



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
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June 16, 2020

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

Airport Land Use Commission
Archaeological Commission
Sonoma State University
CalFire – Prevention
CalFire – Resource Management

Department of Fish and Wildlife
Anderson Valley Community Services District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: U_2020-0006

DATE FILED: 4/28/2020

OWNER: DUPUIS HOLDINGS, LLC.

APPLICANT: JAC DESIGN - JOSH CHANDLER

REQUEST: Use Permit to allow for commercial winery production facility only. No tasting room.

LOCATION: 1.7± miles northwest of Boonville town center, on the east side of Raven's Pike Road (Private), 0.8± miles north of its intersection with Mountain View Road (CR 510), located at 8851 Raven's Pike Rd., Boonville (APN: 029-560-05).

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: June 30, 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 _____

OWNER: DUPUIS HOLDINGS LLC

APPLICANT: JAC Design - Josh Chandler

AGENT: N/A

REQUEST: Use Permit to allow for commercial winery production facility only. No tasting room.

LOCATION: 1.7± miles northwest of Boonville town center, on the east side of Raven’s Pike Road (Private), 0.8± miles north of its intersection with Mountain View Road (CR 510), located at 8851 Raven’s Pike Rd., Boonville (APN: 029-560-05).

APN/S: 029-560-05-00

PARCEL SIZE: 33.45 acres

GENERAL PLAN: RMR20:

ZONING: UR:20

EXISTING USES: Residential; Commercial

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	FL160	TP:160	240± acres	Institutional
EAST:	FL160	TP:160	40± acres	Institutional
SOUTH:	RMR20	UR:20	15± acres	Residential
WEST:	RMR20	UR:20	40± acres	Residential

REFERRAL AGENCIES

- LOCAL

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

STATE

 - ☒ CALFIRE (Land Use)
 - ☒ CALFIRE (Resource Management)
- ☒ California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 6/5/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Anderson Valley Community Services District

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land / Unique Farmland / Rural Residential & Rural Community

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

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

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

YES

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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www.co.mendocino.ca.us/planning

USE PERMIT APPLICATION

SUBMITTAL MATERIALS: PLEASE SUBMIT TO THE DEPARTMENT OF PLANNING AND BUILDING SERVICES (PBS)

- 10 copies of the fully completed Use Permit application form. 20 Copies if the project is located in the Coastal Zone.
- 10 copies of the Site and Project Description Questionnaire fully completed. 20 Copies if the project is located in the Coastal Zone.
- 10 Copies of the Plot Plan (see attached example). 20 Copies if the project is within the Coastal Zone.
- 10 Copies of the Location Map (see attached example). 20 Copies if the project is within the Coastal Zone.
- 4 Copies of architectural building elevations and sign detail (check with planner prior to application submission).
- 1 Indemnification Agreement.
- 1 Certification and Site View Authorization/Mail Direction form.
- Proof of the applicant's legal interest in all property upon which work is to be performed. Proof can be in the form of a current tax statement, title report, lease agreement or other documents showing legal interest to apply for the permit and comply with all conditions of approval. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant. In addition, prior to the issuance of the permit, the applicant shall demonstrate the authority to comply with all conditions of approval.
- Preliminary clearance from the Department of Forestry (CalFire) if not in local responsibility area.

FILING FEE

- Check with a planner prior to submitting the application for the current fee. All fees are collected by the Department of Planning and Building Services. Checks should be made payable to Mendocino County with the exception of the Sonoma State University's fees, which should be on a separate check, payable to Sonoma State University.
- The Department of Fish and Wildlife collects a fee for filing the Notice of Determination upon project approval. Assembly Bill 3158 requires the fee be paid for every project that the County adopts an Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration pursuant to the California Environmental Quality Act. This fee is updated annually by the Department of Fish and Wildlife; please verify the current fee with PBS.

NOTE

- All application material must be collated into individual application packets. All maps, plans, etc. (except reproducible) larger than 8½ by 11 inches shall be folded to a maximum size of 8½ by 11 inches. 1 8½ by 11 inch site plan shall be submitted with the application.

Any application not meeting the above criteria will be considered incomplete and will be returned to the applicant. Illegible maps or incomplete response to the questions may delay project review.

ADDITIONAL MATERIAL REQUIRED FOR PROJECTS IN THE COASTAL ZONE

- Stamped envelopes addressed to ALL owners of property situated within 300 feet and ALL occupants situated within 100 feet of the property lines of the project site (excluding roads). Return address shall be left blank on the envelopes. A list containing the names, addresses and Assessor's Parcel Number of owners/occupants as required above shall be typed on the form provided with this application packet. Wherein the applicant is the owner of all properties within 300 feet of the project site, stamped envelopes shall be provided and addressed to owners of property situated within 300 feet and all occupants situated within 100 feet of the applicant's contiguous ownership.
- Stamped addressed envelopes and a list of names and address on the form provided in the application packet of all other parties known to the applicant to have any interest in the proposed development.

- Note of Pending Permit. The applicant must post, at the site in a conspicuous place, easily read by the public and as close as possible to the site of the proposed subdivision, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the subdivision and shall be on the standard form provided in the application packet. 1 copy of the completed Notice of Pending Permit shall also be submitted to PBS.
- Declaration posting. As proof of posting, the owner or authorized agent must sign and submit 1 copy of the Declaration of posting form provided with the application packet.

IMPORTANT FACTS

1. After preliminary review, your application will be scheduled for a public hearing with the Planning Commission, Zoning Administrator or Coastal Permit Administrator. Generally speaking, more complex or controversial applications are heard by the Planning Commission, while simpler and more routine applications are heard by the Zoning Administrator or Coastal Permit Administrator.
2. A copy of the public notice, staff report and agenda will be mailed to you prior to the public hearing. The staff report on your project will include the project recommendations and conditions of approval.
3. Public notice of hearings on your application will be published in local newspapers.
4. Owners of adjoining property will be notified of the proposal. Occupants within 100 feet of your property will be notified for projects located within the Coastal Zone.
5. As required by law, an environmental review will be conducted to examine potential environmental effects of your proposal.
6. The applicant or a representative must attend the public hearing.
7. At the public hearing, members of the public will have the opportunity to express positive or negative comments regarding your application.
8. Action by the Planning Commission is final unless appealed to the Board of Supervisors except that approved coastal development permits may be appealable to the California Coastal Commission.
9. Appeals to the Board of Supervisors must be submitted in writing to the Clerk of the Board within 10 calendar days of the Planning Commission's decision. The appeal must be accompanied by the applicable fee. Following your appeal, the Board of Supervisors will hold a public hearing. You will be notified by mail of the time and place that your appeal will be considered. The Board of Supervisors' action shall be final except that an approved coastal development project may be appealable to the California Coastal Commission.



Planning and Building
Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
Office use only	

APPLICATION FORM

APPLICANT

Name: JAC Design- Josh Chandler Phone: 707 480-8935

Mailing Address: Box 648

City: Geyserville State/Zip: CALIF email: jacdesign1@gmail.com

PROPERTY OWNER

Name: Wells, Kate Guthrie Phone: 707 318-2465

Mailing Address: 8851 Raven S Pike Road

City: Booneville State/Zip: CALIF 95415

email: wellsguthrie@mac.com

AGENT

Name: Phone:

Mailing Address:

City: State/Zip: email:

Parcel Size: 38.45ac. (Sq. feet/Acres) Address of Property:

Assessor Parcel Number(s): 029-560-05, 029-570-21

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 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.

	4-21-2020		4-20-2020
Signature of Applicant/Agent	Date	Signature of Owner	Date

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx

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

This project entails a MAJOR Use Permit and Conversion of an Existing Large barn (4584 sqft. Permitted 9-12-02) into a Commercial winery production facility capped at 10k case. Production only without tasting or guest events. Currently Zoned U-R The barn sits on a large parcel of commercial agricultural land currently growing Vineyard and Olives. There is an existing well, septic and power on site including agricultural water pond and an existing residence that is occupied by the Guthrie Family. There is no grading, vegetation removal or building of roads as part of this permit. There is no exterior alterations other than WUI and ADA compliance planned. A new Ada bathroom Winery Office will be situated within the barn footprint with paving upgrades and misc. site drainage for crush pad. Secondary improvements include upgrade of existing septic field to accommodate the proposed wastewater. We have had site reviews conducted to anticipate any issues but at this time all Professionals have noted no faults that may affect the fundamentals of this project. AV Fire Department Has 3 points to incorporate.

1. ~~All encroaching tree branches will need to be removed to provide a 12' horizontal and 13' 6" vertical clearance for incoming fire apparatus.~~
2. ~~Road base will need to be added in multiple areas to provide all weather pullouts to allow vehicle passing on the 12' wide driveway. Pullouts locations will be influenced on a line-of-sight basis limit potential backing of vehicles to accommodate passing. Tree branch removal standards would apply above the pullouts as well.~~
3. ~~Several areas of the road have a gravel berm intruding on the minimum 12' width. These berms need to be removed or create additional road width to the opposite side to maintain the minimum 12 foot standard.~~

☐ Structural Engineer – Williams and Assoc. – Building Envelope

☐ Civil and Septic Engineer – Kurt Kelder and Assoc. – Sewer and Site

☐ Anderson Valley Fire Department– Chief Andres Avila – Road access and envelope

☐ JAC Design – Josh Chandler – Architectural and Landscape

2. Structures/Lot Coverage	Number of Units		Square Footage	
	Existing	Proposed	Existing	Proposed
Single Family Mobile Home Duplex Multifamily Other: _____ Other: _____				
Total Structures Paved Area Landscaped Area Unimproved Area				
GRAND TOTAL (Equal to gross area of Parcel)				

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 2

Estimated shifts per day: 1

Type of loading facilities proposed: none

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

NO phasing

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

NONE

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:

NONE involved

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

	Number	Size
Number of covered spaces	<u>2</u>	<u></u>
Number of uncovered spaces	<u></u>	<u></u>
Number of standard spaces	<u></u>	<u></u>
Number of handicapped spaces	<u>1</u>	<u></u>
Existing Number of Spaces	<u>3</u>	
Proposed Additional Spaces	<u>0</u>	
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.).

No Grading or roads at the existing flat site.

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

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

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.):
 NO adjacent projects

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:
 Change of Use permit

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 From Mountain view rd turn rt on Ravens Pike rd. This is the Last Property and the Ravens Pike Peak Rd. runs into the property Entrance Gate.

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.
Yes an existing permitted residence .

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.
No demolition planned

25. Project Height. Maximum height of existing structures 35 feet. Maximum height of proposed structures _____ feet.

26. Gross floor area of existing structures 4584 square feet (including covered parking and accessory buildings).
 Gross floor area of proposed structures 0.0 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): _____ square feet 38 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.
All existing no additions to this Agricultural parcel growing grapes in the upland area of Booneville.

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.
 All adjacent sites are large residential with only a few houses situated on Ravens Pike rd. All are low intensity agri or scenic parcels.

30. Indicate the surrounding land uses:

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

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 complete and correct. 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.

Owner/Authorized Agent

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.

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.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

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: _____

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP		

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

Located at:

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

**A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING
BEFORE THE COUNTY OF MENDOCINO.**

PROPOSED DEVELOPMENT: _____

LOCATION: _____

APPLICANT: _____

ASSESSOR'S PARCEL NUMBER: _____

DATE NOTICE POSTED: _____

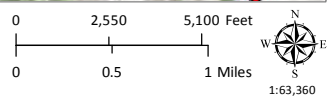
FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
www.co.mendocino.ca.us/planning
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00



CASE: U 2020-0006
OWNER: DuPuis Holdings, LLC
APN: 029-560-05, 029-570-21
APLCT: JAC Design
AGENT: Josh Chandler
ADDRESS: 8851 Raven's Pike Road, Boonville




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

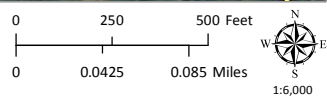


LOCATION MAP

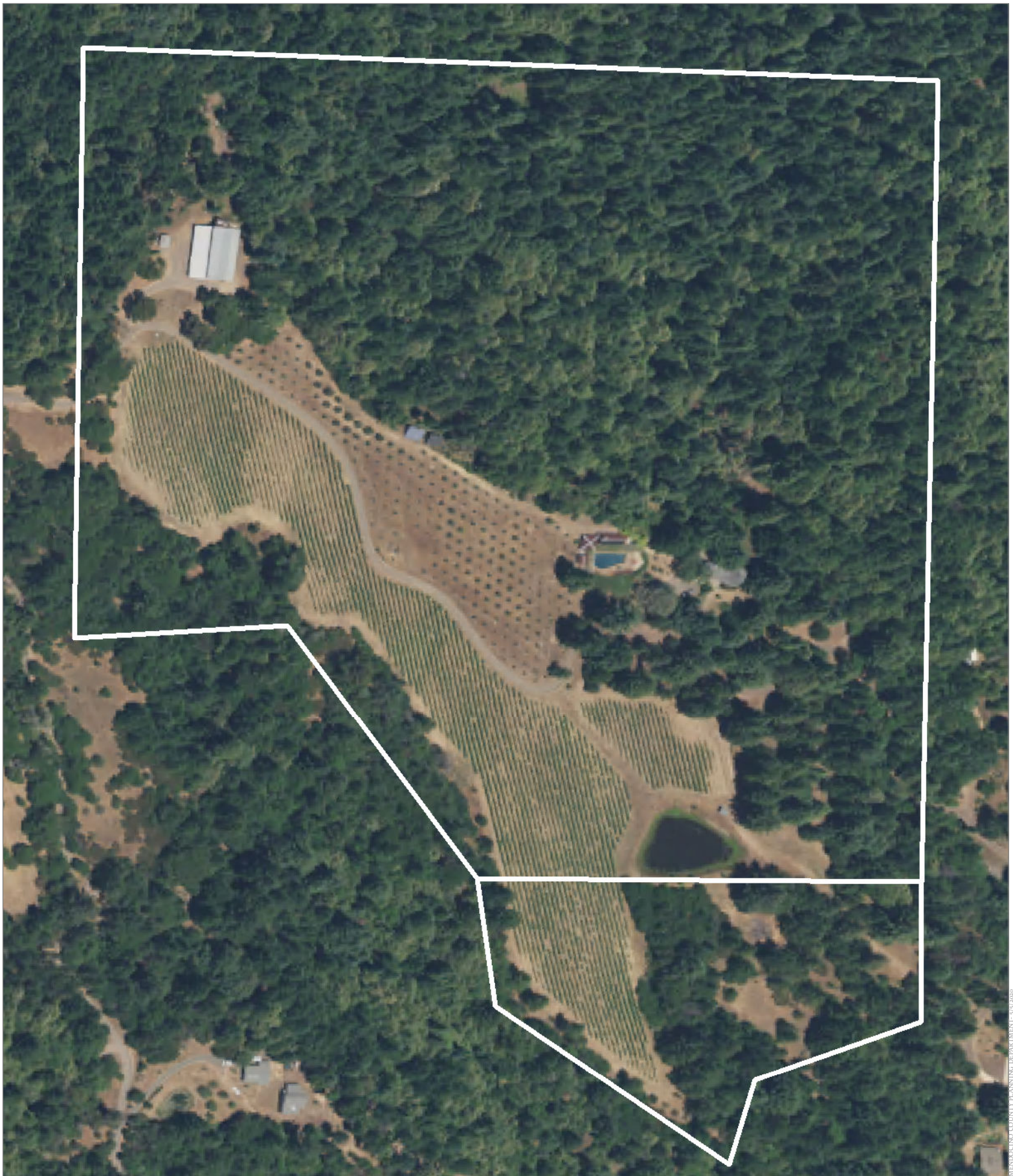


CASE: U 2020-0006
OWNER: DuPuis Holdings, LLC
APN: 029-560-05, 029-570-21
APLCT: JAC Design
AGENT: Josh Chandler
ADDRESS: 8851 Raven's Pike Road, Boonville

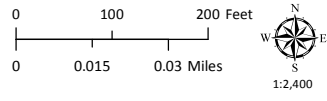
-  Named Rivers
-  Public Roads
-  Private Roads



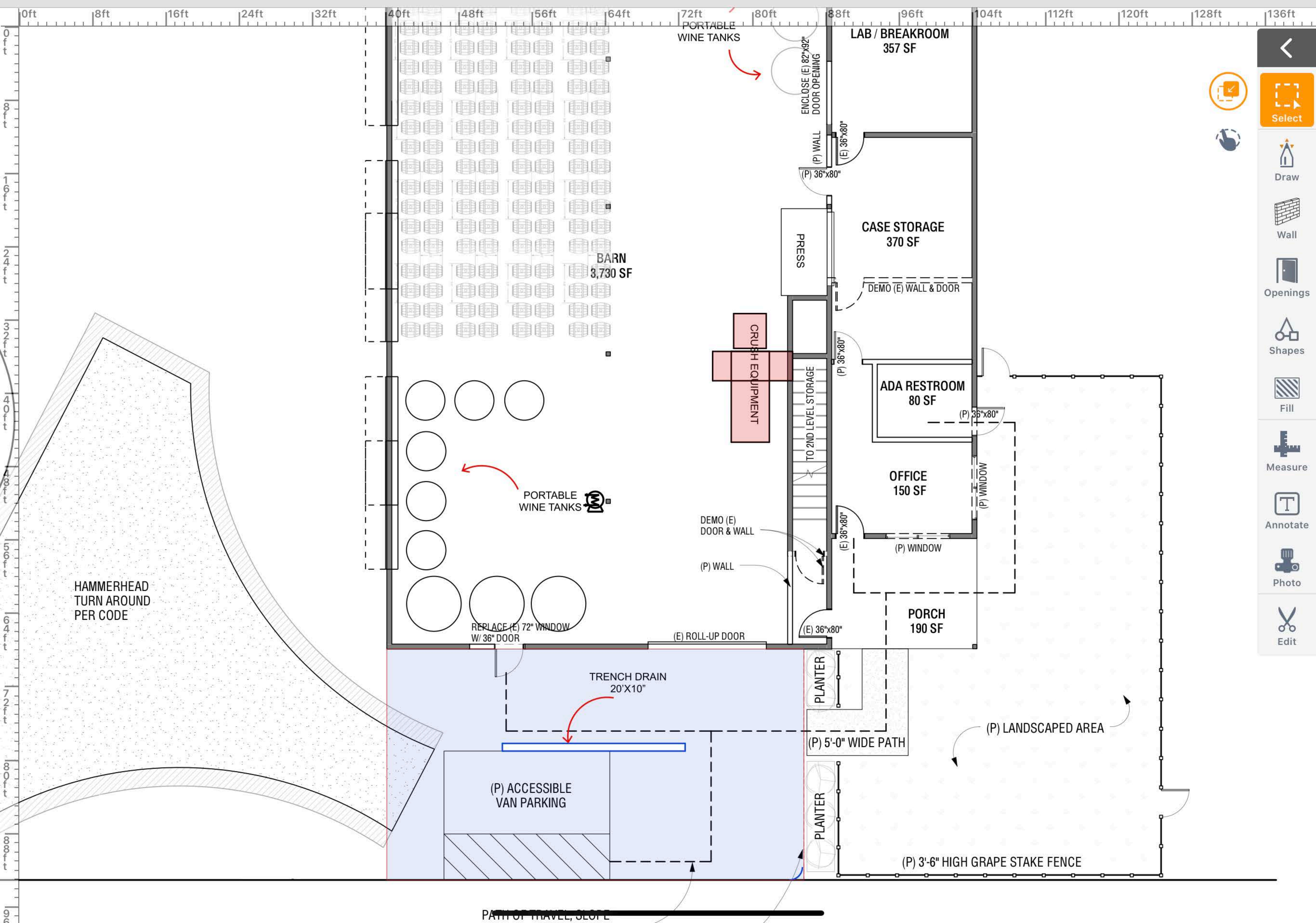
AERIAL IMAGERY



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AERIAL IMAGERY



>>> wells guthrie <wellsguthrie@mac.com> 6/16/2020 11:55 AM >>>
Mark

Sorry the legend on the right got cut off on the screen shot I took.

The blue area is a proposed pad for level access to the barn and an area to receive fruit so our bins are not in the dirt.

Here is a picture of the entry edge



ELEVATION GENERAL NOTES

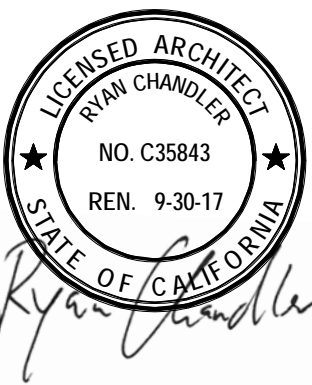
1. ORIGINAL FLOOR PLAN DRAWING ARE BY ARCHITECT WILLIAM SCOTT ELLSWORTH. PROJECT WAS APPROVED BY COUNTY OF MENDOCINO BUILDING INSPECTION DEPARTMENT ON 09/12/02. NOTE ADDRESS HAS CHANGED, WAS PREVIOUSLY NOTED AS 20250 MOUNTAIN VIEW ROAD, BOONVILLE.
2. THESE ORIGINAL FLOOR PLAN DRAWINGS ARE FOR REFERENCE ONLY AND NOT INTENDED TO BE USED AS AS-BUILTS. IN-FIELD DIMENSIONS AND EXISTING MEASUREMENTS TAKE PRECEDENT.
3. BUILDING TO BE UPGRADED TO MEET WUI, W/ NEW METAL SIDING AND TEMPERED WINDOWS AS REQUIRED PER CODE. EXISTING CORRUGATED GALVANIZED ROOF TO REMAIN W/ FIRE RATED SHEET AS REQUIRED.



JAC DESIGNS
P.O. BOX 648 - GEYSERVILLE, CA. 95441 - 707.480.8935
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DOMAIN DU PUIS
MAJOR USE PERMIT
8851 RAVENS PIKE
BOONVILLE, CA 95415

Revision Number	Revision Description	Revision Date
ISSUED FOR: _____ DATE: _____		
ISSUANCE _____ XX/XX/2020		

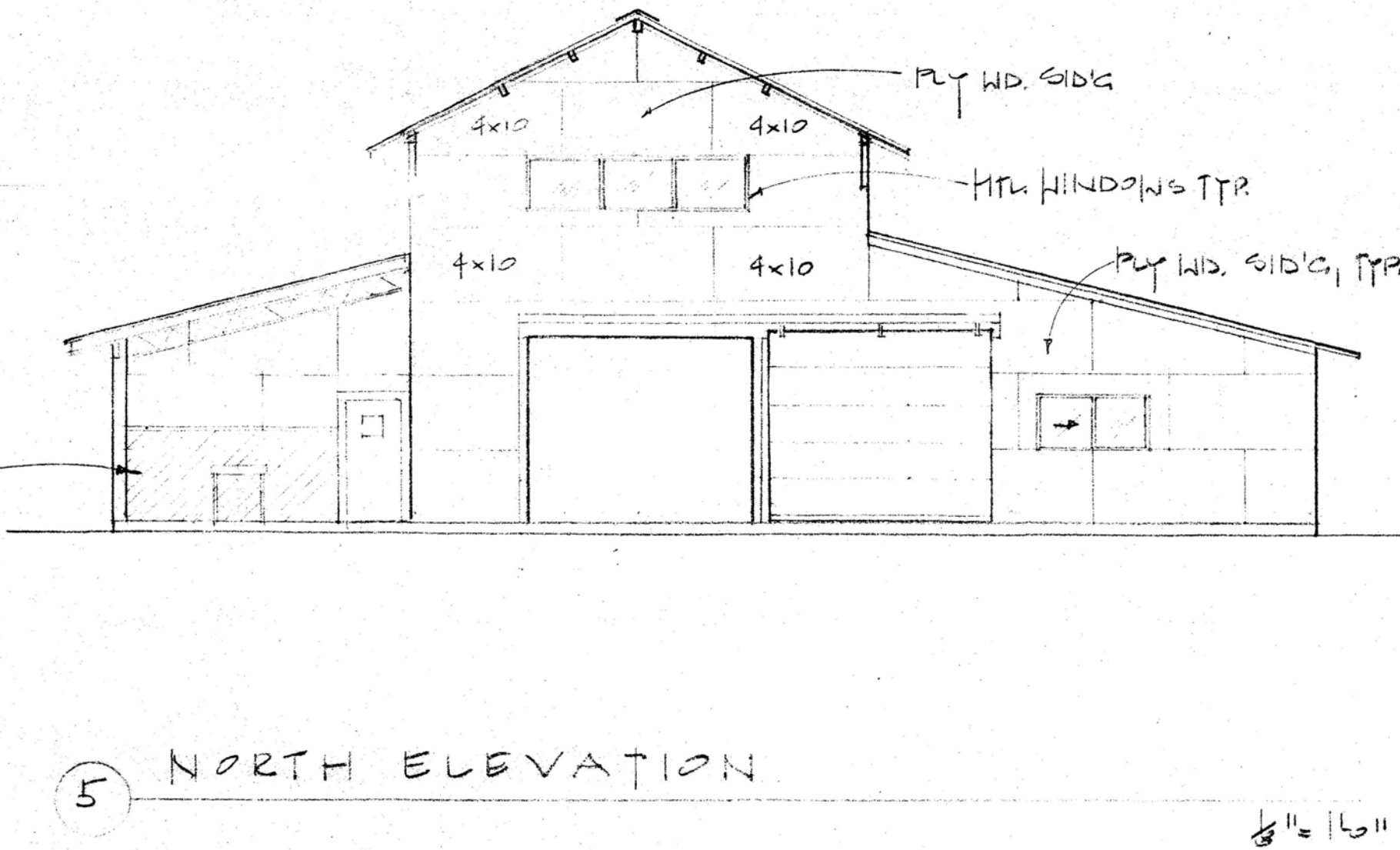
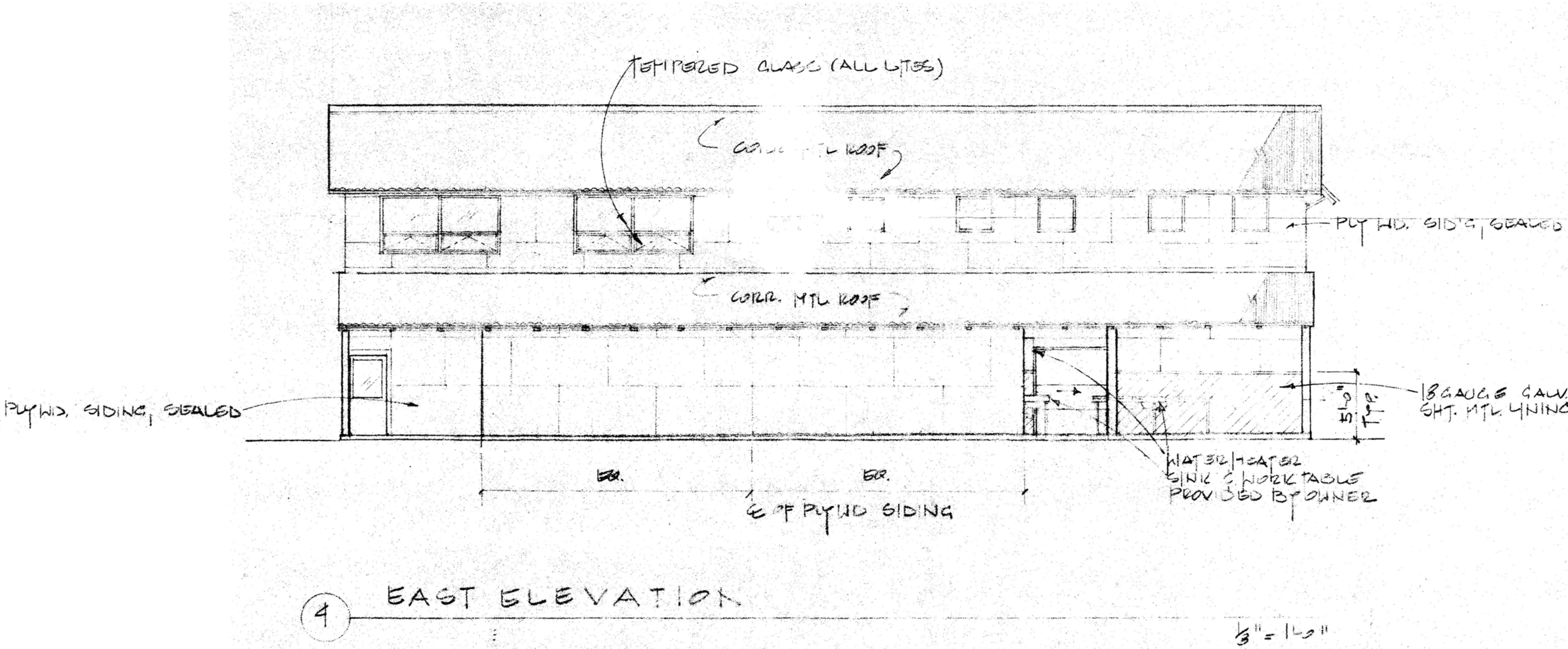
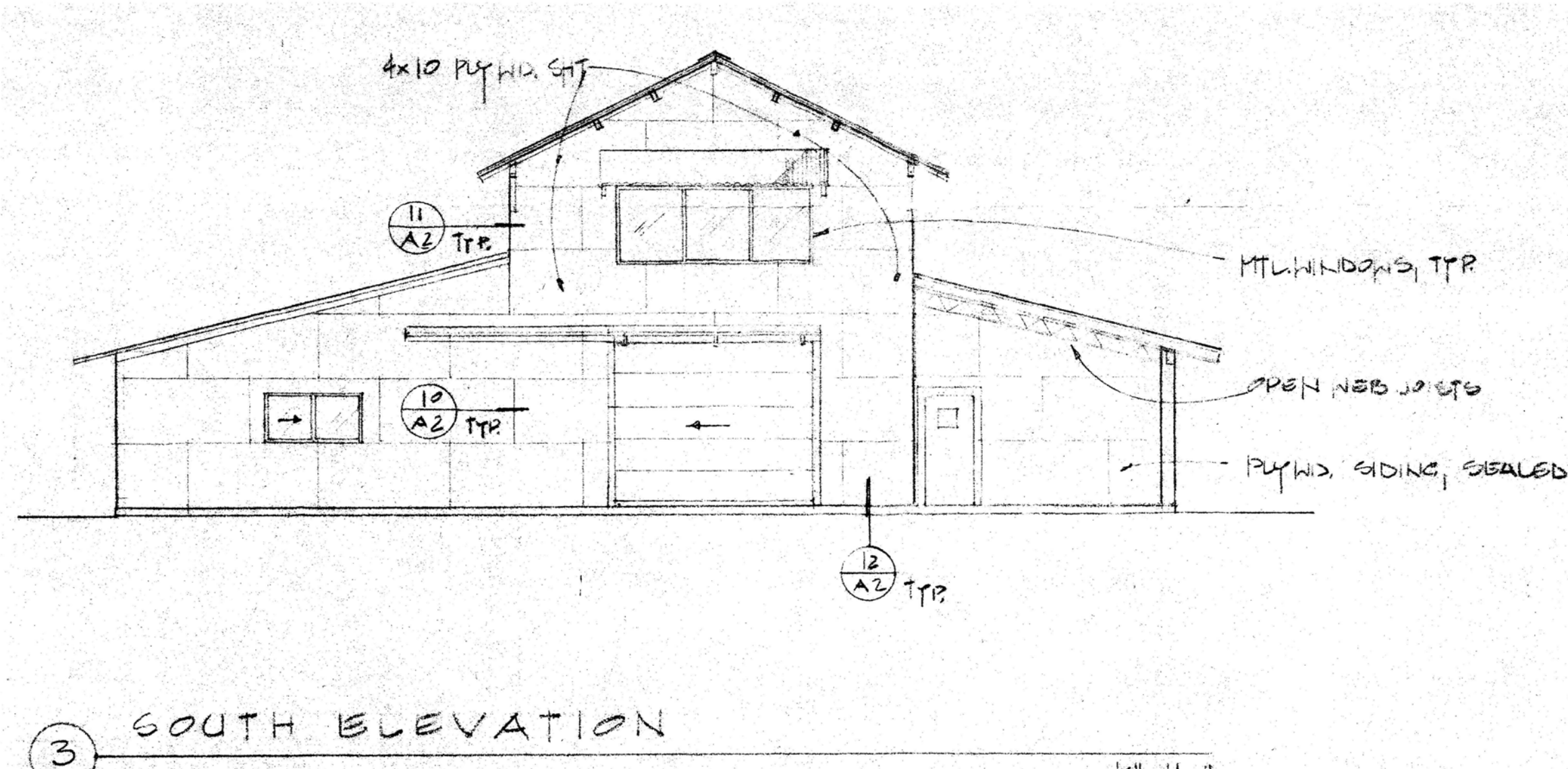
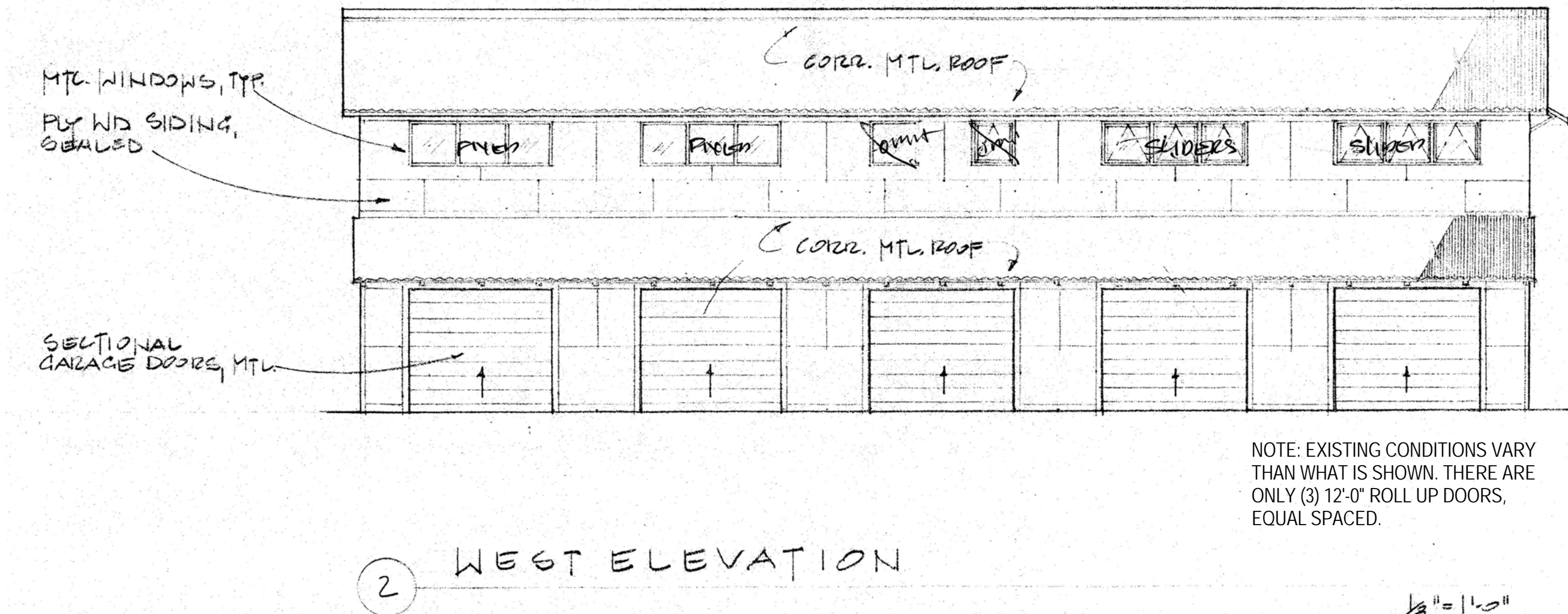


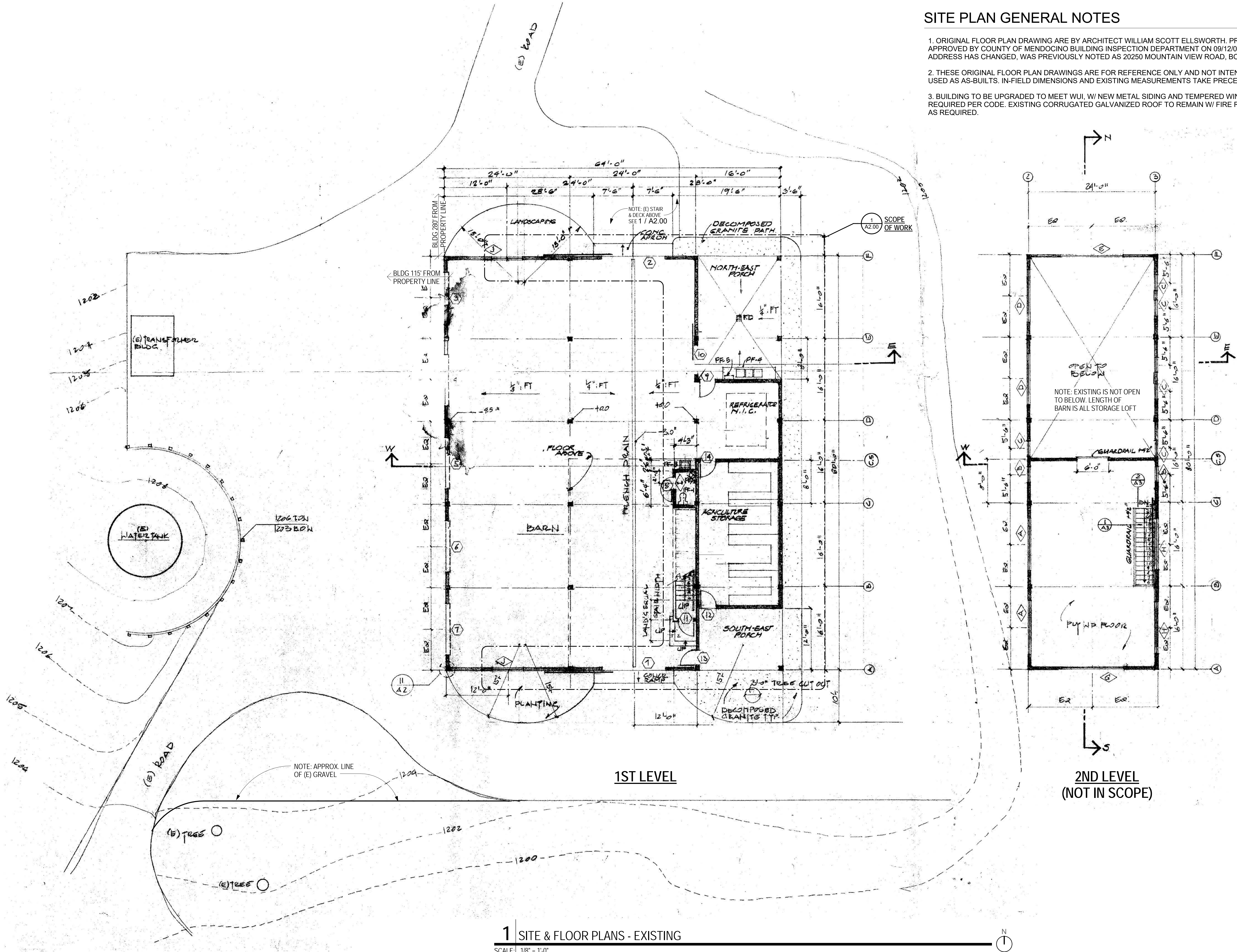
EXTERIOR
ELEVATIONS -
EXISTING

SCALE: 1/8" = 1'-0"

A7.00

PROJECT NO.





SITE PLAN GENERAL NOTES

1. ORIGINAL FLOOR PLAN DRAWING ARE BY ARCHITECT WILLIAM SCOTT ELLSWORTH. PROJECT WAS APPROVED BY COUNTY OF MENDOCINO BUILDING INSPECTION DEPARTMENT ON 09/12/02. NOTE ADDRESS HAS CHANGED, WAS PREVIOUSLY NOTED AS 20250 MOUNTAIN VIEW ROAD, BOONVILLE.
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DOMAIN DU PUIS
MAJOR USE PERMIT
8851 RAVENS PIKE
BOONVILLE, CA 95415

Revision Number	Revision Description	Revision Date
ISSUED FOR:		
DATE:		
ISSUANCE		
XX/XX/2020		

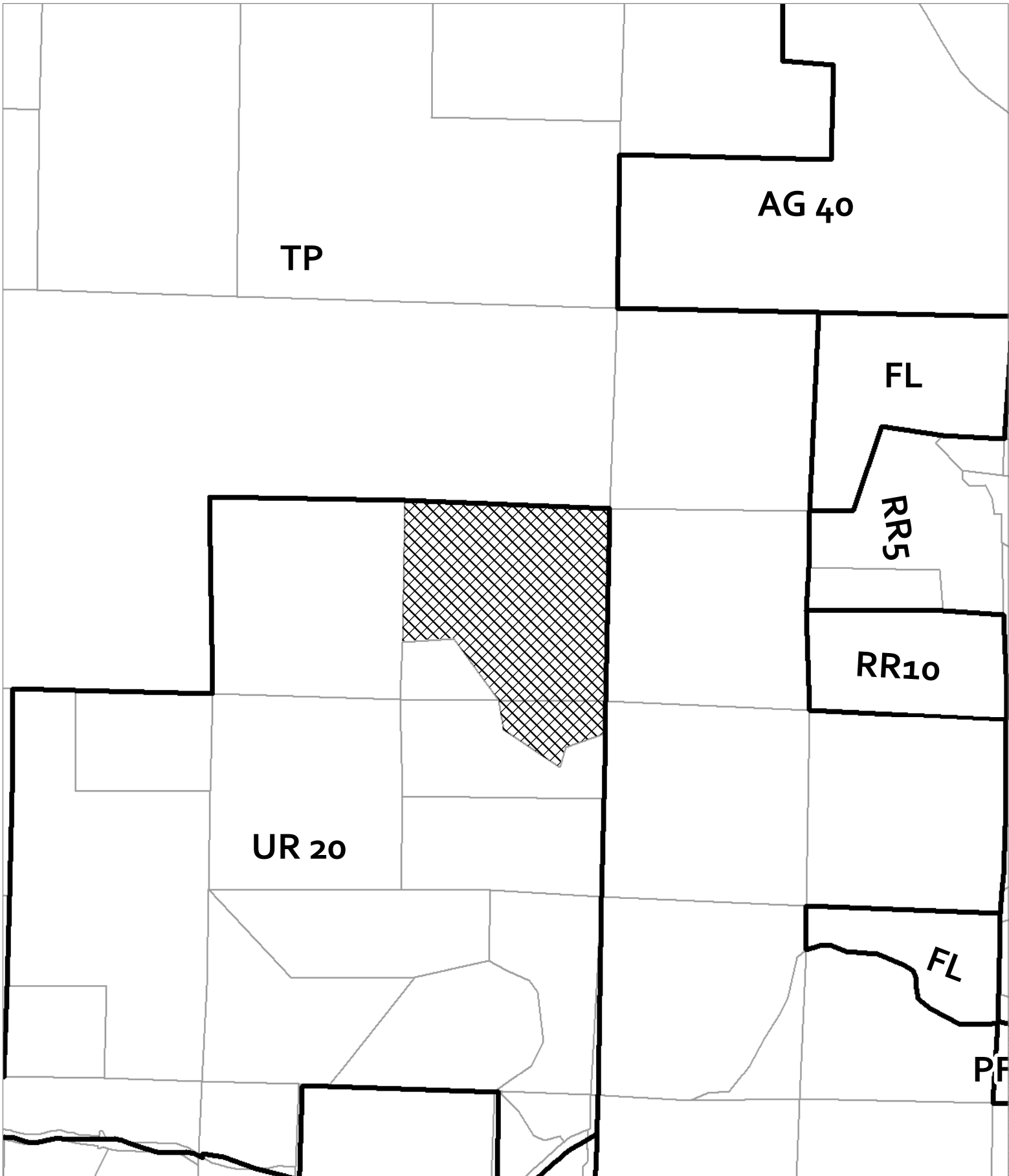


SITE & FLOOR
PLANS - EXISTING

SCALE: 1/8" = 1'-0"



A1.00

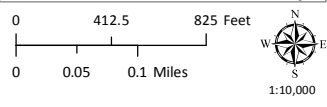
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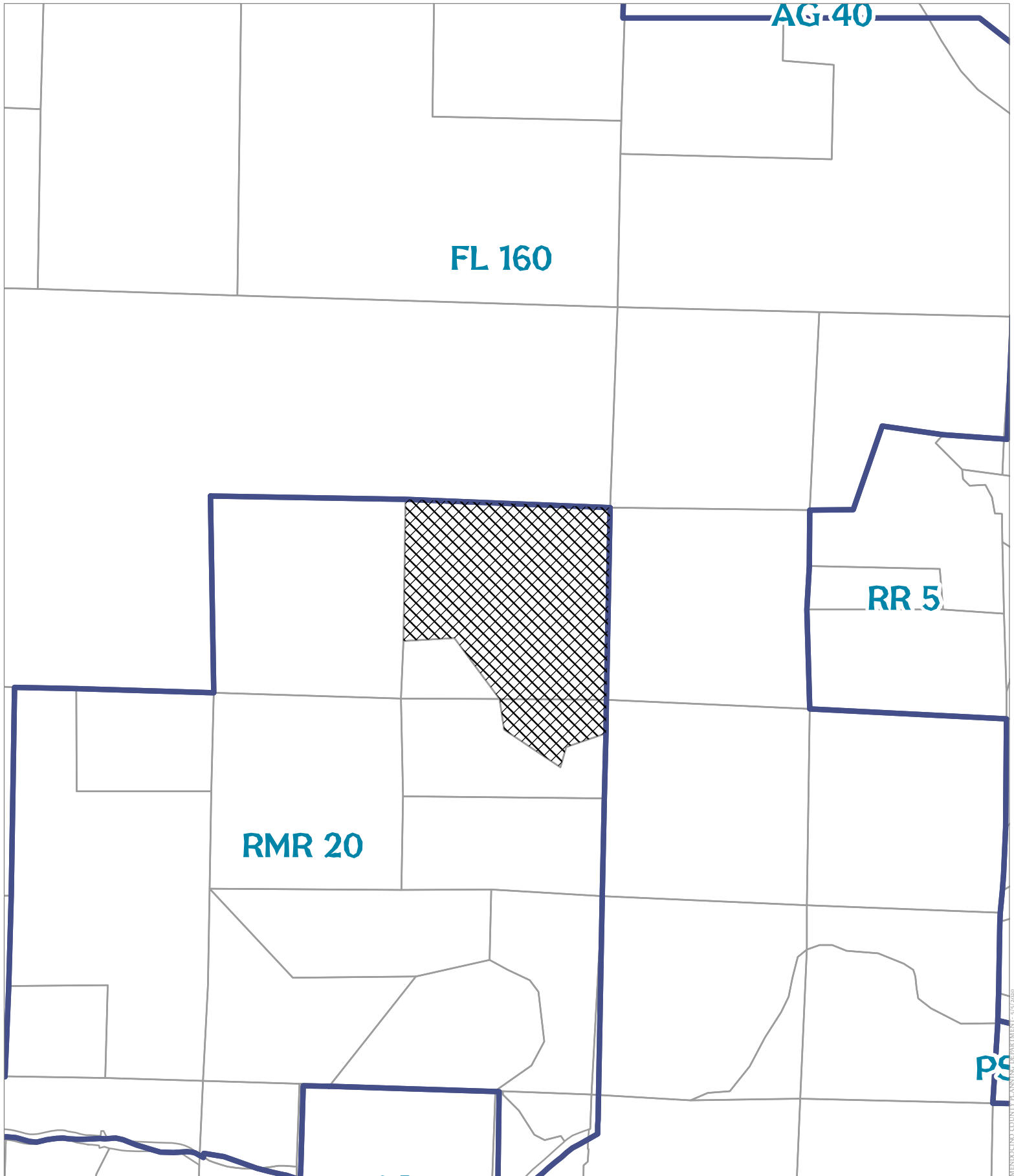
MENDOCINO COUNTY PLANNING DEPARTMENT 7/5/2020

CASE: U 2020-0006
OWNER: DuPuis Holdings, LLC
APN: 029-560-05, 029-570-21
APLCT: JAC Design
AGENT: Josh Chandler
ADDRESS: 8851 Raven's Pike Road, Boonville

-  Zoning Districts
-  Assessors Parcels





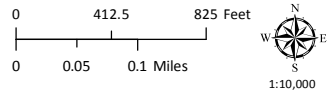
ZONING DISPLAY MAP



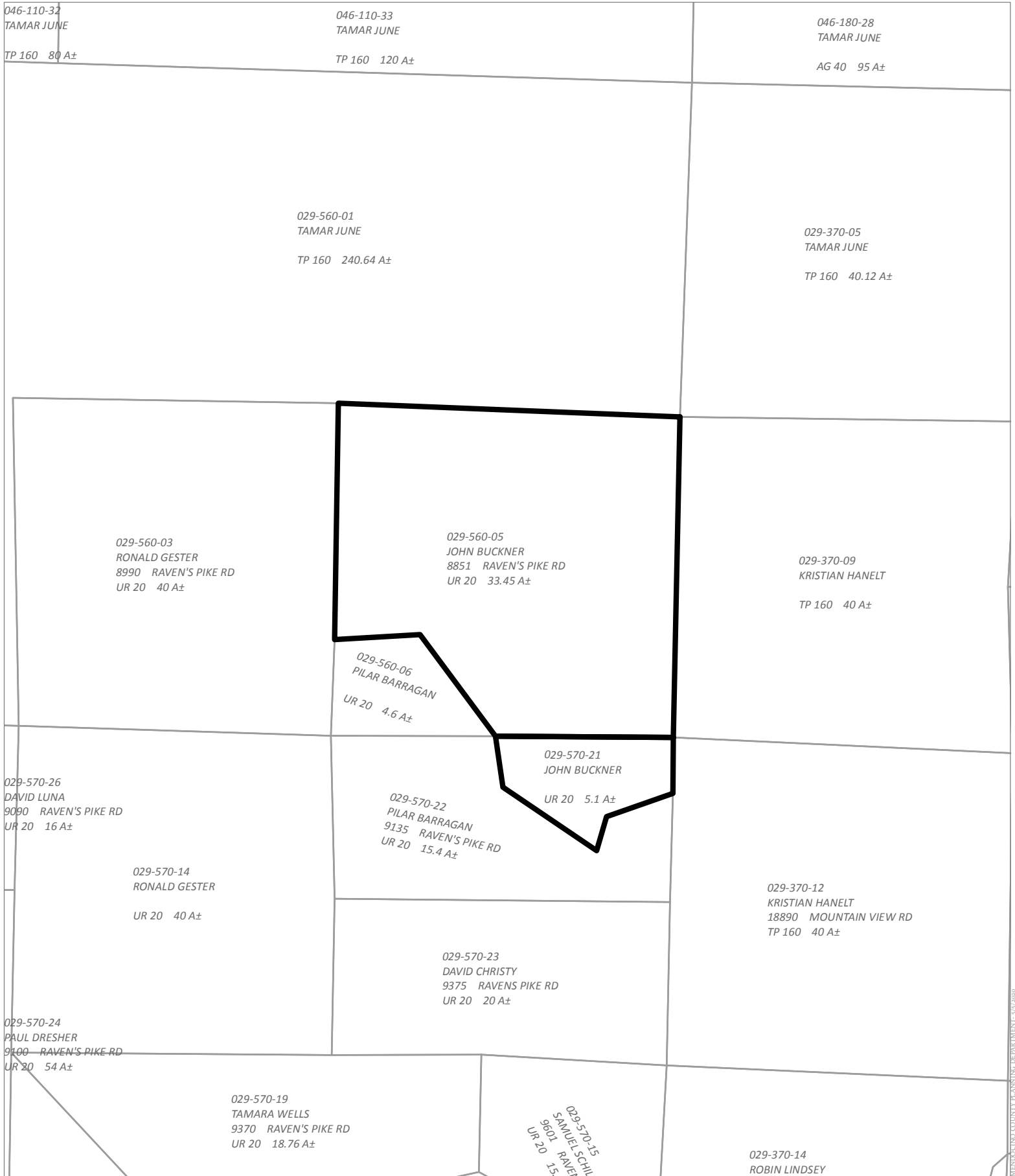
MENDOCINO COUNTY PLANNING DEPARTMENT 7/5/2020

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-  General Plan Classes
-  Assessor's Parcels

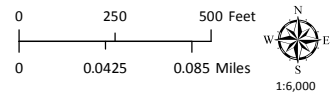


GENERAL PLAN CLASSIFICATIONS

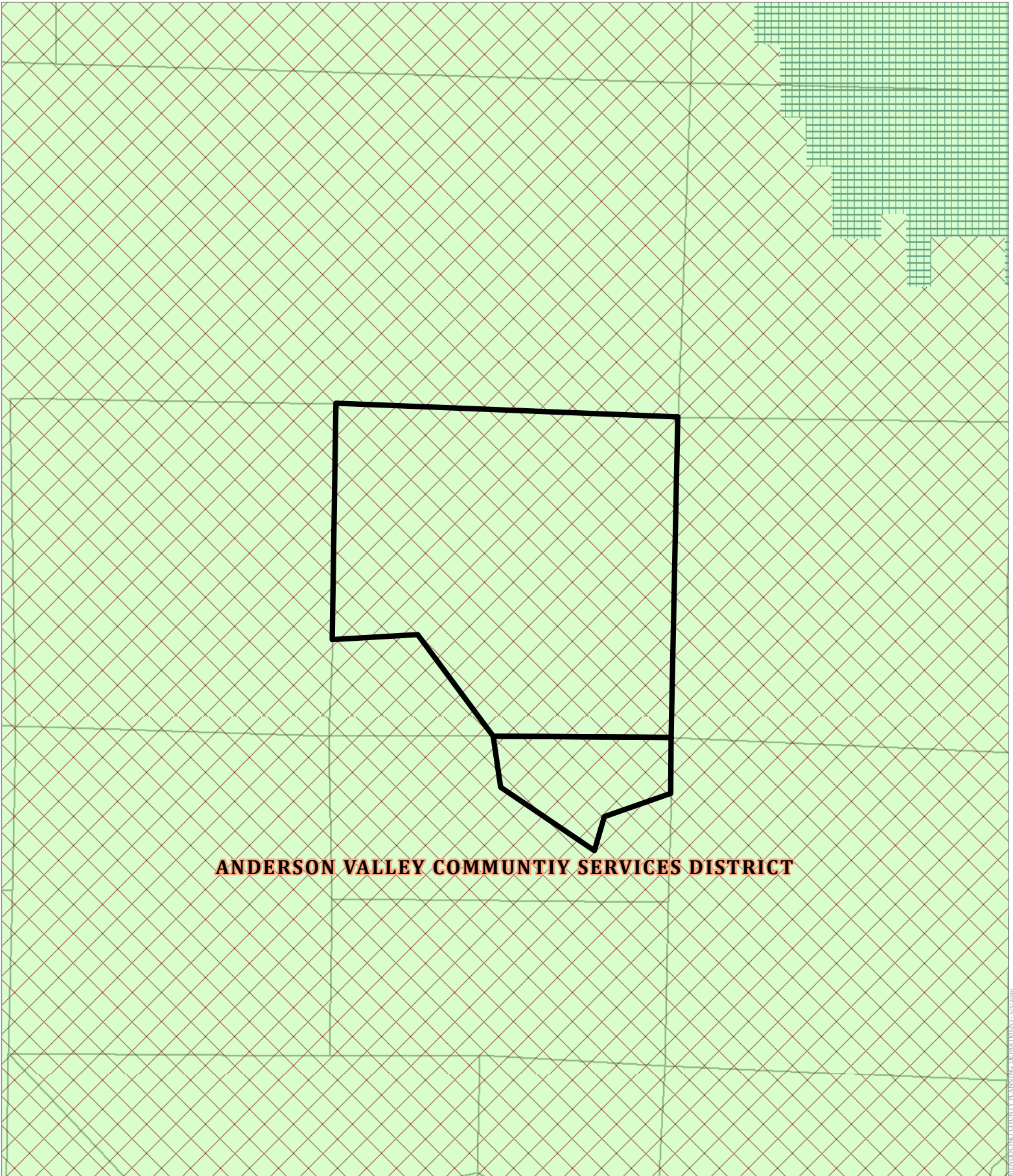


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Assessors Parcels




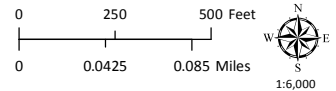
ADJACENT PARCELS



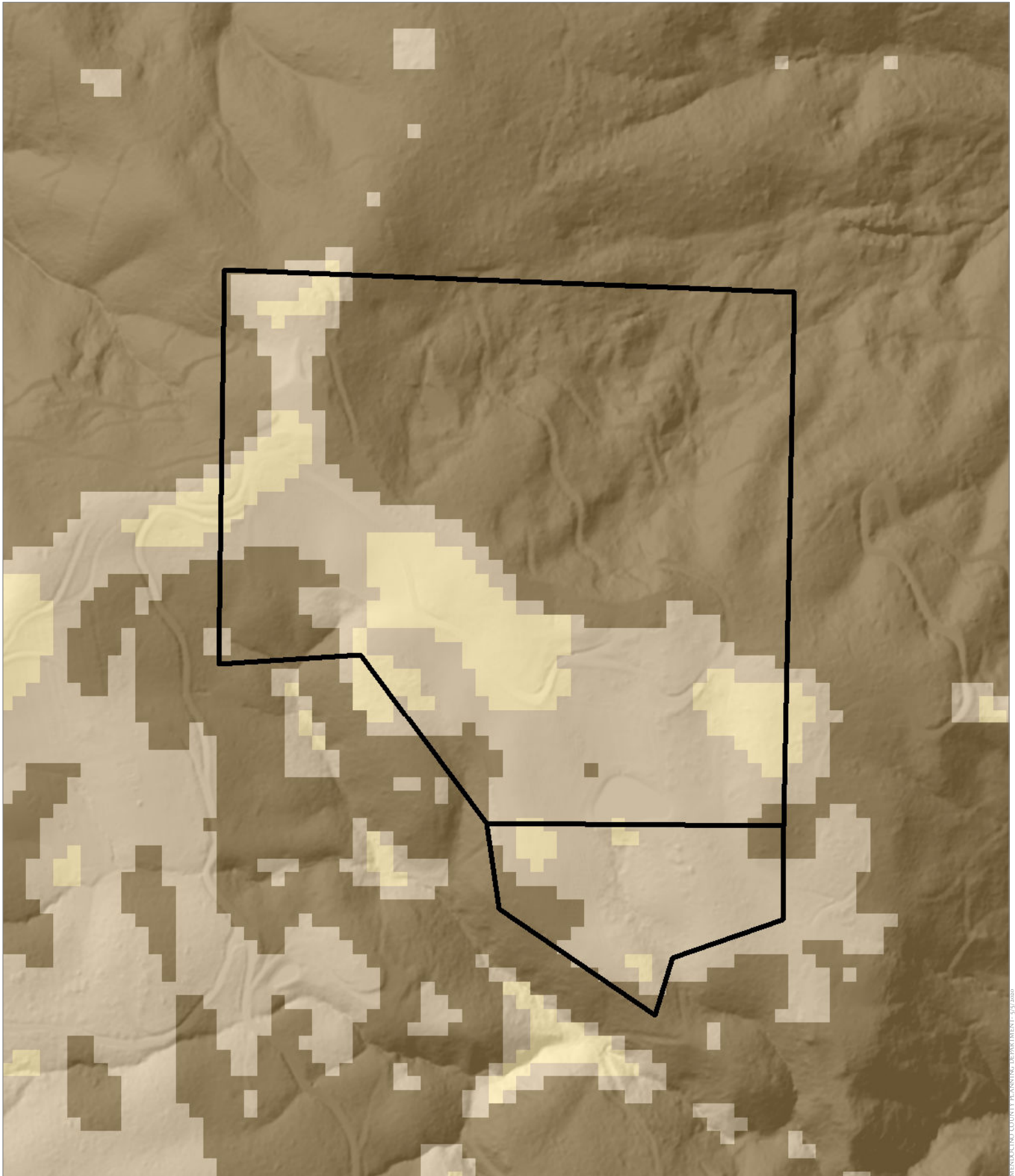
CASE: U 2020-0006
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 High Fire Hazard
 Moderate Fire Hazard
 County Fire Districts

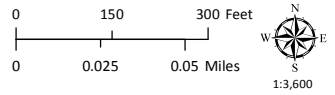
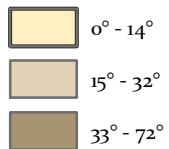
 Assessors Parcels



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

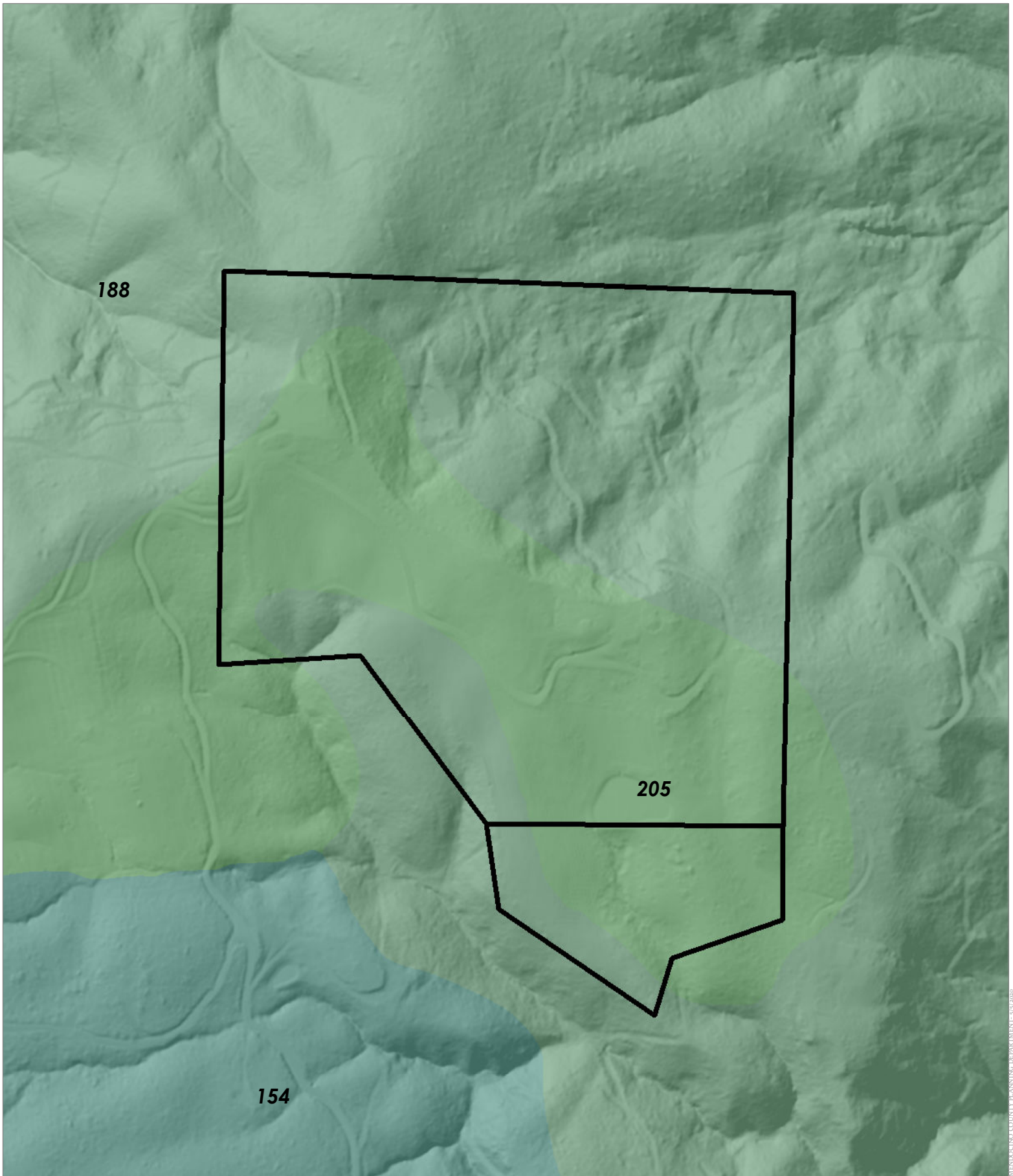


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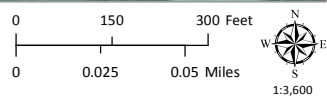
ESTIMATED SLOPE

RENSSELAER COUNTY PLANNING DEPARTMENT - 5/5/2020

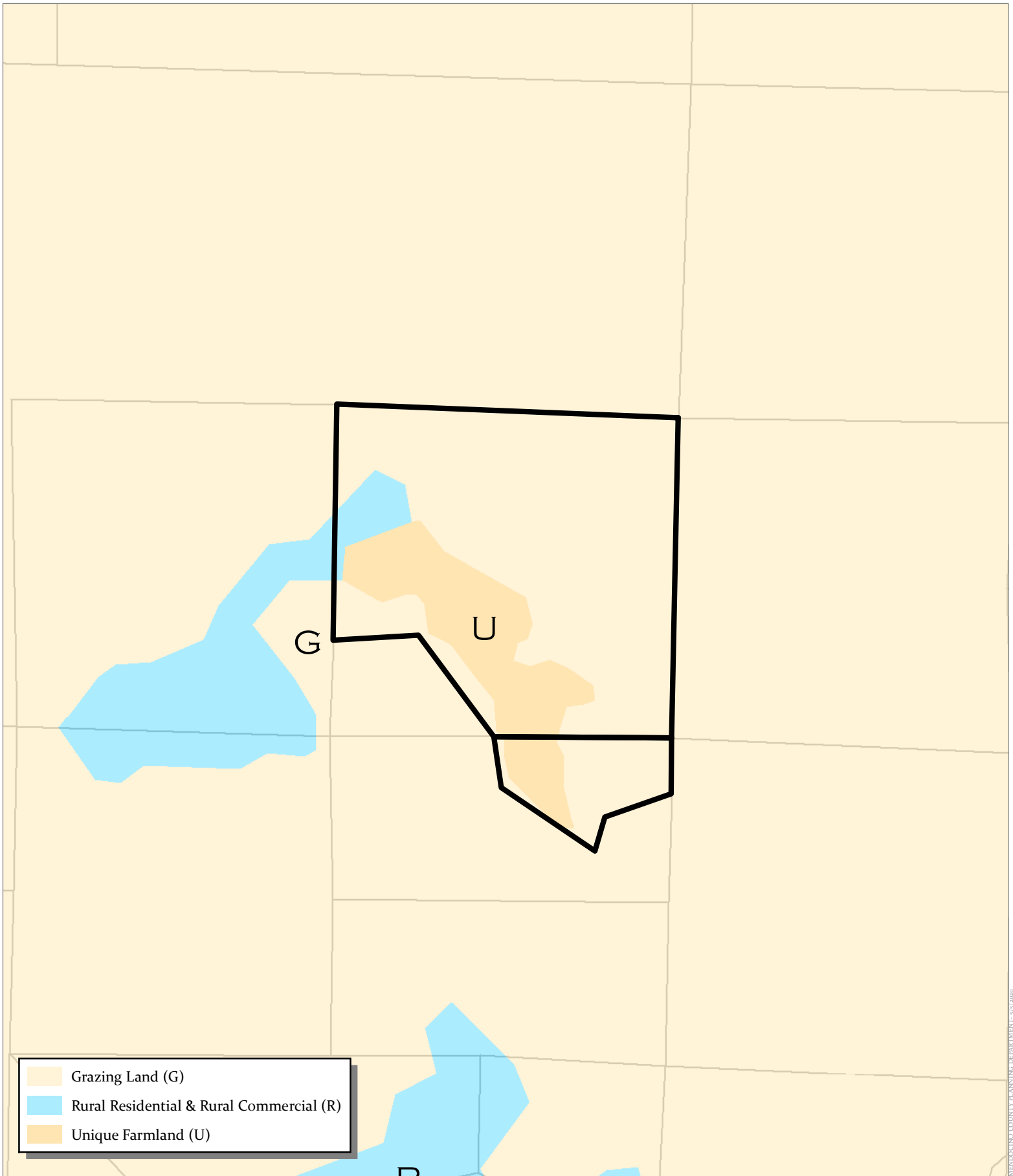


RENSSELAER COUNTY PLANNING DEPARTMENT - 5/5/2020


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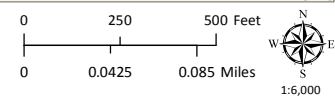


WESTERN SOIL CLASSES

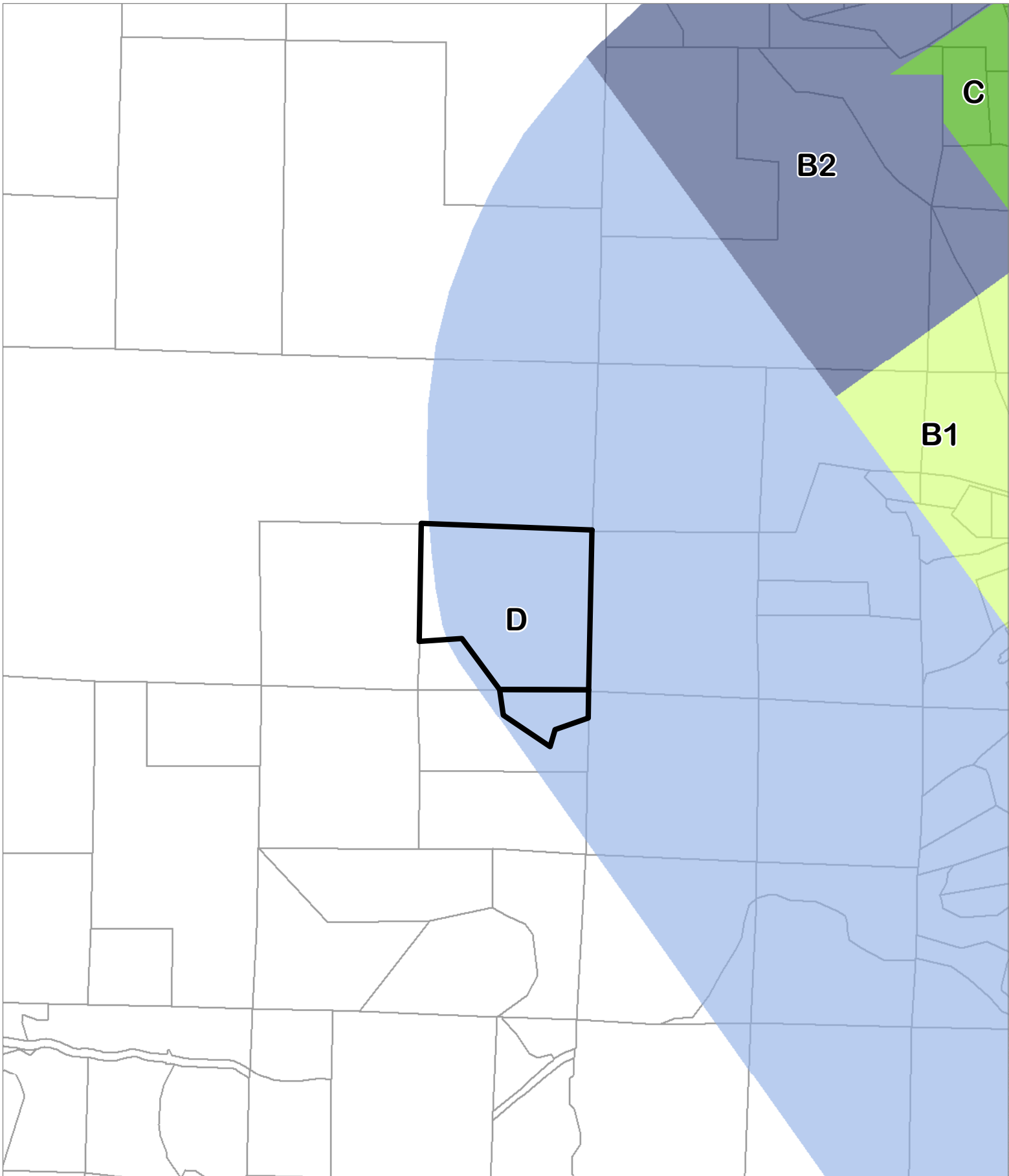


CASE: **U 2020-0006**
OWNER: **DuPuis Holdings, LLC**
APN: **029-560-05, 029-570-21**
APLCT: **JAC Design**
AGENT: **Josh Chandler**
ADDRESS: **8851 Raven's Pike Road, Boonville**

 Assessor's Parcels




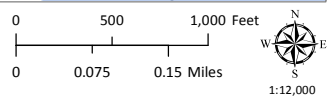
FARMLAND CLASSIFICATIONS



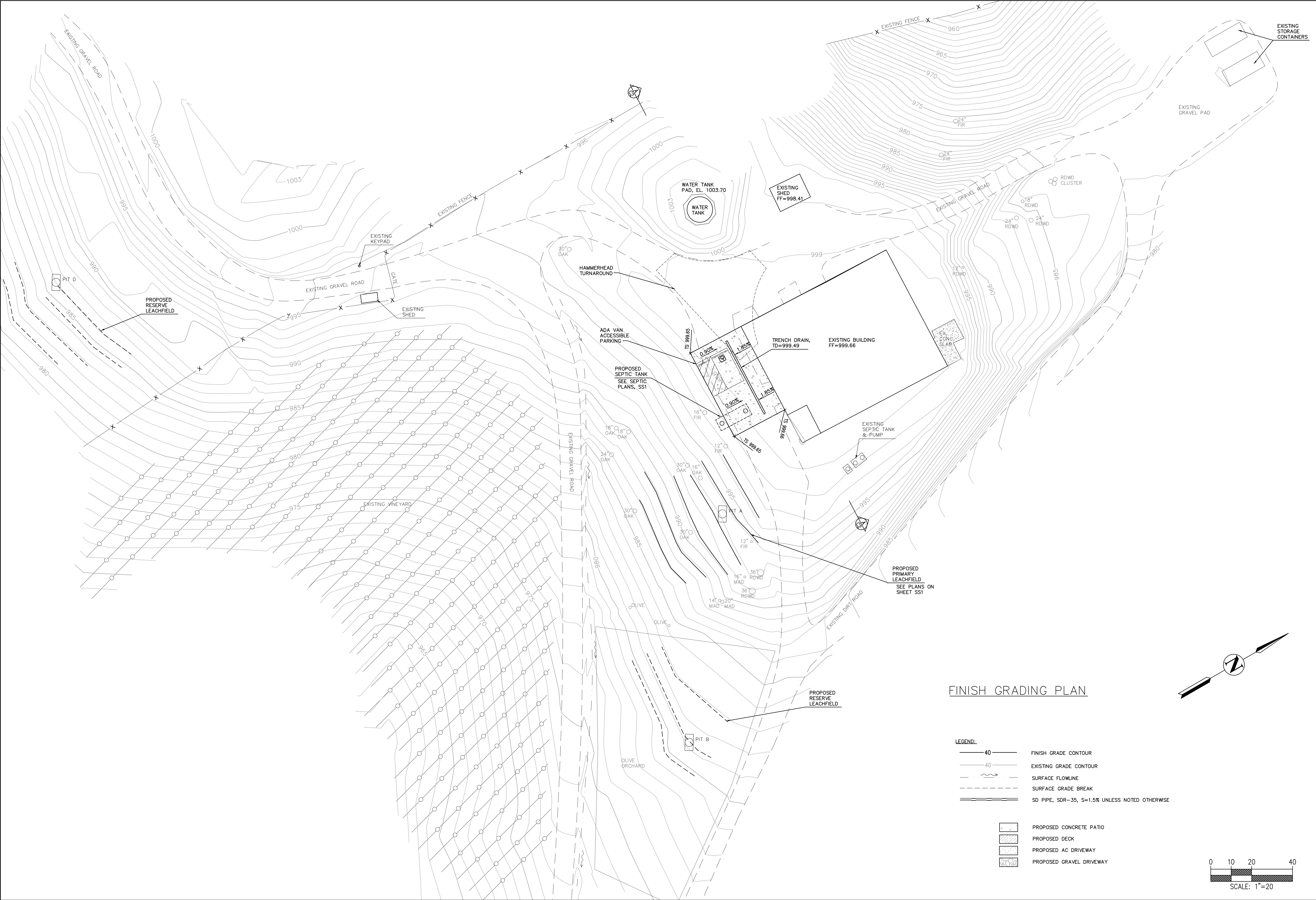
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/5/2020

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 Assessors Parcels

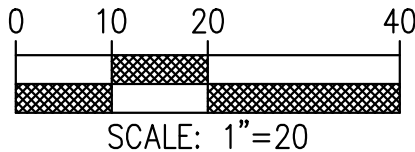
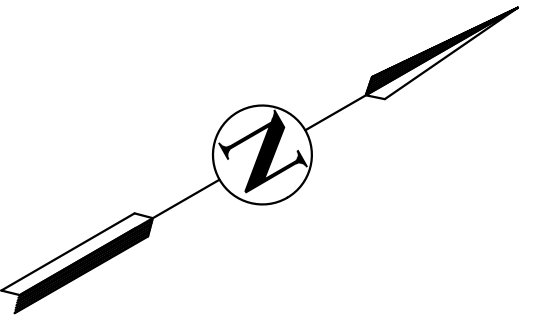


AIRPORT ZONES



FINISH GRADING PLAN

- LEGEND:
- 40 FINISH GRADE CONTOUR
 - 40 EXISTING GRADE CONTOUR
 - SURFACE FLOWLINE
 - SURFACE GRADE BREAK
 - SD PIPE, SDR-35, S=1.5% UNLESS NOTED OTHERWISE
 - PROPOSED CONCRETE PATIO
 - PROPOSED DECK
 - PROPOSED AC DRIVEWAY
 - PROPOSED GRAVEL DRIVEWAY



REVISION	DESCRIPTION	BY	DATE

KELDER ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING
132 S. CLOVERDALE BLVD., CLOVERDALE, CA 95425
PHONE: (707) 894-0862, FAX: (707) 894-0863

FINISH GRADING PLAN
Domaine DuPuits Winery
8851 Ravens Pike Road
Boonville, CA 95415

Date:	04/29/19
Scale:	1"=20'
Drawn:	KTK
Job:	17-37
Sheet:	C3 of 5