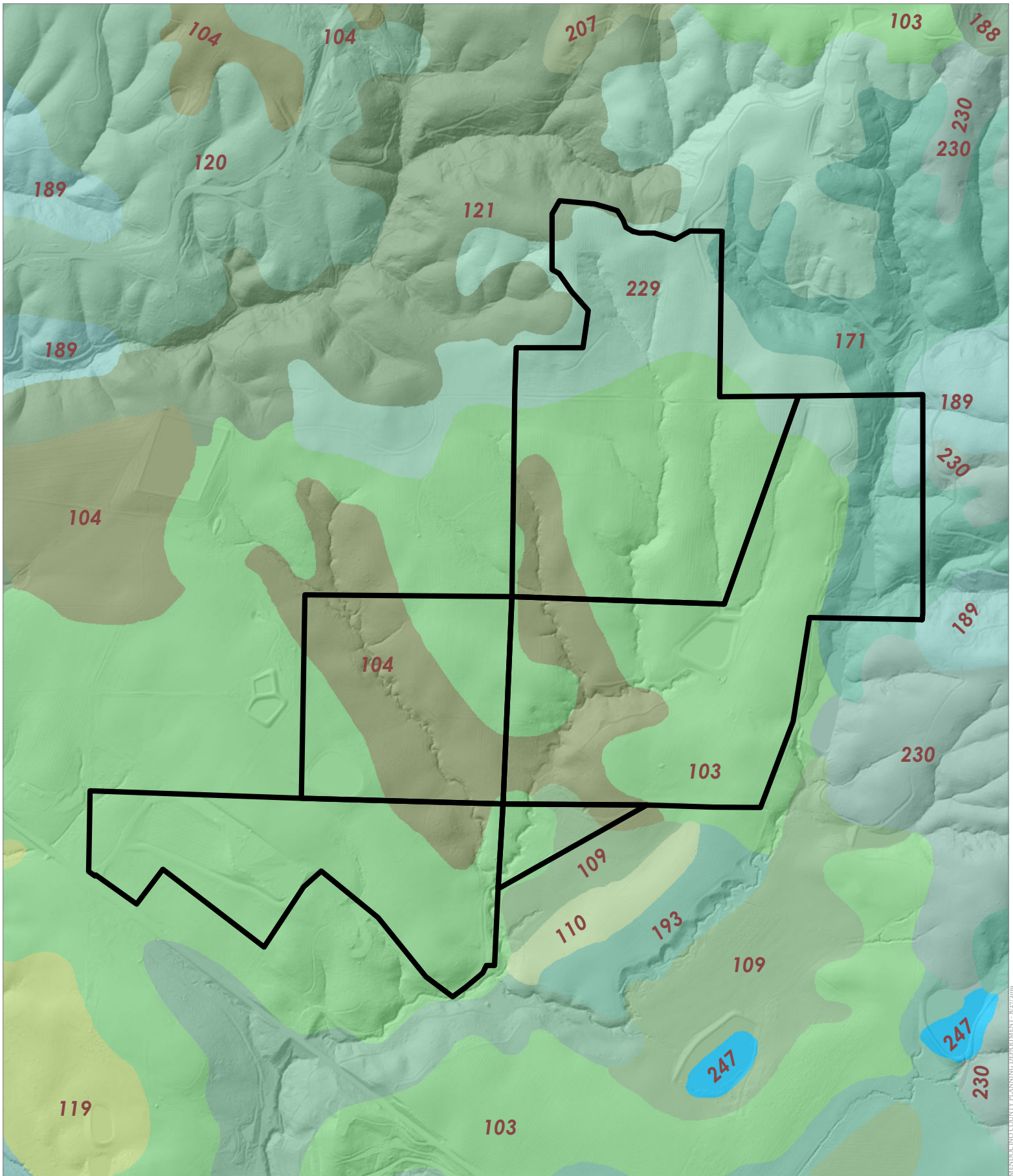


DWR Crop Type
Crop2014
■ Grapes
■ Idle

CASE: RE 2019-0002
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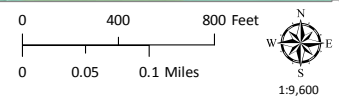


REDDING COUNTY PLANNING DEPARTMENT - 8/27/2019



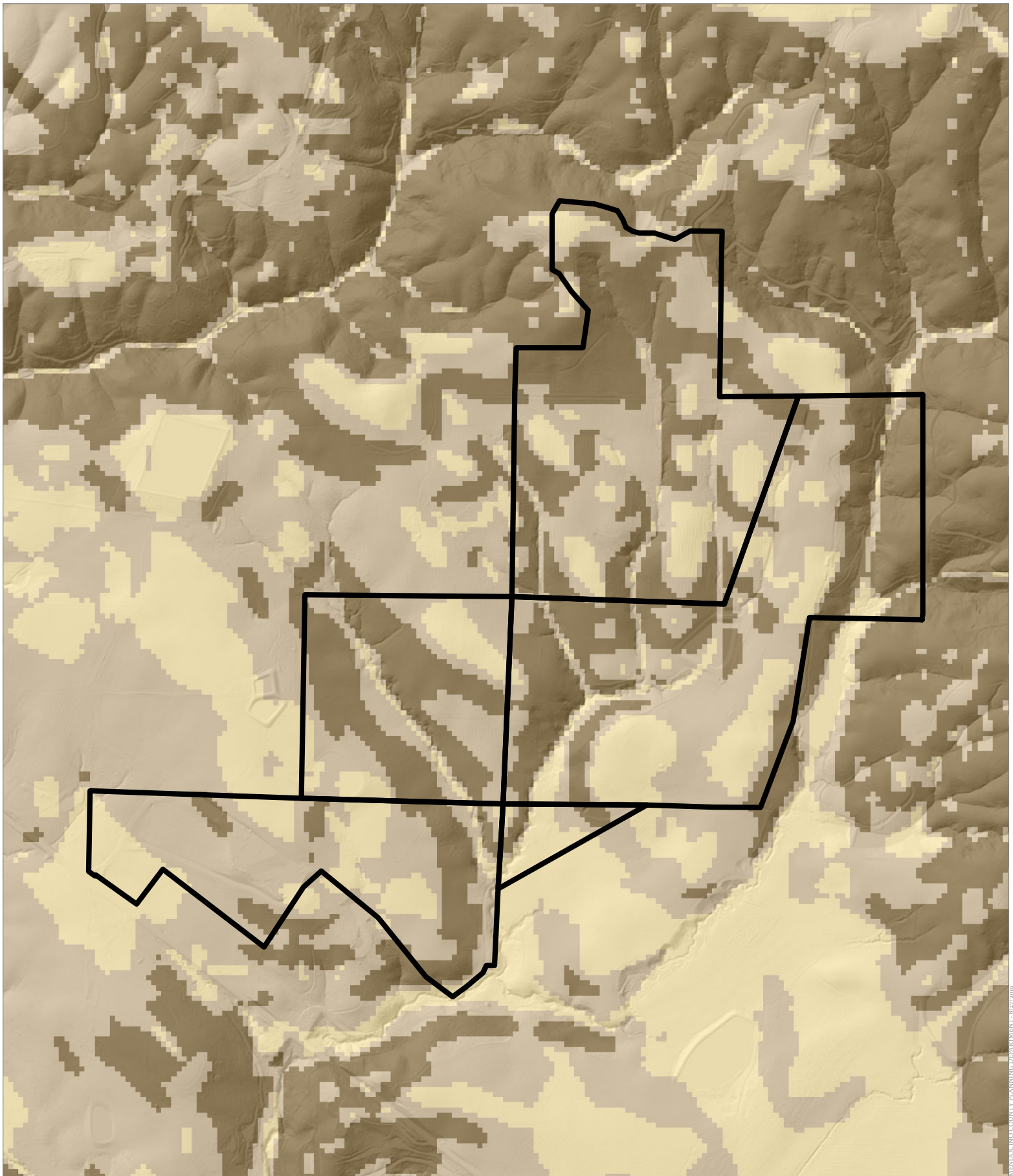
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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 OWNER: Ferrari-Carano/Anderson Vineyards
 APN: 026-295-10, ET AL
 APLCT: Rawah Vineyards, LLC
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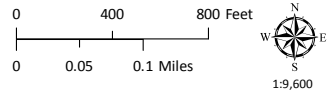
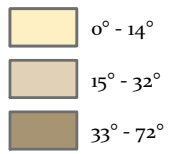
WESTERN SOIL CLASSIFICATIONS

USDA/NRCS SOIL SURVEY OF MENDOCINO COUNTY, WESTERN PART (2002)

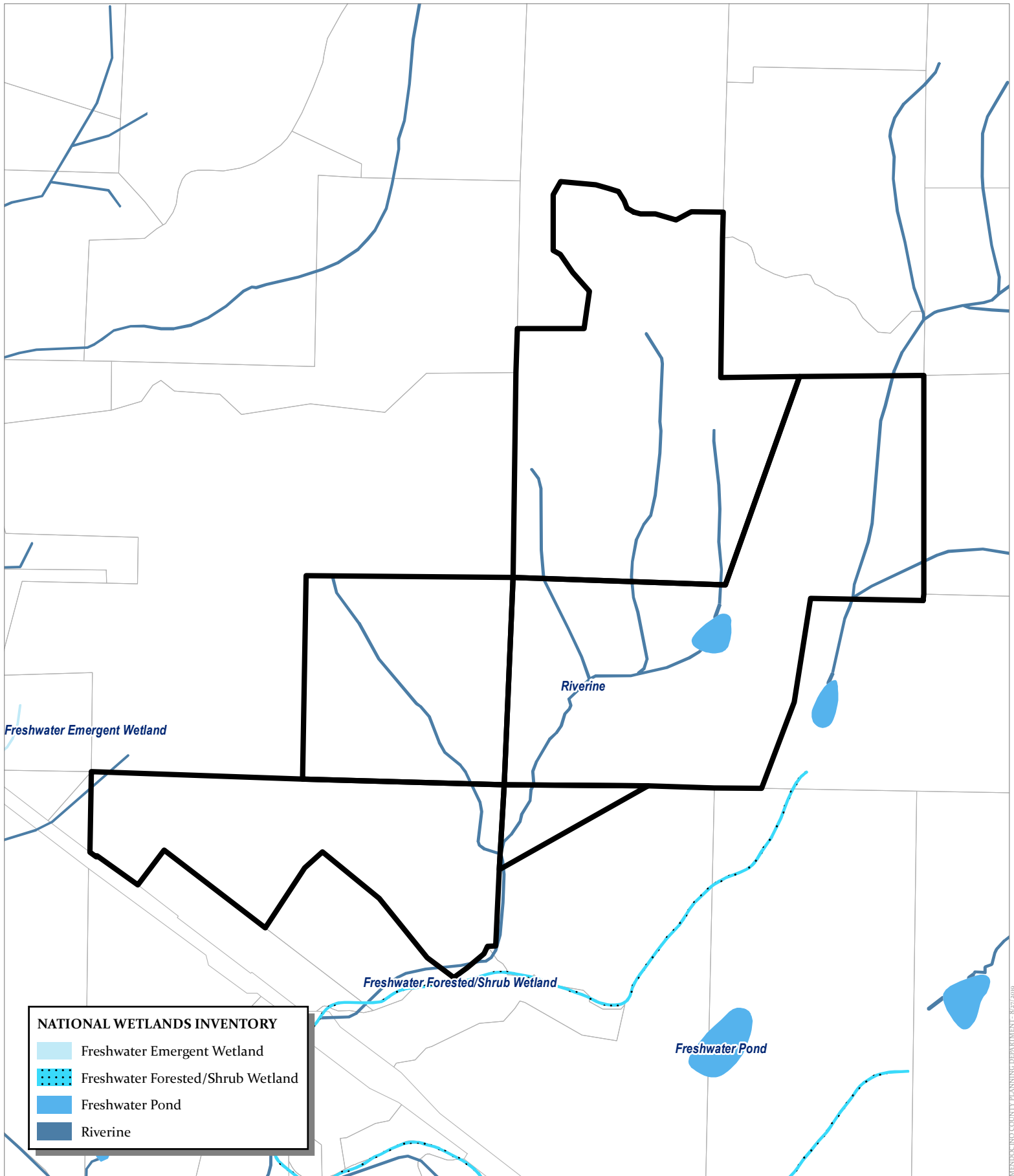


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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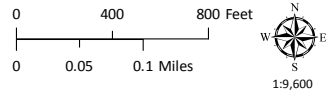


ESTIMATED SLOPE



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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WETLANDS