October 11, 2019

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 ________________
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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

ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES (ACRES) | ADJACENT USES
--- | --- | --- | ---
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
1. Assessor’s Office
2. Building Division (Fort Bragg)
3. Department of Transportation (DOT)
4. Environmental Health (EH)
5. Mendocino County Historical Review Board
6. Mendocino Fire Protection District
7. Mendocino Community Services District
8. Planning Division (Fort Bragg)
9. California Coastal Commission
10. Cloverdale Rancheria
11. Redwood Valley Rancheria
12. 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:
   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:
    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:
    Mendocino Town Plan

21. STATE CLEARINGHOUSE REQUIRED:
    NO

22. OAK WOODLAND AREA:
    USDA
    NO

23. HARBOR DISTRICT:
    Sec. 20.512
    NO

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

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

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:
    Sec. 20.500.020
    NO
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 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: BONNIE State/Zip: CA, 95415 email: REBECCA GOLDIE 2012@GMAIL.COM
Parcel Size: 975 (So. feet/area) 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-Subdivision
- [ ] 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.

[Signature of Applicant/Agent] 9.23.19 [Signature of Owner] 9-28-19
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 ANCILLARY 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-FACING SECTION OF THE PROPERTY.

<table>
<thead>
<tr>
<th>Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Other: COMMERCIAL STORE</td>
<td>1</td>
<td>N/A</td>
</tr>
<tr>
<td>□ Other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Structures Paved</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area Landscaped Area</td>
<td>1</td>
<td>N/A</td>
</tr>
<tr>
<td>Unimproved Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRAND TOTAL (Equal to gross area of Parcel)</td>
<td></td>
<td>975 sq ft</td>
</tr>
</tbody>
</table>
3. If the project is commercial, industrial or institutional, complete the following:

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

4. Will the proposed project be phased? ☐ Yes  ☑ No  If yes, explain your plans for phasing:

4. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes  ☑ No  Explain:

   N/A

5. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes  ☑ No  If yes, explain:

6. How much off-street parking will be provided?

   Number of covered spaces
   Number of uncovered spaces
   Number of standard spaces
   Number of handicapped spaces
   Existing Number of Spaces
   Proposed Additional Spaces
   Total

7. 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.).

8. 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 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? ☒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
   N/A
   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, MFRB APPROVAL FOR SIGN (PENDING)
   ENVIRONMENTAL HEALTH (EXEMPTED FROM FOOD & BEVERAGE CONDITIONS)
   MCHSD (APPROVED FOR SEWER & 583GAL/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 HALL
   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 _______ 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): 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.

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.

30. Indicate the surrounding land uses:
   North  East  South  West
   Vacant  Residential Agricultural  [☑] SEE MENDOCINO TOWN LAND USE MAP ATTACHED.  Commercial Industrial  Institutional Timberland  Other
CASE: U 2019-0022
OWNER: MEYER, Matthew
APN: 119-237-13
APLCT: Matthew R. Meyer
AGENT: Rebecca Goldie
ADDRESS: 45156 Main Street, Mendocino

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET