



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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www.mendocinocounty.org/pbs

October 11, 2019

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor

CalFire - Prevention
Coastal Commission
Mendocino Historical Review Board
Mendocino Fire Protection District
Mendocino Community Services District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: U_2019-0022

DATE FILED: 9/24/2019

OWNER: MATTHEW R. MEYER

APPLICANT: MATTHEW R. MEYER

AGENT: REBECCA GOLDIE

REQUEST: Use Permit to allow for a wine and port tasting room in an existing wine and port retail sales shop.

LOCATION: In the Coastal Zone, in the Town of Mendocino, on Main Street (CR 407E), 280± feet west of its intersection with Kasten Street (CR 407L); located at 45156 Main St., Mendocino (APN: 119-237-13).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: October 25, 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: U_2019-0022

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APN/S:	119-237-13
PARCEL SIZE:	0.02± Acres
GENERAL PLAN:	Commercial (C)
ZONING:	Mendocino Commercial (MC:12K)
EXISTING USES:	Commercial
DISTRICT:	District 5 (Williams)
RELATED CASES:	N/A

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES (ACRES)</u>	<u>ADJACENT USES</u>
NORTH:	Commercial (C)	Mendocino Commercial (MC)	0.07±	Commercial
EAST:	Commercial (C)	Mendocino Commercial (MC)	0.07±	Commercial
SOUTH:	Commercial (C)	Mendocino Commercial (MC)	11.5±	Recreational
WEST:	Commercial (C)	Mendocino Commercial (MC)	0.25±	Commercial

REFERRAL AGENCIES

LOCAL

- ☒ Assessor's Office
- ☒ Building Division (Fort Bragg)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ Mendocino County Historical Review Board

- ☒ Mendocino Fire Protection District
- ☒ Mendocino Community Services District
- ☒ Planning Division (Fort Bragg)

STATE

- ☒
- CALFIRE (Land Use)

TRIBAL

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

ADDITIONAL INFORMATION:

N/A

STAFF PLANNER: SAM VANDY VANDEWATER

DATE: 10/14/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

N/A

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire

4. FARMLAND CLASSIFICATION:

GIS

N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

N/A

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

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

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

Mendocino Headlands State Park

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

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Mendocino Town Plan

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

N/A

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

N/A

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

N/A

27. COASTAL COMMISSION APPEALABLE AREA:

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

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

NO

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: 11-2019-0022

CalFire No:

Date Filed: 9/24/2019

Fee: \$4131.78

Receipt No: PRT-030546

Received By: Tia Sar

Office use only

APPLICATION FORM

APPLICANT

Name: MATTHEW R. MEYER

Phone: 707 391-8766

Mailing

Address: 776 JOSEPHINE LANE

City: HEALDSBURG

State/Zip: CA, 95448

email: MATT@MFCELLARS.COM

PROPERTY OWNER

Name: MATTHEW R. MEYER TTEE

Phone: 707 391-8766

Mailing

Address: 776 JOSEPHINE LANE

City: HEALDSBURG

State/Zip: CA, 95448

email: MATT@MFCELLARS.COM

AGENT

Name: REBECCA GOLDIE

Phone: 707 972-3971

Mailing

Address: PO BOX 424

City: BOONVILLE

State/Zip: CA, 95415

email: REBECCA.GOLDIE2012@GMAIL.COM

Parcel Size: 975

(Sq. feet/acre)

Address of Property: 45156 MAIN ST MENDOCINO

Assessor Parcel Number(s): # 119-237-13-00

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.

R. Olei
Signature of Applicant/Agent

9.23.19
Date

[Signature]
Signature of Owner

9-23-19
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.

WE PROPOSE TO CONDUCT RETAIL SALES OF MEYER FAMILY CELLARS WINE AND PORT, EXCLUSIVELY, WITH ANCILLIARY TASTINGS. WE DO NOT PROPOSE ANY FOOD PREPARATION OR SERVICE. WE DO NOT PROPOSE ANY EXTERNAL CHANGES TO THE PROPERTY. THERE CURRENTLY EXISTS COMMERCIAL PROPERTIES TO EITHER SIDE OF THE STREET-FAZIN & SECTION OF THE PROPERTY.

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>COMMERCIAL STORE</u> <input type="checkbox"/> Other: _____	1	N/A	385 sq. ft.	—	385 sq. ft.
Total Structures Paved Area Landscaped Area Unimproved Area	1	N/A	590 sq. ft.	—	590 sq. ft.
GRAND TOTAL (Equal to gross area of Parcel)			975 sq. ft.		

- Estimated employees per shift: ONE
Estimated shifts per day: ONE
Type of loading facilities proposed: N/A

Type of loading facilities proposed: N/A

-
-
-
-
-

- N/A

-
-
-

- | | Number | Size |
|------------------------------|--------|------|
| Number of covered spaces | | |
| Number of uncovered spaces | | |
| Number of standard spaces | | |
| Number of handicapped spaces | N/A | |
| Existing Number of Spaces | | |
| Proposed Additional Spaces | | |
| Total | | |

-
-
-
-
-

- A. Amount of cut _____ cubic yards
B. Amount of fill _____ cubic yards
C. Maximum height of fill slope N/A 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? _____ 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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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? _____ cubic yards.
Location of dredged material disposal site? _____

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 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 MCCSD
☐ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☒ Community water system - Specify supplier MCCSD
☐ 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:
BUSINESS LICENCE, MHRB APPROVAL FOR SIGN (PENDING)
ENVIRONMENTAL HEALTH (EXEMPTED FROM FOOD & BEVERAGE
CONDITIONS) MCCSD (APPROVED FOR SEWER & 589gal/DAY WATER)

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
MIDWAY DOWN MAIN STREET, AFTER KASTEN STREET,
ADJACENT TO PAPA BEAR'S CHOCOLATE HANS.
SEA-FACING.

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.
ONE COMMERCIAL ZONED BUILDING, 11 FT X 35 FT,
FACING DIRECTLY ONTO SIDEWALK.

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 N/A feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures 385 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 975 ☒ 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.
N/A

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.
N/A

30. Indicate the surrounding land uses:

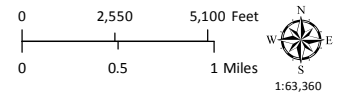
	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other				

* SEE MENDOCINO TOWN LAND USE MAP, ATTACHED.



CASE: U 2019-0022
 OWNER: MEYER, Matthew
 APN: 119-237-13
 APLCT: Matthew R. Meyer
 AGENT: Rebecca Goldie
 ADDRESS: 45156 Main Street, Mendocino

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

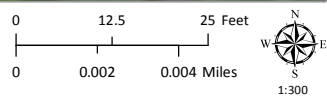


LOCATION MAP

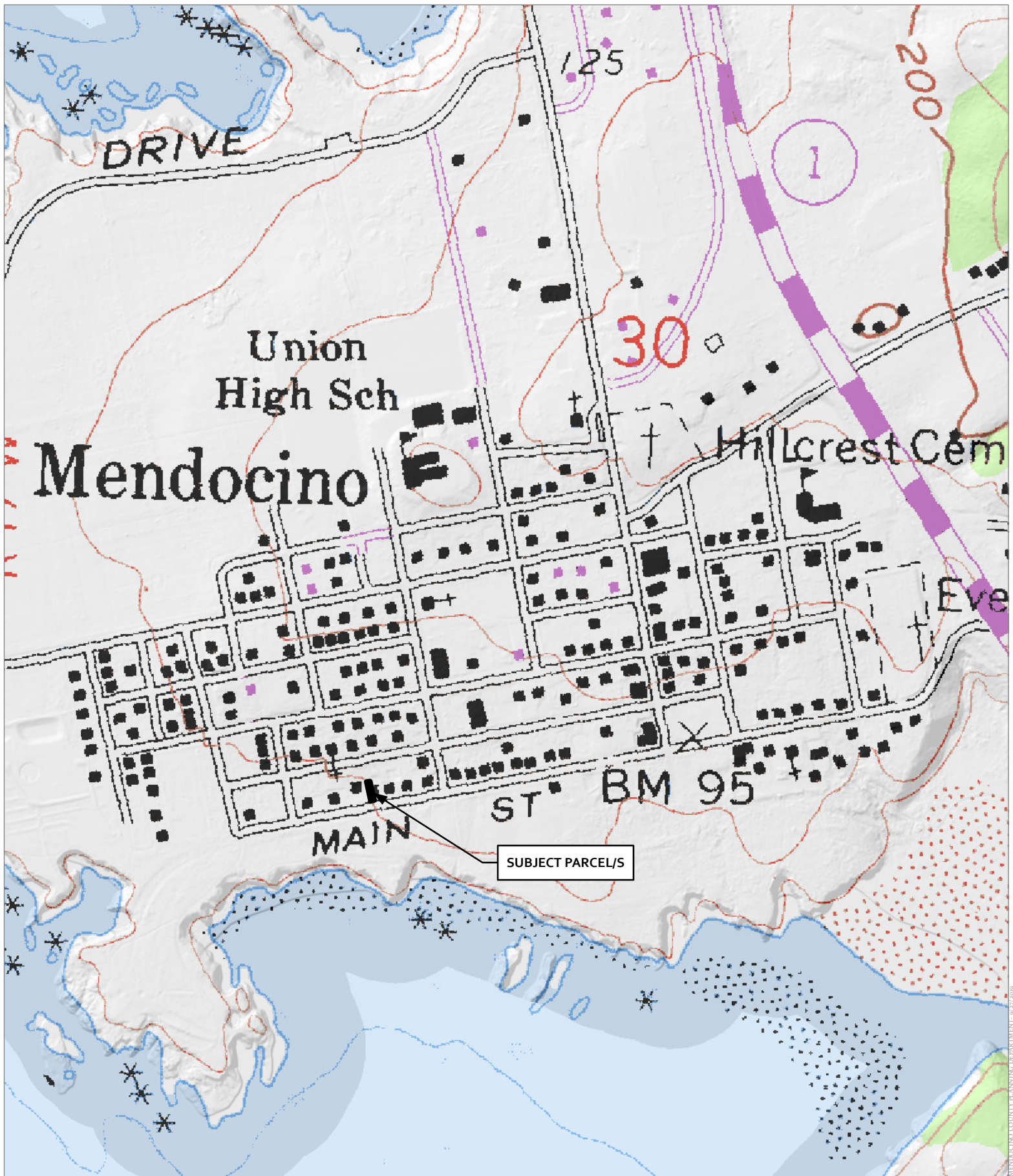


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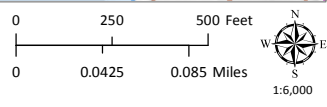
Public Roads



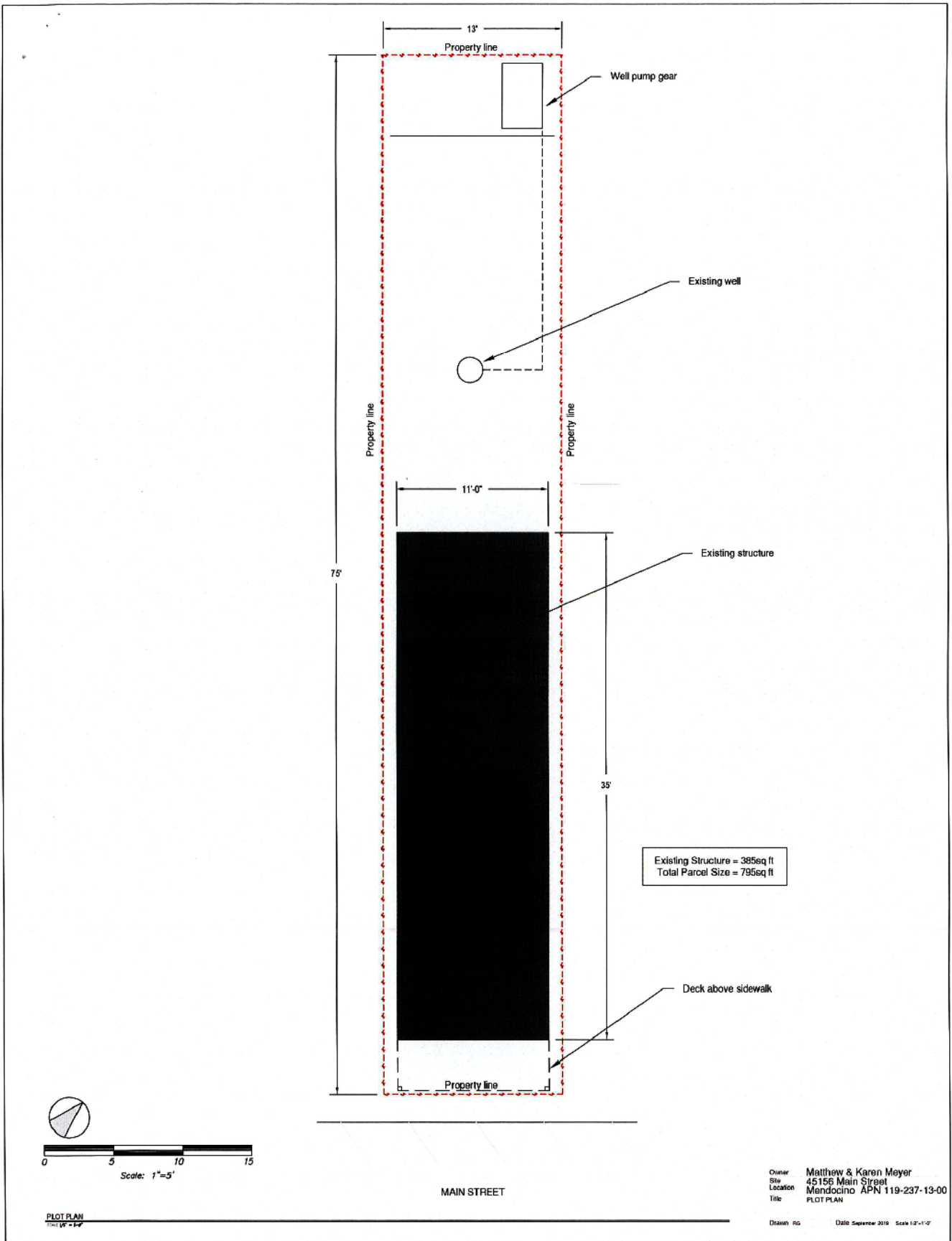
AERIAL IMAGERY



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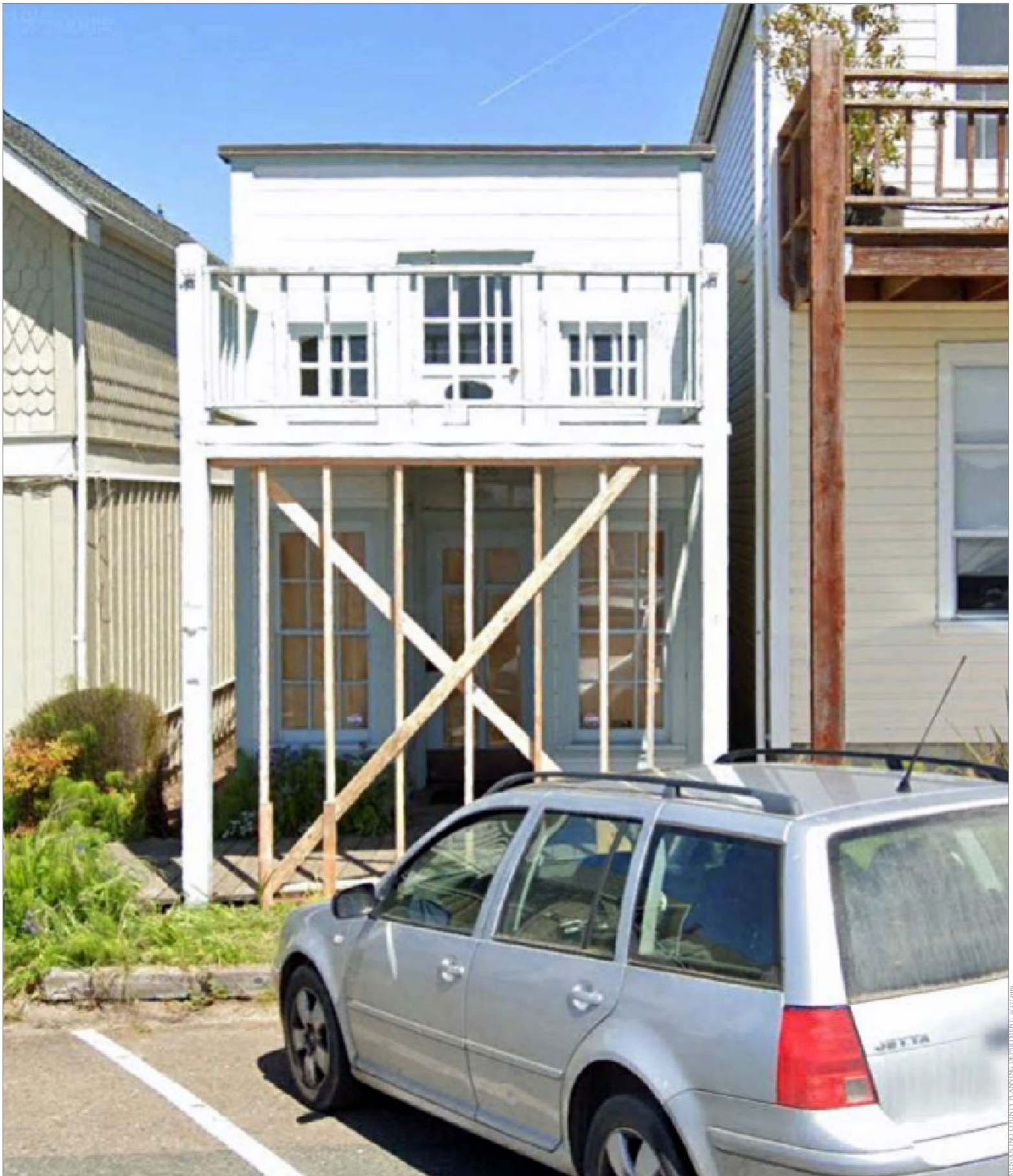


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



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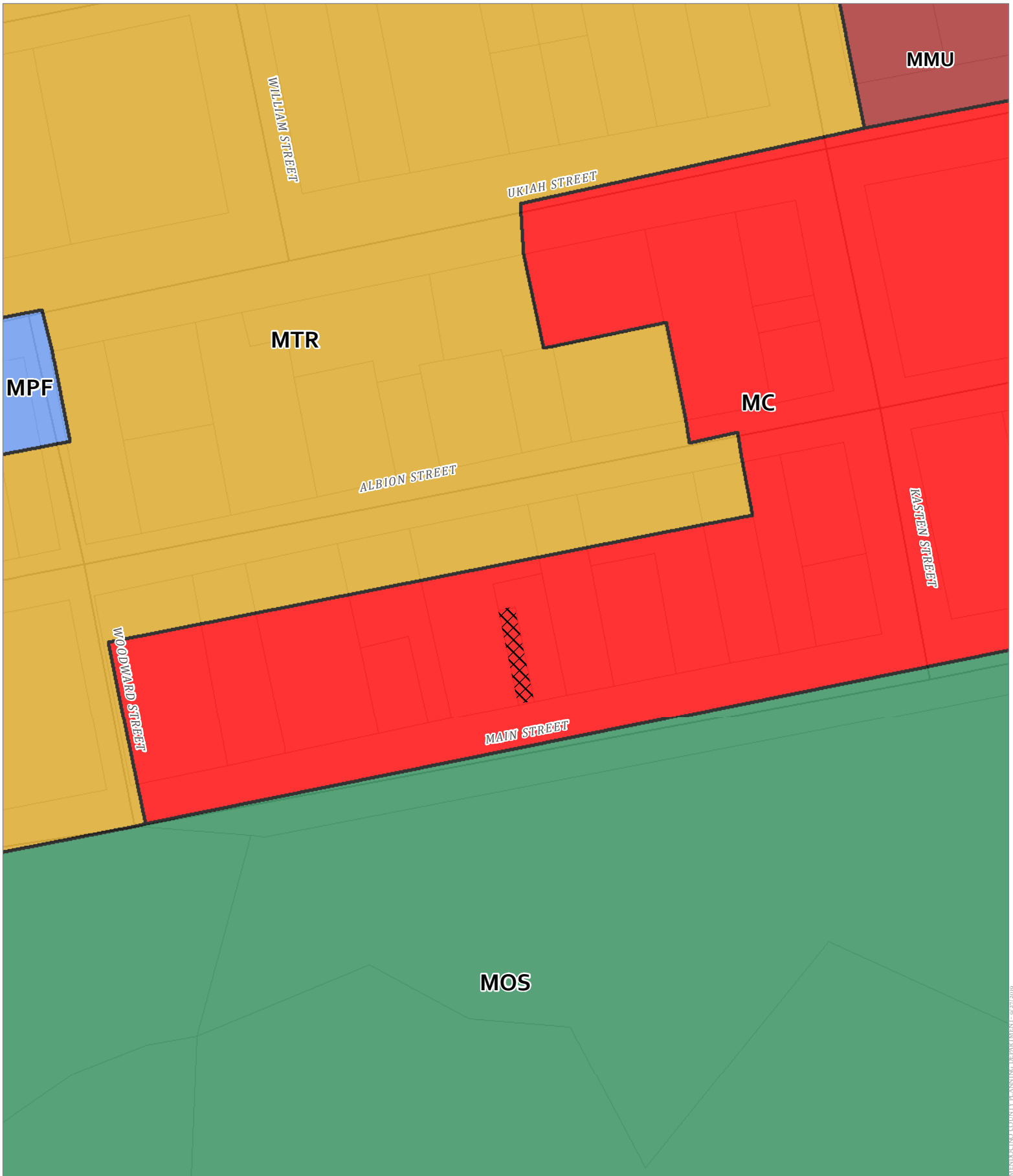
NO SCALE



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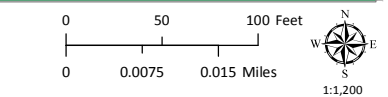
NO SCALE

STREET VIEW IMAGERY

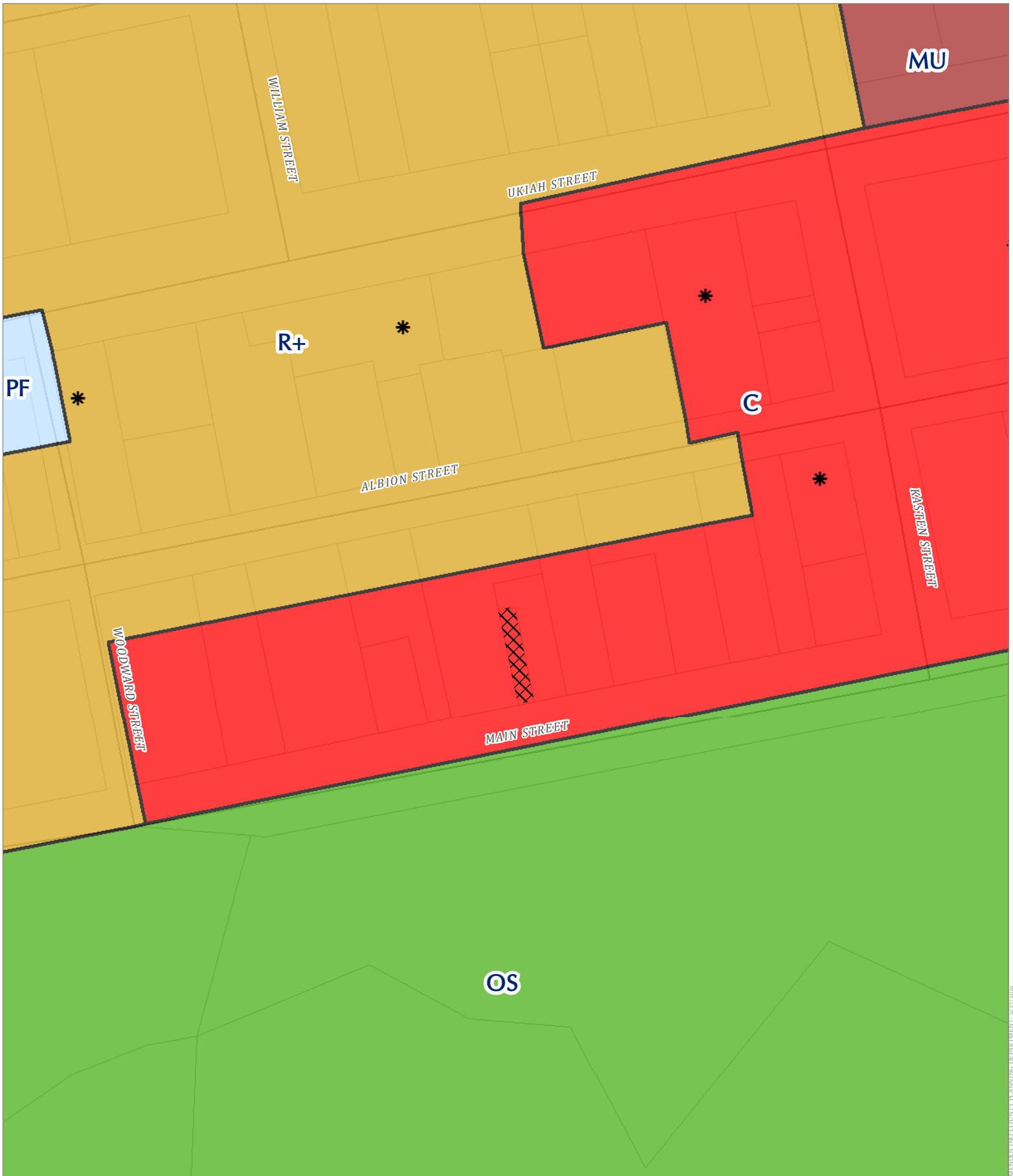


CASE: U 2019-0022
OWNER: MEYER, Matthew
APN: 119-237-13
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Public Roads

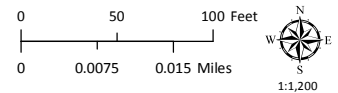


MENDOCINO TOWN ZONING



CASE: U 2019-0022
 OWNER: MEYER, Matthew
 APN: 119-237-13
 APLCT: Matthew R. Meyer
 AGENT: Rebecca Goldie
 ADDRESS: 45156 Main Street, Mendocino

* Visitor Serving Facilities
 — Public Roads



MENDOCINO TOWN LAND USE

