November 1, 2019

Environmental Health – Ukiah  CalFire - Prevention  Cloverdale Rancheria
Building Inspection - Ukiah  RWQCB  Potter Valley Tribe
Assessor  CA Alcoholic Beverage Control  Redwood Valley Rancheria
Caltrans  County Addresser  Sherwood Valley Band of Pomo Indians

CASE#: U 2019-0026
DATE FILED: 10/18/2019
OWNER: NADIEM HANNA & AMAL KHOURY
APPLICANT: NADIEM HANNA KHOURY
REQUEST: Minor Use Permit for installation and operation of a 50 gallon batch distillation still within an existing winery structure to facilitate the production of alcoholic spirits per Mendocino County Code Section 20.032.040(C).
LOCATION: 8.1± miles east of Calpella town center, lying on the south side of State Highway 20 (SH 20), 2 miles southeast of its intersection with RD 260 (CR 260), located at 7801 Hwy 20, Potter Valley (APN: 177-250-13).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: JESSE DAVIS
RESPONSE DUE DATE: November 15, 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_2019-0026 (Khoury)

OWNER: NADIEM HANNA & AMAL KHOURY

APPLICANT: NADIEM HANNA KHOURY

REQUEST: A request for installation and operation of a fifty (50) gallon batch distillation still within an existing winery structure to facilitate the production of alcoholic spirits per Mendocino County Code Section 20.032.040(C).

LOCATION: 8.1± miles east of Calpella town center, lying on the south side of West Highway 20 (CA-20), 2 miles southeast of its intersection with RD 260 (CR 260), addressed at 7801 State Hwy 20 W, Potter Valley, CA (APN: 177-250-13)

APN/S: 177-250-13-00

PARCEL SIZE: 34.1± Acres

GENERAL PLAN: Rangeland, minimum parcel size 160 acres, (RL160)

ZONING: Rangeland, minimum parcel size 160 acres, (RL:160)

EXISTING USES: Agricultural (Existing Vineyard)

DISTRICT: 1st Supervisorial District

RELATED CASES: BU_2012-0706 (New Construction - AG Exempt Barn); BU_2014-0324 (200 AMP – Service to Barn); BU_2014-0273 (Occupancy Change - Class- K Barn)

ADJACENT GENERAL PLAN

<table>
<thead>
<tr>
<th>NORTH:</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
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ADJACENT USES

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<tr>
<th>WEST:</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remote Residential (RMR 40)</td>
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</table>

REFERRAL AGENCIES

LOCAL
- Assessor’s Office
- Building Division (Ukiah)
- County Addresser
- Environmental Health (Land Use)

STATE
- CALFIRE (Land Use)
- CALTRANS
- CAL ABC (Santa Rosa)
- North Coast Regional Water Quality Control Board

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

ADDITIONAL INFORMATION: Besides obtaining all required local permits, the applicant will require licenses from the California Department of Alcoholic Beverage Control (ABC), including a license to manufacture brandy (Section 23014), as well as one for use of a still used for the making of alcoholic beverages or capable of such use (Section 23034). No ground disturbance or development is proposed or associated with this request, as all activities will occur within an existing and previously permitted structure.

STAFF PLANNER: JESSE DAVIS

DATE: 11/4/2019
ENVIRONMENTAL DATA

1. MAC: N/A
2. FIRE HAZARD SEVERITY ZONE: HIGH & MODERATE
3. FIRE RESPONSIBILITY AREA: CALFIRE - SRA
4. FARMLAND CLASSIFICATION: Grazing (G)
5. FLOOD ZONE CLASSIFICATION: FEMA (Zone A)
6. COASTAL GROUNDWATER RESOURCE AREA: N/A
7. SOIL CLASSIFICATION: West. Study Soils (204, 218 & 225)
8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: N/A
9. WILLIAMSON ACT CONTRACT: ADJACENT
10. TIMBER PRODUCTION ZONE: N/A
11. WETLANDS CLASSIFICATION: N/A
12. EARTHQUAKE FAULT ZONE: N/A
13. AIRPORT LAND USE PLANNING AREA: N/A
14. SUPERFUND/BROWNFIELD/HAZMAT SITE: N/A
15. NATURAL DIVERSITY DATABASE: N/A
16. STATE FOREST/PARK/RECREATION ADJACENT: N/A
17. LANDSLIDE HAZARD: N/A
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: N/A
22. OAK WOODLAND AREA: YES
23. HARBOR DISTRICT: N/A
APPLICATION FORM

APPLICANT
Name: Nadiem Hanna Khoury Phone: 707-293-4781

Mailing Address: 1951 Mosswood Rd.

City: UKIAH State/Zip: CA email: ELKFIELD@AOL.COM

PROPERTY OWNER
Name: Nadiem Hanna Khoury Phone: 707-293-4781

Mailing Address: 1951 Mosswood RD

City: UKIAH State/Zip: CA email: ELKFIELD@AOL.COM

AGENT
Name: None Phone:

Mailing Address:

City: State/Zip: email:

Parcel Size: (Sq. feet/ Acres) Address of Property: 7801 Highway 20, UKAIH, CA 95482

Assessor Parcel Number(s): 177-250-13, 177-250-10, 177-250-11 & 172-240-02

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.

Signature of Applicant/Agent Date

Signature of Owner Date

Mendocino County

OCT 18 2019

Planning & Building Services
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.

I wish only to install and operate a 50 gallon batch still in conjunction with my currently approved winery

- Onsite ingredients being used.
  - Ingredient list.
  - Final Product

2. Structures/Lot Coverage

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
<th>Square Footage</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
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<tr>
<td>Single Family</td>
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<td>Mobile Home</td>
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<td>Duplex</td>
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<td>0</td>
</tr>
<tr>
<td>Multifamily</td>
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<td>0</td>
</tr>
<tr>
<td>Other: 0</td>
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<td>0</td>
</tr>
<tr>
<td>Other:</td>
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<td>0</td>
</tr>
<tr>
<td>Total Structures Paved</td>
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<tr>
<td>Area Landscaped Area</td>
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<td>0</td>
</tr>
<tr>
<td>Unimproved Area</td>
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</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel) 0

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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: none

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?

<table>
<thead>
<tr>
<th>Number of covered spaces</th>
<th>Number</th>
<th>Size</th>
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</thead>
<tbody>
<tr>
<td>Number of uncovered spaces</td>
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<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
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<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
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<td></td>
</tr>
</tbody>
</table>

Existing Number of Spaces: N/A
Proposed Additional Spaces: __________
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________________________ 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__________________________
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? 0.001 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? ___________ 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 __________________________
   □ Septic Tank
   □ Other - Specify: the dealkoholized wine will be evaporated by spreading on ground

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:

  California Alcohol Beverage Control Type 03 - brandy manufacture & Type 06 (still registration). Also, basic permit from the United States Treasury Department, Tax and Trade Bureau

  

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

  There is a mailbox in the front of the property "7801"

  

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.

  Existing winery building will be use

  

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

26. Gross floor area of existing structures 4240 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 4240 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 29 ☐ 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.

  The is one 53 feet by 80 feet (4240 sq. ft.) which is currently used as a winery. The distillery will be located within this building.

  

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.

  unimproved land

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>Vacant</td>
<td>Res. Ag</td>
<td>Vacant</td>
</tr>
<tr>
<td>Residential Agricultural</td>
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</tr>
<tr>
<td>Commercial Industrial</td>
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<tr>
<td>Institutional Timberland</td>
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<tr>
<td>Other</td>
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</tbody>
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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 correct and complete. 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.

X  
Owner/Authorized Agent  10-16-19  
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize __________________________ to act as my representative and to bind me in all matters concerning this application.

Nadiem H. Khoury  
Owner  
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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
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<td>Nadiem Khoury</td>
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<tr>
<td>1951 Mosswood Rd. Ukiah, CA 94582</td>
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</table>

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: __________________________  Date: 10-16-19
Sec. 20.032.040 - Packing and Processing.

"Packing and processing" means packing or processing of agricultural crops, animals and their byproducts which entails more than picking, cutting, sorting and boxing or crating, but does not include rendering, tanning, or reduction of meat. The following are packing and processing use types:

(A) **Packing and Processing—Limited.** Packing or processing of crops grown on the premises;

(B) **Packing and Processing—Winery.** Crushing of grapes and fermentation, storage, and bottling of wine from grapes grown on or off the premises. Said use type also includes tasting rooms in conjunction with a winery and breweries provided said tasting room occupies less than twenty-five percent (25%) of the floor space of the winery;

(C) **Packing and Processing—General.** Packing or processing of crops, mineral water, animals or their byproducts regardless of where they were grown or found. Includes mineral water bottling plants;

(D) **Packing and Processing—Commercial Cooperage.** Manufacture of wood vessels, such as barrels for storing and maturing wine, beer or other beverages, regardless whether the agricultural products stored are grown on or off the premises if it is established in connection with a winery operation on the premises.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 3972 (part), adopted 1997)

CHAPTER 20.060 - R-L RANGELAND DISTRICT

Sec. 20.060.005 - Intent.

This district is intended to create and preserve areas for (A) the grazing of livestock, (B) the production and harvest of natural resources, and (C) the protection of such natural resources as watershed lands from fire, pollution, erosion, and other detrimental effects. Processing of products produced on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the R-L District would be applied to lands for incorporation into Type H Agricultural Preserves, other lands generally in range use, and intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of rangelands.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.060.010 - Permitted Uses.

The following use types are permitted in the R-L District:

(A) **Residential Use Types (See Chapter 20.016).**

- Family residential—single-family.

(B) **Civic Use Types (See Chapter 20.020).**

- Cemetery;
- Community recreation;
- Essential services;
- Fire and police protection services;
- Minor impact utilities.
(C) **Commercial Use Types (See Chapter 20.024).**
   - Animal sales and services—horse stables;
   - Animal sales and services—kennels;
   - Animal sales and services—stockyards.

(D) **Agricultural Use Types (See Chapter 20.032).**
   - Animal raising—general agriculture;
   - Animal waste processing;
   - Forest production and processing—limited;
   - Forest production and processing—portable sawmills;
   - Horticulture;
   - Packing and processing—limited;
   - Packing and processing—winery;
   - Row and field crops;
   - Tree crops.

(E) **Accessory uses as provided in Chapter 20-164.**

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4038 (part), adopted 1999)

Sec. 20.060.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the R-L District upon issuance of an Administrative Permit:

(A) **Residential Use Type (See Chapter 20.016).**
   - Farm employee housing.

Sec. 20.060.020 - Uses Subject to a Minor Use Permit.

The following use types are permitted in the R-L District upon issuance of a Minor Use Permit:

(A) **Residential Use Types (See Chapter 20.016).**
   - Family residential—dwelling groups;
   - Farm labor housing.

(B) **Civic Use Types (See Chapter 20.020).**
   - Day care facilities/small schools.

(C) **Commercial Use Types (See Chapter 20.024).**
   - Agricultural sales and services;
   - Animal sales and services—auctioning;
   - Animal sales and services—veterinary (large animals);
   - Cottage industries—general.

(D) **Agricultural Use Types (See Chapter 20.032).**
   - Packing and processing—general.
Sec. 20.060.025 - Uses Subject to a Major Use Permit.

The following use types are permitted in the R-L District upon issuance of a Major Use Permit:

(A) **Residential Use Types (See Chapter 20-016).**
- Family residential—cluster development.

(B) **Civic Use Types (See Chapter 20.020).**
- Educational facilities;
- Lodge, fraternal and civic assembly;
- Major impact services and utilities;
- Religious assembly.

(C) **Commercial Use Types (See Chapter 20.024).**
- Commercial recreation—outdoor sports and recreation;
- Commercial recreation—outdoor entertainment;
- Transient habitation—campground;
- Transient habitation—lodging (limited);
- Transient habitation—resort and recreational facilities.

(D) **Agricultural Use Types (See Chapter 20.032).**
- Packing and processing—commercial cooperate.

(E) **Extractive Use Types (See Chapter 20-036).**
- Mining and processing.

Sec. 20.060.030 - Minimum Lot Area.

One hundred sixty (160) acres.

Sec. 20.060.035 - Maximum Dwelling Density.

One (1) unit per one hundred sixty (160) acres.

Sec. 20.060.040 - Minimum Front and Rear Yards.

Fifty (50) feet each.
Sec. 20.060.045 - Minimum Side Yards.

Fifty (50) feet each.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.060.050 - Setback Exception.

Any nonconforming parcel which is less than five (5) acres shall observe a minimum front, side and rear yard of twenty (20) feet.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.060.055 - Building Height Limit.

Thirty-five (35) feet.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.060.060 - Lot Splits in Agricultural Preserves for Farmworker Housing.

In compliance with Government Code 51230.2, a two (2)-way division of a parcel of land that is currently subject to a Williamson Act contract may be allowed, if all of the following apply:

(A) The resulting parcel is to be sold or leased for agricultural employee ("farmworker") housing, and is not more than five (5) acres in size. For the purposes of this section, "agricultural employee" shall have the same meaning as defined by subdivision (b) of Section 1140.4 of the Labor Code.

(B) The parcel shall be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.

(C) The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to county counsel.

(D) There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.

(E) The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.

(F) The farmworker housing project shall include provisions designed to minimize potential impacts on surrounding agricultural and rural residential land uses.

A subdivision of land pursuant to this section shall not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased shall remain subject to that contract.

(Ord. No. 4225, 7-20-2009)
Show all buildings, structures, mobile homes, septic tanks and leach fields, walls, streams, lakes, roads, streets, alleys, retaining walls, fences, easements, electrical power poles, and any other improvements and indicate all distances between. Specify whether existing or proposed. Draw to scale and show scale. Indicate orientation with a North Arrow.
CASE: U 2019-0026
OWNER: KHOURY, Nadiem & Amal
APN: 177-250-13
APLCT: Nadiem Khoury
AGENT:
ADDRESS: 7201 Highway 20, Potter Valley

NO SCALE
STILL PHOTO
CASE: U 2019-0026
OWNER: KHOURY, Nadiem & Amal
APN: 177-250-13
APLCT: Nadiem Khoury
AGENT:
ADDRESS: 7201 Highway 20, Potter Valley

ZONING DISPLAY MAP
CASE: U 2019-0026
OWNER: KHOURY, Nadiem & Amal
APN: 177-250-13
APLCT: Nadiem Khoury
AGENT: Nadiem Khoury
ADDRESS: 7201 Highway 20, Potter Valley

High Fire Hazard
Moderate Fire Hazard

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA