May 13, 2020

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.

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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).

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REVIEWED BY:

Signature ___________________________ Department ___________________________ Date ___________________________
REPORT FOR: USE PERMIT  
CASE: U_2020-0005

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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)

<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>
<td></td>
<td>Rural Community (RC);</td>
<td>General Commercial (C2);</td>
<td>1±; 3.4± acres</td>
<td>Agricultural</td>
</tr>
<tr>
<td></td>
<td>Agricultural Rangeland (RL)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EAST</td>
<td>Rural Community (RC)</td>
<td>General Commercial (C2); Rural Community (RC)</td>
<td>1±; 1.7±; 0.9± acres</td>
<td>Commercial; Residential</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Rural Community (RC)</td>
<td>Rural Community (RC)</td>
<td>0.7±; 1± acres</td>
<td>Residential</td>
</tr>
<tr>
<td>WEST</td>
<td>Rural Community (RC);</td>
<td>General Commercial (C2); Rural Community (RC)</td>
<td>0.5±; 0.6±; 0.5±; 0.5± acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

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
- California Dept. of Fish & Wildlife

STATE
- 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.

STAFF PLANNER: MARK CLISER  
DATE: 5/5/2020
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
   NA

   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
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:

☐ 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: 3/27/2020
Signature of Owner  Date: 03/31/20
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 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.

<table>
<thead>
<tr>
<th>2. Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Duplex</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Multifamily</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other: REC ROOM</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other: BARN</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

Total Structures Paved 4952 sf
Area Landscaped Area 1000 sf
Unimproved Area 174386 sf

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 footprint.

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 of covered spaces 0
   Number of uncovered spaces 12
   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.

<p>| | |</p>
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</table>

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?

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.  
________________________________________________________________________  
________________________________________________________________________  
________________________________________________________________________  


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

27. Lot area (within property lines): __________ 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:  

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Agricultural</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Industrial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional Timberland</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
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,  

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

"The Department of Forestry and Fire Protection serves and safeguards the people and protects the property and resources of California."