

TO: Board of Supervisors

FROM: Planning and Building Services

MEETING DATE: May 19, 2020

DEPARTMENT CONTACT: Russell Ford
DEPARTMENT CONTACT: Brent Schultz

PHONE: 234-6650
PHONE: 234-6650

ITEM TYPE: Regular Agenda

TIME ALLOCATED FOR ITEM: 5 minutes

AGENDA TITLE:

Noticed Public Hearing – Discussion and Possible Adoption of Resolution Approving Agricultural Preserve No. A 2019-0002, and Approval of a Williamson Act Contract for Establishment of an Williamson Act Contract for Lance and Jamie Stornetta, in Manchester (APN 133-020-09)

RECOMMENDED ACTION/MOTION:

Approve the creation of a new Agricultural Preserve and Williamson Act contract for APN 133-020-09 per the recommendation of the Planning Commission.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:

ORD 4345, Resolution No. 15-156 (Policies and Procedures for Agricultural Preserves and Williamson Act Contracts) Approved on October 6, 2015, Amended on March 21, 2017 by Resolution No. 17-041

SUMMARY OF REQUEST:

Lance and Jamie Stornetta request establishment of an Agricultural Preserve and Williamson Act contact over 39± acres of rangeland in Manchester. The land is used as support land for the dairy cattle. The request was approved unanimously by the Planning Commission on October 17, 2019. See attached Planning Commission Report and Resolution.

ALTERNATIVE ACTION/MOTION:

Deny the request for creation of a new Agricultural Preserve and Williamson Act contract, finding the project to be inconsistent with the goals and policies of the General Plan and/or the applicable sections of the Mendocino County Code, with respect to criteria necessary for inclusion into an Agricultural Preserve as found in Mendocino County's Policies and Procedures for Agricultural Preserves and Williamson Act Contracts.

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-notice>

FISCAL IMPACT:

SOURCE OF FUNDING: N/A
CURRENT F/Y COST: N/A

BUDGETED IN CURRENT F/Y: N/A
ANNUAL RECURRING COST: N/A

SUPERVISORIAL DISTRICT: DISTRICT 5

VOTE REQUIREMENT: MAJORITY

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: Yes

CEO LIAISON:

CEO REVIEW:

CEO COMMENTS:

FOR COB USE ONLY

Executed By:
Date:
Note to Department:

Final Status:
Executed Item Number:



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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www.mendocinocounty.org/pbs

May 5, 2020

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors at their regular meeting on Tuesday, May 19, 2020, will conduct a public hearing on the following project at 9:00 a.m., or as soon thereafter as the item(s) may be heard.

Effective March 20, 2020, the Mendocino County Board of Supervisors meetings will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

We thank you for your understanding during this difficult time, and thank you for your continued interest.

CASE#: A_2019-0002

DATE FILED: 4/15/2019

OWNER: LANCE & JAIME STORNETTA

APPLICANT: LANCE STORNETTA

AGENT: J.R. BARRETT

REQUEST: Agricultural Preserve application to establish a new preserve and Williamson Act contract on 39± acres of Rangeland currently used as part of the Windy Hollow dairy.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, .35± miles south of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private), located at 44151 Biaggi Road, Manchester (APN: 133-020-09).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, at their October 17, 2019 meeting, recommended approval of the Agricultural Preserve and Contract to the Board of Supervisors.

The staff reports, notices, and related materials will be available for public review 10 days prior to the scheduled hearing on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/public-notices>

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to bos@mendocinocounty.org, in lieu of personal attendance, by May 18, 2020. All email comment must be received by 8:00 A.M. the morning of the meeting in order to be published with the agenda. Additionally, the public may speak during public comment via telecomment. Information regarding telecomment participation can be found here: <https://www.mendocinocounty.org/government/board-of-supervisors/agendas-and-minutes>. All written public comment received by 8:00 A.M. the day of the hearing will be made available to the Supervisors, staff, and the general public after processing by Clerk of the Board staff, and can be viewed as attachments to this meeting agenda at <https://mendocino.legistar.com/Calendar.aspx>.

The Board of Supervisors action shall be final. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services/Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Clerk of the Board of Supervisors at 463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m., or the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board by calling 463-4441 at least five days prior to the meeting.

BRENT SCHULTZ, Director of Planning and Building Services



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May 5, 2020

TO: Independent Coast Observer
FROM: James Feenan, Commission Services Supervisor
SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on May 8, 2020 in the Legal Notices Section of the Independent Coast Observer. Thank you!

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors at their regular meeting on Tuesday, May 19, 2020, will conduct a public hearing on the following project at 9:00 a.m., or as soon thereafter as the item(s) may be heard.

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APPLICANT: LANCE STORNETTA

AGENT: J.R. BARRETT

REQUEST: Agricultural Preserve application to establish a new preserve and Williamson Act contract on 39± acres of Rangeland currently used as part of the Windy Hollow dairy.

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BRENT SCHULTZ, Director of Planning and Building Services



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MEMORANDUM

DATE: MAY 19, 2020

TO: HONORABLE BOARD OF SUPERVISORS

FROM: RUSSELL FORD, PLANNING AND BUILDING SERVICES

SUBJECT: A 2019-0002, REQUEST TO ESTABLISH A NEW WILLIAMSON ACT CONTRACT FOR LANCE AND JAMIE STORNETTA (WINDY HOLLOW FARM)

The applicant, Lance Stornetta, is requesting the creation of a new Williamson Act contract on a parcel. The parcel is located in the coastal zone, 0.35± miles south of Manchester on the west side of State Route 1 (SR 1), at its intersection with Biaggi Road (private) at 44151 Biaggi Road and 44501 Kinney Road. The parcel is directly used in conjunction with the existing dairy, but is not currently under contract.

The project was heard by the Planning Commission on October 17, 2019 where they recommended approval unanimously.

RUSSELL FORD
PLANNER III

ATTACHMENTS:

PLANNING COMMISSISON PACKET
PLANNING COMMISSION RESOLUTION NO. PC_2019-0022

RESOLUTION NO. 20-_____

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS ESTABLISHING AN AGRICULTURAL PRESERVE FOR THE LANDS OF LANCE AND JAMIE STORNETTA, AND APPROVING A NEW WILLIAMSON ACT CONTRACT (A 2019-0002)

WHEREAS, the applicant, Lance Stornetta, filed an application with the Mendocino County Department of Planning and Building Services to incorporate a 39± acre parcel into an Agricultural Preserve and Williamson Act contract 0.35± miles south of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private) at 44151 Biaggi Road, Manchester, and which areas are described in Exhibit "A" (the "Project"); APN: 133-020-09x; General Plan RL (Rangeland); Zoning RL (Rangeland); Supervisorial District 5; and

WHEREAS, the Project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, October 17, 2019 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project; and

WHEREAS, at the Planning Commission hearing on October 17, 2019, all interested persons were given an opportunity to be heard regarding the Project, and the Planning Commission did hear and make its recommendation to the Board of Supervisors on the Project; and

WHEREAS, the Board of Supervisors upon receipt of the Planning Commission's report did schedule a public hearing to consider the applicant's request for said agricultural preserve and contract; and

WHEREAS, said public hearing was duly held on this 19th day of May, 2020, pursuant to proper notice and all evidence was received and the same fully considered; and

WHEREAS, Mendocino County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts pursuant to Mendocino County Code section 22.08.010, which provide that that no property shall be incorporated into an agricultural preserve unless the Board of Supervisors finds that the property meets the eligibility qualifications established by the such Policies and Procedures; and

WHEREAS, the Board of Supervisors has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board of Supervisors regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors makes the following findings:

1. General Plan and Zoning Consistency Findings

- a. The Project is consistent with the property's General Plan land use designation of RL (Rangeland) and with applicable goals and policies of the General Plan.
- b. The Project is consistent with the property's zoning district of RL (Rangeland) and is in conformance with Mendocino County Code Chapter 20.052.

2. Environmental Finding

The Project is categorically exempt from CEQA review per Section 15317 of the CEQA guidelines (Class 17).

3. Williamson Act and Agricultural Preserve Finding

The Project satisfies the eligibility requirement criteria set forth in Section 5.2 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts; and

BE IT FURTHER RESOLVED that the lands described in Exhibit "A", attached hereto and incorporated herein by this reference, be entered into a new preserve and contract in a form approved by the Mendocino County Counsel, and that the owner shall cause to be recorded with the County Recorder's Office a map, written legal description and contract for the preserve in accordance with the established procedures of the County Recorder's Office; and

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, California 95482; and

BE IT FURTHER RESOLVED that the Clerk of the Board of Supervisors shall transmit a certified copy of this resolution to the County Recorder of the County of Mendocino.

This foregoing Resolution introduced by Supervisor _____, seconded by Supervisor _____, and carried this ____ day of _____, 2020 by the following vote:

AYES:

NOES:

ABSENT:

WHEREUPON, THE Chair declared said Resolution adopted and SO ORDERED.

ATTEST: CARMEL J. ANGELO
Clerk of the Board

JOHN HASCHAK, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

Deputy

APPROVED AS TO FORM:

BY: CARMEL J. ANGELO
Clerk of the Board

CHRISTIAN M. CURTIS, Acting County Counsel

Deputy _____

EXHIBIT "A"

Any and all lands and any and all interest thereto lying within the following described real property, said property is situated in the County of Mendocino, State of California more particularly described as follows:

TRACT ONE :

The south half of the southwest quarter of Section 24 and the north half of the northwest quarter of Section 25, Township 13 North, Range 17 West, Mount Diablo Base and Meridian.

TOGETHER WITH the following:

BEGINNING at a point 14 chains due North from the center of Section 25, Township 13 North, Range 17 West, Mount Diablo Meridian, thence South 84° West, 20.11 chains to the northeast corner of that parcel of land conveyed by John P. Bowen to D.C. Clanton, by deed dated January 8, 1877, recorded in Book 22 of Deeds, Page 110, Mendocino County Records; thence South 84° West along the north line of said Clanton land to the west line of said Section 25; thence due North on said section line to the northwest corner of the southwest quarter of the northwest quarter of Section 25; thence due East, 40 chains, more or less, to the northeast corner of the southeast quarter of the northwest quarter of said Section 25; thence due South 6 chains to the Point of Beginning.

EXCEPTING from the above described **TRACT ONE**, the following:

EXCEPTION 1:

BEGINNING at a post in the corner of Sections 23, 24, 25 and 26, Township 13 North, Range 17 West, Mount Diablo Meridian; thence running North along the subdivision line, 20 chains, more or less, to the northwest corner of the southwest quarter of the southwest quarter of Section 24; thence East on the subdivision line 53 links to a stake; thence South 0°23' East, 45 chains to the waters of the lagoon; thence West following the edge of the waters of the said lagoon 83 links to the line between Section 25 and 26, Township 13 North, Range 17 West, Mount Diablo Meridian; thence North along said line to the Point of Beginning.

EXCEPTION 2:

All that portion described in the deed executed by James P. Biaggi, et ux, to Russell Biaggi and Margarette Biaggi, dated November 15, 1964, recorded November 16, 1964 in Book 675 of Official Records, Page 284, Mendocino County Records.

EXCEPTION 3:

All that 300 foot square portion described in the deed executed by James P. Biaggi, et ux, to Russell Biaggi and Margarette Biaggi, dated April 21, 1966 recorded April 28, 1966 in Book 715 of Official Records, Page 214, Mendocino County Records.

EXCEPTION 4:

Parcels A, B and D as numbered and designated upon the map of Hunter's Lagoon, a subdivision, recorded May 3, 1966 in Map Case 2, Drawer 5, Page 29, Mendocino County Records.

AP 133-020-06 and portion of 133-010-06.

TRACT TWO:

A parcel of land lying in the northeast quarter of Section 25, Township 13 North, Range 17 West, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the point of intersection of the west line of California State Highway 1 with the southerly line of a private road sometimes called Biaggi-Cremonini Road and thence following along the southerly

edge of said private road and the meanders thereof Westerly to the west line of the northeast quarter of Section 25, Township 13 North, Range 17 West, Mount Diablo Base and Meridian; thence Southerly along said west line to the northerly line of the land described in the deed from Erick Dahl to Emelie Dahl, recorded July 6, 1931 in Book 62 of Official Records, Page 438, Mendocino County Records; thence following along the northerly line of said Dahl land Southeasterly and Easterly to the southwest corner of that certain parcel of land described in the deed from Nellie Sharpless to Karen Marie Schlachter, recorded June 29, 1943, in Book 164 of Official Records, Page 126, Mendocino County Records; thence following along the west line of said Schlachter land and the west line of that certain parcel of land described in the deed from Fred and Blanche Bishop to Charles Wilson, recorded March 30, 1933 in Book 80 of Official Records, Page 439, Mendocino County Records, Northerly 200 feet, more or less, to the northwest corner of said Wilson land; thence following along the northerly line of said Wilson land Easterly 435 feet, more or less, to the west line of California State Highway 1; thence Northerly along the west line of said highway to the Point of Beginning.

EXCEPTING from the above described **TRACT TWO**, the following:

EXCEPTION 1:

That portion conveyed to Bill Reifers, et ux, by deed recorded April 13, 1965 in Book 686 of Official Records, Page 610, Mendocino County Records.

EXCEPTION 2:

That portion conveyed to Bill Reifers, et ux, by deed recorded June 1, 1967 in Book 741 of Official Records, Page 192, Mendocino County Records.

EXCEPTION 3:

COMMENCING at a 5/8 inch rebar tagged LS 3117 marking the northeast corner of the Reifers property as described in Book 686 of Official Records, Page 610, Mendocino County Records; thence along the south line of Biaggi Lane and the north line of said Reifers property North 61°23'55" West, 154.72 feet to a 5/8 inch rebar tagged LS 3117 marking the northwest corner of the Reifers property and being the **POINT OF BEGINNING**; thence continuing along the south line of Biaggi Lane North 61°23'55" West, 282.00 feet; thence leaving said south line South 67°16'07" West, 230.00 feet; thence North 61°23'55" West, 82.00 feet; thence South 67°16'07" West, 225.00 feet; thence South 10°46'01" East, 155.00 feet; thence South 74°39'42" East, 666.16 feet to a 5/8 inch rebar tagged LS 3117 marking the southwest corner of the Reifers property; thence along the west line of said Reifers property North 11°37'00" East, 336.95 feet to the Point of Beginning.

Portion of AP 133-020-09



**PLANNING COMMISSION
STAFF REPORT- AGRICULTURAL PRESERVE**

**OCTOBER 17, 2019
A_2019-0002**

SUMMARY

OWNER/APPLICANT: LANCE D. & JAMIE STORNETTA
PO BOX 296
MANCHESTER, CA 95459

REQUEST: Agricultural Preserve application to establish a new preserve and extend an existing Williamson Act contract over 39± Acres of Rangeland currently used as part of the Windy Hollow Dairy.

LOCATION: In the Coastal Zone 0.35± miles south of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private), located at 44151 Biaggi Road and 44501 Kinney Road, Manchester (APN: 133-020-09).

TOTAL ACREAGE: 39± (to be added)/225± total contracted area

GENERAL PLAN: RL (Rangeland)

ZONING: RL (Rangeland)

SUPERVISORIAL DISTRICT: District 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 17

RECOMMENDATION: The Planning Commission recommends that the Board of Supervisors, by resolution, establish an Agricultural Preserve and Williamson Act contract as proposed by the applicant, based on the facts and findings.

STAFF PLANNER: RUSSELL FORD

BACKGROUND

PROJECT DESCRIPTION: Windy Hollow farm is the location of the Stornetta Dairy in Manchester and has been in operation for at least 50 years. An Agricultural Preserve and Williamson Act contract was established on the property (formerly owned by Biaggi) in 1971, under Ag. Preserve Resolution No. 69-66E (APNs: 133-010-06, 16, 20, 05, 133-020-04, 05, 06). APN: 133-020-09 is immediately adjacent to the dairy lands but not currently included in the contract. A pending Boundary Line Adjustment (B_2019-0019) intends to transfer all but 5± acres of this 44± acre parcel into the Windy Hollow ownership to be used as support land for the dairy operation. The applicants desire to establish an Agricultural Preserve over the transferred land (approximately 39± acres) and incorporate it into the existing Williamson Act contract, number 17, creating a 225± acre contract.

APPLICANT'S STATEMENT: "Place 39± acres into Agricultural Preserve. Add to existing Windy Hollow Preserve and contract on 39± acres. Land to be placed in Ag Preserve is grazing/dairy operation (Stornetta). The existing preserve has a dairy operation. The existing legal parcel has 187± acres. With BLA will total 225± acres. Existing improvements include ranch house, barn, two modulares, shop and other ag storage buildings/sheds and equipment."

RELATED APPLICATIONS:

- Boundary Line Adjustment B_2019-0019 will be reviewed by the Subdivision Committee and Coastal Permit Administrator on October 10th. That adjustment proposes to transfer 39± of the existing 44± acres into Windy Hollow ownership to be used as part of the dairy operation.
- Resolution Number 69-66E established an Agricultural Preserve and Williamson Act contract over the lands currently held by Windy Hollow. APNs: 133-010-06, 16, 20, 05, 133-020-04, 05, 06.
- Coastal Development Permit CDP_1992-0014 approved the construction of a single family residence and barn on APN: 133-020-09.

SITE CHARACTERISTICS: The project site is located on alluvial bottomland soils on the north side of Lagoon Creek less than one mile from the Pacific Ocean. The area is adjacent to Manchester Beach and is mostly flat, with an average elevation of 80 feet. Both lots are accessed from Biaggi Road, a private road taking access off State Route 1. There is an existing Single Family Residence and associated accessory structures on the parcel, but it is otherwise undeveloped with Rangeland and some Forestland. Following the Boundary Line Adjustment, the SFR and structures will remain on a separate, 5± acre parcel while the remaining 39± acres is incorporated into the existing ag operation.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RL (Rangeland)	RL (Rangeland)	25±	Agricultural/ Residential
EAST	RV (Rural Village)	RV (Rural Village)	3±	Residential
SOUTH	Agricultural (AG)	Agricultural (AG)	192±	Agricultural
WEST	Agricultural (AG)	Agricultural (AG)	107±	Agricultural

PUBLIC SERVICES:

Access: State Route 1 (via private drive *Biaggi Road*)
Fire District: Redwood Coast Fire Protection District
Water District: None
Sewer District: None
School District: Manchester Union Elementary

AGENCY COMMENTS: On May 3, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Resource Lands Protection Committee	None	Reviewed by RLPC on 5/17. No objections to the project were noted.	5/17/2019
Forestry Advisor	None	No Comment	5/14/2019
Planning Division – Fort Bragg	None	No Comment	5/10/2019

KEY ISSUES

1. General Plan and Zoning Consistency: The proposed project, establishing an Agricultural Preserve and extending the existing Williamson Act contract over an additional 39± acres to be used for the existing dairy operation is consistent with pertinent agricultural goals and policies of the General Plan as follows:

Policy RM-10 (Agriculture): Protection of agriculture as a basic industry important to the economy and quality of life and food security of the county by maintain extensive agricultural land areas and limiting incompatible uses.

Policy RM-100: Maintain extensive agricultural land areas and limit incompatible uses.

Policy RM-101: The County supports policies and programs to maintain and enhance the viability of agricultural operations and retention of agricultural land.

Policy RM-110: Consistent with State funding, encourage the creation and renewal of Williamson Act contracts on eligible lands.

2. Agricultural Preserve Regulations: As indicated on aerial imagery and the existing Williamson Act contract, the property has been used for ag production for at least 50 years and is currently used for a major dairy operation. The intent is to incorporate an additional 39± acres into the existing contracted area to be used as support land and possible operational development. Based upon the existing and continued use of the property, staff finds that the property meets the criteria for establishment of a Williamson Act contract under Section 22.08 of the Mendocino County Code.

3. Environmental Protection: The project has been found to be exempt from the California Environmental Quality Act (CEQA) per Section 15317 of the CEQA guidelines (Class 17), which exempts "the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act..." Therefore, no further environmental consideration is necessary.

RECOMMENDATION

The Planning Commission recommends approval of A_2019-0002 to the Board of Supervisors, making the following findings, consistent with the General Plan and Mendocino County Code Section 22.08:


Environmental Findings: This project is categorically exempt from CEQA review per Section 15317 of the CEQA Guidelines (Class 17).

Agricultural Preserve Findings: The lands referenced in this Staff Report are currently zoned RL (Rangeland). Per Section 4.2(a) of the Revised Policies and Procedures, only lands zoned AG (Agriculture), RL (Rangeland) or FL (Forestland) are eligible to qualify as Agricultural Preserves. Staff finds that the proposed addition to the existing contract qualifies based on this criteria.

Williamson Act Findings: The proposed Williamson Act contract is consistent with requirements as specified in the Revised Policies and Procedures with regard to lot size, agricultural use type, accessory development and income threshold.

10/3/19

DATE



RUSSELL FORD
PLANNER III

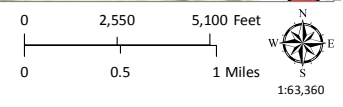
ATTACHMENTS:

- A. Location Map
- B. Topographic Map
- C. Aerial Imagery
- D. Zoning Classifications
- E. General Plan Classifications
- F. LCP Land Use Map
- G. LCP Land Capabilities
- H. LCP Habitats & Resources
- I. Appealable Areas
- J. Adjacent Parcels
- K. Fire Hazard Zones
- L. Important Farmland
- M. DWR Crop Type
- N. Ground Water Resources
- O. Special Flood Hazard Zones
- P. Highly Scenic & Tree Removal Areas
- Q. Estimated Slope
- R. Local Soils
- S. Wetlands
- T. Lands in Williamson Act

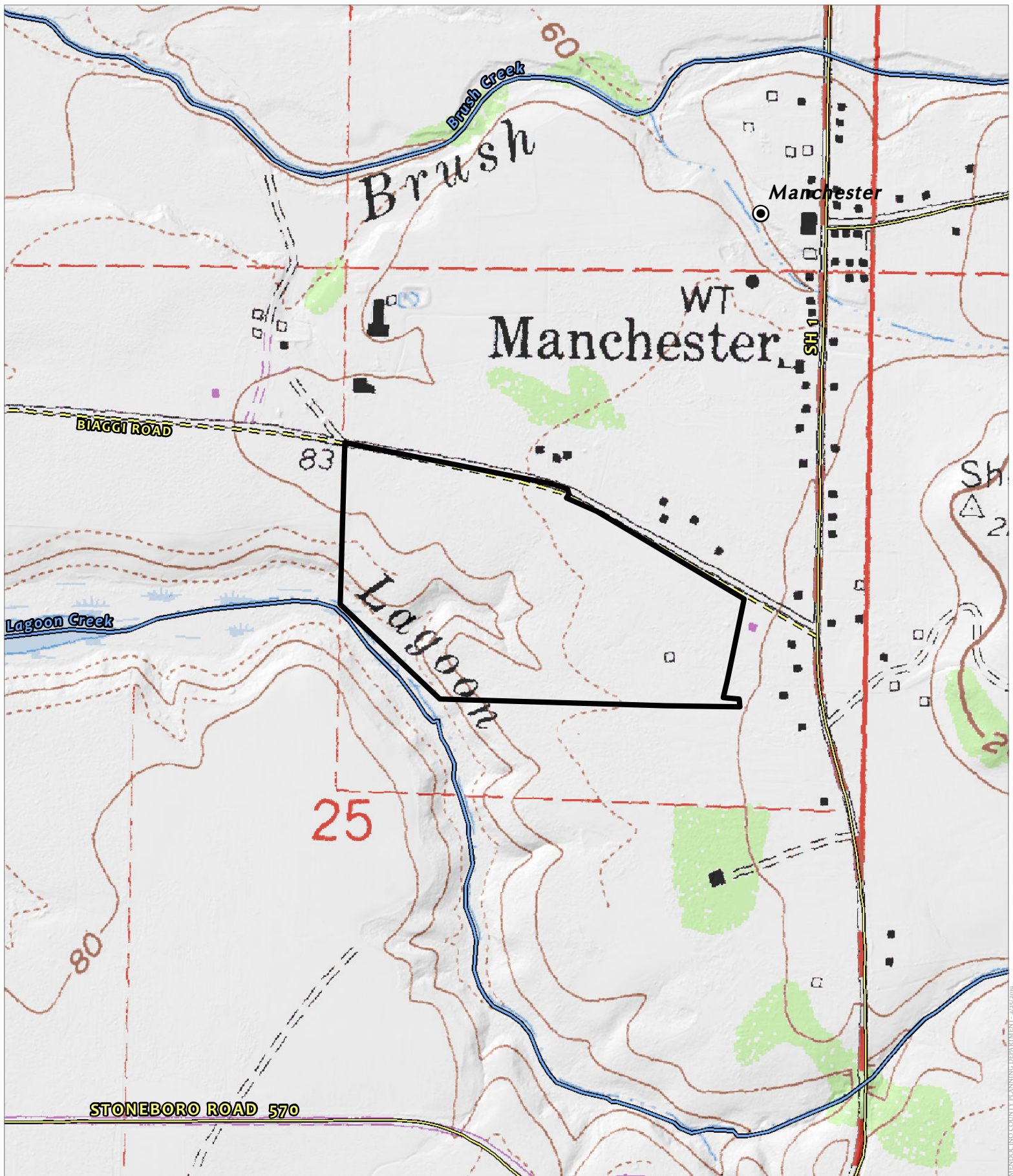


CASE: A 2019-0002
 OWNER: STORNETTA, Lance & Jamie
 APN: 133-020-09
 APLCT: Lance Stornetta
 AGENT: J.R. Barrett
 ADDRESS: 44151 Biaggi Road, Manchester

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads

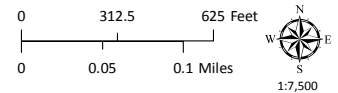


LOCATION MAP
 ATTACHMENT A



CASE: A 2019-0002
 OWNER: STORNETTA, Lance & Jamie
 APN: 133-020-09
 APLCT: Lance Stornetta
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
- Major Towns & Places
- Private Roads
- Driveways/Unnamed Roads
- Named Rivers
- Public Roads

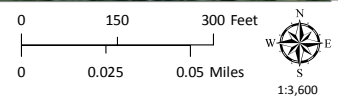


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT B

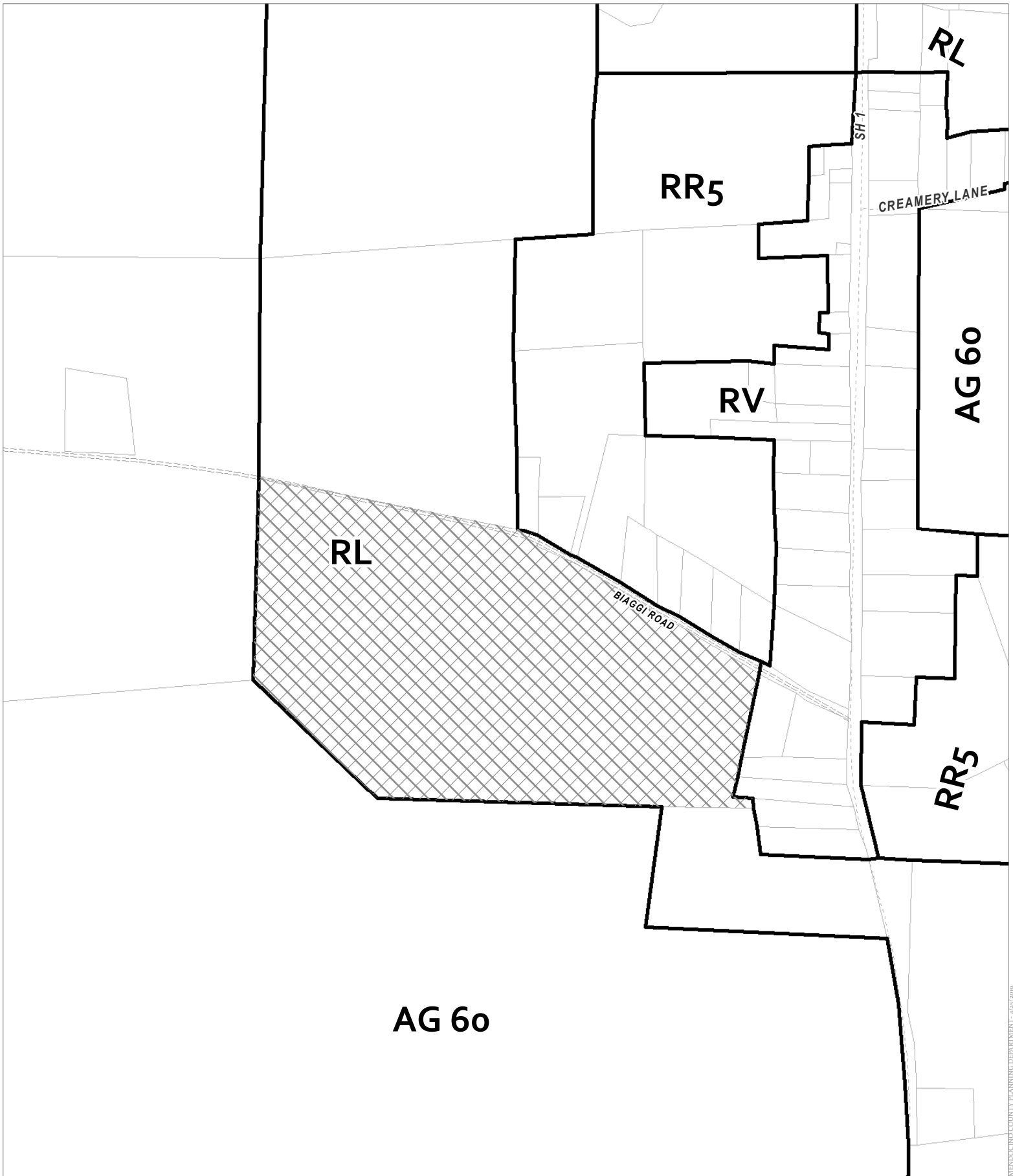


CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
APN: 133-020-09
APLCT: Lance Stornetta
AGENT: J.R. Barrett
ADDRESS: 44151 Biaggi Road, Manchester

 Named Rivers
 Private Roads





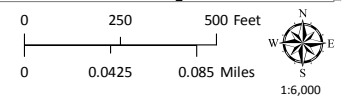
AERIAL IMAGERY
ATTACHMENT C



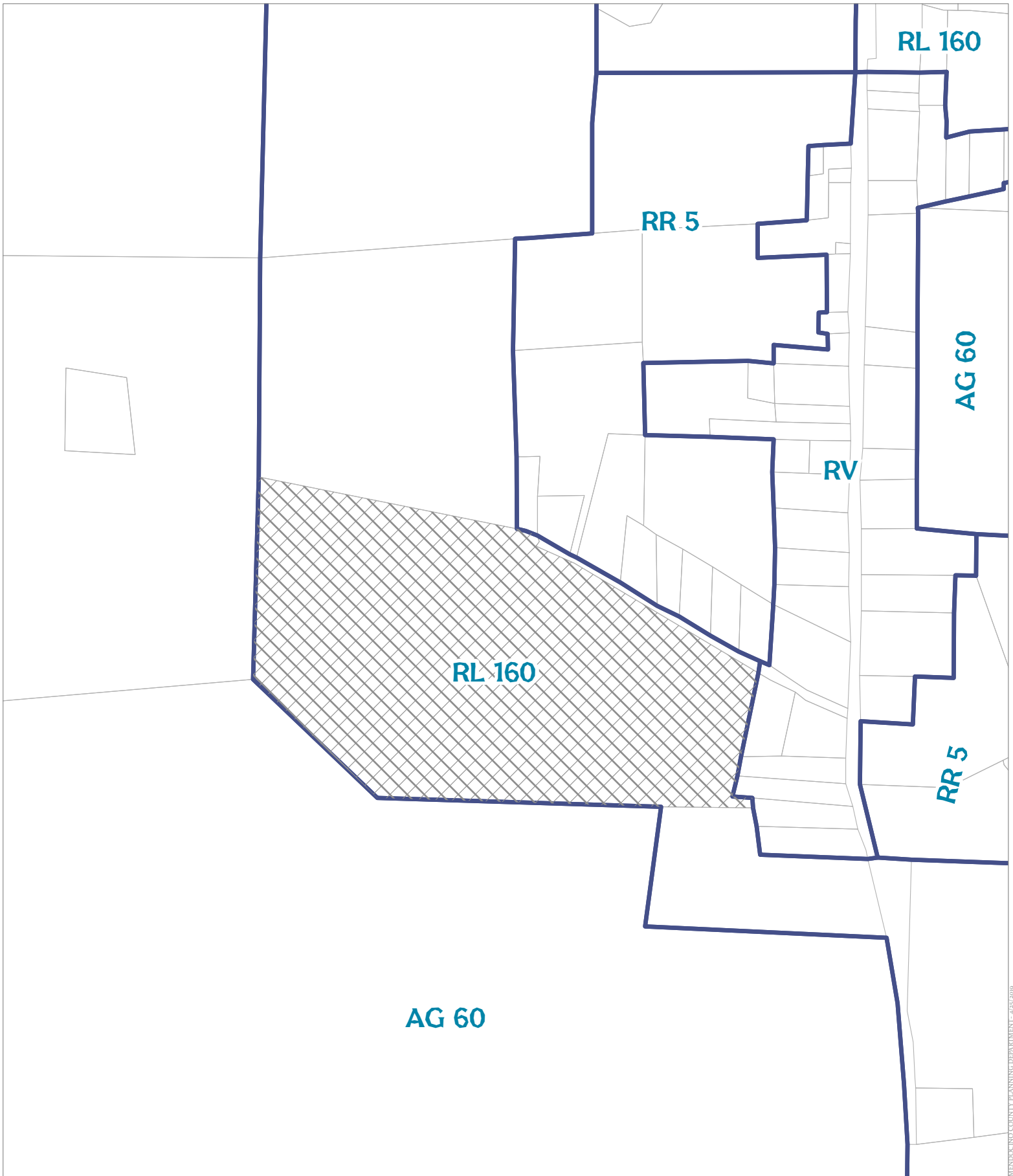
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

CASE: A 2019-0002
 OWNER: STORNETTA, Lance & Jamie
 APN: 133-020-09
 APLCT: Lance Stornetta
 AGENT: J.R. Barrett
 ADDRESS: 44151 Biaggi Road, Manchester

 Zoning Districts
 Public Roads




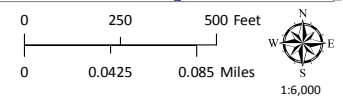
ZONING DISPLAY MAP
 ATTACHMENT D



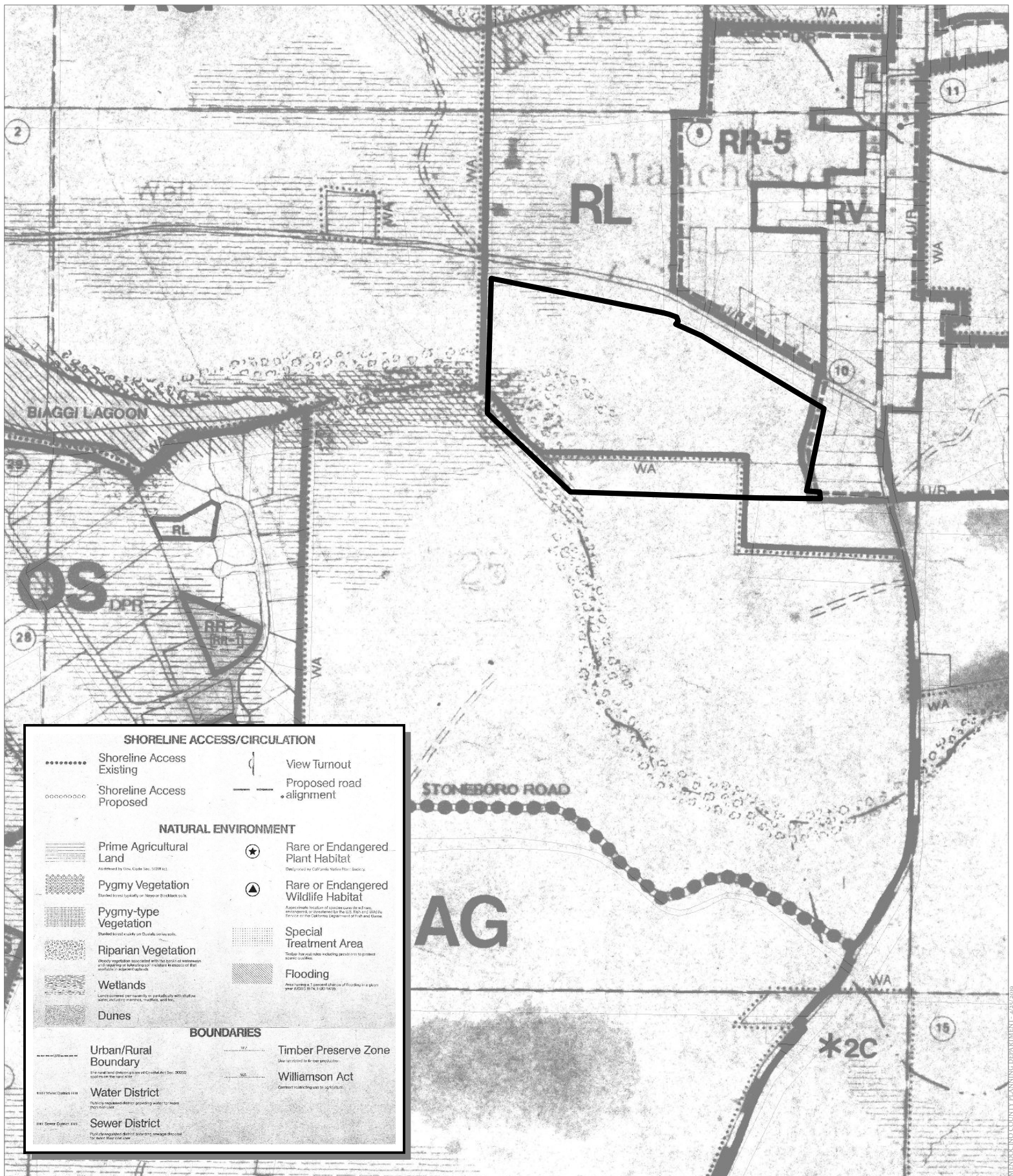
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

CASE: A 2019-0002
 OWNER: STORNETTA, Lance & Jamie
 APN: 133-020-09
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 AGENT: J.R. Barrett
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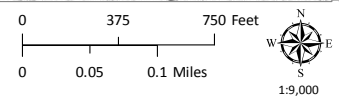
 General Plan Classes

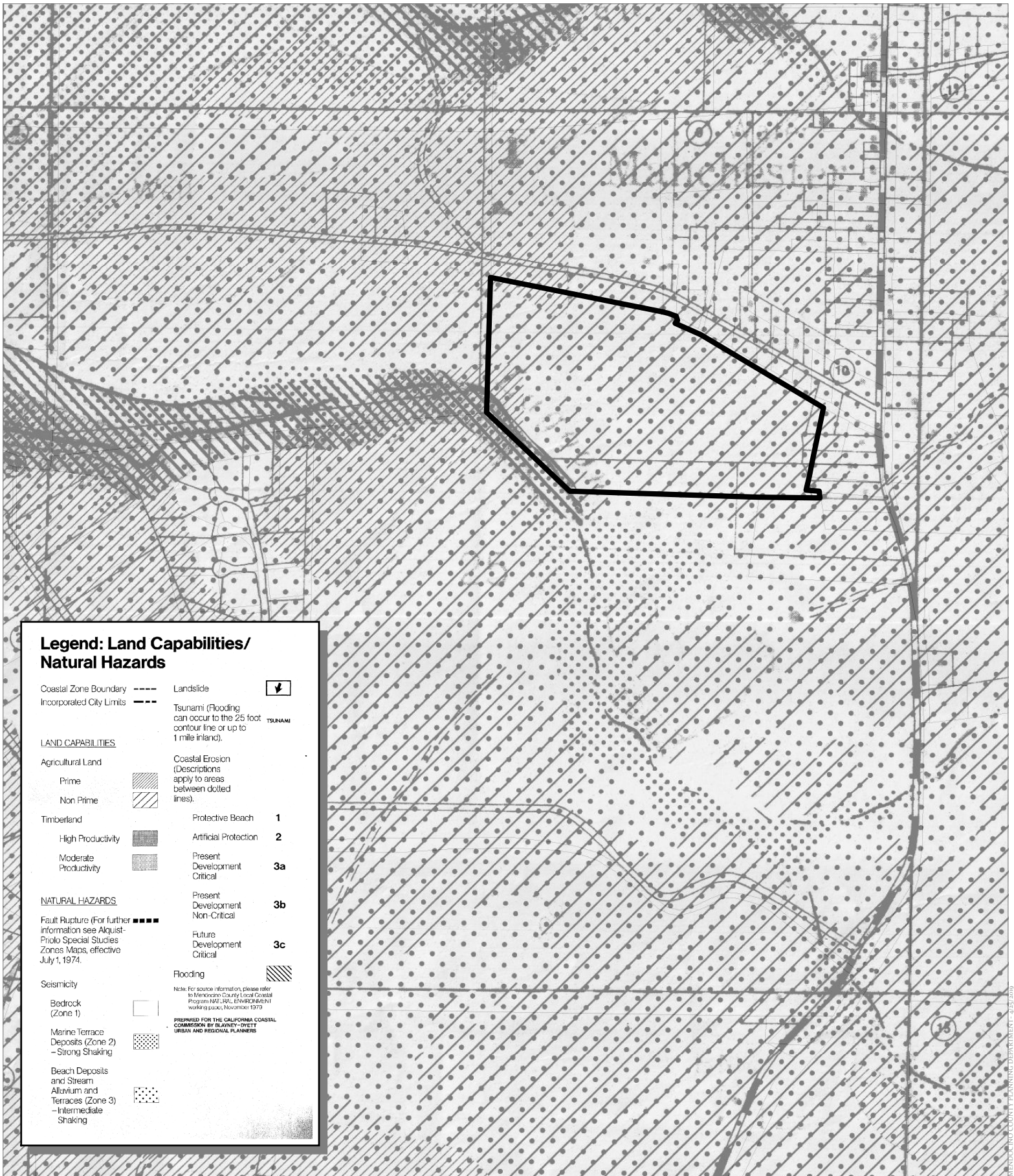


GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT E



CASE: A 2019-0002
 OWNER: STORNETTA, Lance & Jamie
 APN: 133-020-09
 APLCT: Lance Stornetta
 AGENT: J.R. Barrett
 ADDRESS: 44151 Biaggi Road, Manchester





Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary ---
Incorporated City Limits ---

LAND CAPABILITIES

Agricultural Land

Prime

Non Prime

Timberland

High Productivity

Moderate Productivity

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.)

Seismicity

Bedrock (Zone 1)

Marine Terrace Deposits (Zone 2) - Strong Shaking

Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking

Landslide

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

Coastal Erosion (Descriptions apply to areas between dotted lines).

Protective Beach 1

Artificial Protection 2

Present Development Critical 3a

Present Development Non-Critical 3b

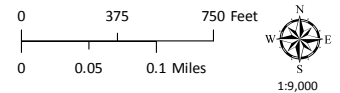
Future Development Critical 3c

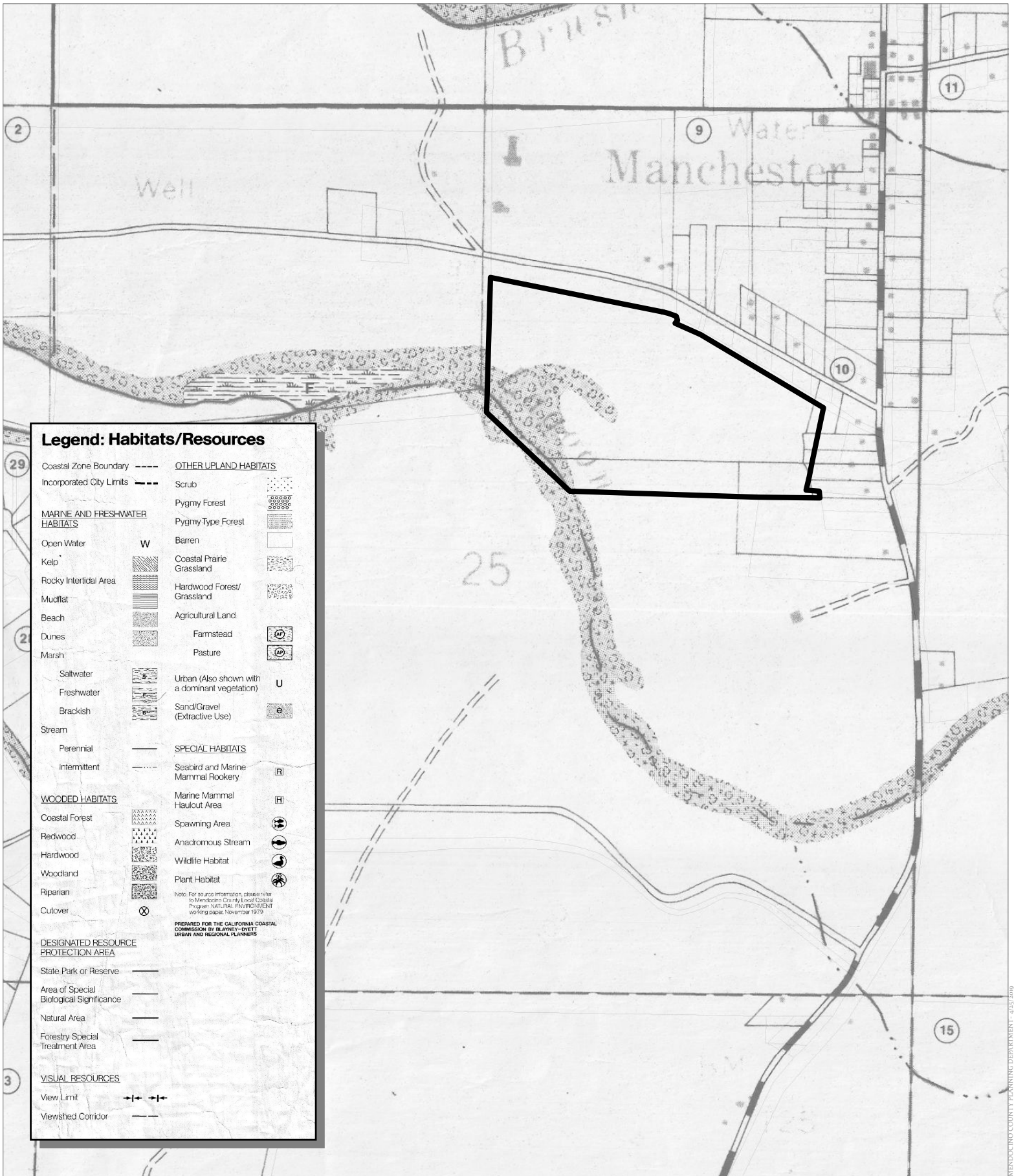
Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

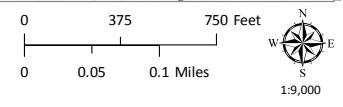
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DWYTT URBAN AND REGIONAL PLANNERS

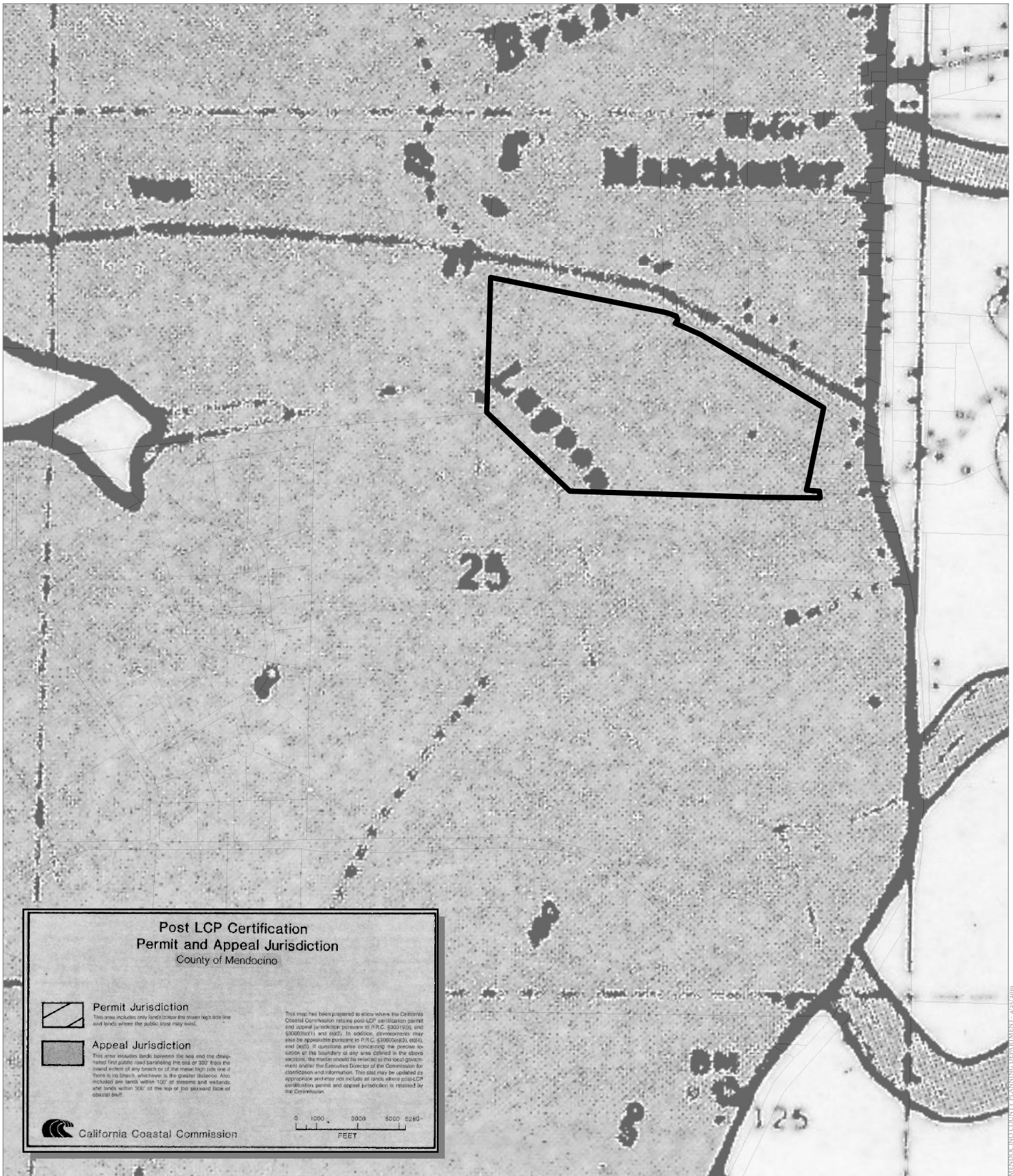
CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
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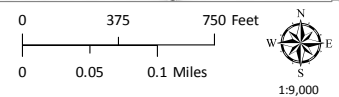


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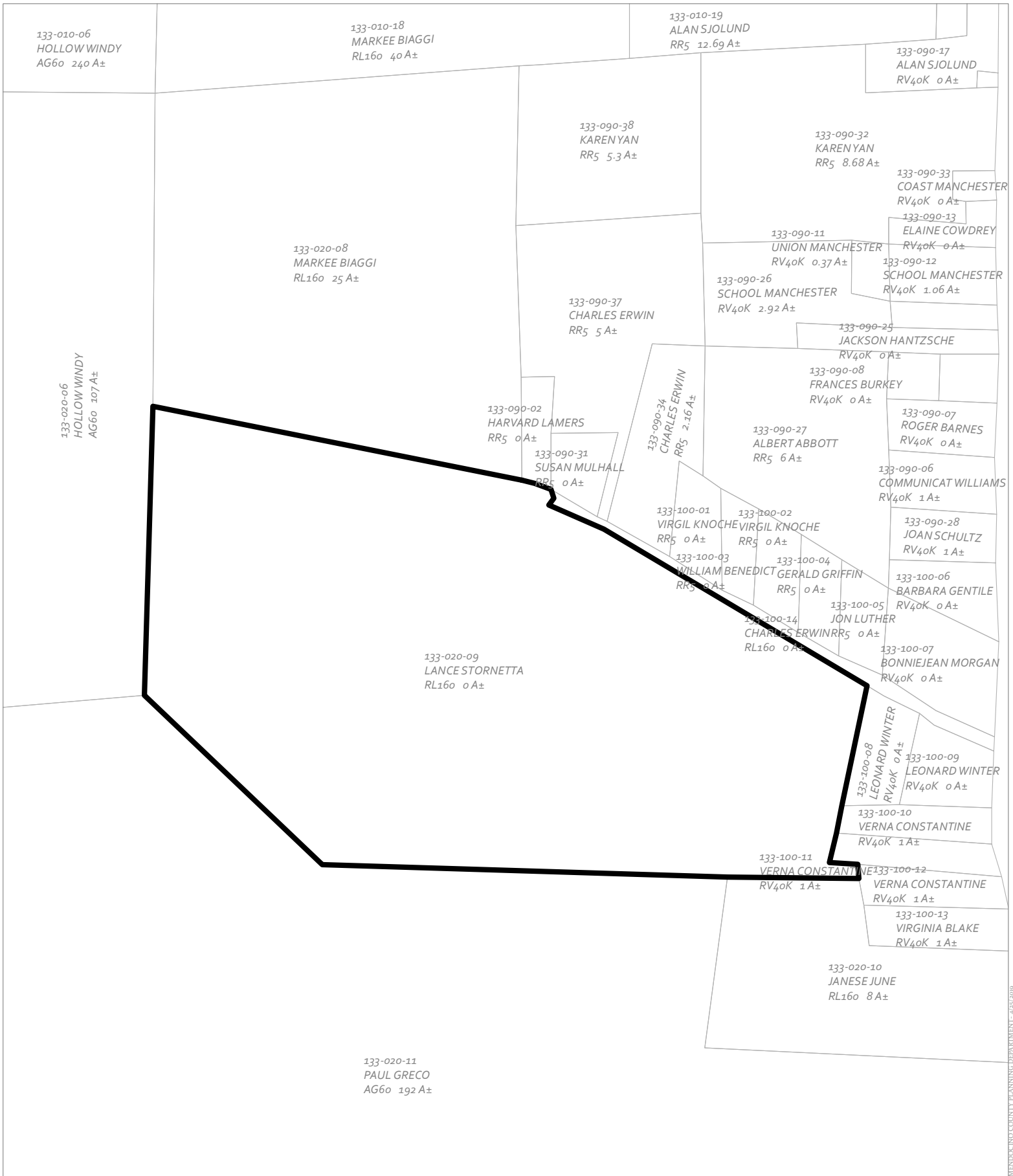




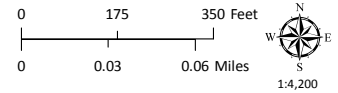
CASE: A 2019-0002
 OWNER: STORNETTA, Lance & Jamie
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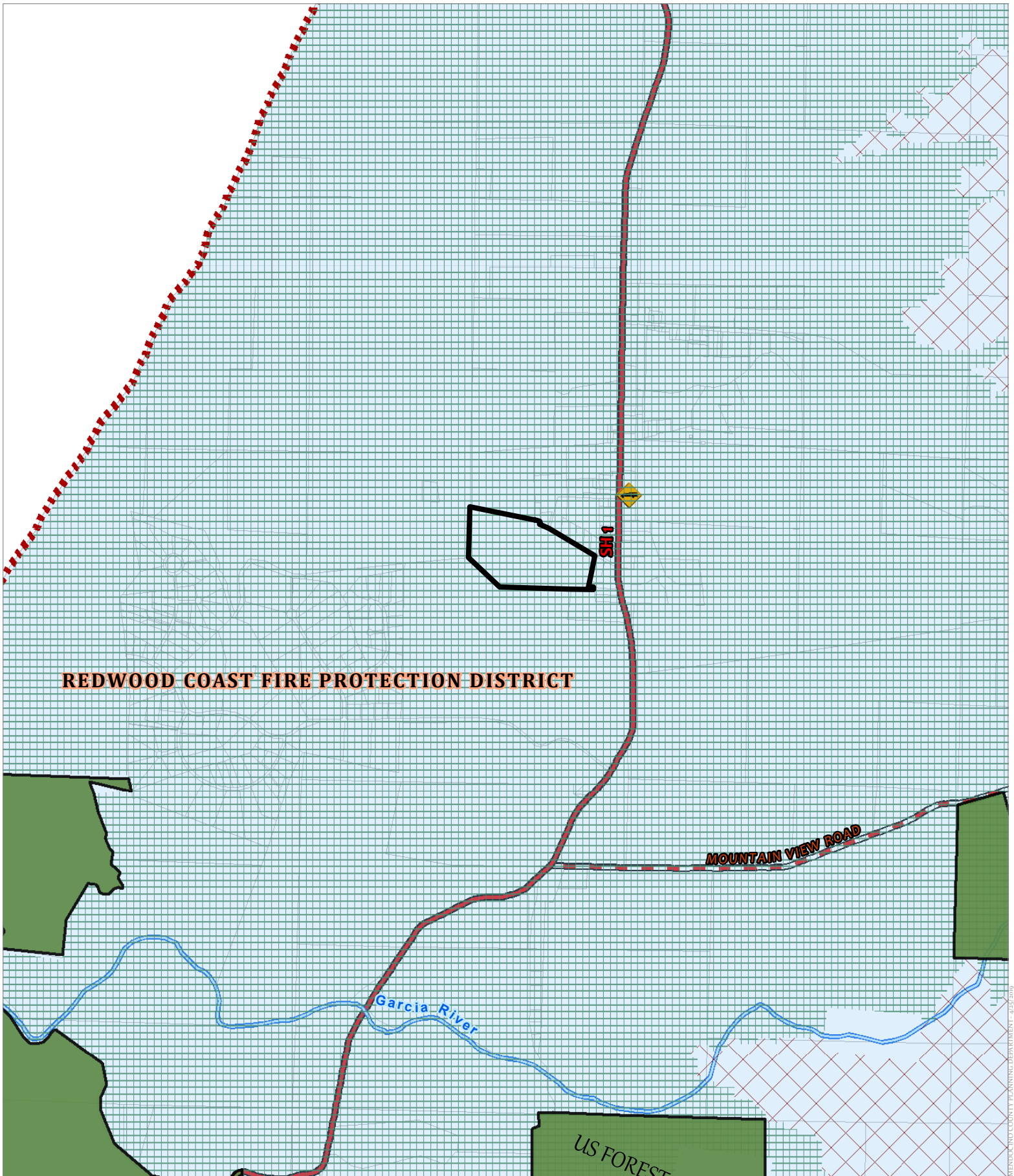
APPEALABLE AREAS
 ATTACHMENT I






CASE: A 2019-0002
 OWNER: STORNETTA, Lance & Jamie
 APN: 133-020-09
 APLCT: Lance Stornetta
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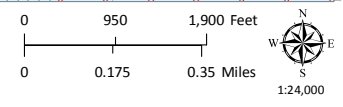


ADJACENT PARCELS
 ATTACHMENT J

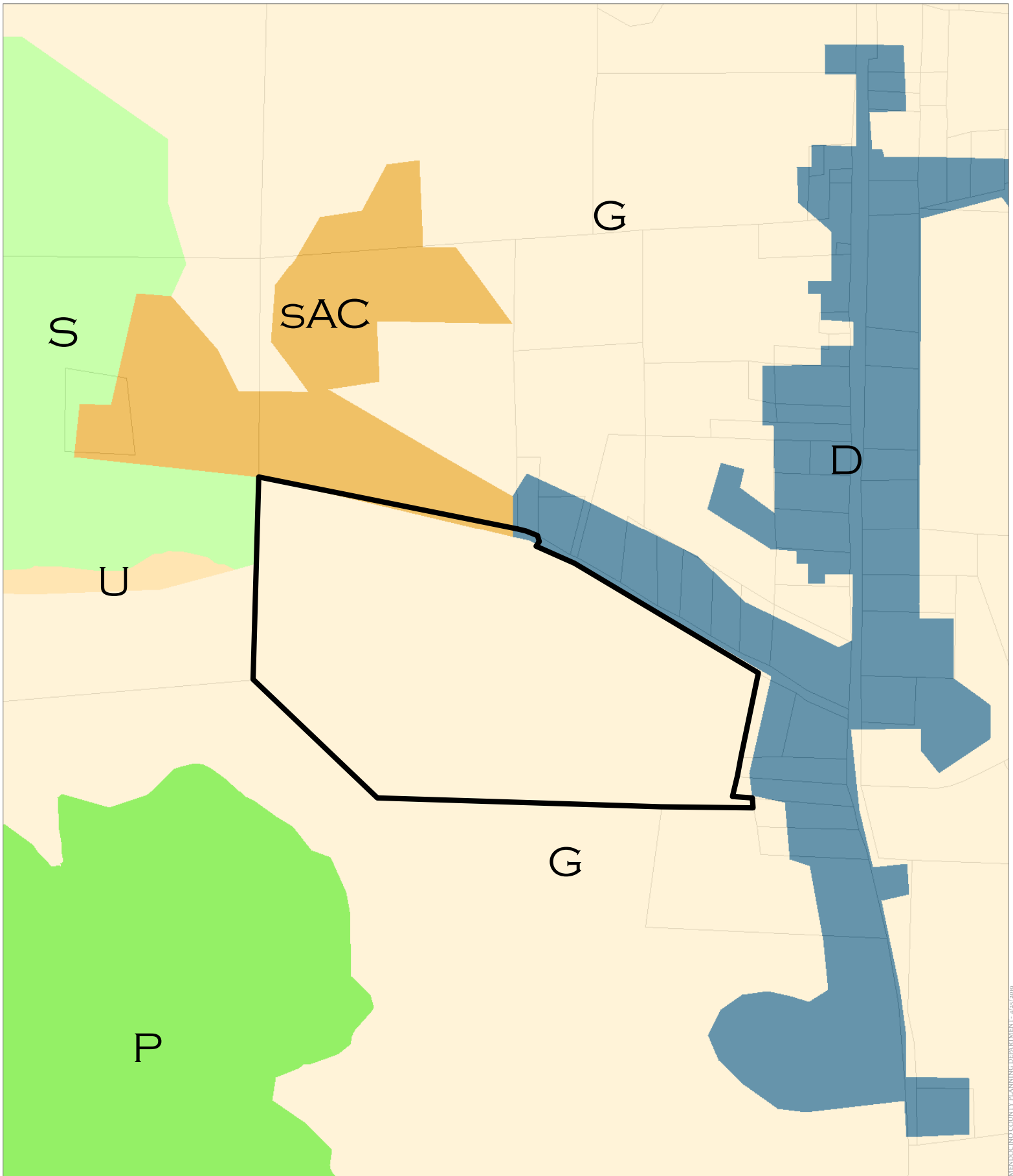


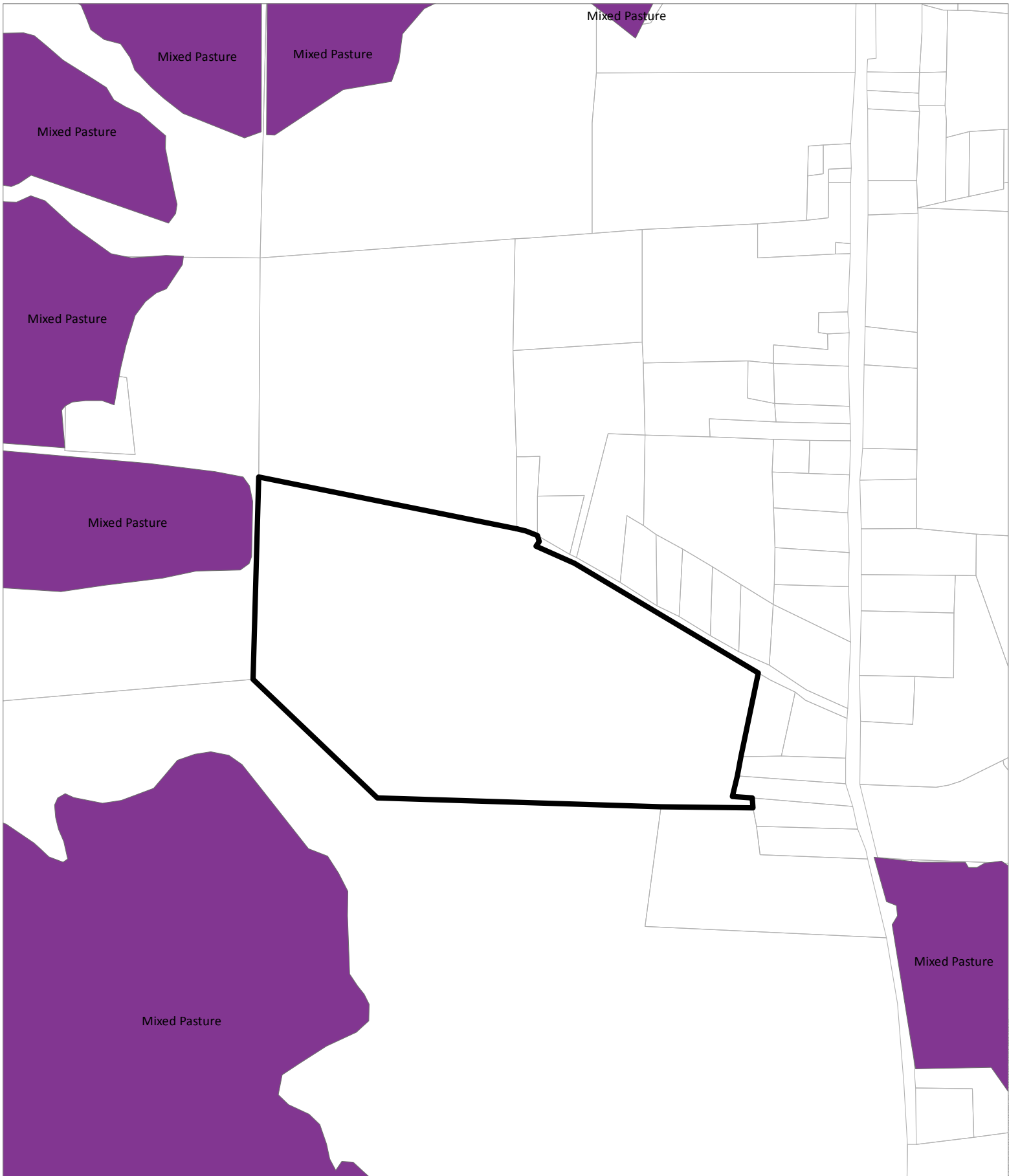
CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
APN: 133-020-09
APLCT: Lance Stornetta
AGENT: J.R. Barrett
ADDRESS: 44151 Biaggi Road, Manchester

-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations

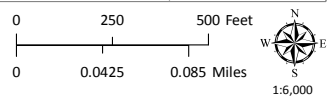


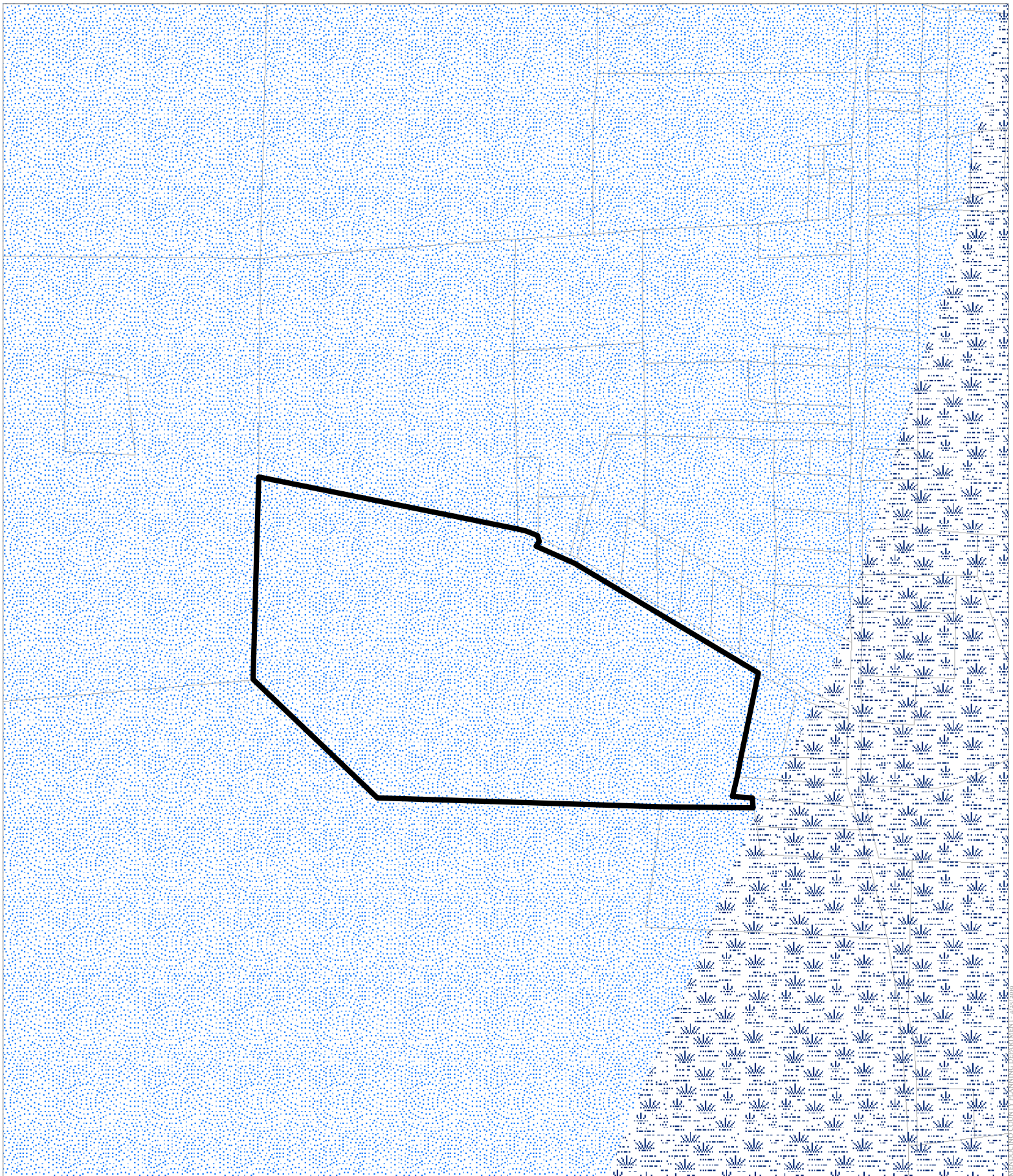
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA







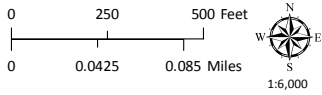
CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
APN: 133-020-09
APLCT: Lance Stornetta
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ADDRESS: 44151 Biaggi Road, Manchester

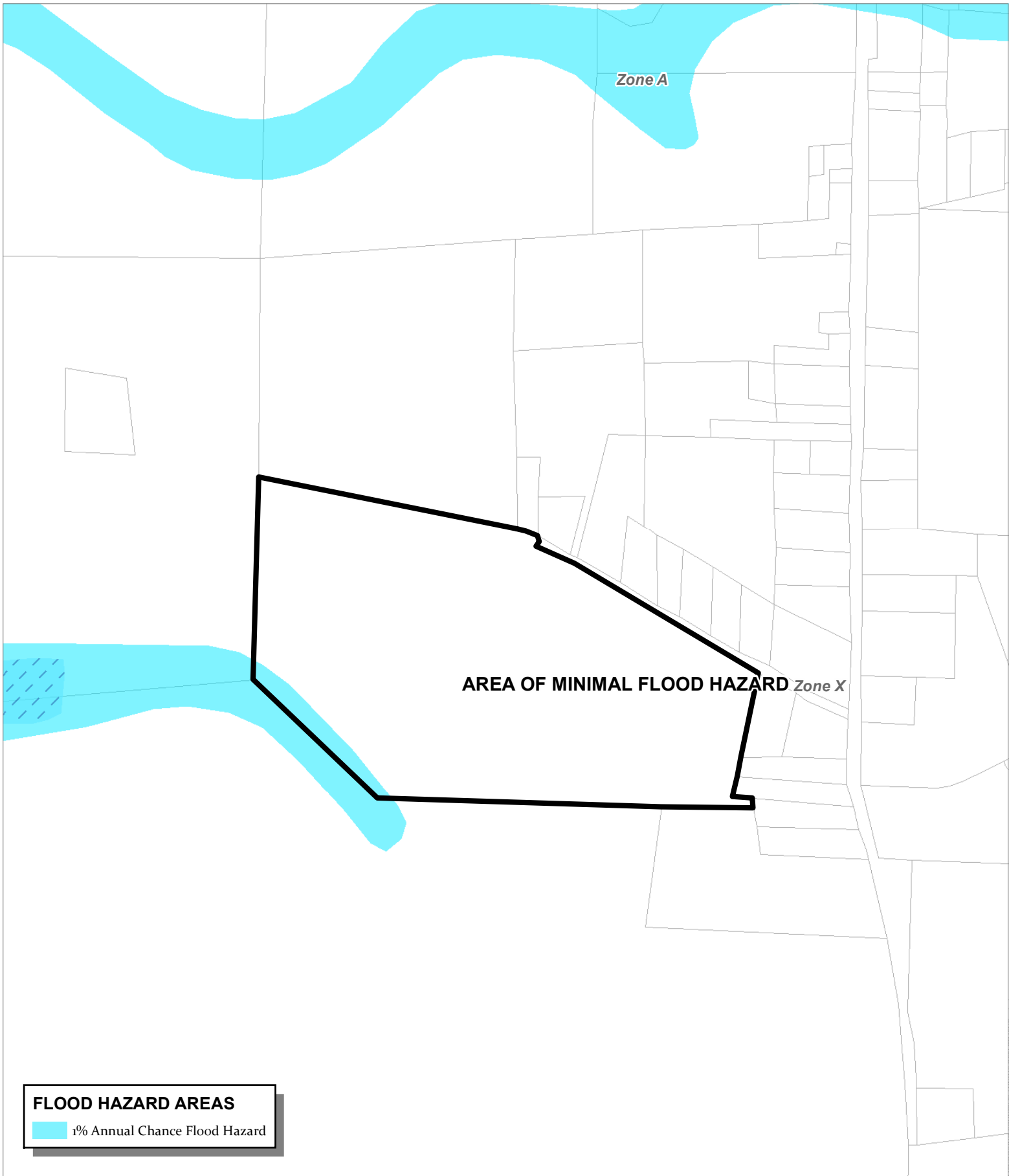





CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
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AGENT: J.R. Barrett
ADDRESS: 44151 Biaggi Road, Manchester

 Sufficient Water Resources
 Marginal Water Resources




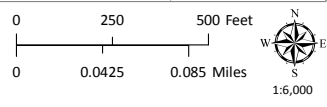


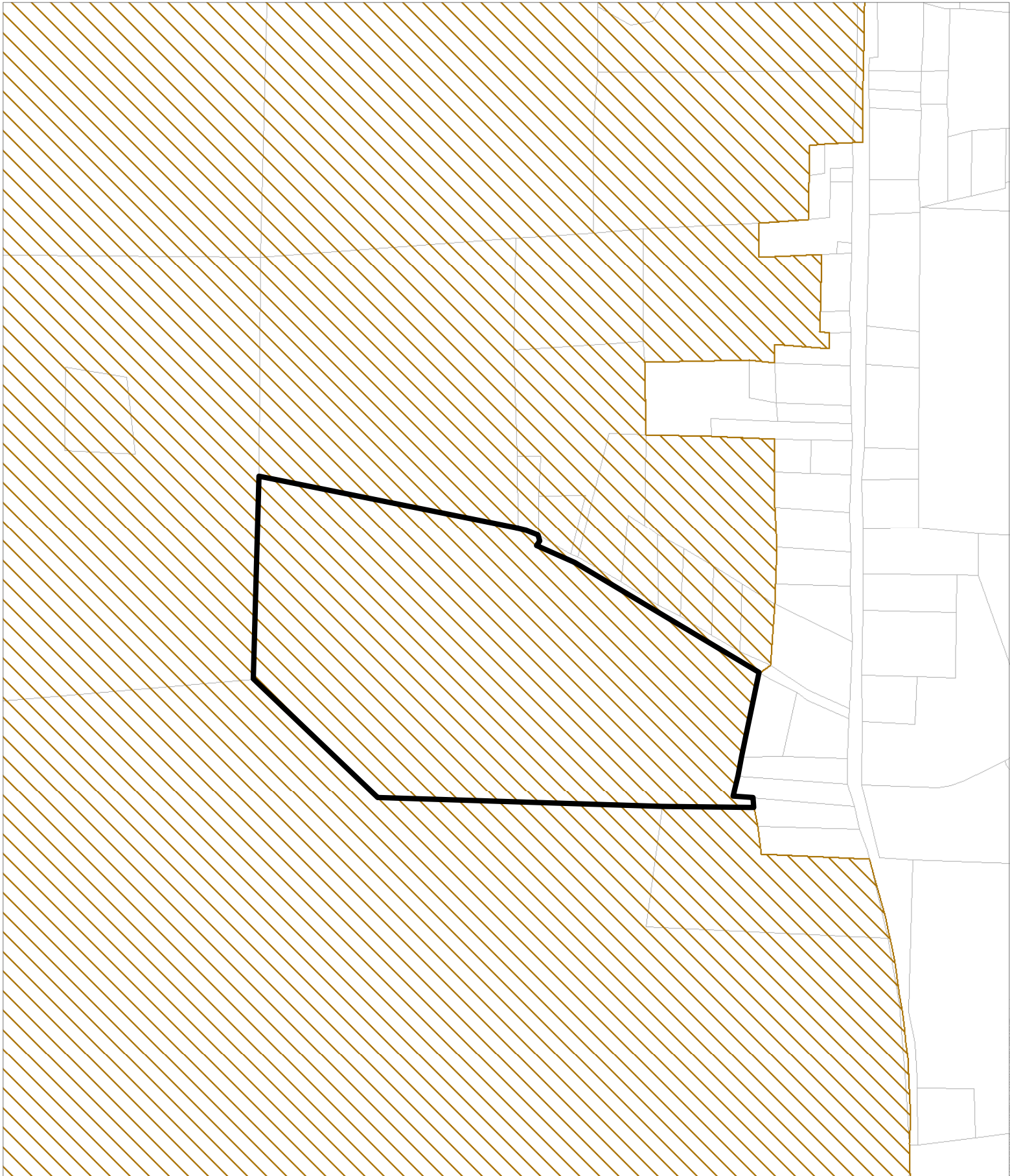
FLOOD HAZARD AREAS

 1% Annual Chance Flood Hazard

CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
APN: 133-020-09
APLCT: Lance Stornetta
AGENT: J.R. Barrett
ADDRESS: 44151 Biaggi Road, Manchester

 Tsunami Inundation Zones

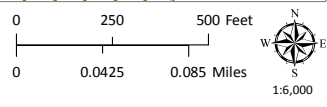


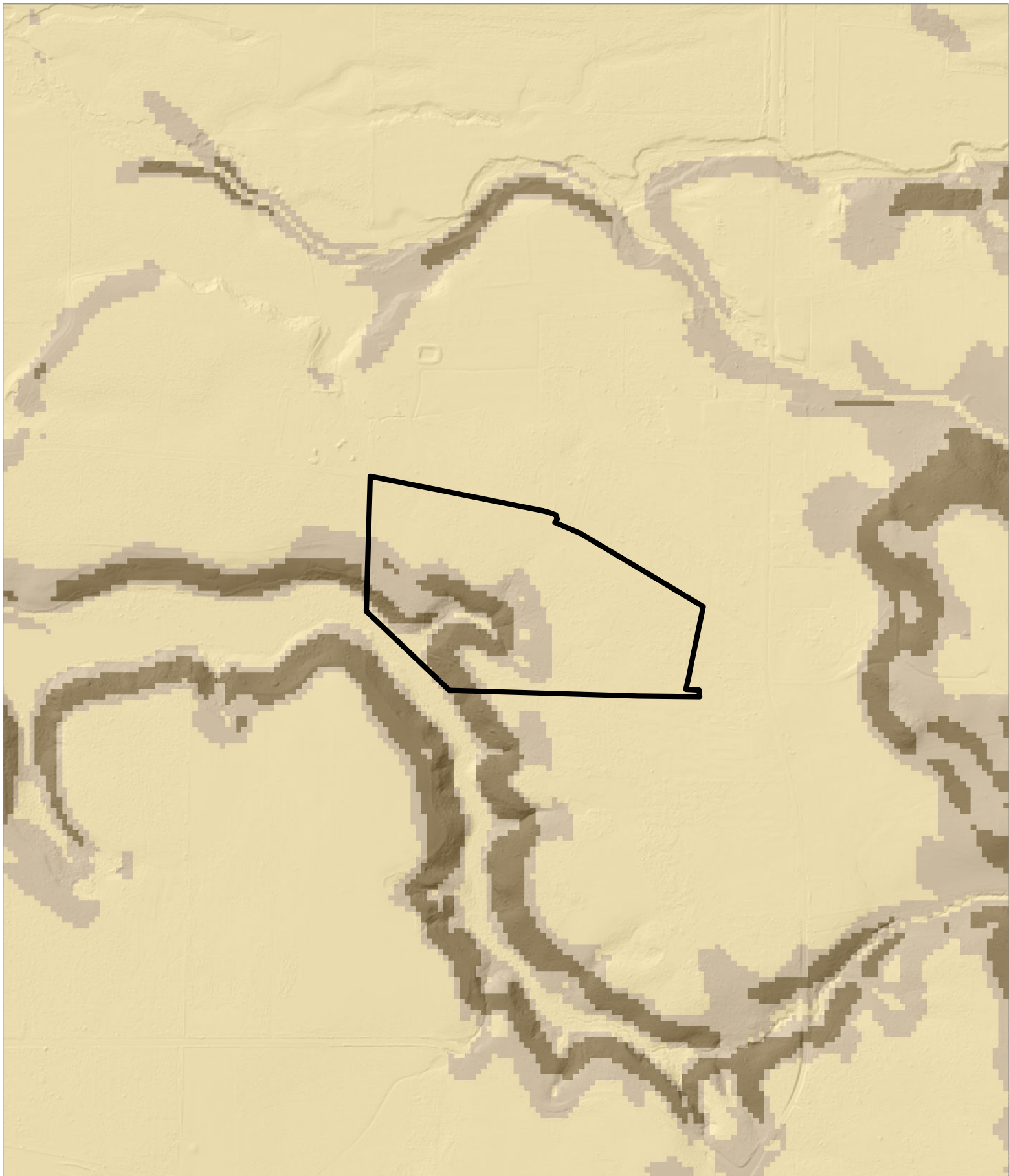


YENDOCKING COUNTY PLANNING DEPARTMENT - 4/25/2019

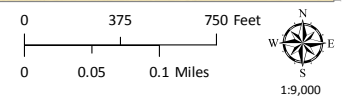
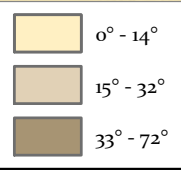
CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
APN: 133-020-09
APLCT: Lance Stornetta
AGENT: J.R. Barrett
ADDRESS: 44151 Biaggi Road, Manchester

 Highly Scenic Area



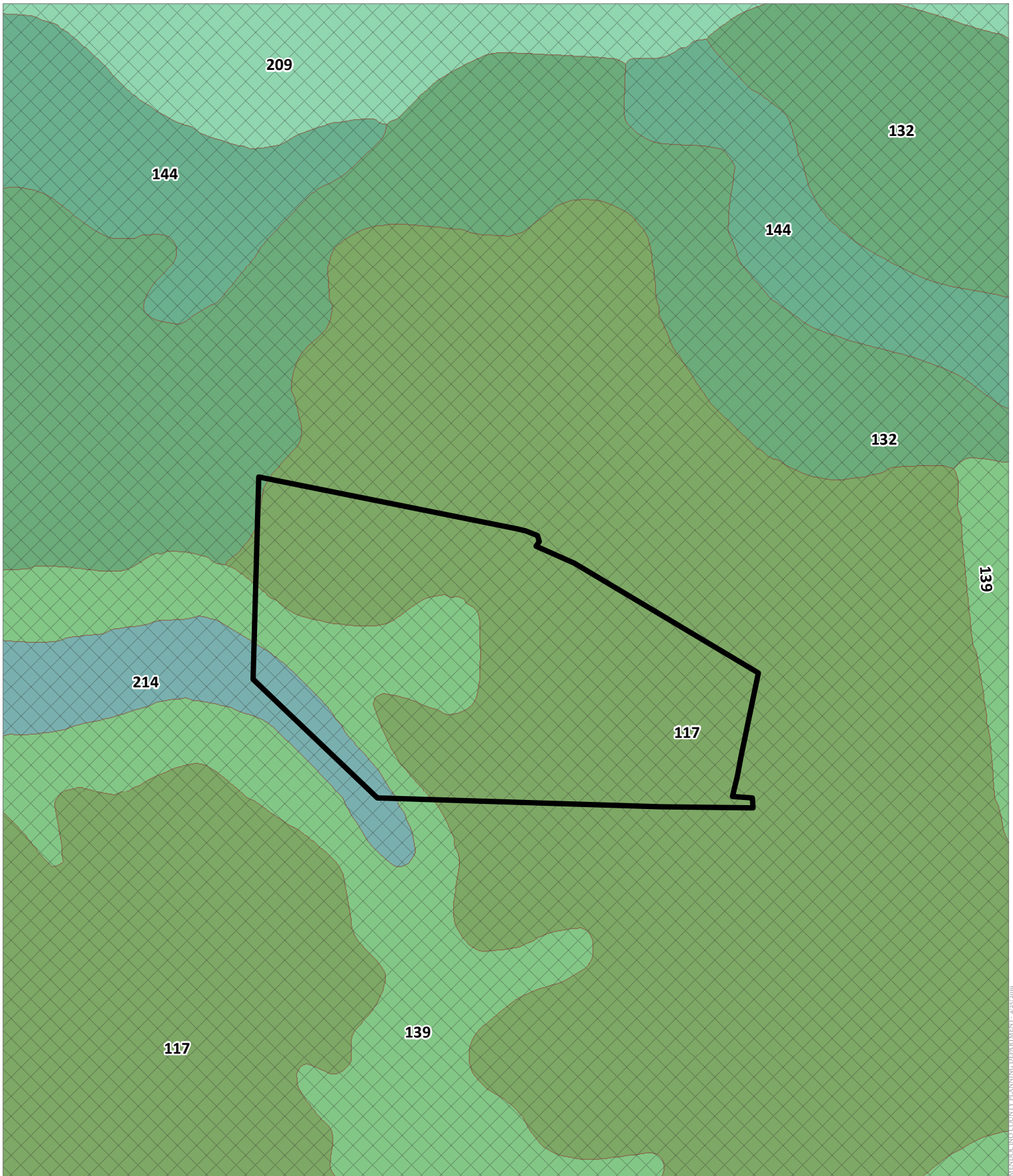


CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
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APLCT: Lance Stornetta
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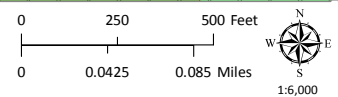
ESTIMATED SLOPE
ATTACHMENT Q

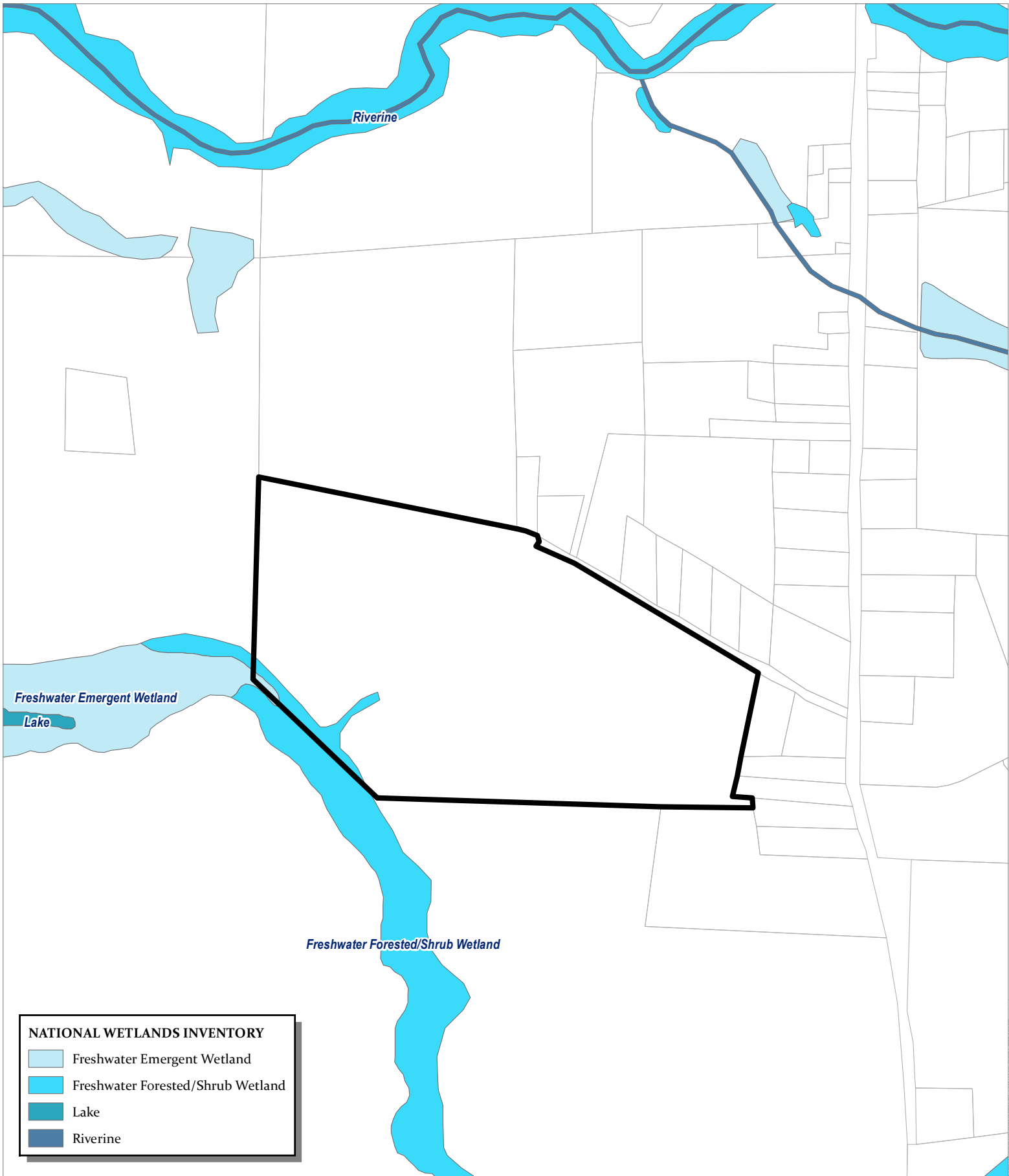
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019



CASE: A 2019-0002
 OWNER: STORNETTA, Lance & Jamie
 APN: 133-020-09
 APLCT: Lance Stornetta
 AGENT: J.R. Barrett
 ADDRESS: 44151 Biaggi Road, Manchester

-  Bishop Pine
-  Western Study Soil Types

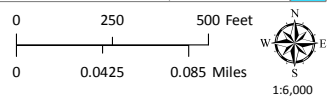


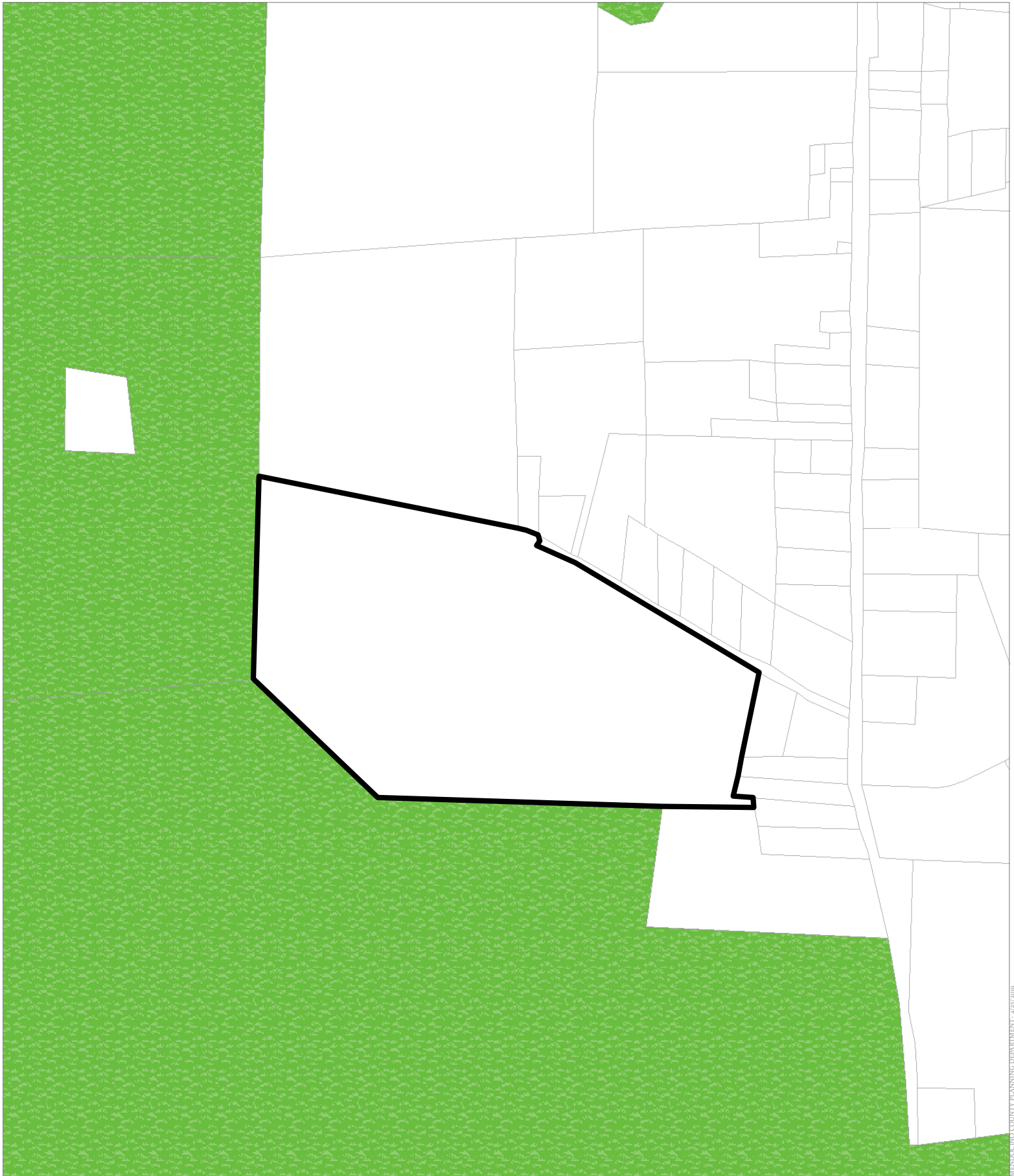


NATIONAL WETLANDS INVENTORY

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Lake
- Riverine

CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
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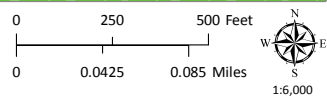


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

CASE: A 2019-0002
OWNER: STORNETTA, Lance & Jamie
APN: 133-020-09
APLCT: Lance Stornetta
AGENT: J.R. Barrett
ADDRESS: 44151 Biaggi Road, Manchester



Williamson Act 2018
Prime Ag 2018



Resolution Number PC 2019-0022

County of Mendocino
Ukiah, California
October 17, 2019

A 2019-0002 STORNETTA

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING ITS ADOPTION OF A CATEGORICAL EXEMPTION AND ESTABLISHMENT OF AN AGRICULTURAL PRESERVE FOR THE LANDS OF LANCE D. & JAMIE C. STORNETTA AND APPROVING A WILLIAMSON ACT CONTRACT OVER SAID LANDS (A_2019-0002)

WHEREAS, the applicant, Lance Stornetta, filed an application with the Mendocino County Department of Planning and Building Services to establish an Agricultural Preserve over 39± acres and incorporate it into an existing Williamson Act contract, number 17, in the Coastal Zone in the community of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private) at 44151 Biaggi Road, Manchester, and which areas are described in Exhibit "A" (the "Project"); APNs 133-020-09 (new preserve), 133-010-06, 16, 20, 05, 133-020-04, 05, 06 (existing preserve and contract); General Plan RL (Rangeland); Zoning RL (Rangeland); Supervisorial District 5; and

WHEREAS, Mendocino County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts pursuant to Mendocino County Code section 22.08.010, which provide that that no property shall be incorporated into an agricultural preserve unless the Board of Supervisors finds that the property meets the eligibility qualifications established by the such Policies and Procedures; and

WHEREAS, the Project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, October 17, 2019 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project and all interested persons were given an opportunity to hear and be heard regarding the project; and

WHEREAS, at the Planning Commission hearing on October 17, 2019, all interested persons were given an opportunity to be heard regarding the Project, and the Planning Commission did hear and make its recommendation to the Board of Supervisors on the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Mendocino County Planning Commission, based on the evidence in the record before it, makes the following report and recommendation to the Mendocino County Board of Supervisors regarding Agricultural Preserve A_2019-0002:

1. The Planning Commission recommends that The Project is consistent with the property's General Plan land use designation of RL (Rangeland) and with applicable goals and policies of the General Plan.
2. The Planning Commission recommends that The Project is consistent with the property's zoning district of RL (Rangeland) and is in conformance with Mendocino County Code Chapter 20.052.
3. The Planning Commission recommends that The Project satisfies the eligibility requirement criteria set forth in Section 5.2 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts; and

4. The Planning Commission recommends to the Board of Supervisors that the lands described in Exhibit "A", attached hereto and incorporated herein by this reference, be entered into a new preserve and contract in a form approved by the Mendocino County Counsel, and that the owner shall cause to be recorded with the County Recorder's Office a map, written legal description and contract for the preserve in accordance with the established procedures of the County Recorder's Office; and
5. The Planning Commission recommends that the Board of Supervisors adopt a Categorical Exemption and establish a new Agricultural Preserve and Williamson Act contract over the lands of Lance D. & Jamie C. Stornetta and approve a Williamson Act contract over said lands.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah CA 95482.

I hereby certify that according to the Provision of Government Code Section 25103 delivery of this document has been made.

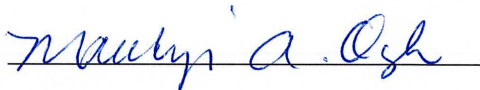
ATTEST: JAMES FEENAN
Commission Services Supervisor

By: 

BY: BRENT SCHULTZ
Planning Director



MARILYN OGLE, Chair
Mendocino County Planning Commission



Parcel One:

That certain parcel of land situated in Sections 1 and 2, Township 13 North, Range 14 West, Mount Diablo Meridian, County of Mendocino, State of California, said parcel being portions of those parcels described in Certificates of Compliance recorded in Book 1831 at Pages 529, 531 and 534 of the Official Records of Mendocino County, more particularly described as follows using as a basis the California Coordinate System, Zone 2 (NAD-83, conv. = -00' 51' 52", combined grid to ground factor=1.000102756):

Beginning at a point on the East line of that parcel described in the Certificate of Compliance recorded in Book 1831 at Page 529, said point bears N 00° 50' 39" E a distance of 81.14 feet from the Southeast corner of said parcel and has coordinates of N 650,327.59m, E 1,882,372.10m; thence S 00° 50' 39" W (Rec.=S 00° 30' W) a distance of 744.11 feet to the Southeast corner of the parcel described in the Certificate of Compliance recorded in Book 1831 at Page 531 of the Official Records of Mendocino County; thence N 89° 04' 42" W a distance of 1344.20 feet (Rec. = N 89° 27' W, 1342.67 feet) to the line common to said Sections 1 and 2; thence along said section line S 01° 17' 00" W (Rec. = S 00° 52' W) a distance of 236.14 feet to the existing centerline of Anderson Creek; thence along the centerline of Anderson Creek N 66° 10' 53" W a distance of 118.98 feet to a point; thence N 73° 25' 23" W a distance of 224.32 feet to a point; thence N 45° 21' 21" W a distance of 113.85 feet to a point; thence N 07° 58' 11" W a distance of 100.98 feet to a point; thence N 41° 51' 18" E a distance of 64.44 feet to a point; thence N 12° 31' 44" W a distance of 73.76 feet to a point; thence N 53° 16' 02" W a distance of 83.60 feet to a point; thence N 63° 26' 06" W a distance of 44.72 feet to a point; thence S 87° 34' 25" W a distance of 118.11 feet to a point; thence N 83° 54' 41" W a distance of 53.65 feet to the intersection of the existing centerline of Anderson Creek and the centerline of Anderson Creek as described in Book 1831 at Page 531 of the Official Records of Mendocino County; thence along said described centerline of Anderson Creek N 68° 04' 45" W (Rec. = N 68° 31' W) a distance of 350.32 feet; thence N 57° 04' 45" W (Rec.= N 57° 31' W) a distance of 79.40 feet to a point; thence leaving said described centerline of Anderson Creek S 41° 59' 20" W distance of 6.06 feet to the existing centerline of Anderson Creek; thence along said existing centerline of Anderson Creek N 20° 33' 22" W a distance of 34.05 feet to a point; thence N 59° 46' 09" W a distance of 160.88 feet to a point; thence N 45° 00' 00" W a distance of 200.82 feet to a point; thence N 22° 26' 15" W a distance of 101.65 feet to a point; thence leaving said existing centerline of Anderson Creek S 89° 07' 00" E a distance of 2758.25 feet to the point of beginning.

APN: 029-060-16, 029-100-11 and 029-120-13

Parcel Two:

That certain parcel of land situated in Sections 1 and 2, Township 13 North, Range 14 West, Mount Diablo Meridian, County of Mendocino, State of California, said parcel being portions of those parcels described in Certificates of Compliance recorded in Book 1831 at Pages 525, 529 and 534 of the Official Records of Mendocino County, more particularly described as follows using as a basis the California Coordinate System, Zone 2 (NAD-83, conv.= -00° 51' 52", combined grid to ground factor = 1.000102756):

Beginning at the quarter corner common to said Sections 1 and 2, said point having coordinates of N 650,511.37m, E 1,881,968.15m; thence N 89° 07' 49" W a distance of 1337.09 feet (Rec.=S 89° 56' W, 1337.18 feet) to the Southeast corner of the parcel described in Book 1831 at Page 525 of the Official Records of Mendocino County; thence N 01° 04' 11" E (Rec.= N 00° 08' E) a distance of 176.23 feet to a point; thence N 88° 55' 49" W a distance of 195.98 feet to a point; thence S 72° 08' 10" W a distance of 70.45 feet to a point; thence S 39° 12' 04" W a distance of 74.02 feet to a point; thence S 13° 00' 52" W a distance of 67.78 feet to a point; thence S 16° 27' 09" W a distance of 30.27 feet to a point; thence S 46° 01' 25" W a distance of 29.85 feet to a point; thence across a road S 02° 08' 10" W a distance of 40.00 feet to a point on the top of the bank of Anderson Creek; thence S 39° 46' 13" W a distance of 86.91 feet to a point on the existing centerline of Anderson Creek; thence along the existing centerline of Anderson Creek S 64° 47' 56" E a distance of 75.15 feet to a point; thence S 48° 09' 59" E a distance of 166.42 feet to a point; thence S 20° 13' 29" E a distance of 222.73 feet to a point; thence S 22° 26' 15" E a distance of 115.81 feet to a point; thence leaving the existing centerline of Anderson Creek S 89° 07' 00" E a distance of 2758.25 feet to a point on the East line of the parcel described in Book 1831 at Page 529 of the Official Records of Mendocino County, said point bears N 00° 50' 39" E a distance of 81.14 feet from

the Southeast corner of said parcel; thence along said East line N 00° 50' 39" E (Rec. = N 00° 30' E) a distance of 582.16 feet to the Northeast corner of said Parcel; thence N 89° 06' 15" W a distance of 1334.03 feet (Rec. = N 89° 33' W, 1334.17 feet) to the point of beginning.

APN: 029-060-15, 029-070-25, 029-080-01 and 029-620-11