



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

September 20, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
County Addresser
Assessor
Farm Advisor

Agriculture Commissioner
Air Quality Management
Resource Lands Protection Committee
CalFire - Prevention
CalFire - Resource Management
Department of Fish and Wildlife

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

CASE#: AP_2019-0071

DATE FILED: 7/29/2019

OWNER: BULLOCK FAMILY FARM LLC

APPLICANT: JOSEPH J BULLOCK

AGENT: TOMMY VAN ECK

REQUEST: Administrative Permit to legalize an existing 1,026 sq. ft. mobile home to be used as Farm Employee Housing.

LOCATION: 3.7± miles southeast of Potter Valley town center, on the south side of Burris Lane (CR 243), 1.1± miles east of its intersection with East Side Potter Valley Road (CR 240), located at 12007 Burris Ln., Potter Valley (APN: 177-100-01).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MIO MENDEZ

RESPONSE DUE DATE: October 4, 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_2019-0071

OWNER: BULLOCK FAMILY FARM LLC

APPLICANT: Joseph J Bullock

AGENT: Tommy Van Eck

REQUEST: Administrative Permit to legalize an existing 1,026 Sqft. mobile home to be used as Farm Employee Housing.

LOCATION: 3.7± miles southeast of Potter Valley town center, on the south side of Burris Lane (CR 243), 1.1± miles east of its intersection with East Side Potter Valley Road (CR 240), located at 12007 Burris Ln., Potter Valley (APN: 177-100-01).

APN/S: 177-100-01

PARCEL SIZE: 160.19± Acres

GENERAL PLAN: Range Land (RL 160)

ZONING: Range Land (RL 160)

EXISTING USES: Residential / Agricultural

DISTRICT: 1st Supervisorial District (Brown)

RELATED CASES: Building Permit, BU_2018-0508, is the current building permit for the proposed mobile home.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agriculture (AG 40)	Agriculture (AG 40)	70± Acres, 10± Acres	Agricultural
EAST:	Range Land (RL 160)	Range Land (RL 160)	160± Acres	Agricultural
SOUTH:	Agriculture (AG 40)	Agriculture (AG 40)	160± Acres	Agricultural
WEST:	Agriculture (AG 40), Range Land (RL 160)	Agriculture (AG 40), Range Land (RL 160)	40± Acres, 40± Acres	Agricultural

REFERRAL AGENCIES

<u>LOCAL</u>		
<input checked="" type="checkbox"/> Agricultural Commissioner	<input checked="" type="checkbox"/> Farm Advisor	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Potter Valley Comm. Services Dist.	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> Potter Valley Fire Department	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Building Division (Ukiah)	<input checked="" type="checkbox"/> Resource Lands Protection Com.	<input checked="" type="checkbox"/> Potter Valley Tribe
<input checked="" type="checkbox"/> County Addresser	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	

ADDITIONAL INFORMATION:

No new development is being proposed on site. Additionally, the mobile home is located 1,675± feet away from the on-site pond.

STAFF PLANNER: MIO MENDEZ **DATE:** 9/17/19

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Potter Valley Fire Dept. & CalFire (184-19)

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G) & Unique Farmland (U)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Naturally Occurring Asbestos

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

Yes

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Pond, Riverine

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

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

N/A

17. LANDSLIDE HAZARD:

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

None

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

None

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

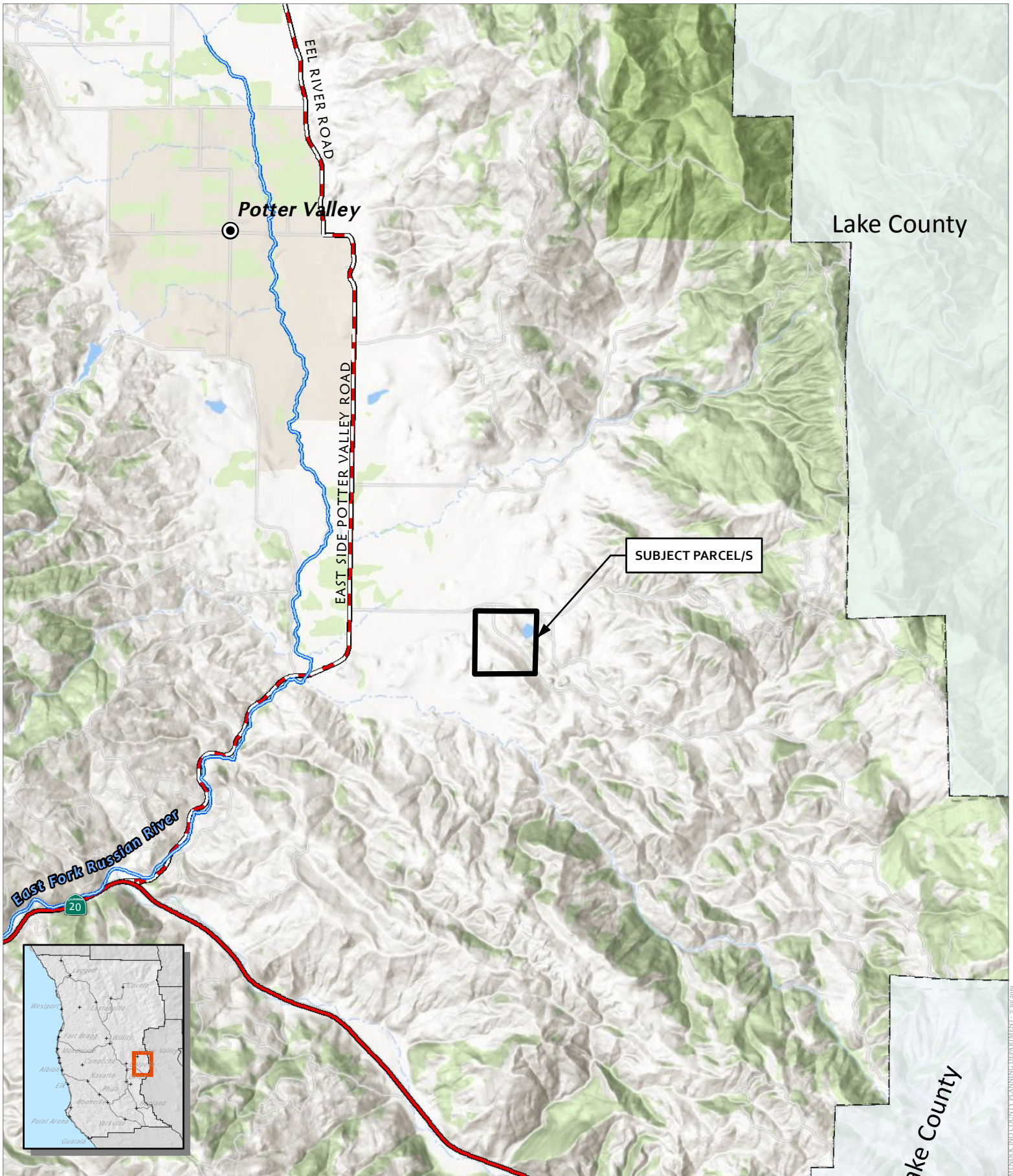
USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

N/A



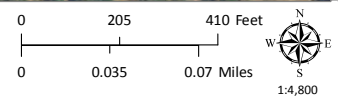
CASE: AP 2019-0071
 OWNER: Bullock Family Farm, LLC
 APN: 177-100-01
 APLCT: Joe Bullock
 AGENT: Joe Bullock
 ADDRESS: 12007 Burris Lane, Potter Valley

LOCATION MAP



CASE: AP 2019-0071
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ADDRESS: 12007 Burris Lane, Potter Valley

- Public Roads
- Private Roads
- Driveways/Unnamed Roads

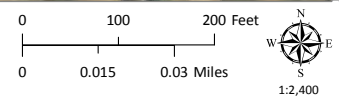


AERIAL IMAGERY

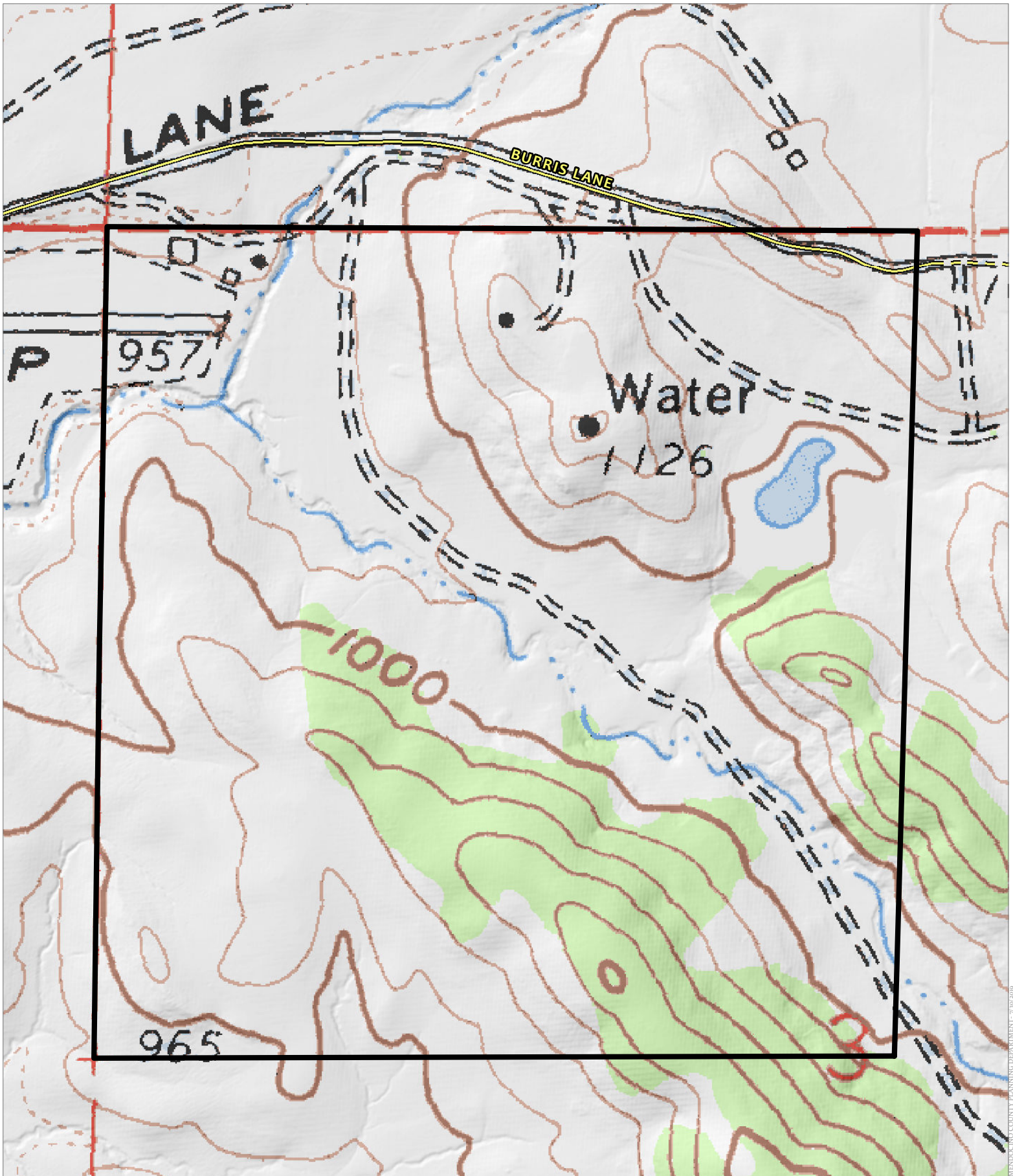


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Public Roads

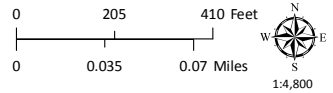


AERIAL IMAGERY



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- Public Roads
- Private Roads
- Driveways/Unnamed Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



AG 40

BURRIS LANE

BURRIS LANE

RL

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 Zoning Districts
 Public Roads


0 500 1,000 Feet
0 0.075 0.15 Miles
N
W E
S
1:12,000

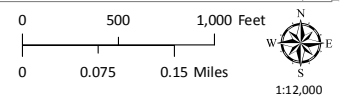
ZONING DISPLAY MAP

AG 40

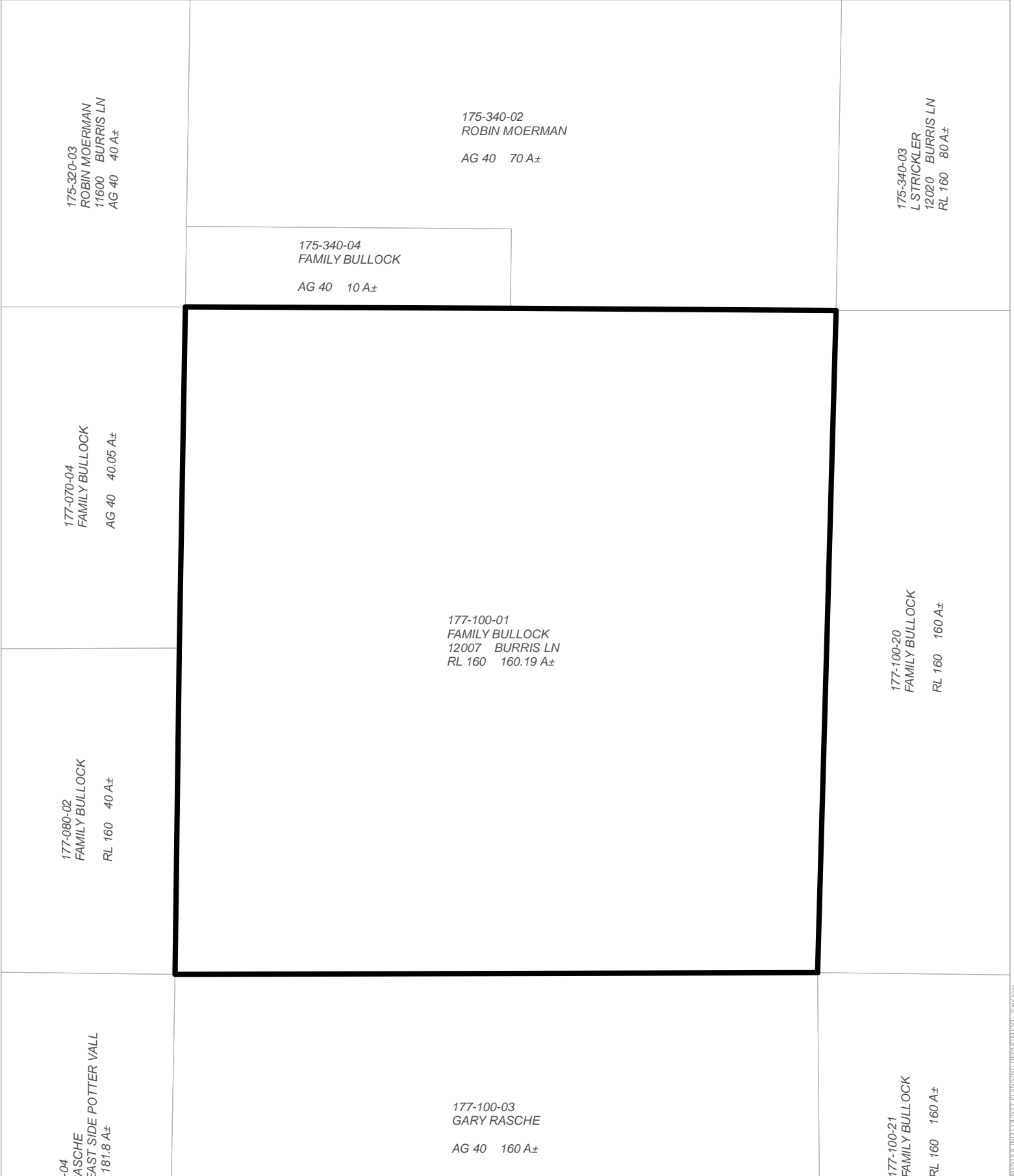
RL 160

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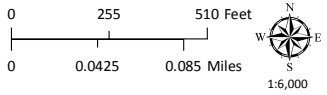
 General Plan Classes



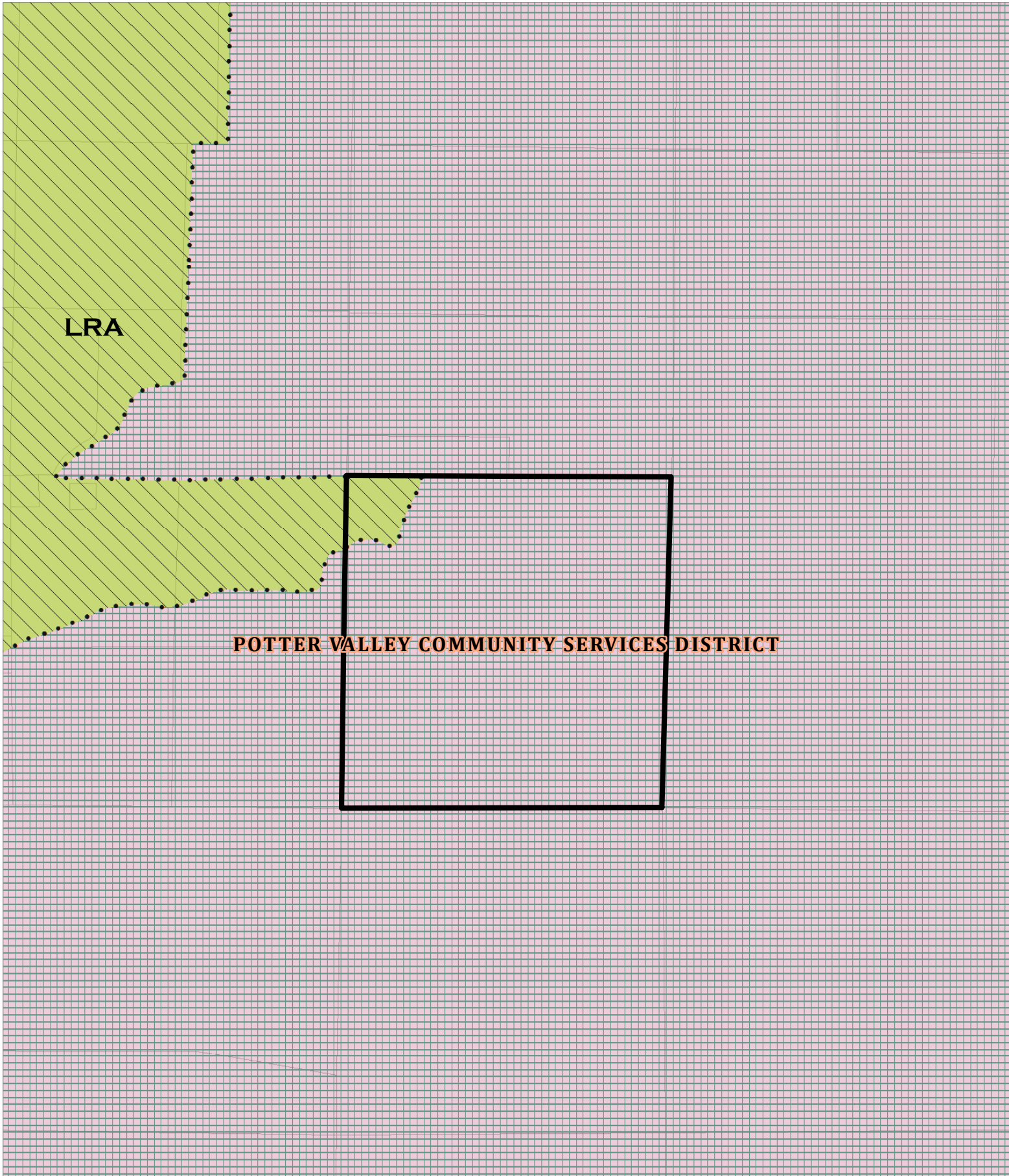
GENERAL PLAN CLASSIFICATIONS



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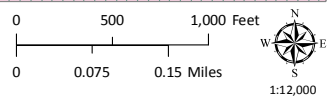


ADJACENT PARCELS



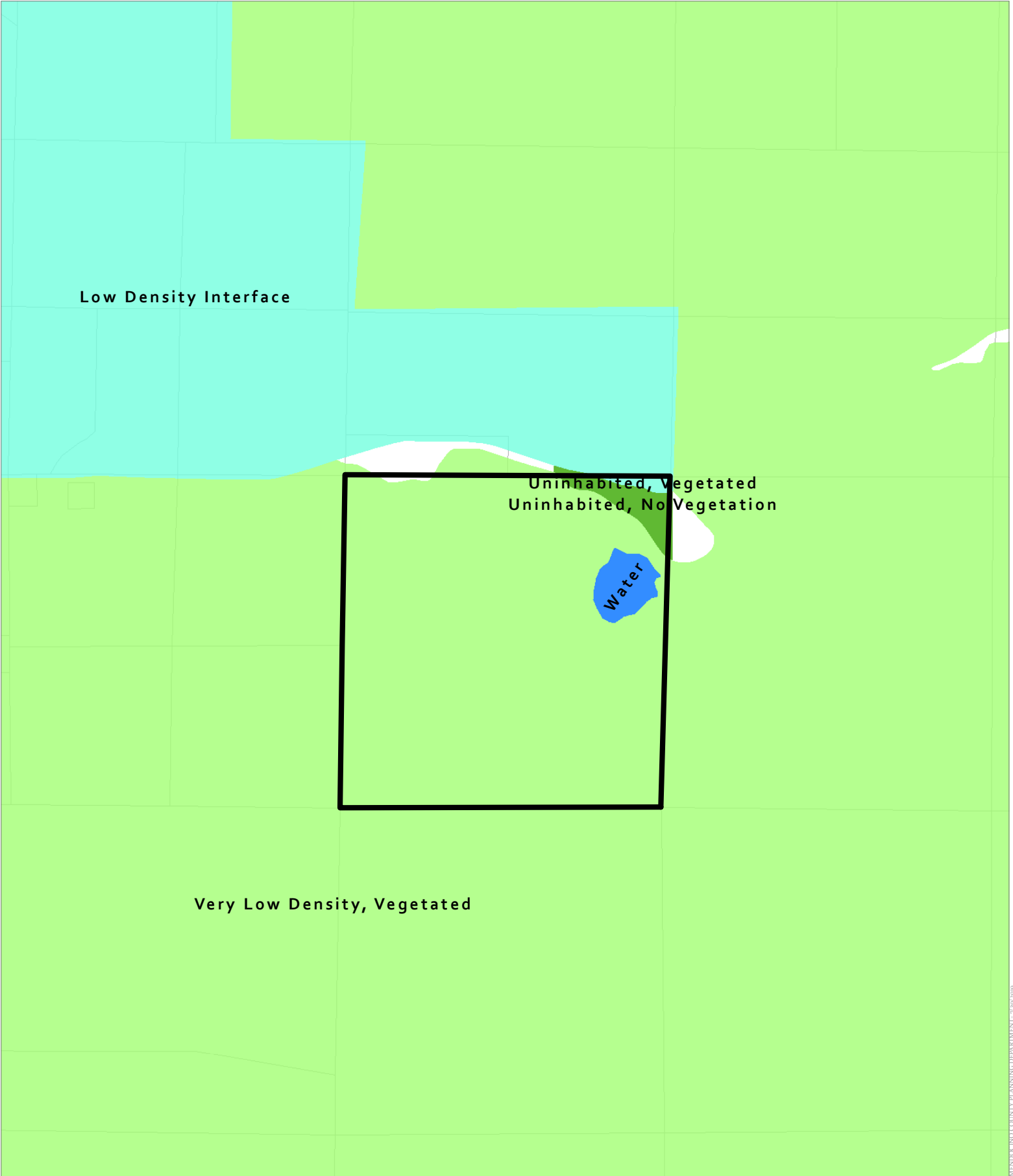
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-  Local Responsibility Areas
-  County Fire Districts
-  Local Responsibility Area
-  Moderate Fire Hazard



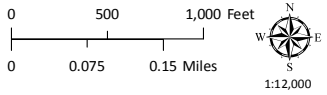
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

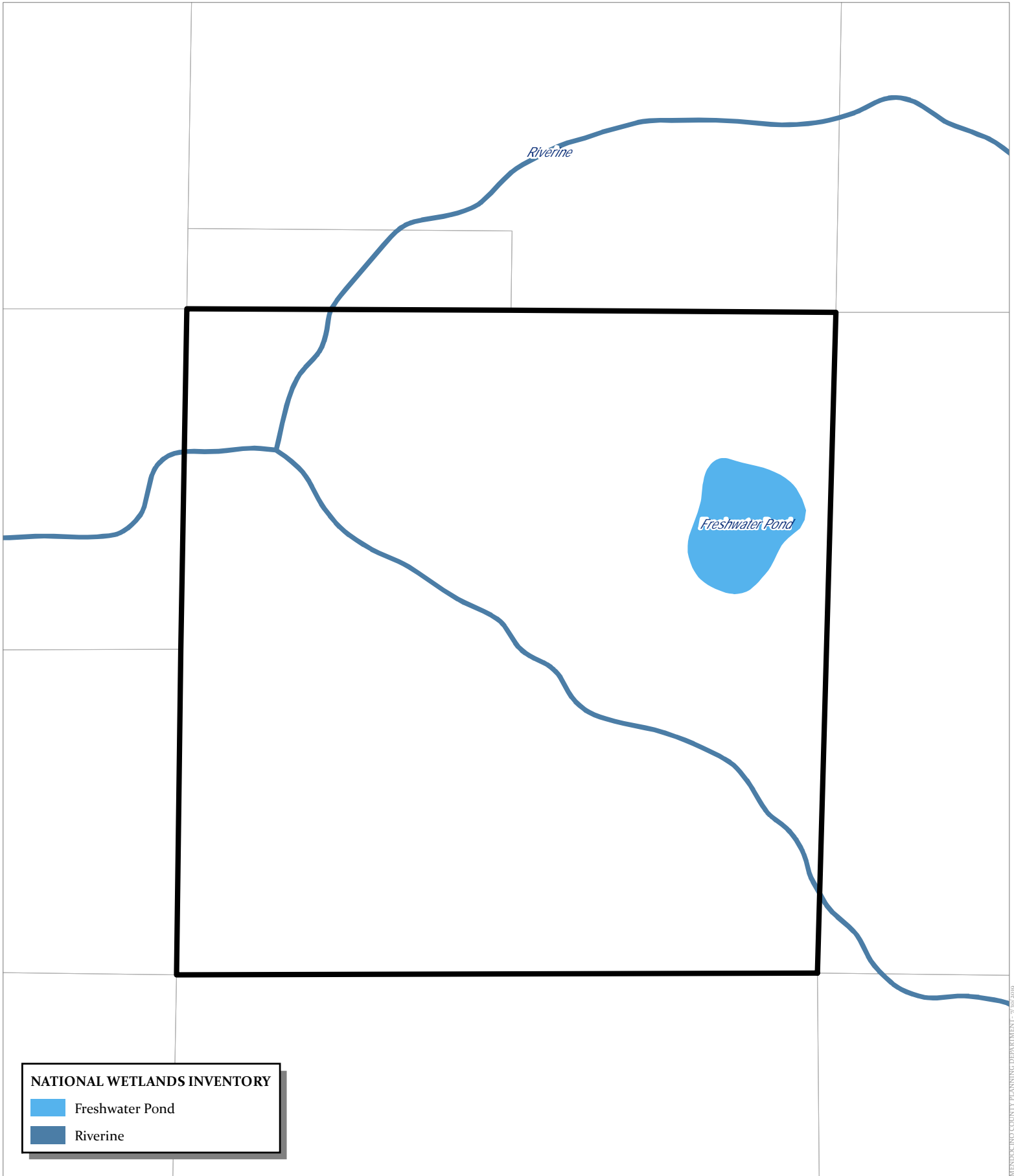
POTTER VALLEY COMMUNITY SERVICES DISTRICT





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 Water

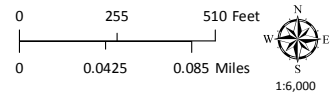




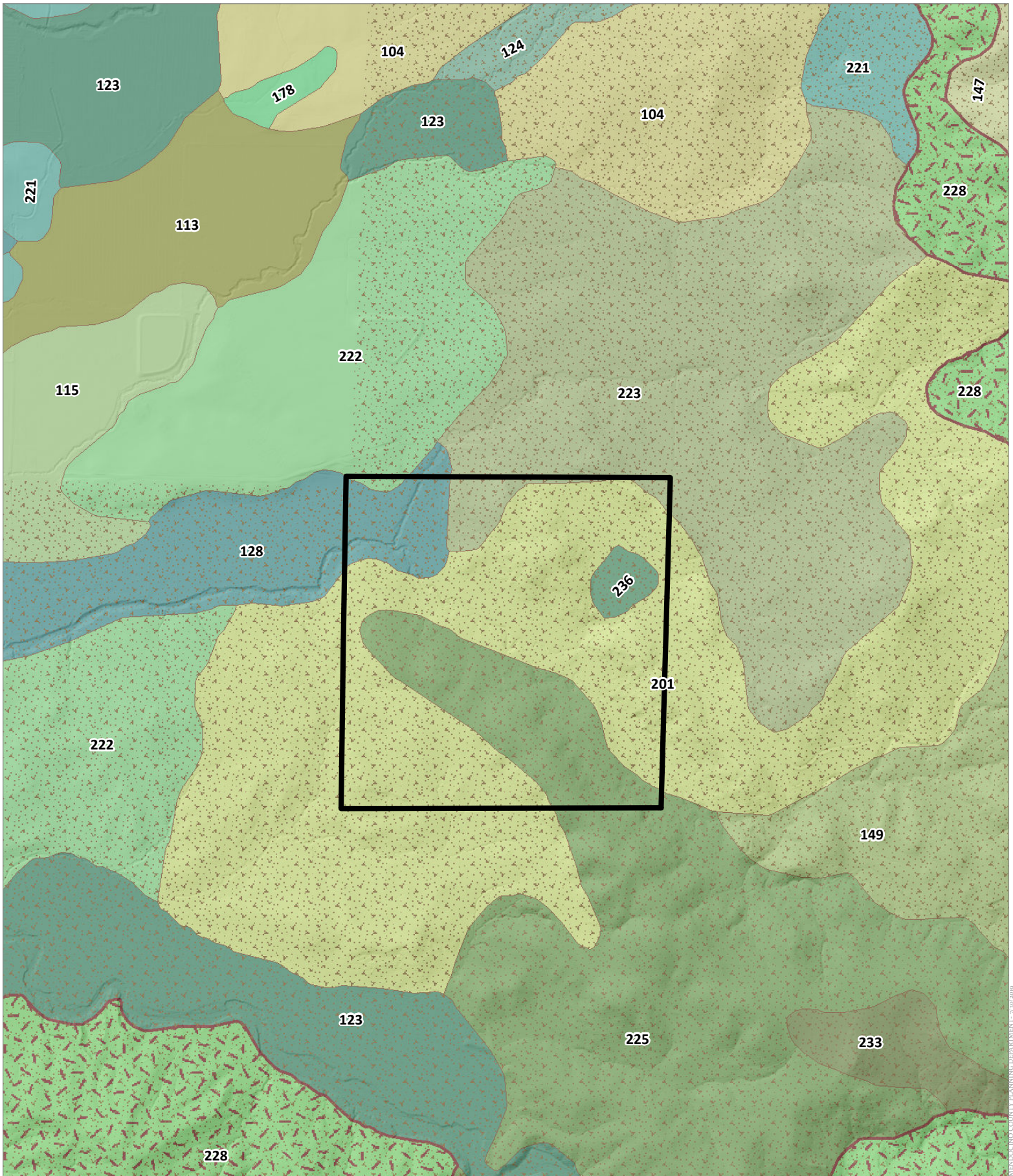
NATIONAL WETLANDS INVENTORY

-  Freshwater Pond
-  Riverine




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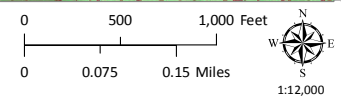


WETLANDS

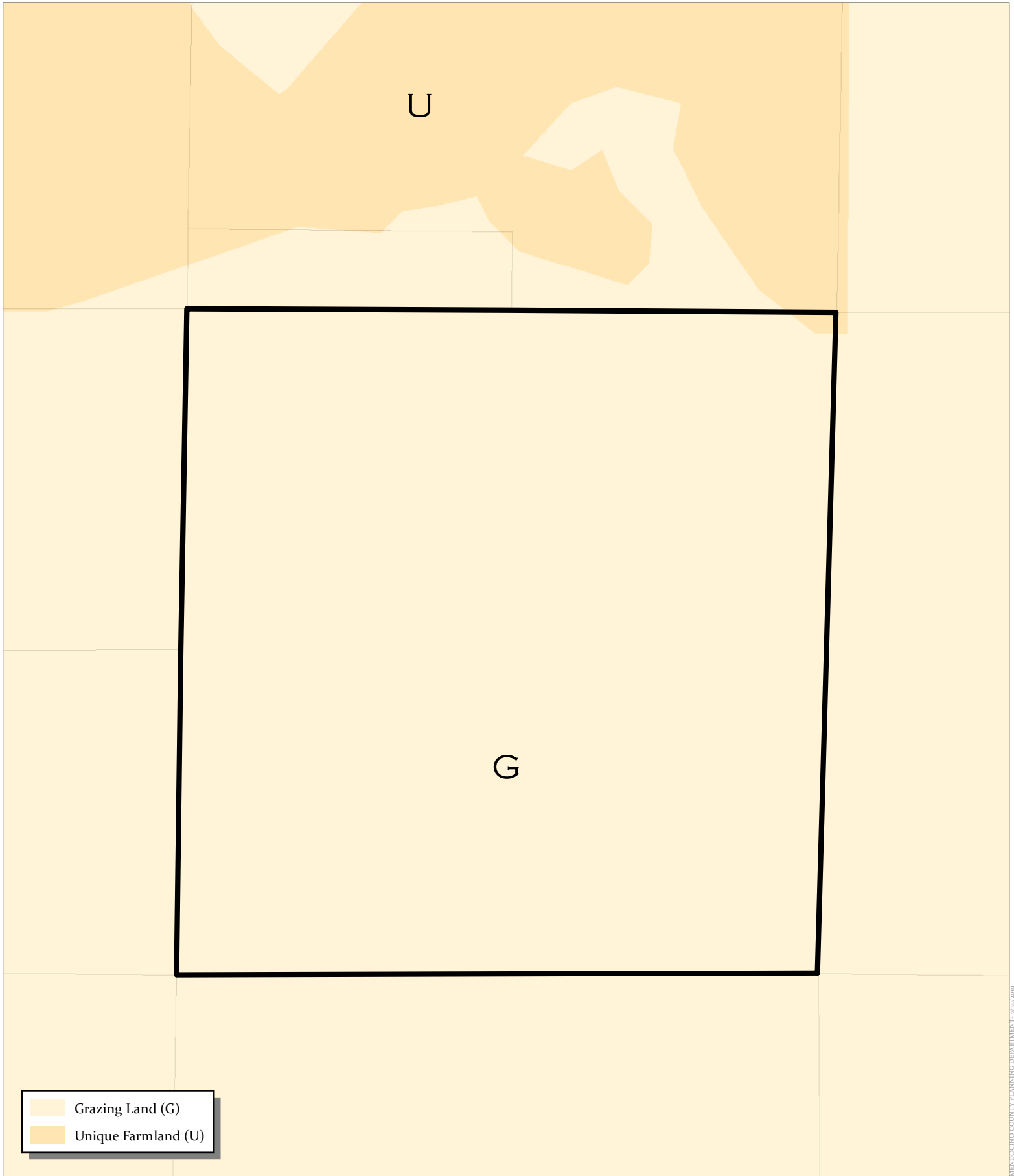


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-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Study Soil Types



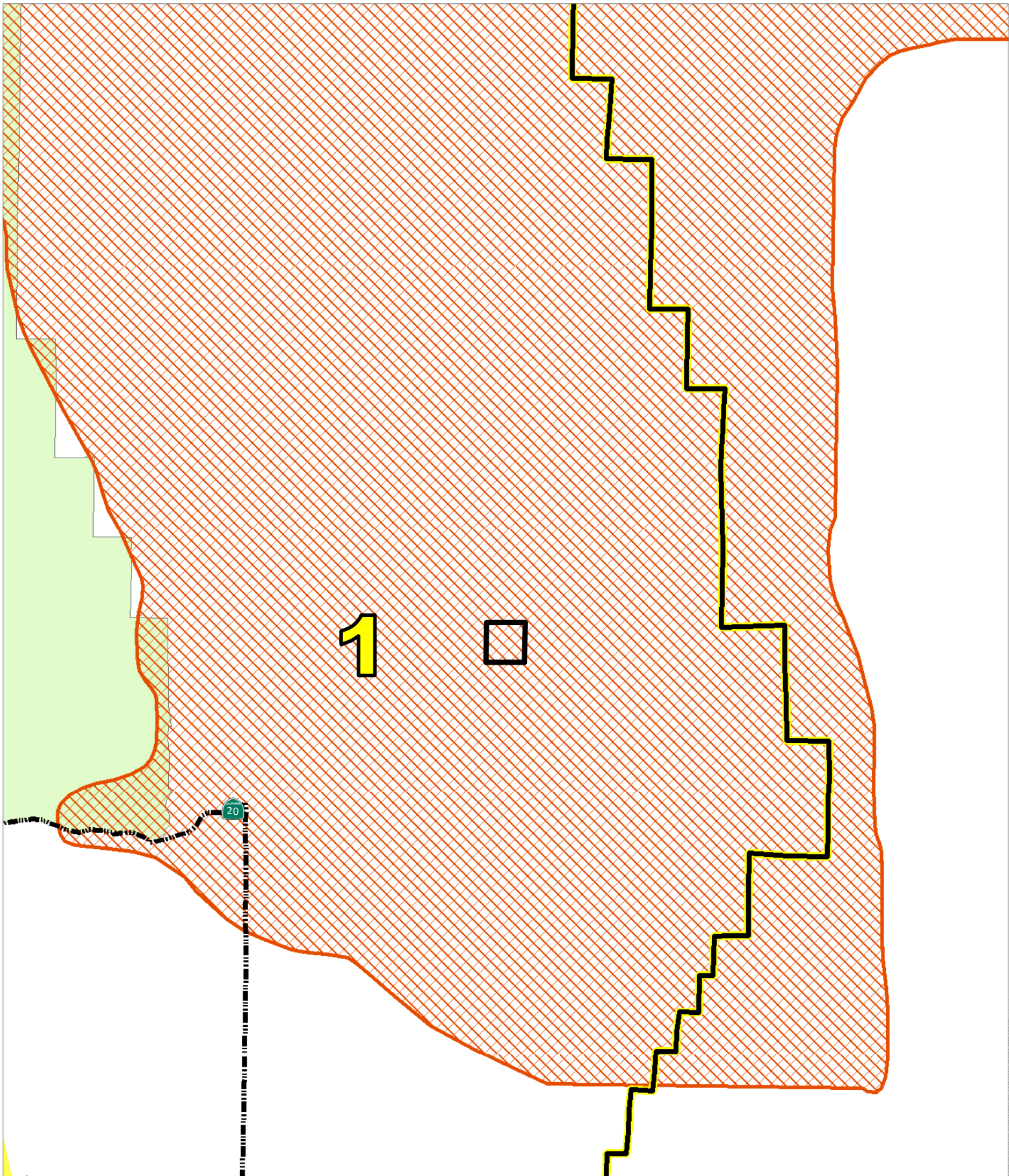
SOIL CLASSIFICATIONS









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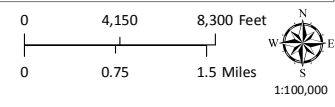
0 255 510 Feet
0 0.0425 0.085 Miles
N
W E
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1:6,000
FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/30/2019



CASE: AP 2019-0071
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- | | |
|--|---|
|  Maacama Fault Zone |  PV Tribe Ancestral Areas |
|  UVAP Boundary |  Ukiah Valley Sanitation Dist. |
|  Supervisorial Districts 2010 |  Redwood Valley MAC |



WENDOCKING COUNTY PLANNING DEPARTMENT - 7/9/2019

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

Case No(s) AP-2019-0071
CDE No(s) 184-19
Date Filed 7/29/2019
Fee \$ \$ 1121.00
Receipt No. FFS-029239
Received by Mia Mordeiz
Office Use Only

ADMINISTRATIVE PERMIT APPLICATION

Name of Applicant <u>Joe Bullock</u> <u>Six Point Ranch</u>	Name of Owner(s) <u>Joe Bullock</u>	Name of Agent <u>SAME</u>
Mailing Address <u>9345 King Rd</u> <u>Loomis, CA</u> <u>95650</u>	Mailing Address	Mailing Address
Telephone Number <u>650-302-8451</u>	Telephone Number	Telephone Number

Assessor's Parcel Number(s)

APN# 17710001

Parcel Size <u>160</u> <input type="checkbox"/> Square feet <input checked="" type="checkbox"/> Acres	Street Address of Project <u>12000 BURRIS LANE</u> <u>POTTERY VALLEY, CA 95469</u>
---	--

PROPOSED TEMPORARY USE (Check Appropriate Boxes)

- | | |
|--|--|
| <input type="checkbox"/> ENTERTAINMENT EVENT OR RELIGIOUS ASSEMBLY | <input type="checkbox"/> FAMILY CARE UNIT |
| <input type="checkbox"/> CONSTRUCTION SUPPORT FACILITY | <input checked="" type="checkbox"/> TEMPORARY USE OF A TRAILER |
| <input type="checkbox"/> TEMPORARY USE IN NEW SUBDIVISION | <input type="checkbox"/> TEMPORARY SIGNS OR BILLBOARDS |
| <input checked="" type="checkbox"/> OTHER: <u>Farm workers housing</u> | |

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

[Signature]
Signature of Applicant/Agent

4-16-19
Date

[Signature]
Signature of Owner

4-16-19
Date

THE PROJECT

1. Describe the proposed project, summarizing the number, function and size of proposed temporary uses:

*1000 sq ft Mobile Home use
already in place for 1 1/2 years*

2. What is the proposed duration of the temporary use (Please check one):

- | | |
|--|--|
| <input type="checkbox"/> Less than one week | <input type="checkbox"/> Three to six months |
| <input type="checkbox"/> One week to one month | <input type="checkbox"/> Six months to one year |
| <input type="checkbox"/> One to three months | <input checked="" type="checkbox"/> More than one year (_____ years) |

3. Designate the location of the site in terms of readily identifiable landmarks (e.g. mailboxes, mile posts, street intersections, etc.):

*12000 Burris Lane, Potter Valley, Ca
Behind Hunting Lodge.*

4. Briefly describe the proposed site, including information on existing structures and their uses, slopes, vegetation, waterways, streets, etc.:

Flat Compact Rock site.

5. How much off street parking will be provided:

- | | | | |
|-------------------------------|------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> One Space | <input checked="" type="checkbox"/> Two spaces | <input type="checkbox"/> _____ spaces |
|-------------------------------|------------------------------------|--|---------------------------------------|

6. In order to develop the proposed temporary facility, will it be necessary to:

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| A. Remove trees and other vegetation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Make substantial changes in the terrain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Construct a road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |