



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

May 13, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Air Quality Management

Archaeological Commission
County Addresser
Sonoma State University
Caltrans
Department of Fish and Wildlife

California Native Plant Society
Anderson Valley Community Services District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: U_2020-0005

DATE FILED: 4/9/2020

OWNER/APPLICANT: JOHN SCHARFFENBERGER

AGENT: SCOTT WARD

REQUEST: Conversion of an existing six (6) bedroom single family residence into a Multifamily dwelling of three (3) two (2) bedroom, one (1) bath living units. No increase in existing building footprint.

LOCATION: Located in Philo town center, lying on the east side of Blattner Rd. (Private), at the intersection of State Highway 128 (SH 128), located at 18031 Blattner Rd., Philo (APN: 046-050-30)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 27, 2020

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: 046-050-30-00

PARCEL SIZE: 4.1± acres

GENERAL PLAN: Rural Community (RC:)

ZONING: General Commercial (C2:40K)

EXISTING USES: Residential

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES: BV_2020-0078 (Remodel – SFD to 3 units); BU_2020-0281 (Electrical Panel to well); BU_2019-2309 (Panel Upgrade to 200 AMPS to Main House)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Community (RC); Agricultural	General Commercial (C2); Rangeland (RL)	1±; 340± acres	Agricultural
EAST:	Rural Community (RC)	General Commercial (C2); Rural Community (RC)	1±; 1.7±; 0.9± acres	Commercial; Residential
SOUTH:	Rural Community (RC)	Rural Community (RC)	0.7±; 1± acres	Residential
WEST:	Rural Community (RC);	General Commercial (C2); Rural Community (RC)	0.5±; 0.6±; 0.5±; 0.5± acres	Residential

REFERRAL AGENCIES

- LOCAL**

 - ☒ Air Quality Management District
 - ☒ Archaeological Commission
 - ☒ Assessor’s Office
 - ☒ Building Division Ukiah
 - ☒ County Addresser
- ☒ Department of Transportation (DOT)
 - ☒ Environmental Health (EH)
 - ☒ Anderson Valley Community Services District
 - ☒ Sonoma State University

STATE

 - ☒ California Dept. of Fish & Wildlife
- ☒ California Native Plant Society
 - ☒ CALTRANS

TRIBAL

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

ADDITIONAL INFORMATION: Subject parcel adjacent to automotive repair facility, and does not lie within a sewer or water district.

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Anderson Valley Community Services District

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Classes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NA

17. LANDSLIDE HAZARD:

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

USDA

NA

23. HARBOR DISTRICT:

Sec. 20.512

NA



Planning and Building
Services

Case No:	U-2020-0005
CalFire No:	Not required - See Cal Fire letter
Date Filed:	April 9, 2020
Fee:	\$ 4,000.38
Receipt No:	PRS-034467
Received By:	Max Gains
	Office use only

APPLICATION FORM

APPLICANT JOHN SCHARFFENBERGER Phone: 707-484-5423
Name: _____

Mailing Address: PO BOX 550
City: PHILO State/Zip: CA 95466 email: philofoods@gmail.com

PROPERTY OWNER JOHN SCHARFFENBERGER Phone: 707-484-5423
Name: _____

Mailing Address: PO BOX 550
City: PHILO State/Zip: CA 95466 email: philofoods@gmail.com

AGENT SCOTT WARD Phone: 707-272-8432
Name: _____

Mailing Address: 8888 EAST ROAD
City: CA 95470 State/Zip: CA 95470 email: scott@scottwardcompany.com



Parcel Size: 4.14 acres (Sq. feet/Acres) Address of Property: 18031 BLATTNER RD. PHILO, CA

Assessor Parcel Number(s): 046-050-30

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

 3/27/2020  03/31/20
Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

The proposed project is to convert an existing six bedroom single family dwelling into three 2 bedroom units and creating a multifamily building. There will not be an increase in the existing building footprint.. The existing septic system is sized for six bedrooms. There is ample ample parking on site (at least 12 spaces). The project complies with General Plan Goal 2: Preserve and improve existing housing stock. The project also complies with General Plan Goal 3: Increase the supply of housing for low and moderate income households.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	1	3	2350 sf	0	2350 sf
<input type="checkbox"/> Mobile Home	0	0			1296
<input checked="" type="checkbox"/> Duplex	2	2	1296	0	720 sf
<input type="checkbox"/> Multifamily	0	0			576 sf
<input checked="" type="checkbox"/> Other: REC ROOM	0	0	720 sf	0	TOTAL
<input checked="" type="checkbox"/> Other: BARN			576 sf	0	4952 sf
Total Structures Paved					4952 sf
Area Landscaped Area					1000 sf
Unimproved Area					174386
GRAND TOTAL (Equal to gross area of Parcel) 4.14 acres x 43560 = 180,338 sq. ft.					

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: _____

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:

There will be no earth disturbance. All work will be within the existing building foot print.

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?

	Number	Size
Number of covered spaces	0	
Number of uncovered spaces	12	9'X18'
Number of standard spaces		
Number of handicapped spaces		
Existing Number of Spaces		
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? _____ 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:
This property is used for residential housing only.

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? NOT APPLICABLE

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.
Exterior lighting will be a standard down cast porch light at exterior apartment exits.

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: _____

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:
 NOT APPLICABLE

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 Property is on the corner of Highway 128 and Blattner Road.

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 structures: Single family dwelling, duplex, rec room and barn.

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

26. Gross floor area of existing structures 5952 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures NA square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 4.14 ☐ square feet ☒ acres.

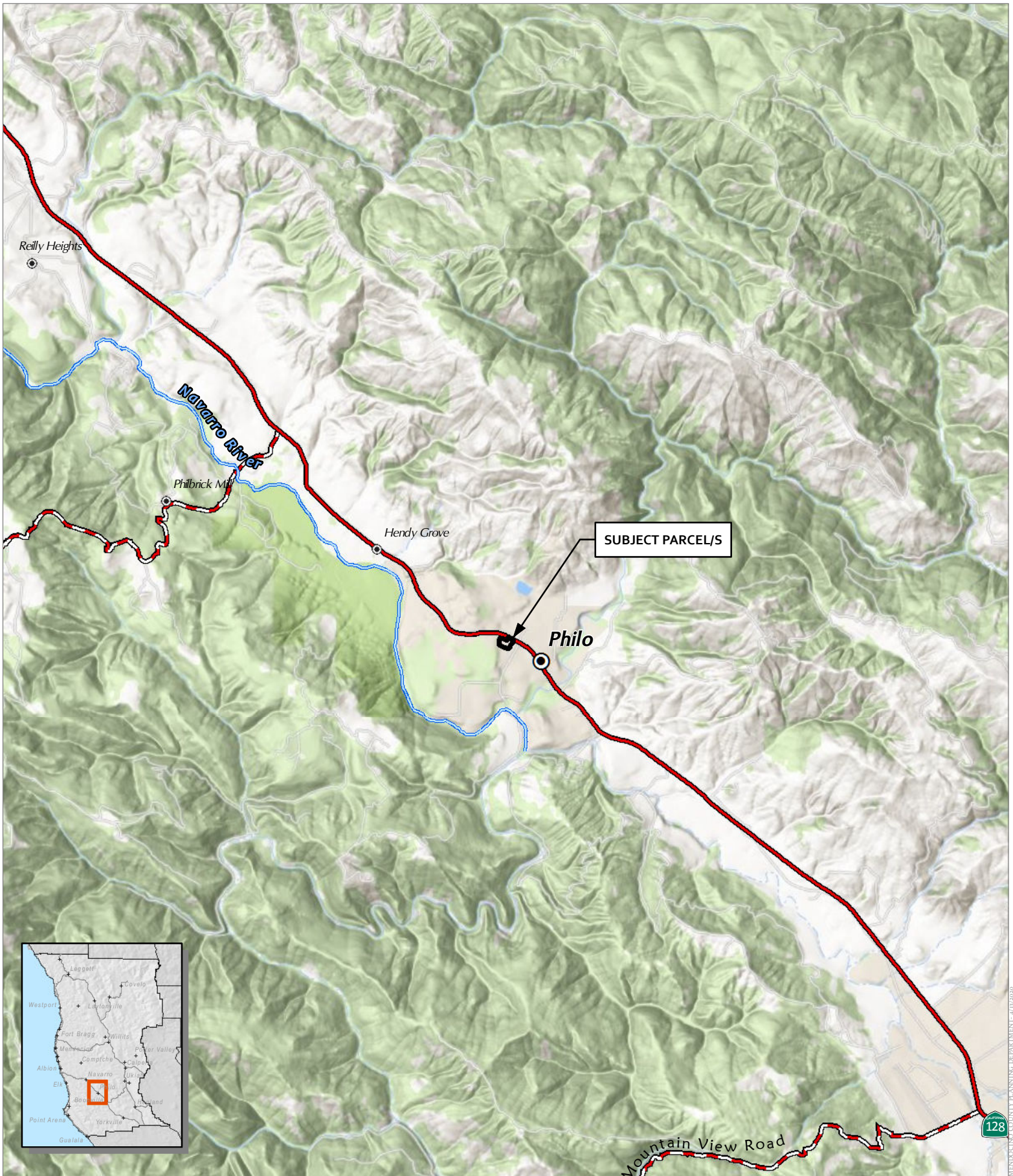
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.

 EXISTING 6 BEDROOM SINGLE FAMILY DWELLING, DUPLEX, REC ROOM AND BARN

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.
 TO THE WEST IS STAR AUTOMOTIVE, TO THE EAST, NORTH AND SOUTH ARE RESIDENCES, THERE IS A VINEYARD TO THE NORTH.

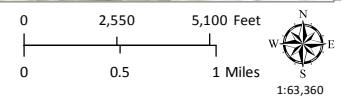
30. Indicate the surrounding land uses:

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



CASE: U 2020-0005
 OWNER: SCHARFFENBERGER, John
 APN: 046-050-30
 APLCT: John Scharffenberger
 AGENT: Scott Ward
 ADDRESS: 18031 Blattner Road, Philo

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

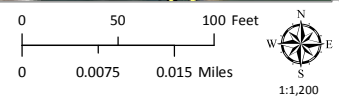


LOCATION MAP

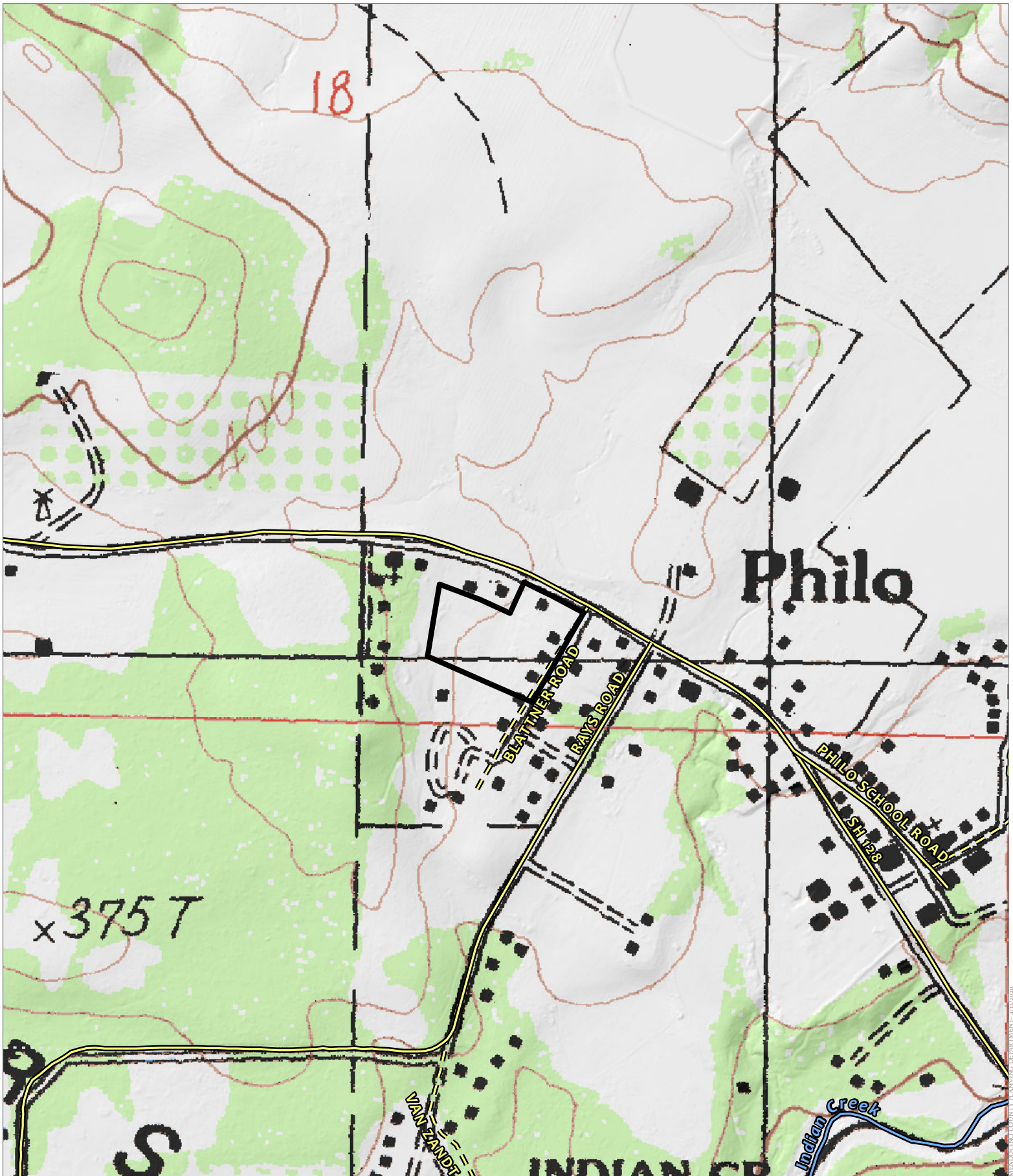


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Public Roads
Private Roads

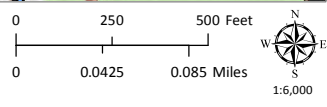


AERIAL IMAGERY



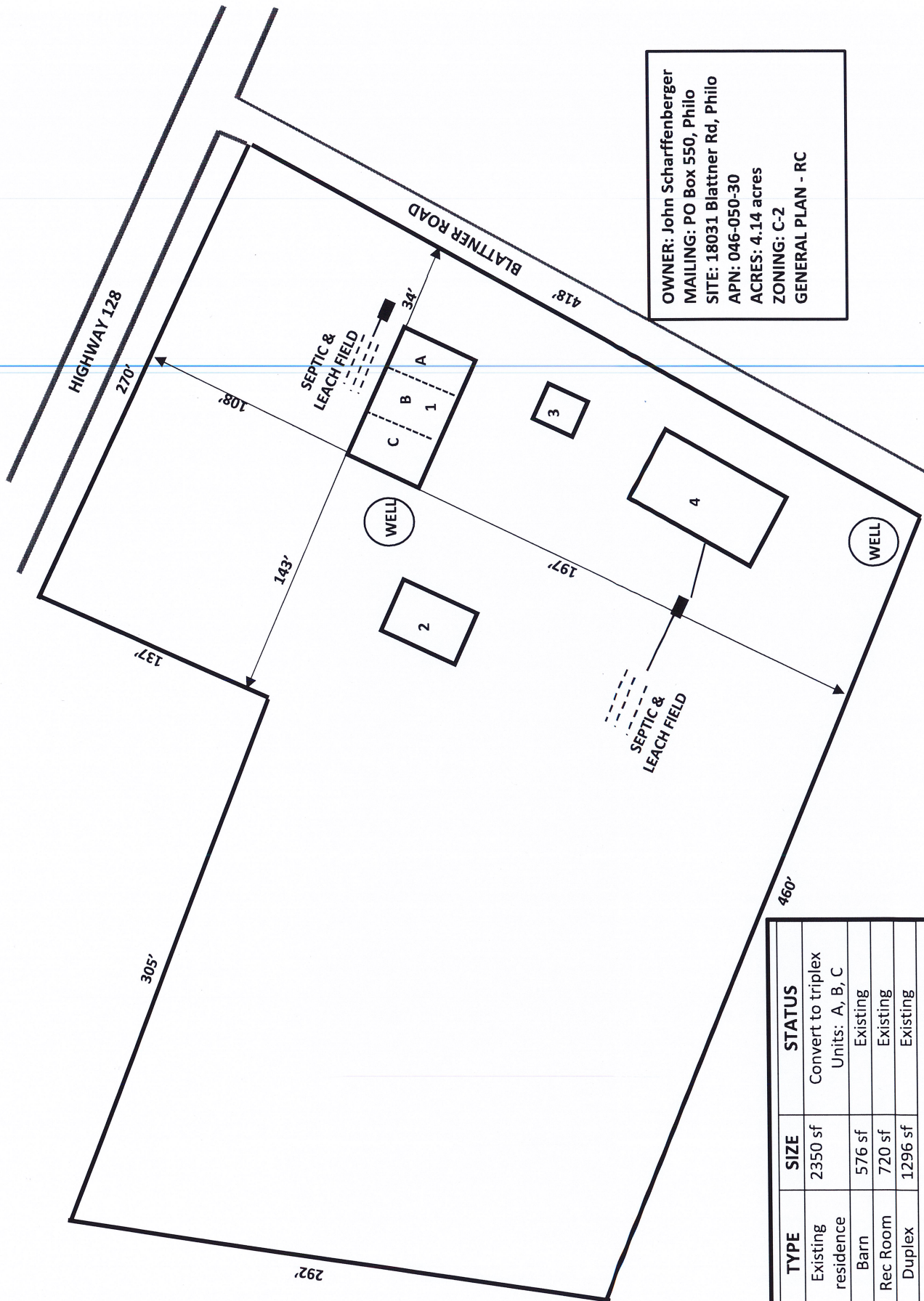
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- Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



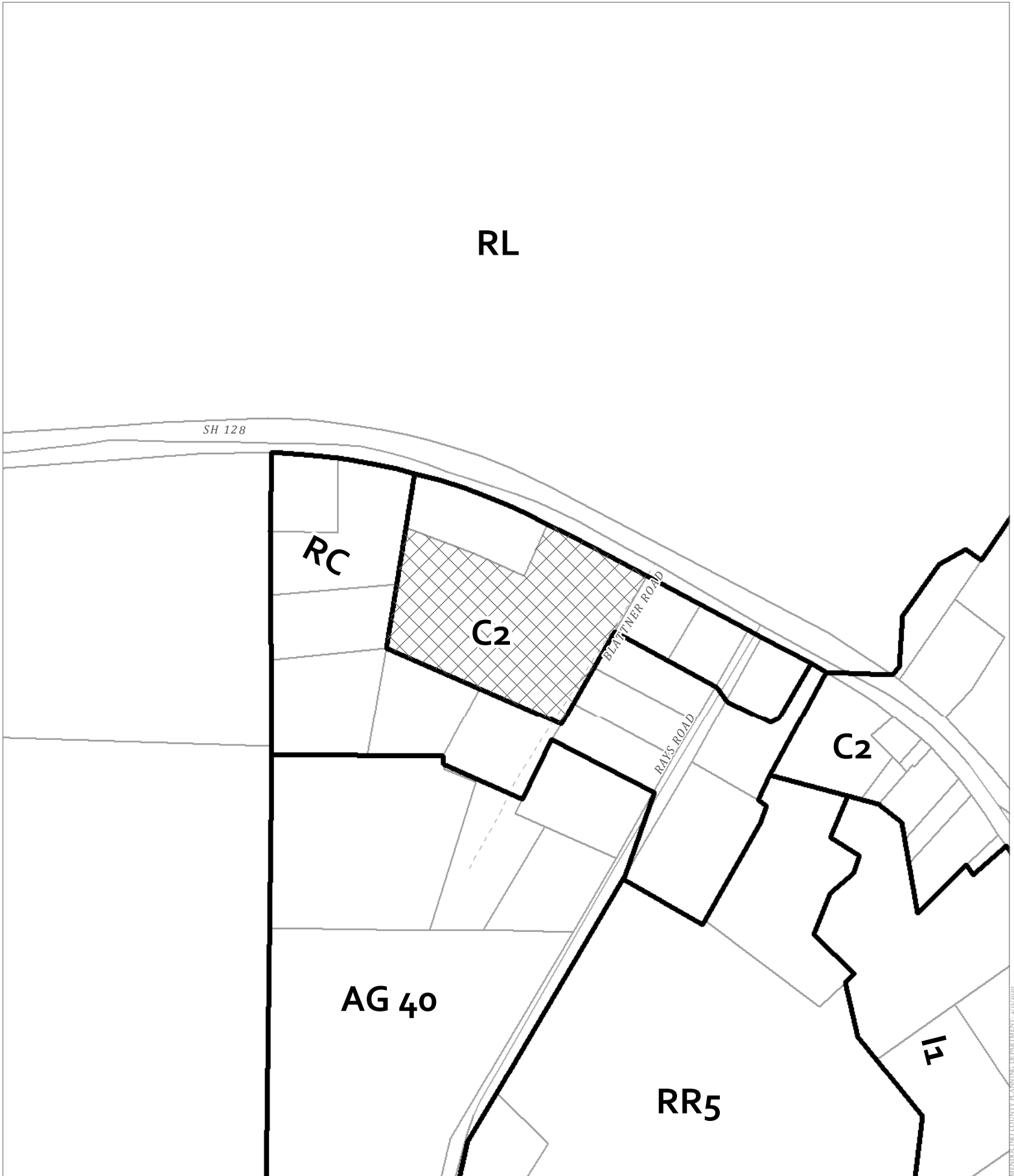
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

SITE PLAN



OWNER: John Scharffenberger
 MAILING: PO Box 550, Philo
 SITE: 18031 Blattner Rd, Philo
 APN: 046-050-30
 ACRES: 4.14 acres
 ZONING: C-2
 GENERAL PLAN - RC

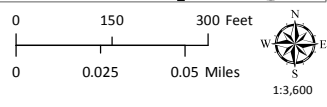
BLDG.	TYPE	SIZE	STATUS
1	Existing residence	2350 sf	Convert to triplex Units: A, B, C
2	Barn	576 sf	Existing
3	Rec Room	720 sf	Existing
4	Duplex	1296 sf	Existing



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020

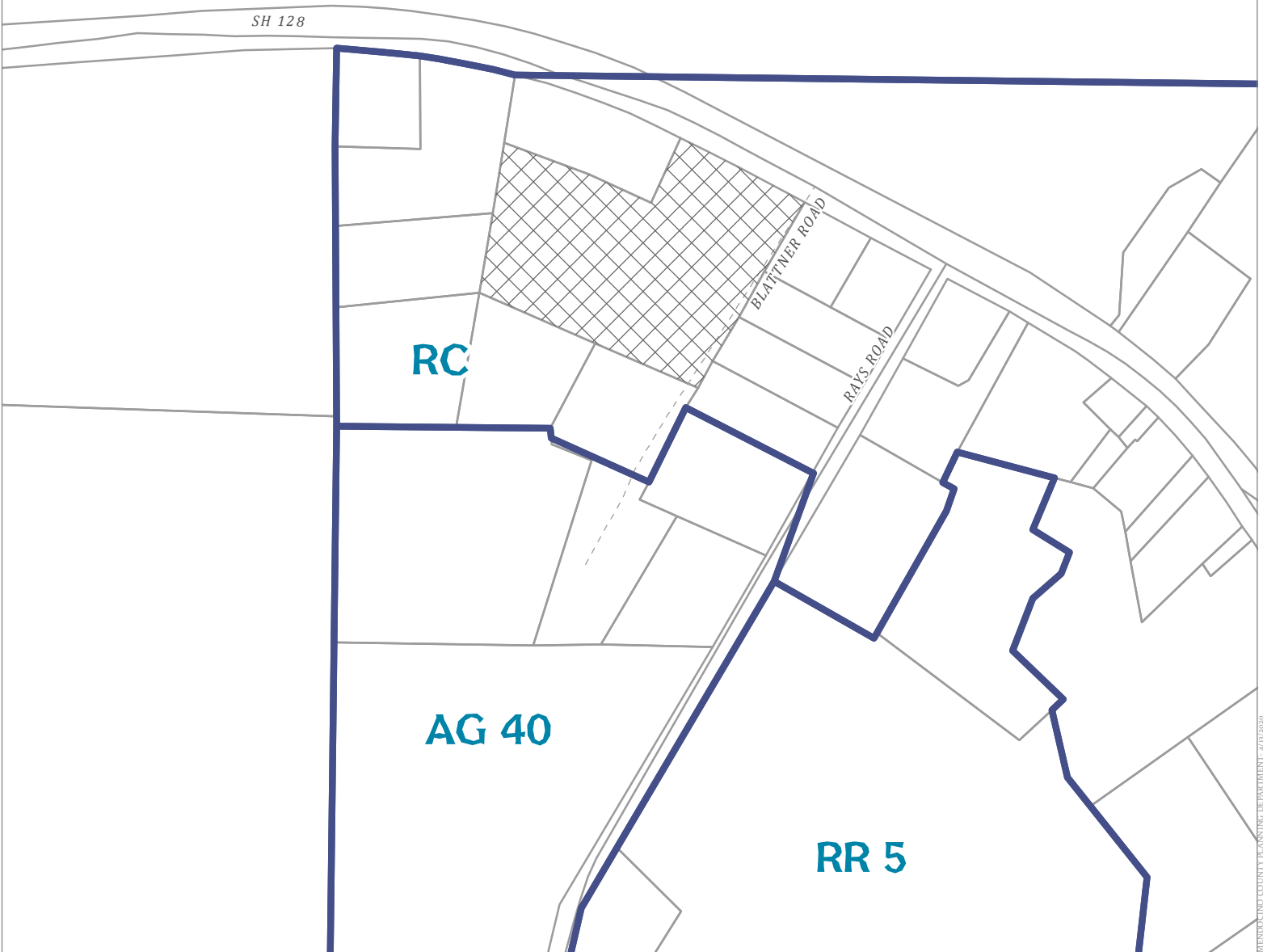
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- Zoning Districts
- Public Roads
- Assessor's Parcels



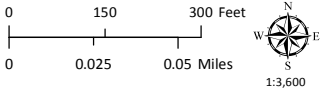
ZONING DISPLAY MAP

RL 160



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- General Plan Classes
- Public Roads
- Assessors Parcels



046-031-73
GROVE REDWOOD
8501 HWY 128
RL 160 340 A±



CASE: U 2020-0005

OWNER: SCHARFFENBERGER, John

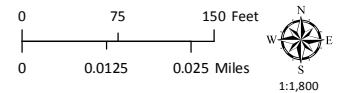
APN: 046-050-30

APLCT: John Scharffenberger

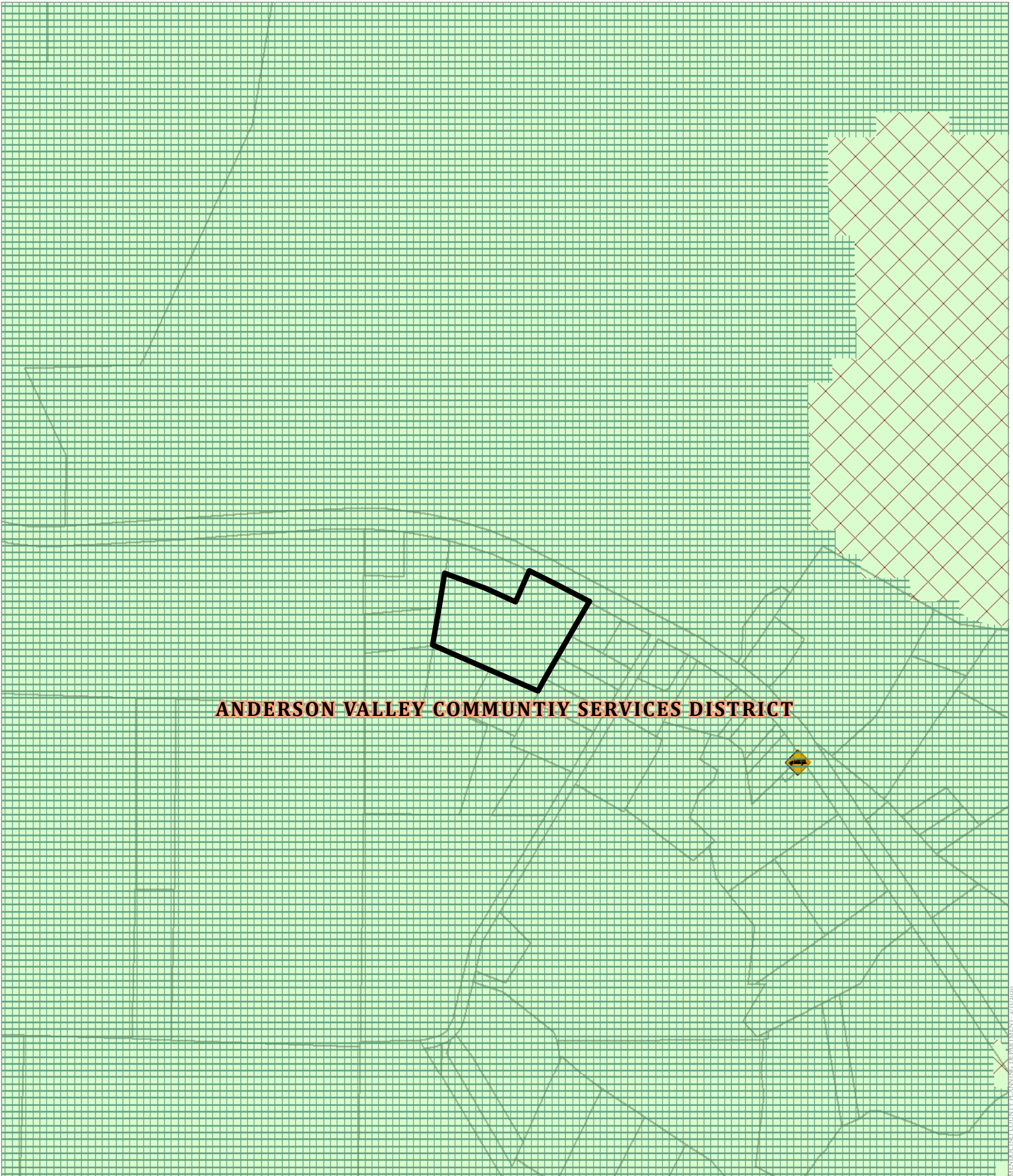
AGENT: Scott Ward

ADDRESS: 18031 Blattner Road, Philo






Assessors Parcels

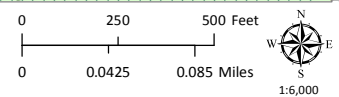


ADJACENT PARCELS

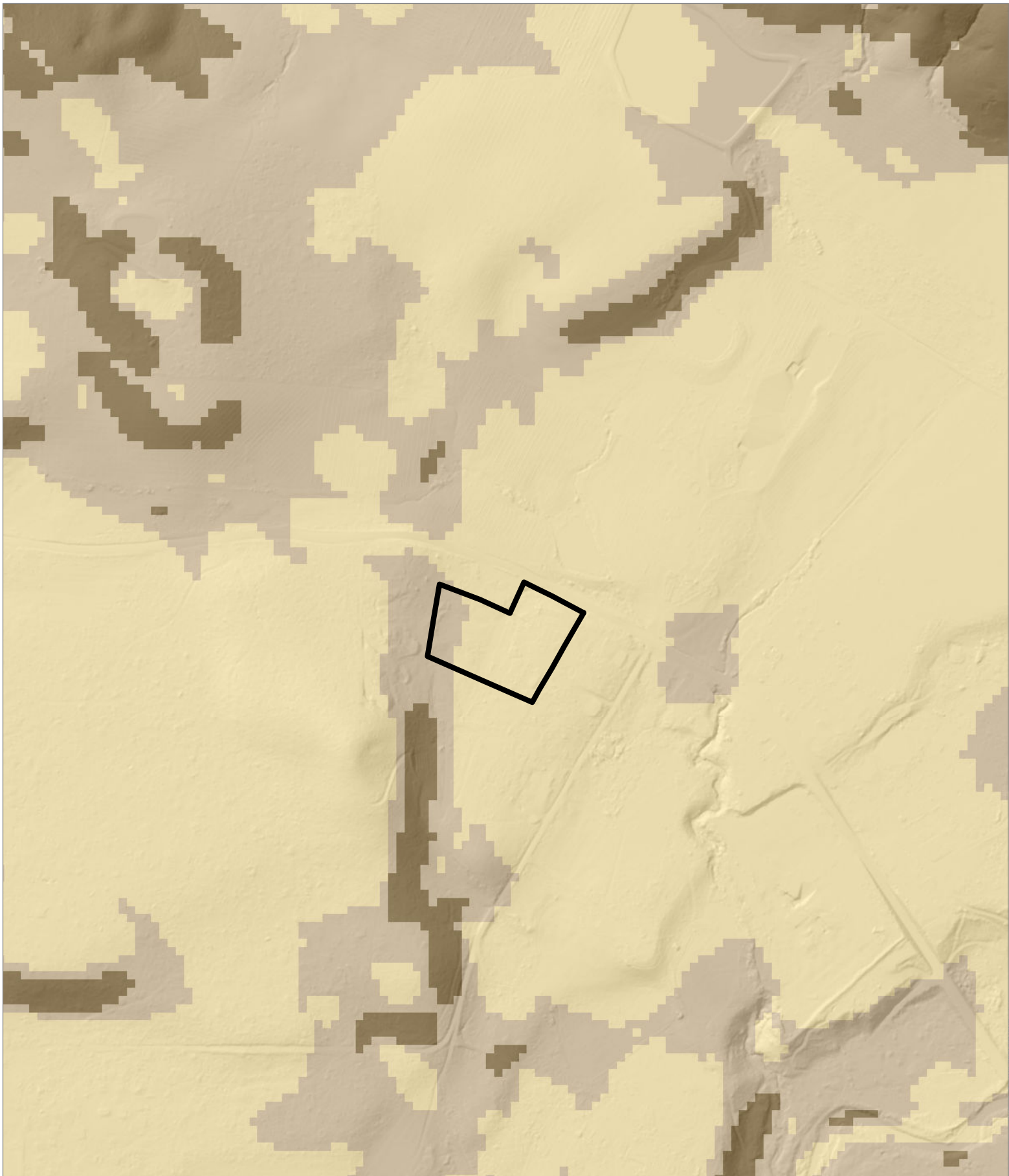


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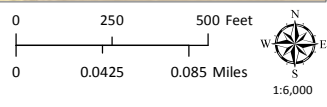
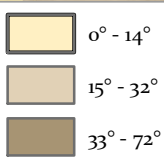
-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts
-  Assessors Parcels



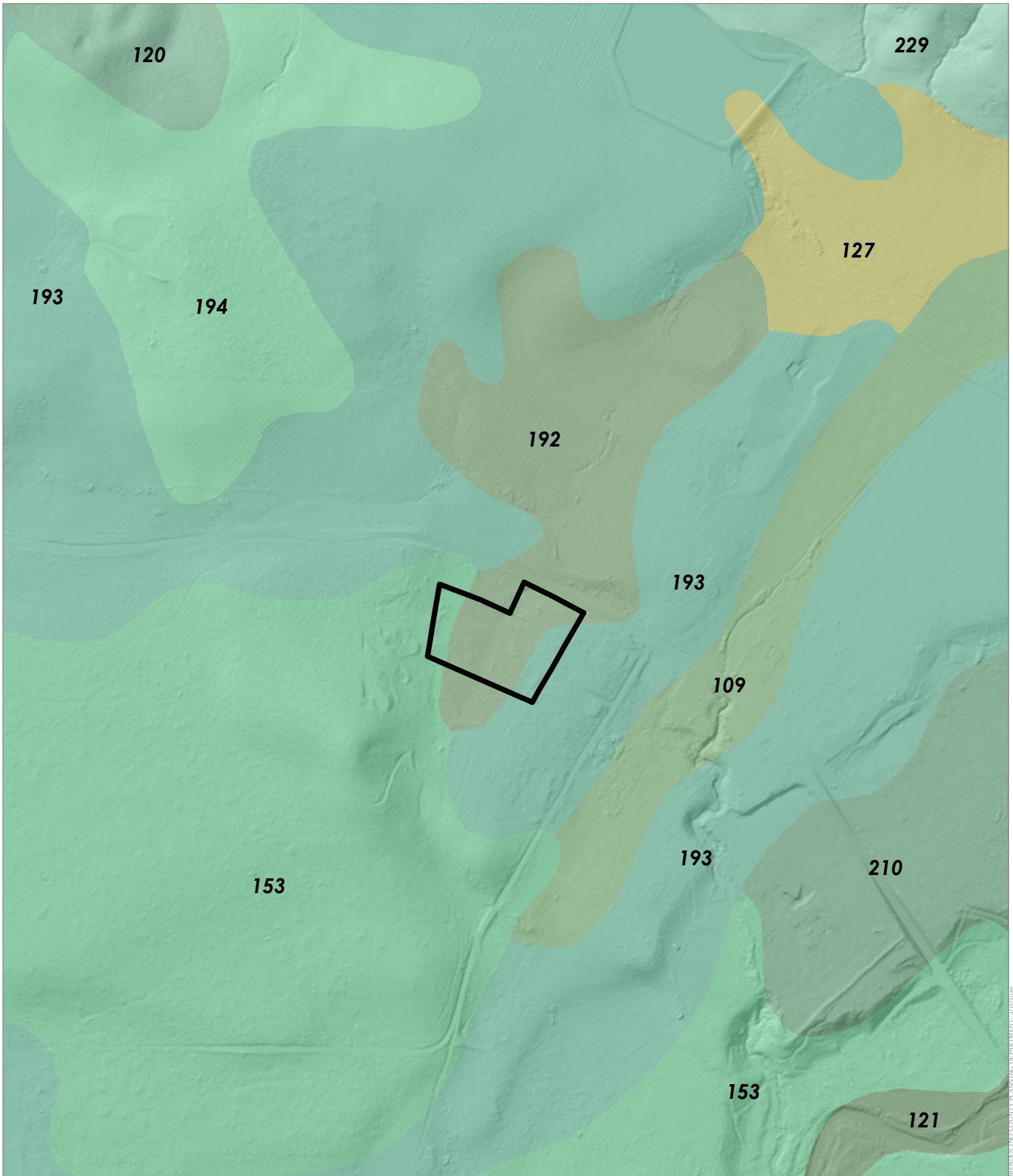
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



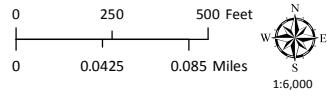
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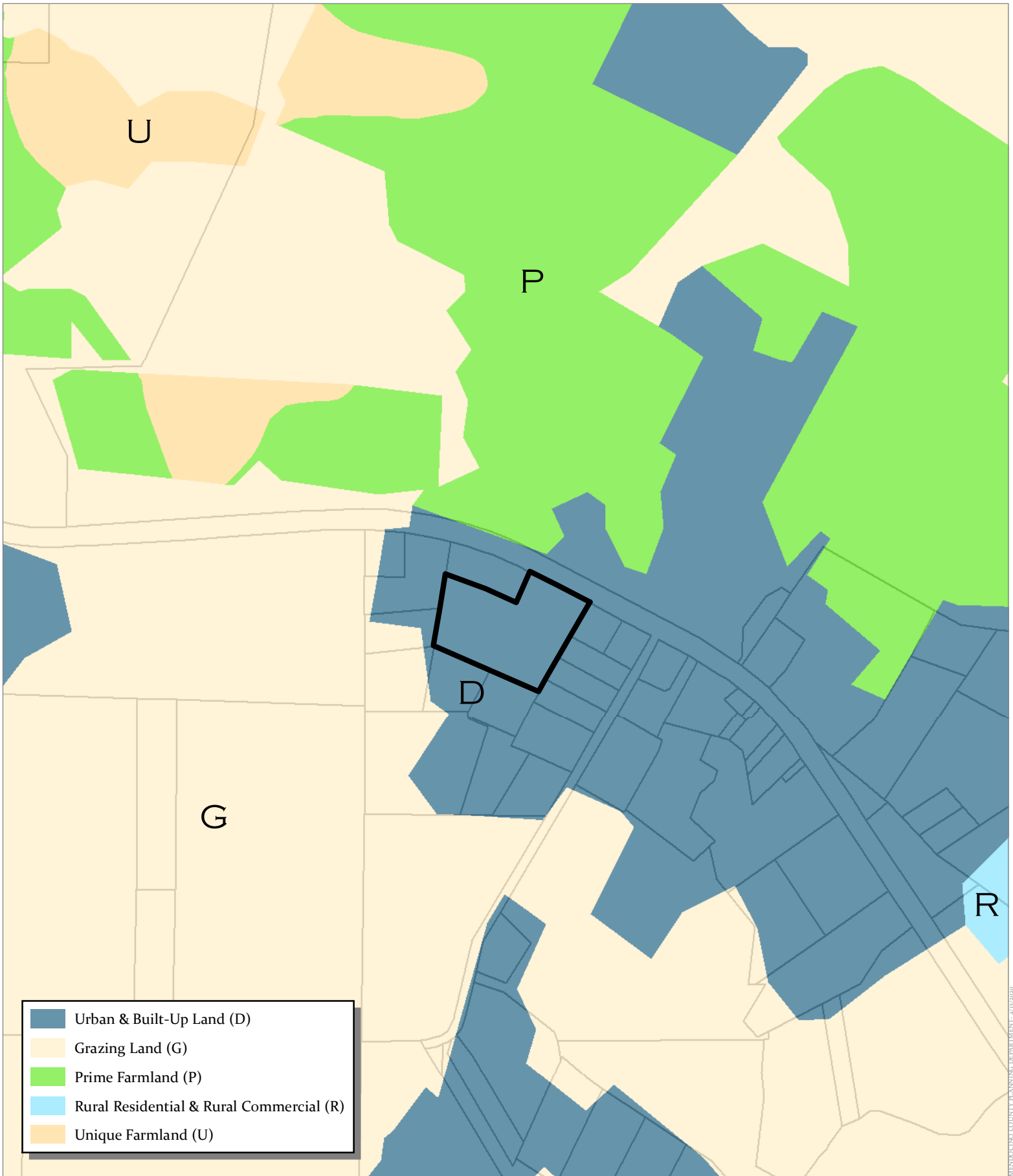
ESTIMATED SLOPE




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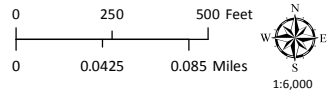


WESTERN SOIL CLASSES



CASE: **U 2020-0005**
OWNER: **SCHARFFENBERGER, John**
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AGENT: **Scott Ward**
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 Assessors Parcels



FARMLAND CLASSIFICATIONS



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-7772
Website: www.fire.ca.gov



April 1, 2020

Scott Ward
8888 East Road
Redwood Valley, Ca 95470

RE: 18031 Blattner Rd.

Fire Safe Applicant,

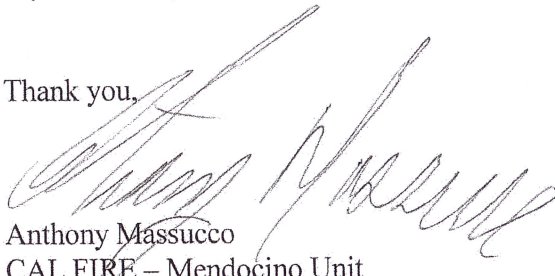
Cal Fire has received and reviewed your application for your project referenced above. The project you described is not required to meet State Fire Safe Regulations (PRC 4290) and therefore does not require any Conditions of Approval be granted from this office.

If there are any new buildings or additions over 200 sqft., changes to driveway or roadway access, a State Fire Safe Regulations Application will need to be completed and all conditions of approval met.

Please retain this letter with your project records.

If you have any further concerns or questions, please contact (707) 459-7424.

Thank you,



Anthony Massucco
CAL FIRE – Mendocino Unit
Fire Captain / Pre-Fire Engineer