

**TO: Board of Supervisors**

**FROM:** Planning and Building Services Choose an item.

**MEETING DATE:** September 1, 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 Action including Adoption of Resolution Approving Agricultural Preserve No. A 2019-0002, Authorizing the Addition of APN 133-020-09 to the existing Agricultural Preserve and Williamson Act Contract for Lance and Jamie Stornetta, in Manchester (APN 133-020-09)

**RECOMMENDED ACTION/MOTION:**

Adopt a Resolution Approving Agricultural Preserve No. A 2019-0002, Authorizing the Addition of APN 133-020-09 to the existing Agricultural Preserve and Williamson Act Contract for Lance and Jamie Stornetta; and Authorize Chair to Sign Same.

**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 the extension of an existing Agricultural Preserve and Williamson Act contact over 39± acres of rangeland in Manchester (APN 133-020-09). 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 Memorandum to the Board, Planning Commission Staff Report, and Planning Commission Resolution.

**ALTERNATIVE ACTION/MOTION:**

Deny the request for extension of the existing Agricultural Preserve and Williamson Act contract over APN 133-020-09, 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. Provide direction to staff.

**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

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**CEO LIAISON:** Choose an item.

**CEO REVIEW:** Choose an item.

**CEO COMMENTS:**

**FOR COB USE ONLY**

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Executed By: DEPUTY CLERK  
Date: DATE EXECUTED.  
Note to Department:

Final Status: ITEM STATUS  
Executed Item Number: ITEM



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES  
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
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## MEMORANDUM

DATE: SEPTEMBER 1, 2020  
TO: HONORABLE BOARD OF SUPERVISORS  
FROM: RUSSELL FORD, PLANNING AND BUILDING SERVICES  
SUBJECT: A 2019-0002, REQUEST TO EXTEND AN EXISTING WILLIAMSON ACT CONTRACT AND AGRICULTURAL PRESERVE OVER 39 ADDITIONAL ACRES FOR LANCE AND JAMIE STORNETTA (WINDY HOLLOW FARM)

The applicant, Lance Stornetta, is requesting the addition of 39± acres into the existing Agricultural Preserve and Williamson Act contract (Contract #17, Agricultural Preserve Resolution No. 69-66E) for Lance and Jamie Stornetta. 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. At the Planning Commission hearing on October 17, 2019 there was confusion regarding whether the application could be allowed as a stand-alone Agricultural Preserve and Williamson Act Contract. The Planning Commission Resolution (PC\_2019-0022) recommended that the Board authorize the establishment of a new Agricultural Preserve and Williamson Act Contract; however, it was determined post the Planning Commission hearing that doing so would not be in conformance with the requirements for establishing an Agricultural Preserve, as provided in Section 4.2 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts. This change does not require return to the Planning Commission as creating a new or adding to an existing Agricultural Preserve and Williamson Act Contract are essentially the same in terms of effects. Therefore, Staff recommends that the Board adopt a Resolution approving Agricultural Preserve No. A\_2019-0002, authorizing the addition of a portion of APN 133-020-09 to the existing Agricultural Preserve and Williamson Act Contract for Lance and Jamie Stornetta.

RUSSELL FORD  
PLANNER III

### ATTACHMENTS:

PLANNING COMMISSION PACKET  
PLANNING COMMISSION RESOLUTION NO. PC\_2019-0022

**RESOLUTION NO. 20-\_\_\_\_\_**

**RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS EXTENDING AN EXISTING AGRICULTURAL PRESERVE AND WILLIAMSON ACT CONTRACT FOR THE LANDS OF LANCE AND JAMIE STORNETTA OVER A PORTION OF APN 133-020-09 (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 existing Agricultural Preserve and Williamson Act contract, located 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 opened on May 19, 2020, pursuant to proper notice and all evidence was received; and

WHEREAS, the Board of Supervisors continued the public hearing from May 19, 2020 to September 1, 2020; and

WHEREAS, a public hearing was duly held on September 1, 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 no property shall be incorporated into an agricultural preserve unless the Board of Supervisors finds that the property meets the eligibility qualifications established by 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 Sections 4.2 and 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 added into Contract #17, Agricultural Preserve Resolution No. 69-66E, 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 of Supervisors as the custodian of the documents and other materials, which constitutes the record of proceedings upon which the Board of Supervisors' decision herein is based. These documents may be found at the office of the Office of the Clerk of the Board of Supervisors, 501 Low Gap Road, Room 1010, Ukiah, CA 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:  
CHRISTIAN M. CURTIS, County Counsel

BY: CARMEL J. ANGELO  
Clerk of the Board

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 Margarett 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 Margarett 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



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**BOARD OF SUPERVISORS  
STAFF REPORT- AGRICULTURAL PRESERVE**

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**APRIL 7, 2020  
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:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Class 17

**RECOMMENDATION:** THE BOARD OF SUPERVISORS, BY RESOLUTION, ESTABLISHES 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 (APN's: 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, 2 modulars, shop and other ag storage buildings/sheds and equipment."

**RELATED APPLICATIONS:**

- Boundary Line Adjustment B\_2019-0019 was granted tentative approval by the Subdivision Committee and Coastal Permit Administrator on October 10, 2019. 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. APN's: 133-010-06, 16, 20, 05, 133-020-04, 05, 06.
- Coastal Development Permit CDP\_14-92 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:**

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

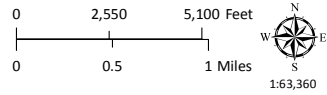
**ATTACHMENTS:**

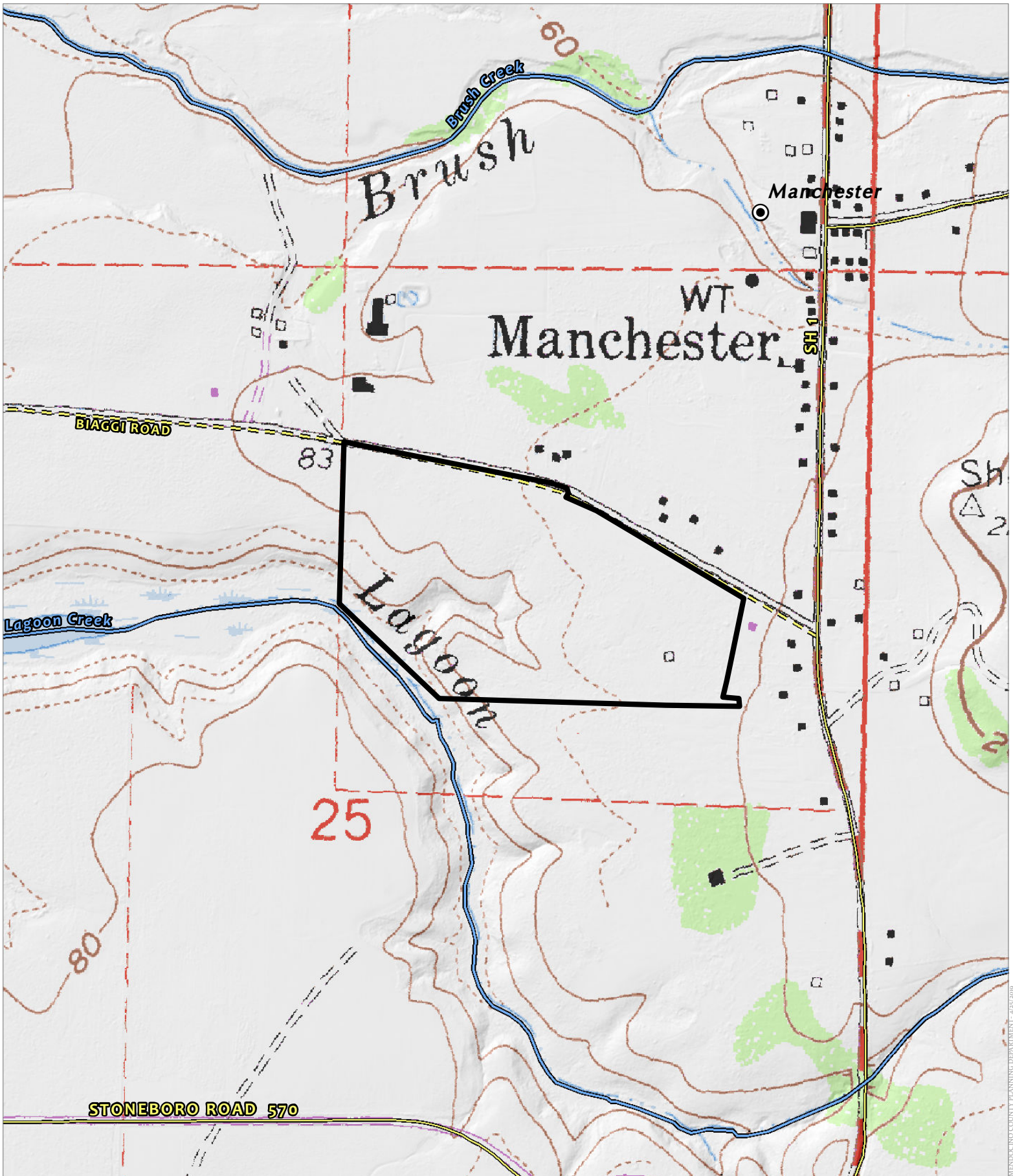
- A. Location Map
- B. Topographic Map
- C. Aerial Imagery
- D. Zoning Classifications
- E. General Plan Classifications
- F. LCP Land Use Map
- G. LCP Land Capabilities
- H. LCP Habitats & Resources
- I. Appealable Areas
- J. Adjacent Parcels
- K. Fire Hazard Zones
- L. Important Farmland
- M. DWR Crop 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

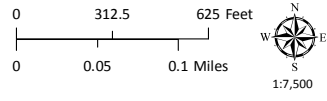
-  Major Towns & Places
-  Major Rivers
-  City Limits
-  Highways
-  Coastal Zone Boundary
-  Major Roads





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





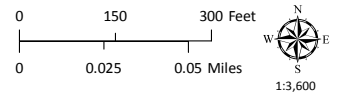
TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET  
 ATTACHMENT B

WINDING COUNTY PLANNING DEPARTMENT - 4/23/2019

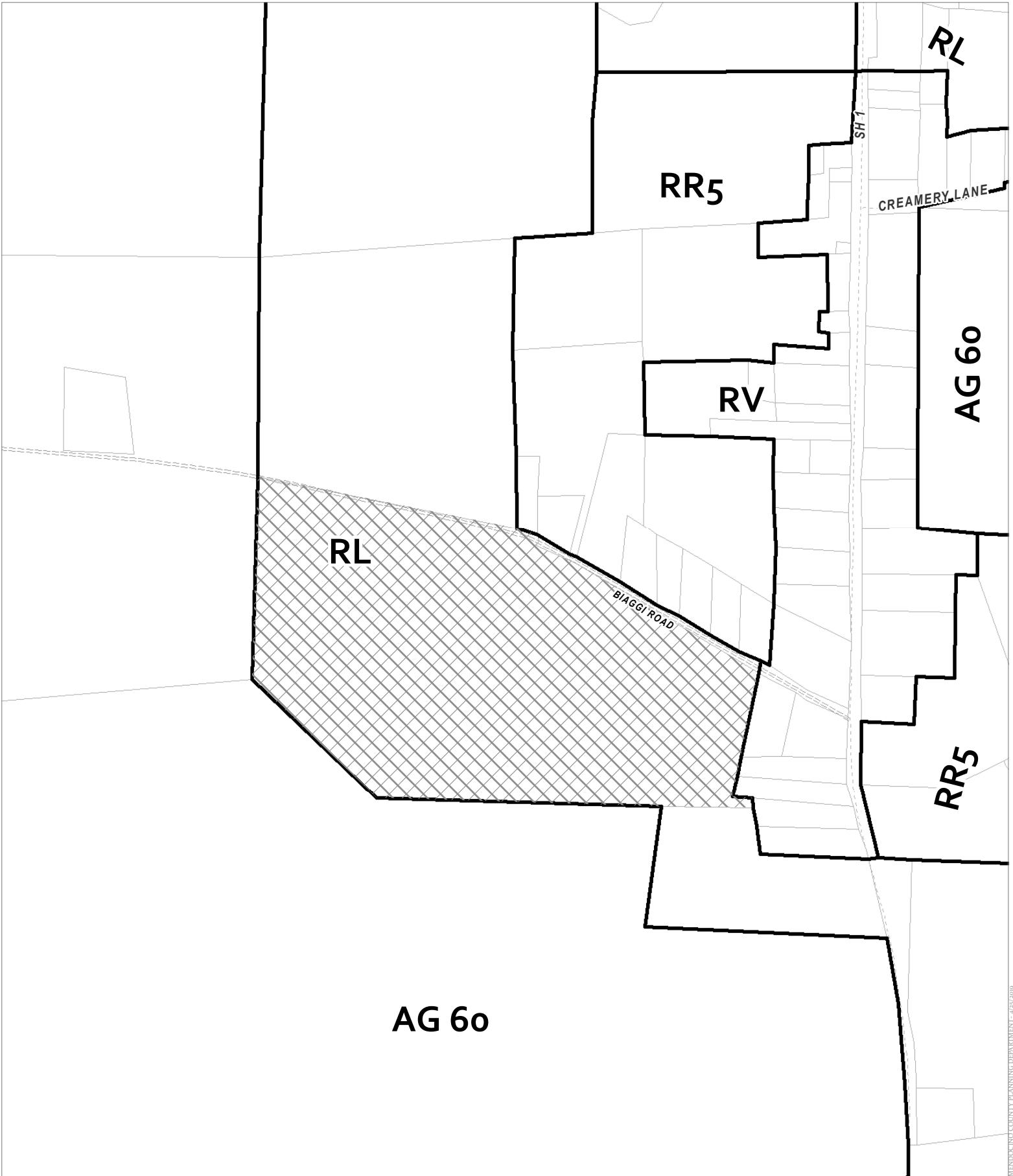


CASE: A 2019-0002  
OWNER: STORNETTA, Lance & Jamie  
APN: 133-020-09  
APLCT: Lance Stornetta  
AGENT: J.R. Barrett  
ADDRESS: 44151 Biaggi Road, Manchester


-  Named Rivers
-  Private Roads

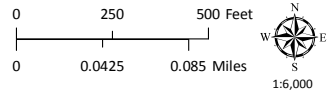


WINDSOR COUNTY PLANNING DEPARTMENT - 4/29/2019

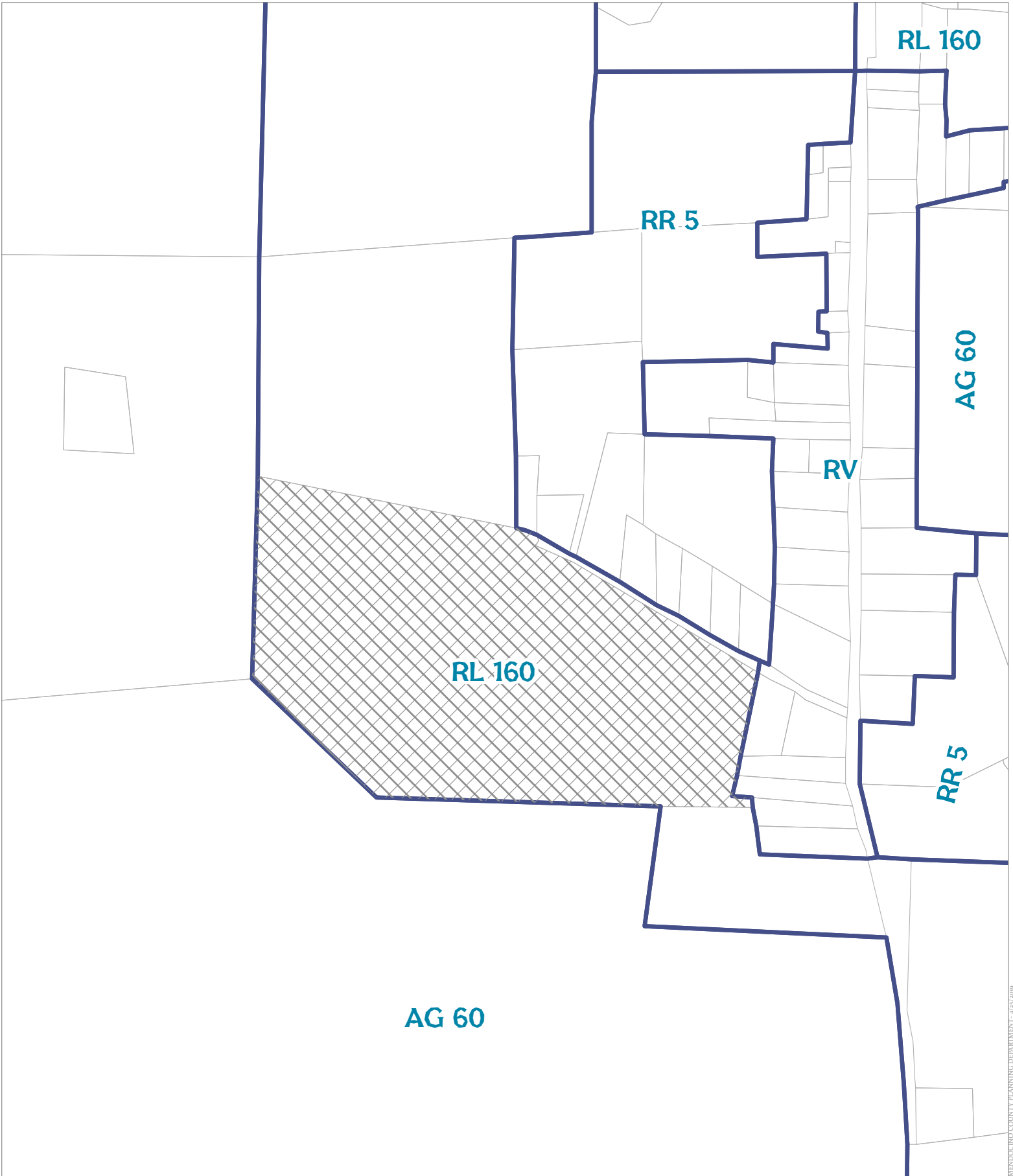


CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester

 Zoning Districts  
 Public Roads




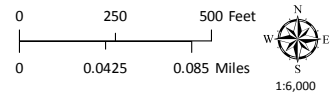
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

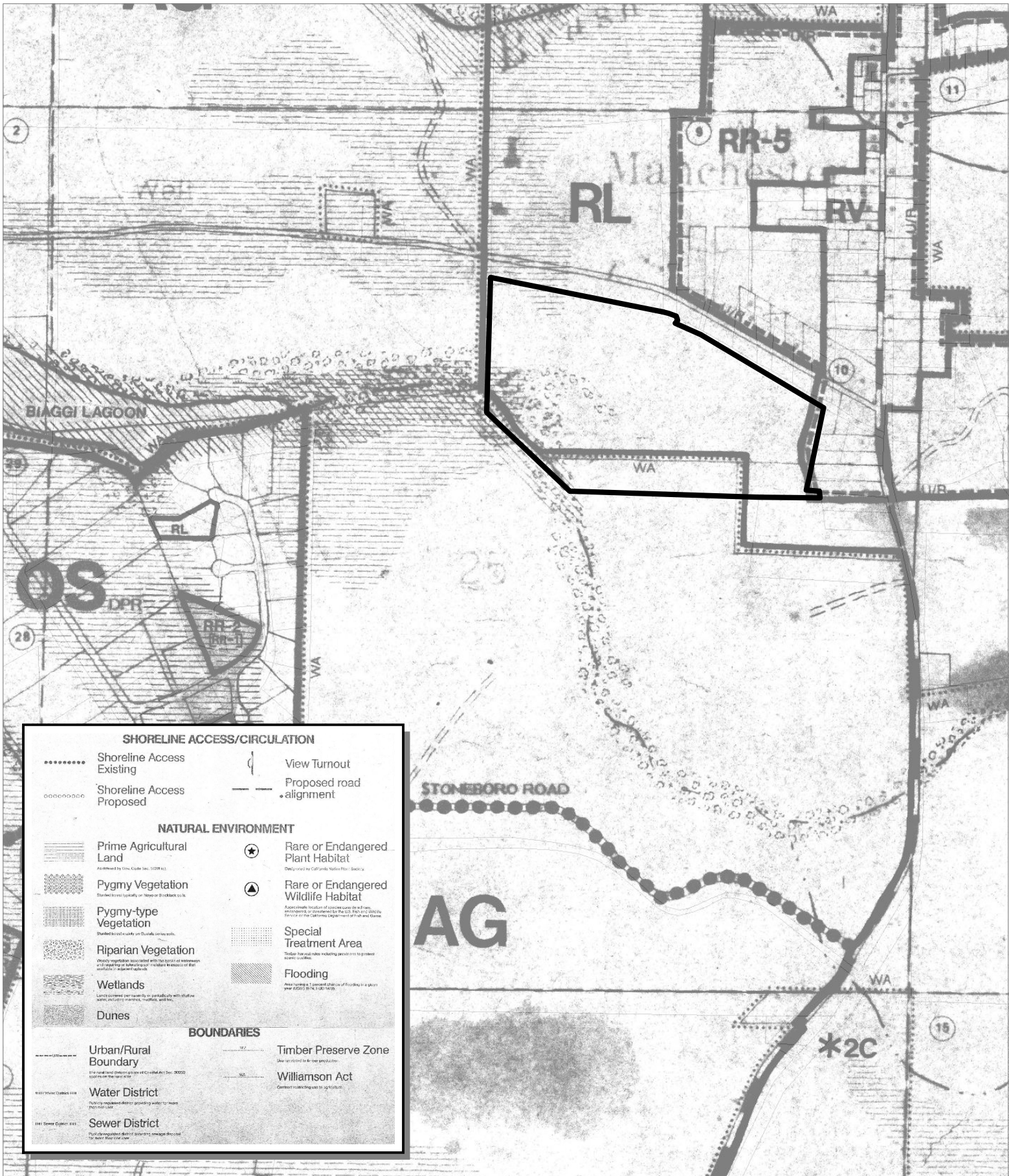


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

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

 General Plan Classes





**SHORELINE ACCESS/CIRCULATION**

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

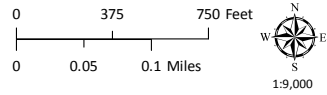
**NATURAL ENVIRONMENT**

- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

**BOUNDARIES**

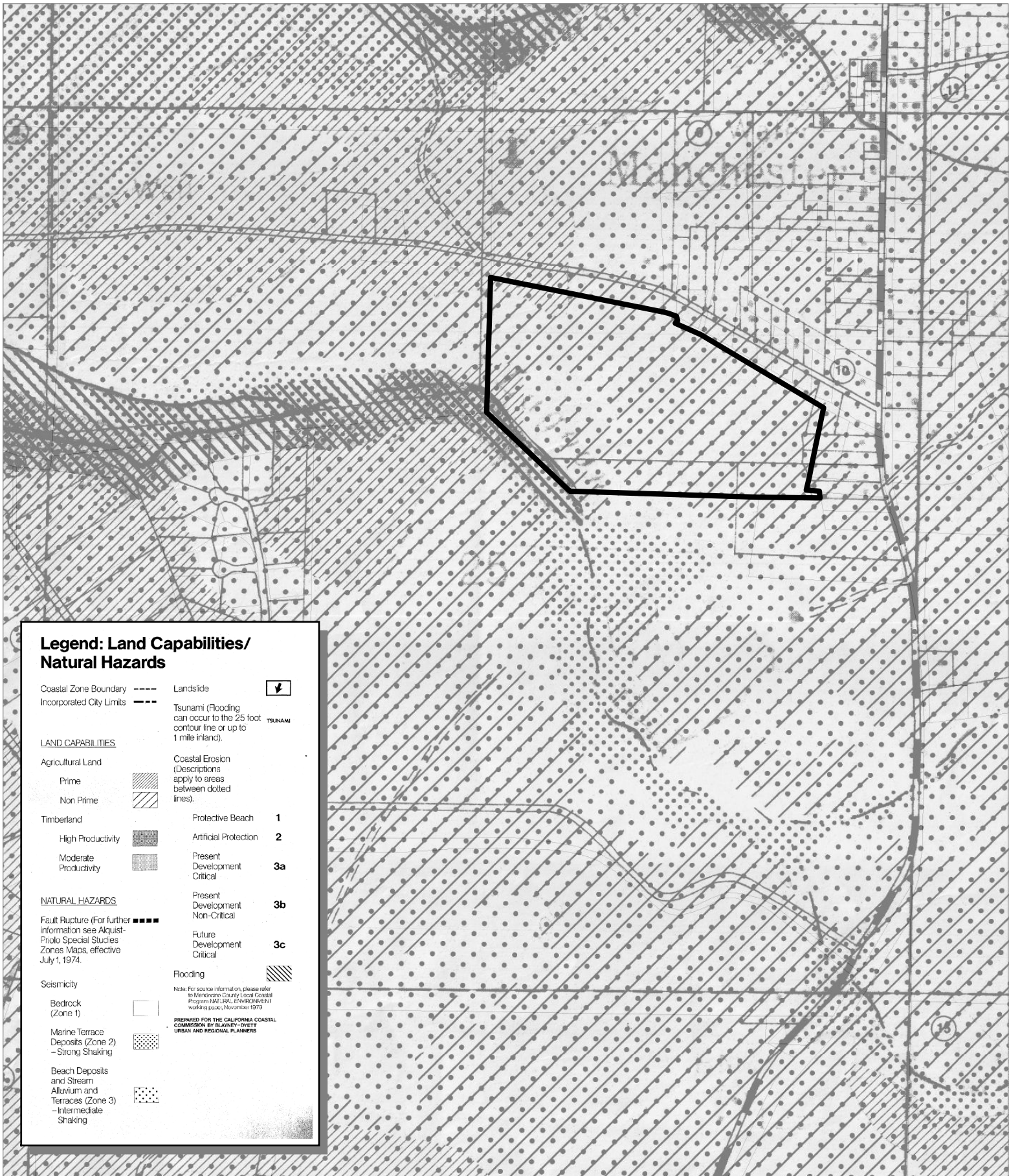
- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019





**Legend: Land Capabilities/  
Natural Hazards**

- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

**LAND CAPABILITIES**

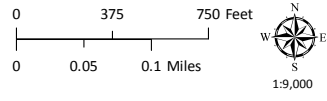
- Agricultural Land
  - Prime
  - Non Prime
- Timberland
  - High Productivity
  - Moderate Productivity

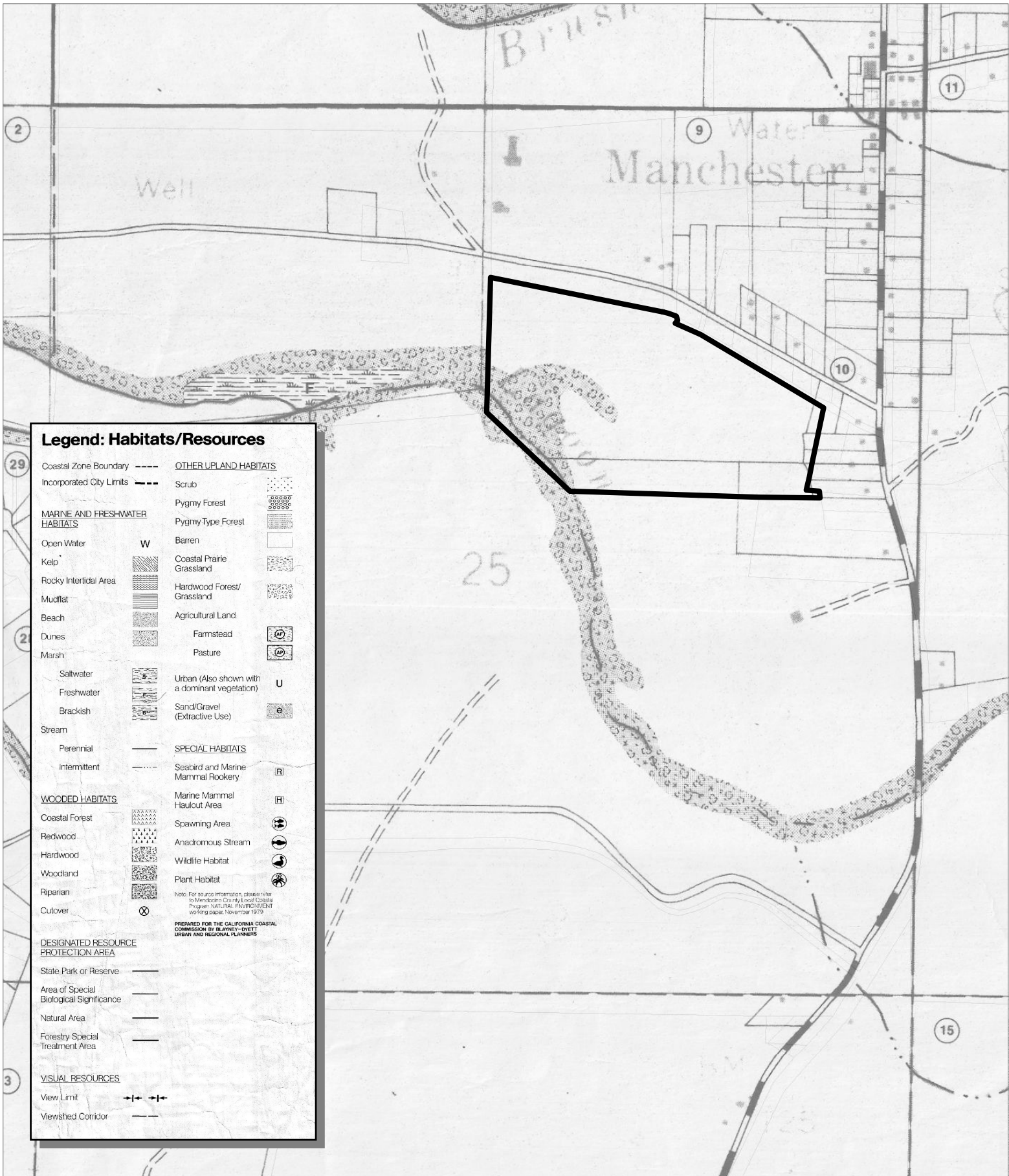
**NATURAL HAZARDS**

- Fault Rupture (For further information see Alquist-Priolo 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
- 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-BRYETT URBAN AND REGIONAL PLANNERS

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

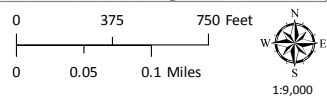




**Legend: Habitats/Resources**

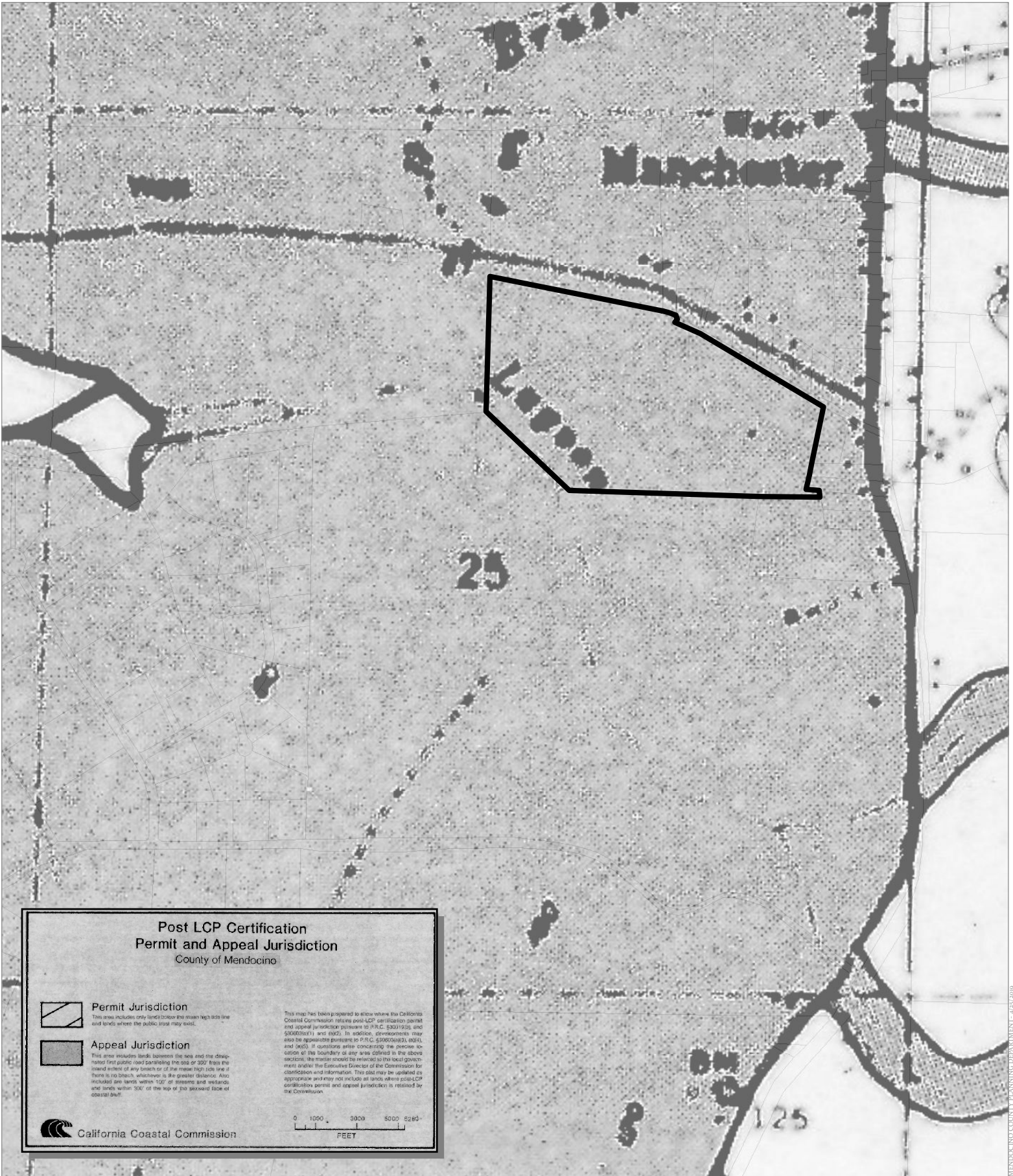
- |  |           |   |
|--|-----------|---|
| Coastal Zone Boundary                      | ----      | <b>OTHER UPLAND HABITATS</b>                  |
| Incorporated City Limits                   | ----      | Scrub   |
| <b>MARINE AND FRESHWATER HABITATS</b>      |           | Pygmy Forest                                  |
| Open Water                                 | W         | Pygmy Type Forest                             |
| Kelp                                       | [Pattern] | Barren  |
| Rocky Intertidal Area                      | [Pattern] | Coastal Prairie Grassland                     |
| Mudflat                                    | [Pattern] | Hardwood Forest/Grassland                     |
| Beach                                      | [Pattern] | Agricultural Land                             |
| Dunes                                      | [Pattern] | Farmstead                                     |
| Marsh                                      | [Pattern] | Pasture                                       |
| Saltwater                                  | [Pattern] | Urban (Also shown with a dominant vegetation) |
| Freshwater                                 | [Pattern] | Sand/Gravel (Extractive Use)                  |
| Brackish                                   | [Pattern] |   |
| Stream                                     |           | <b>SPECIAL HABITATS</b>                       |
| Perennial                                  | —         | Seabird and Marine Mammal Rookery             |
| Intermittent                               | ---       | Marine Mammal Haulout Area                    |
| <b>WOODED HABITATS</b>                     |           | Spawning Area                                 |
| Coastal Forest                             | [Pattern] | Anadromous Stream                             |
| Redwood                                    | [Pattern] | Wildlife Habitat                              |
| Hardwood                                   | [Pattern] | Plant Habitat                                 |
| Woodland                                   | [Pattern] |   |
| Riparian                                   | [Pattern] |   |
| Cutover                                    | [Symbol]  |   |
| <b>DESIGNATED RESOURCE PROTECTION AREA</b> |           |   |
| State Park or Reserve                      | —         |   |
| Area of Special Biological Significance    | —         |   |
| Natural Area                               | —         |   |
| Forestry Special Treatment Area            | —         |   |
| <b>VISUAL RESOURCES</b>                    |           |   |
| View Limit                                 | ⇄         |   |
| Viewshed Corridor                          | ---       |   |

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 BLANEY-SWETT URBAN AND REGIONAL PLANNERS



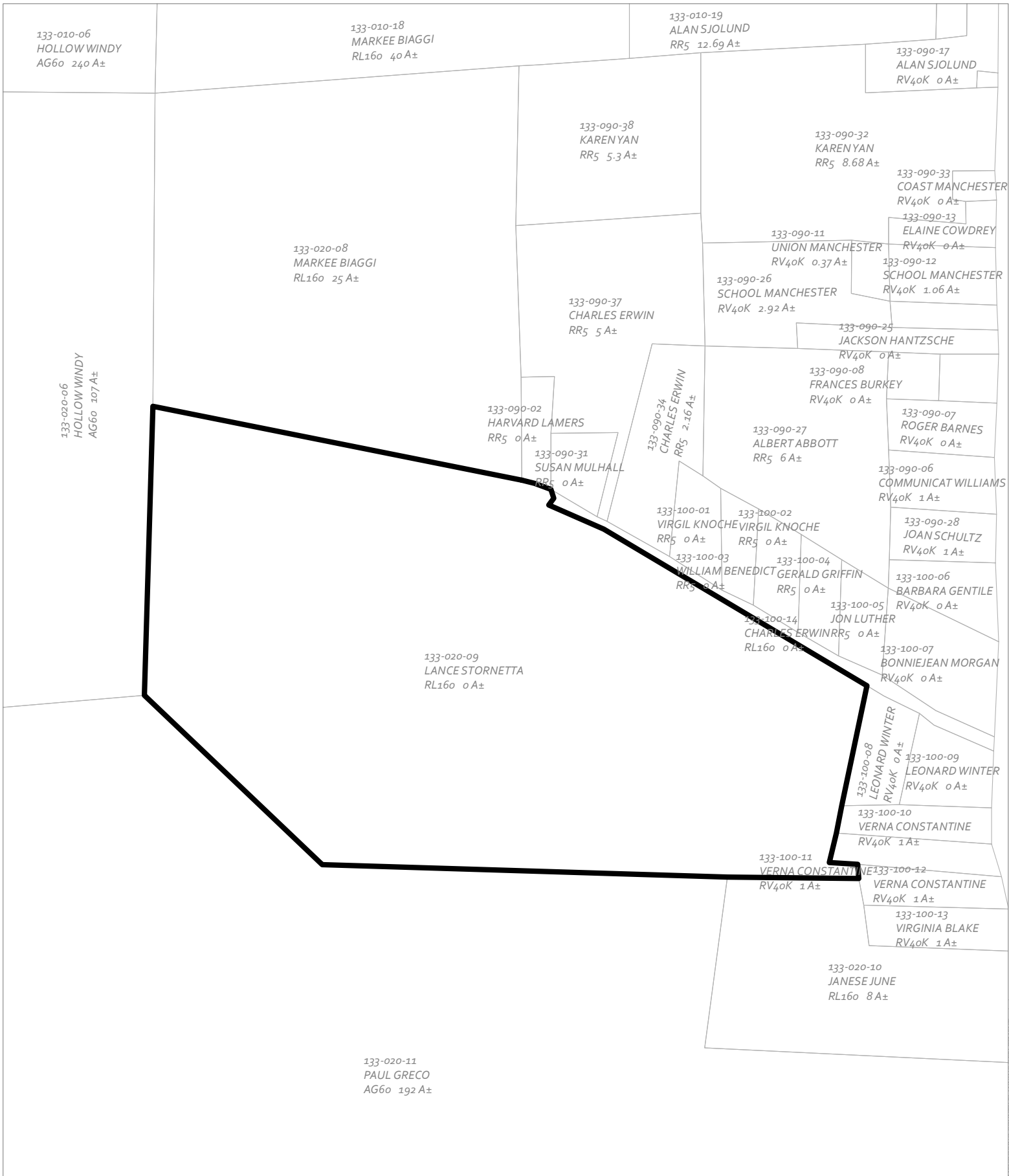
CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

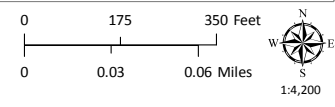


CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/23/2019

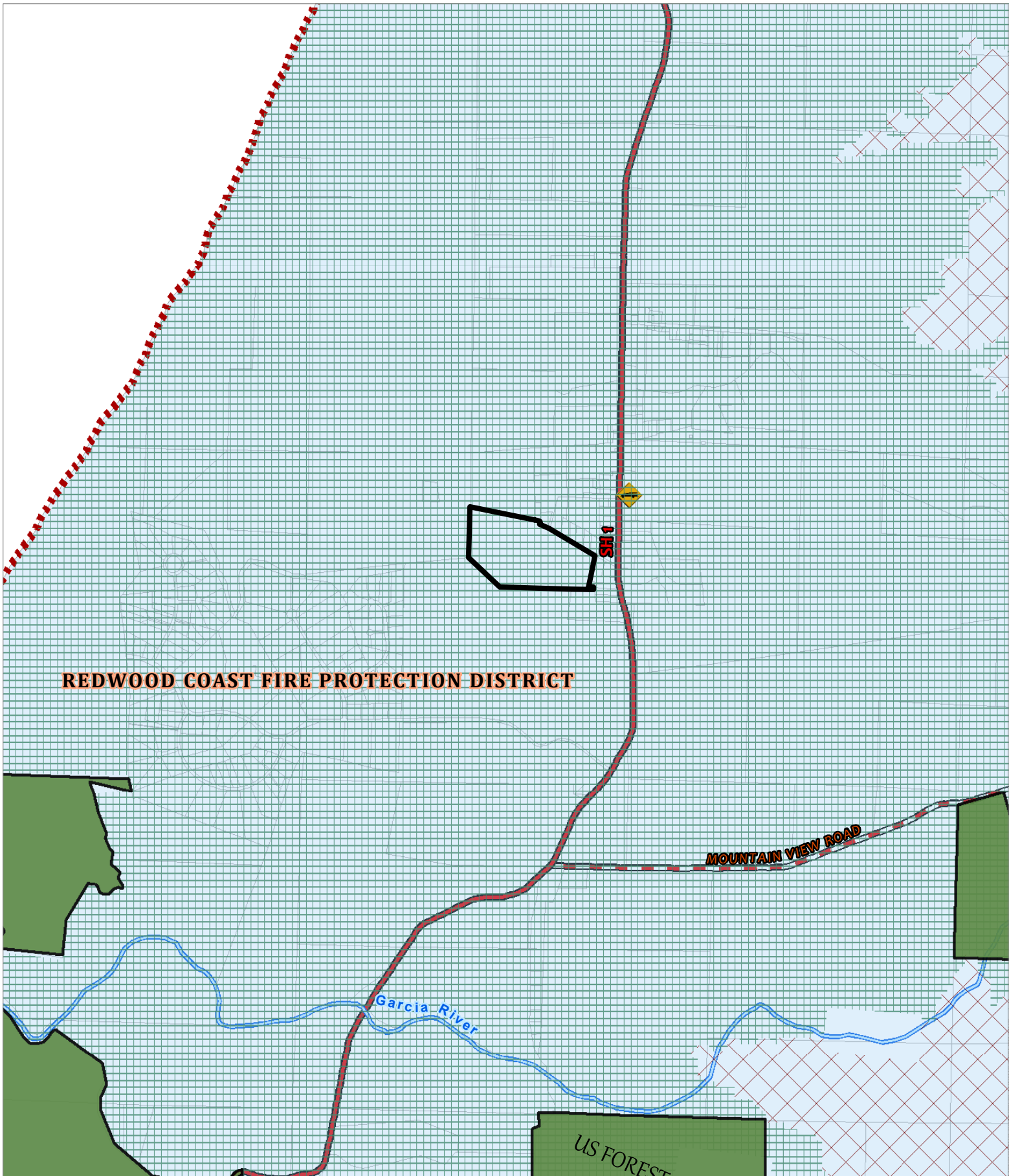


CASE: A 2019-002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester






ADJACENT PARCELS  
 ATTACHMENT J

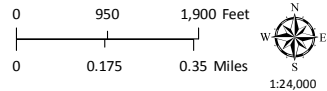
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019



**REDWOOD COAST FIRE PROTECTION DISTRICT**

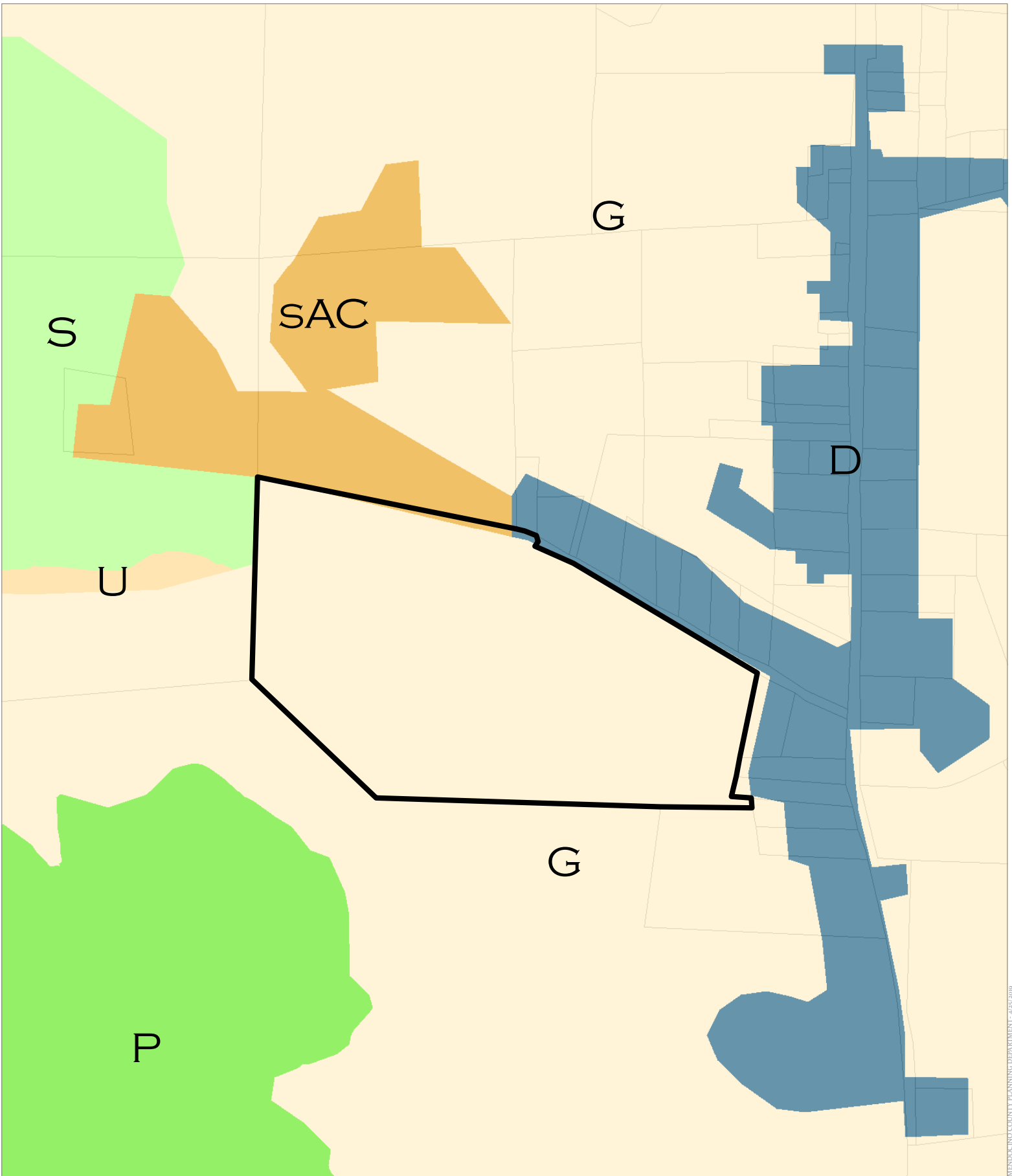
CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester

-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations









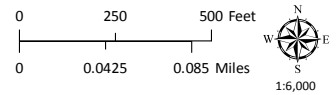
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/23/2019

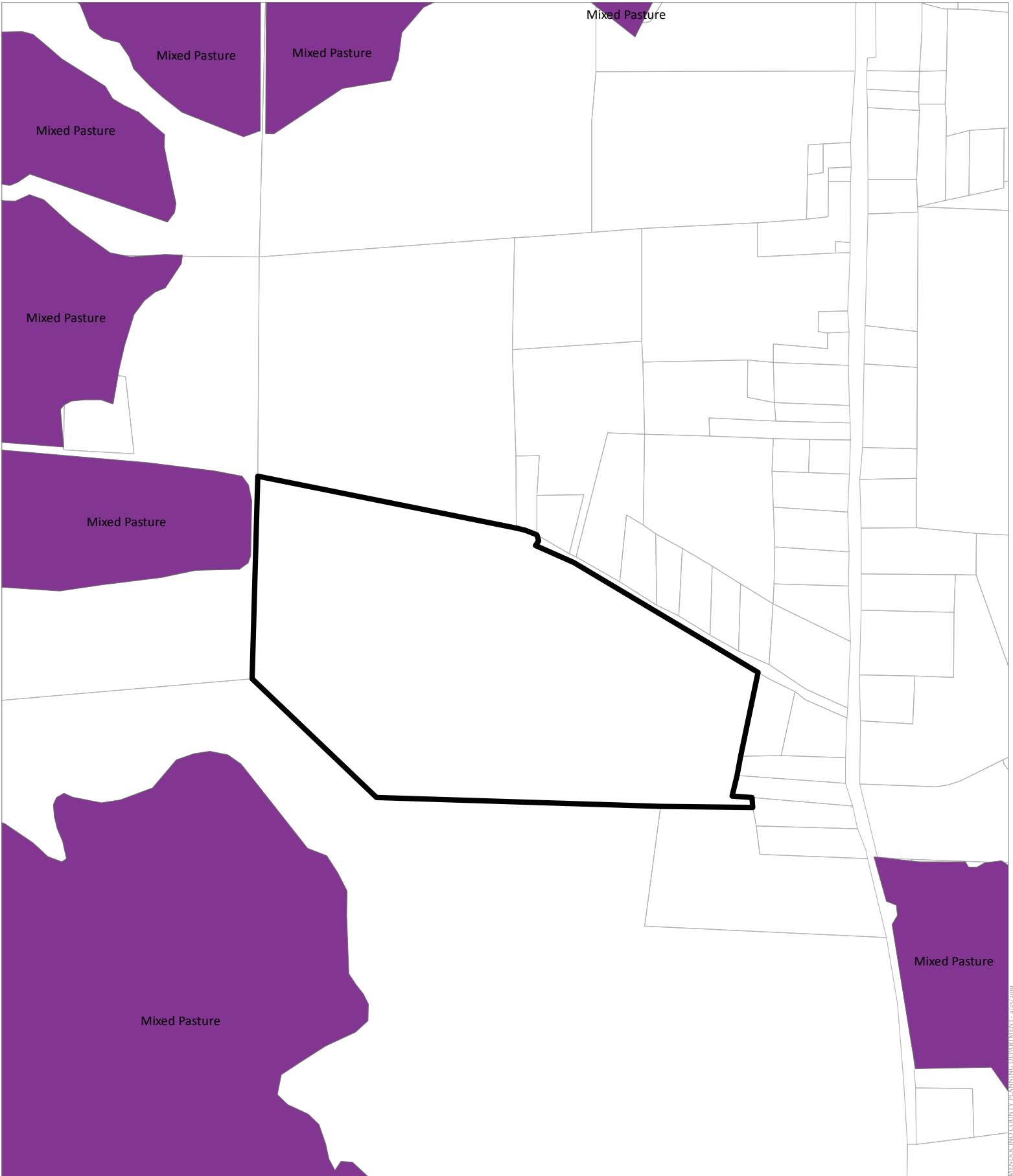


CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester

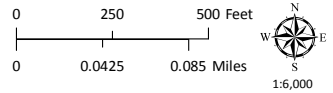
- |   |  |
|---|--|
|  Urban & Built-Up Land (D) |  Farmland of Statewide Importance (S) |
|  Grazing Land (G)          |  Semi-Ag & Rural Commercial (sAC)     |
|  Prime Farmland (P)        |  Unique Farmland (U)                  |



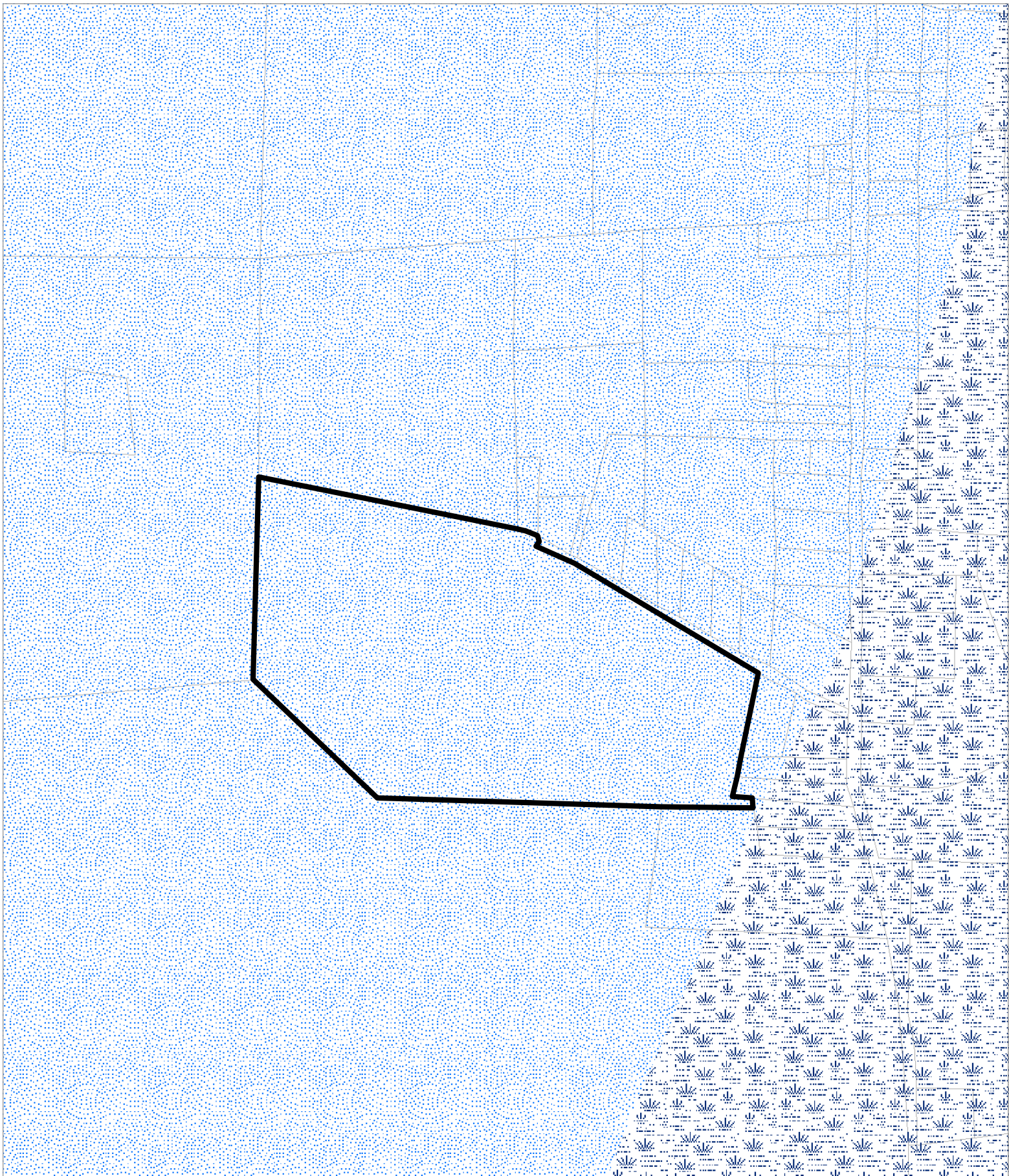
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019





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

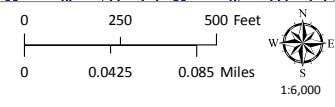


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019

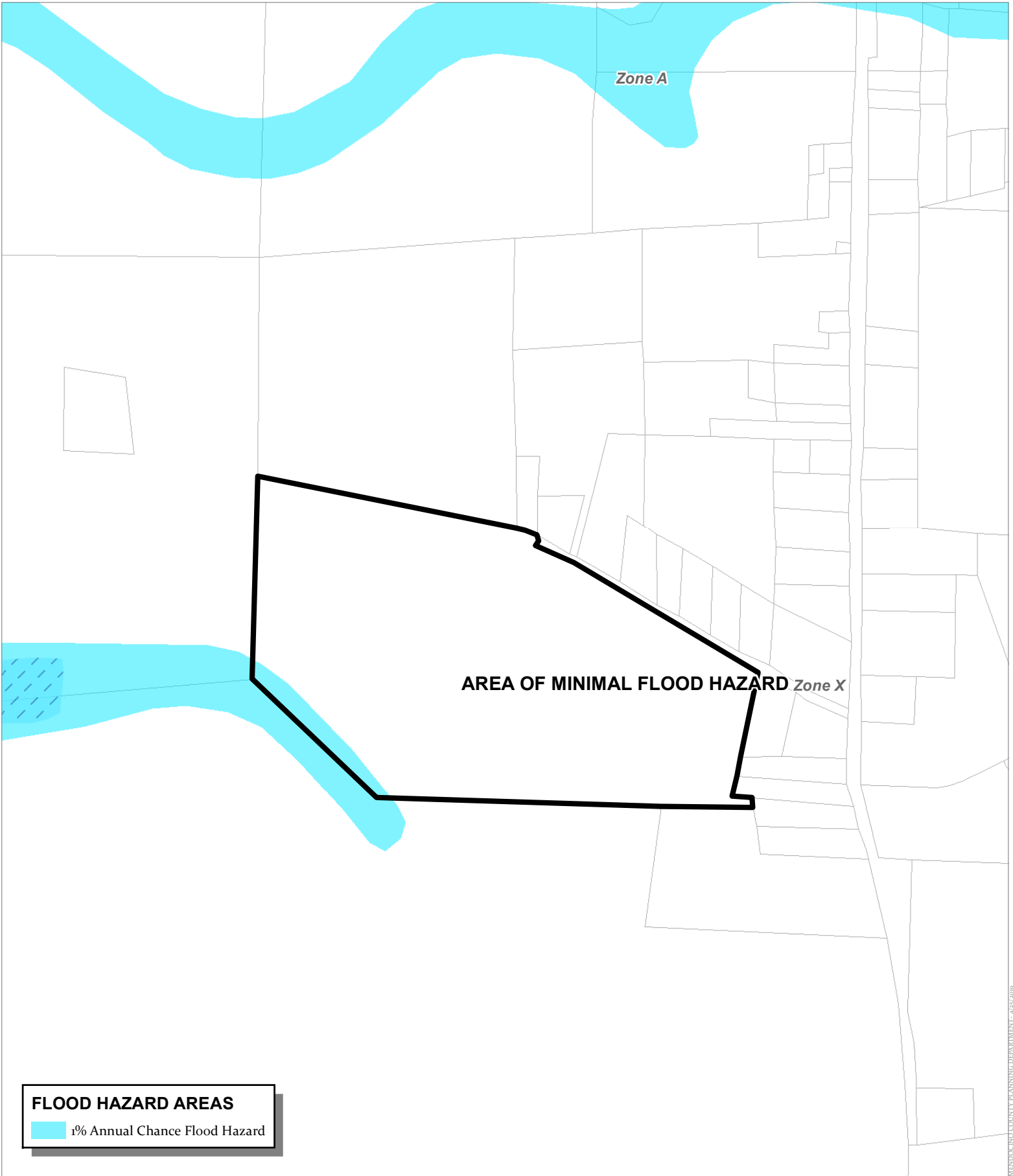


CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester


-  Sufficient Water Resources
-  Marginal Water Resources






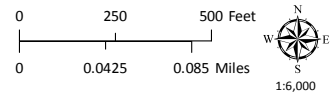


**FLOOD HAZARD AREAS**

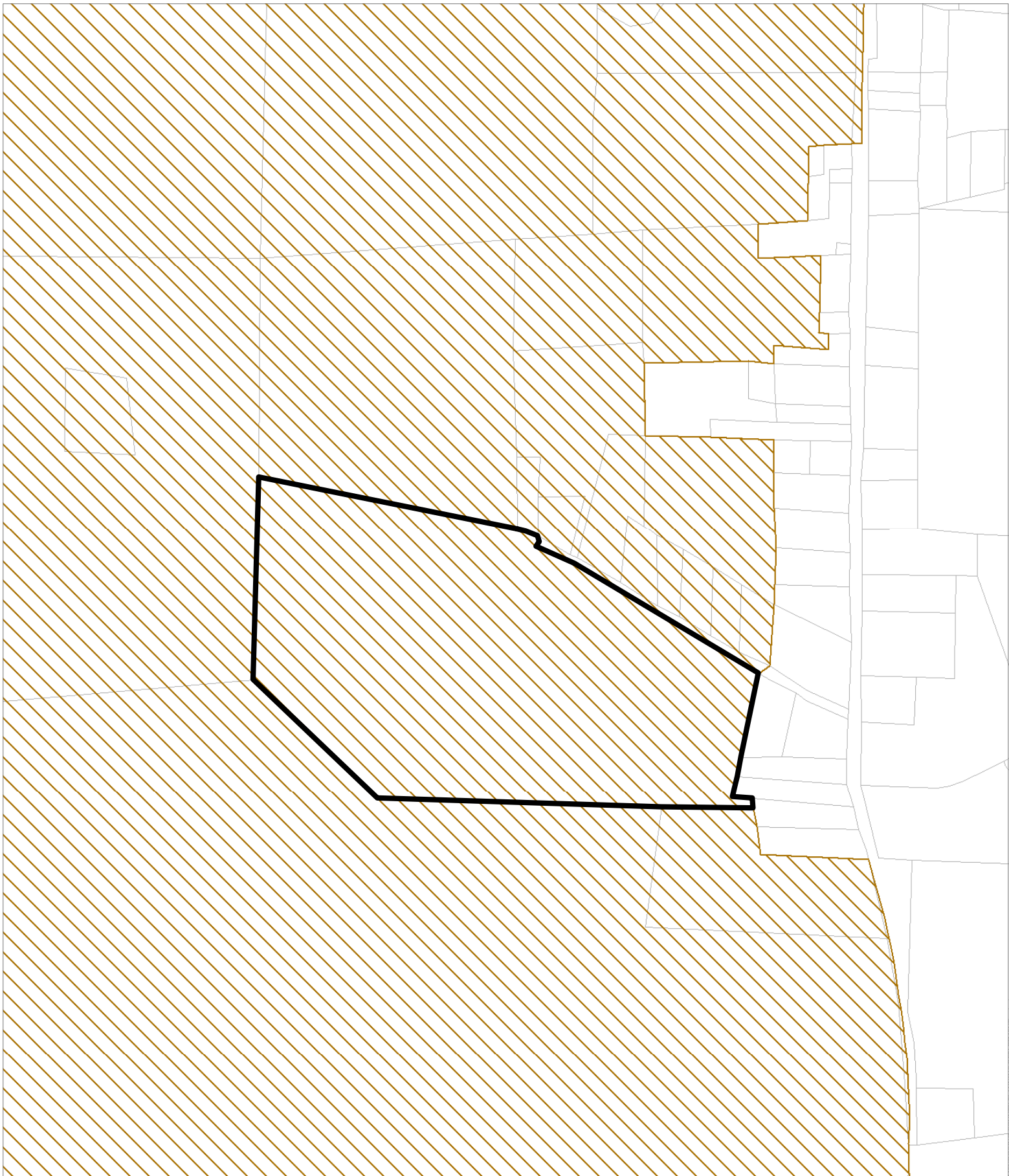
 1% Annual Chance Flood Hazard

 Tsunami Inundation Zones

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

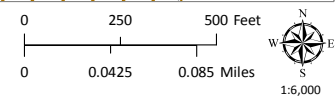


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/25/2019



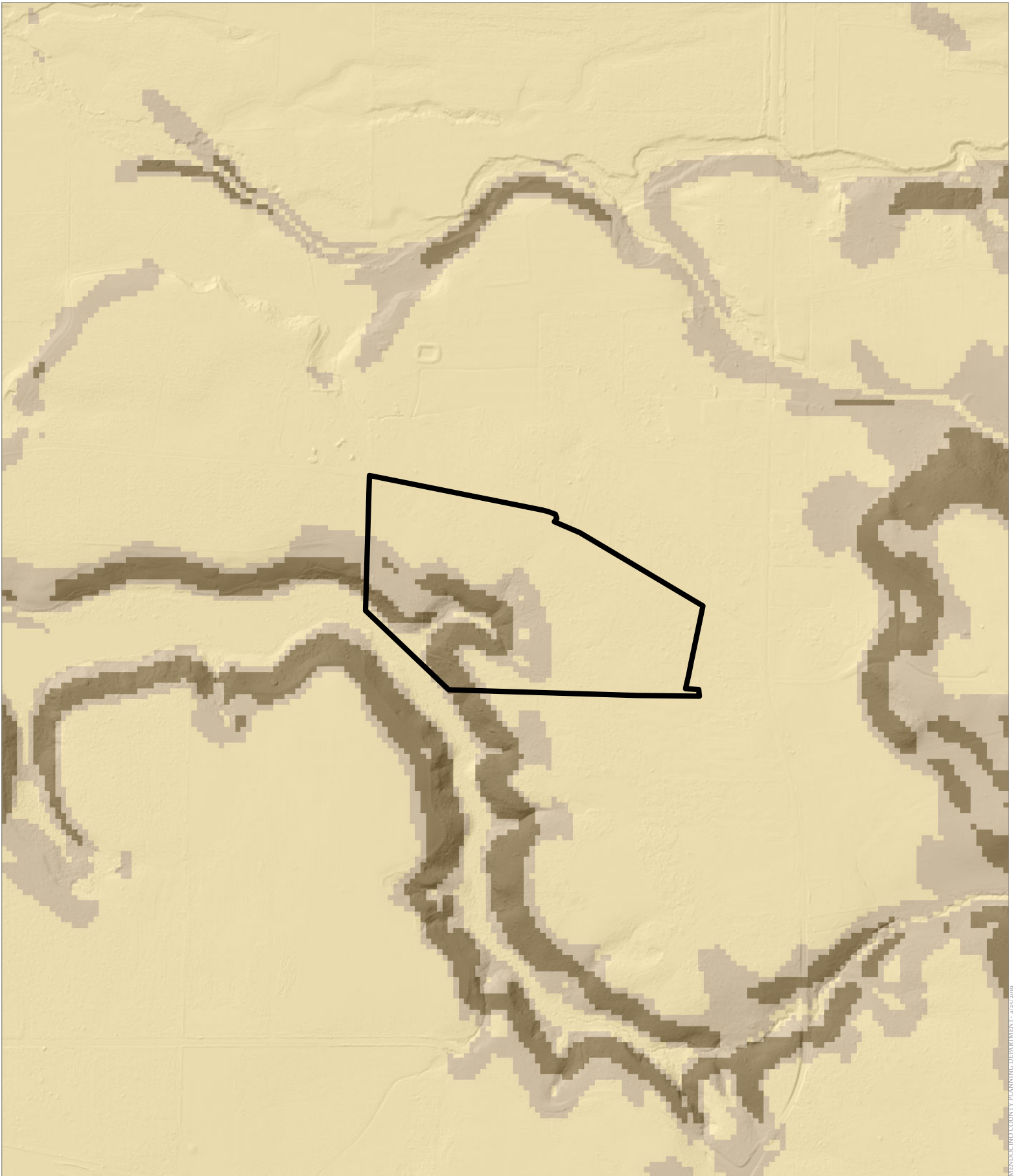
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/23/2019

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

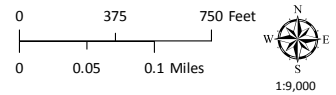
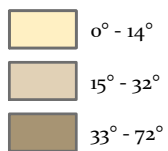


 Highly Scenic Area

HIGHLY SCENIC & TREE REMOVAL AREAS  
ATTACHMENT P

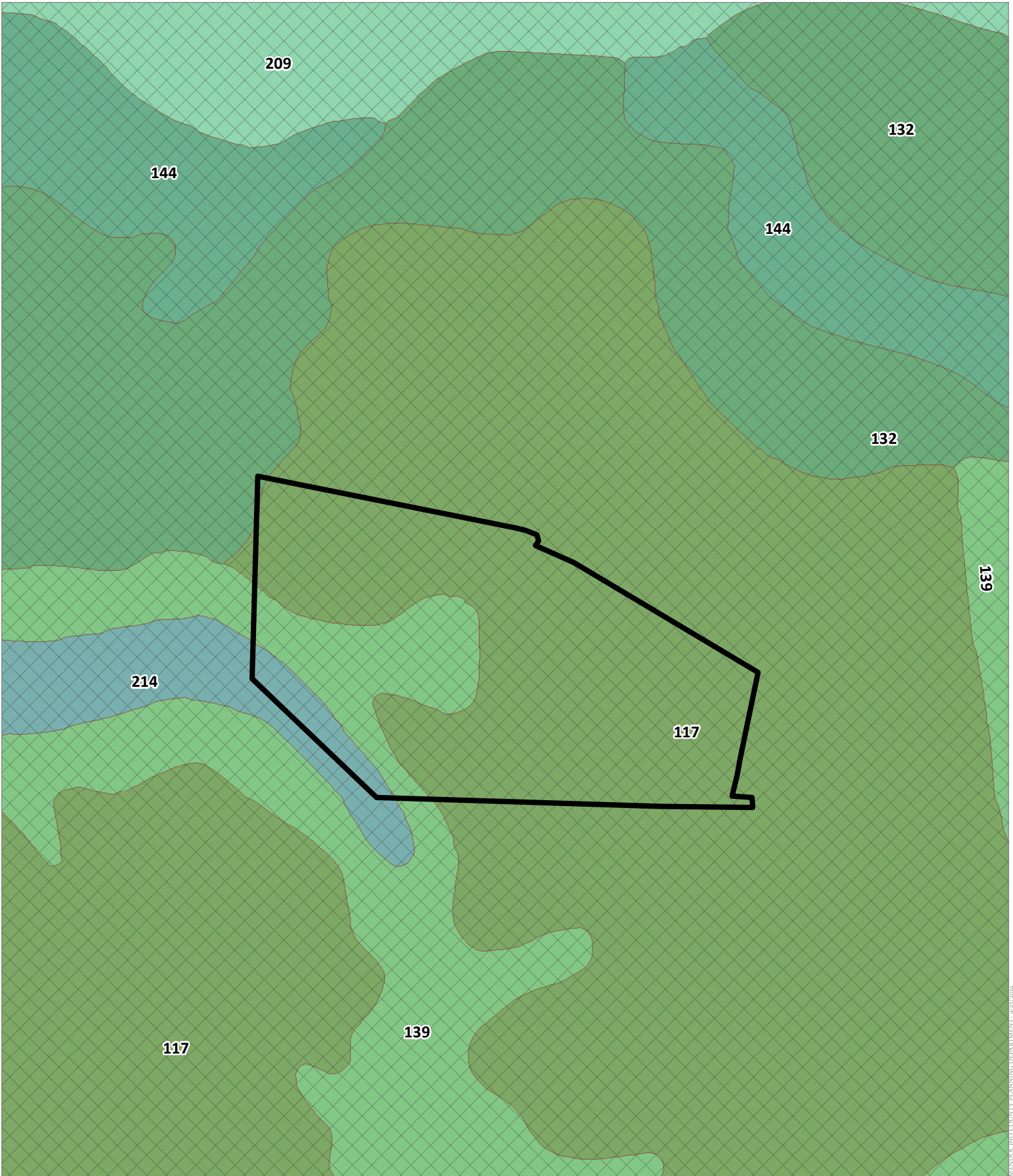


CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester





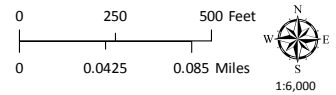
ESTIMATED SLOPE  
 ATTACHMENT Q

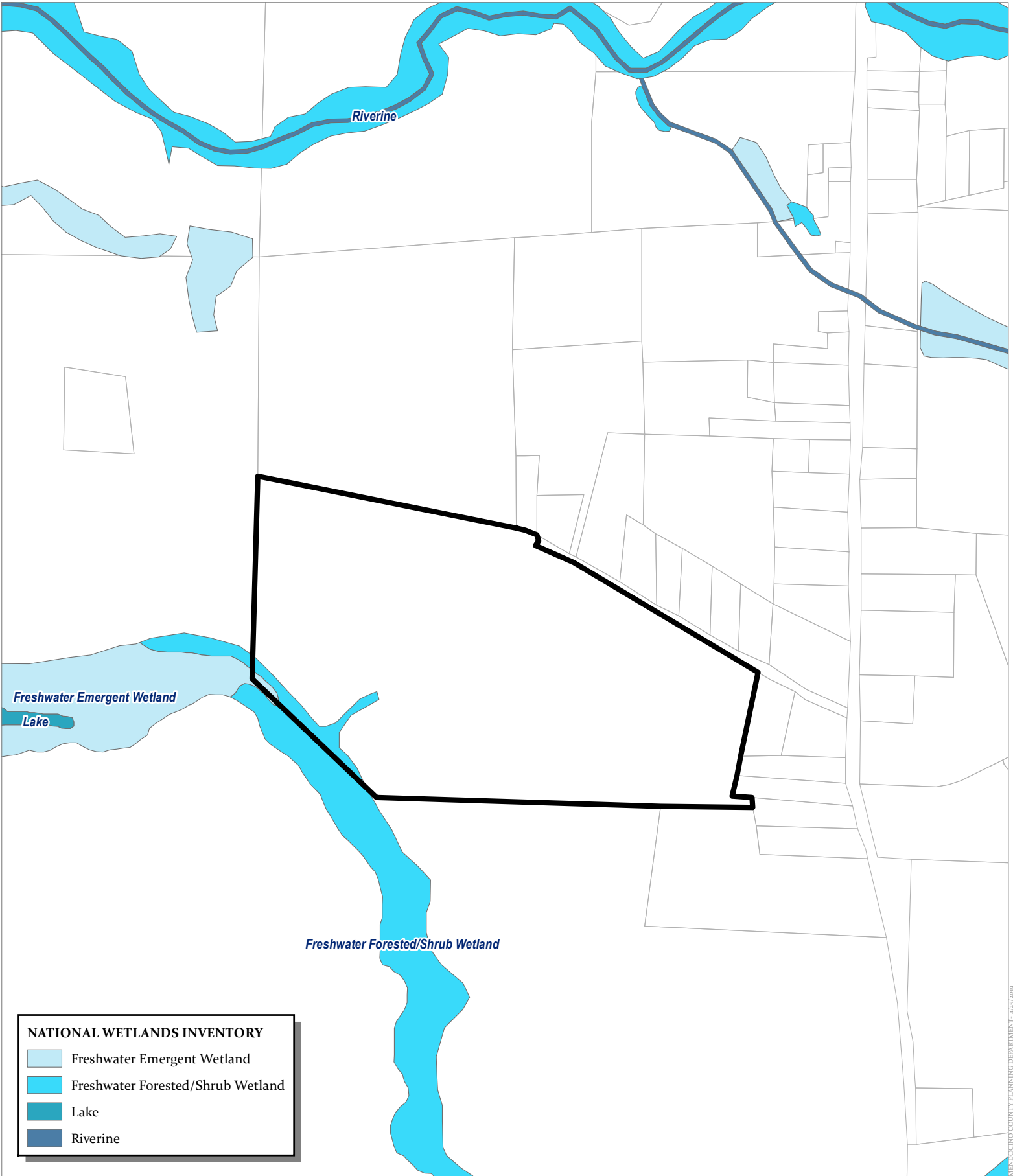
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/27/2019



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

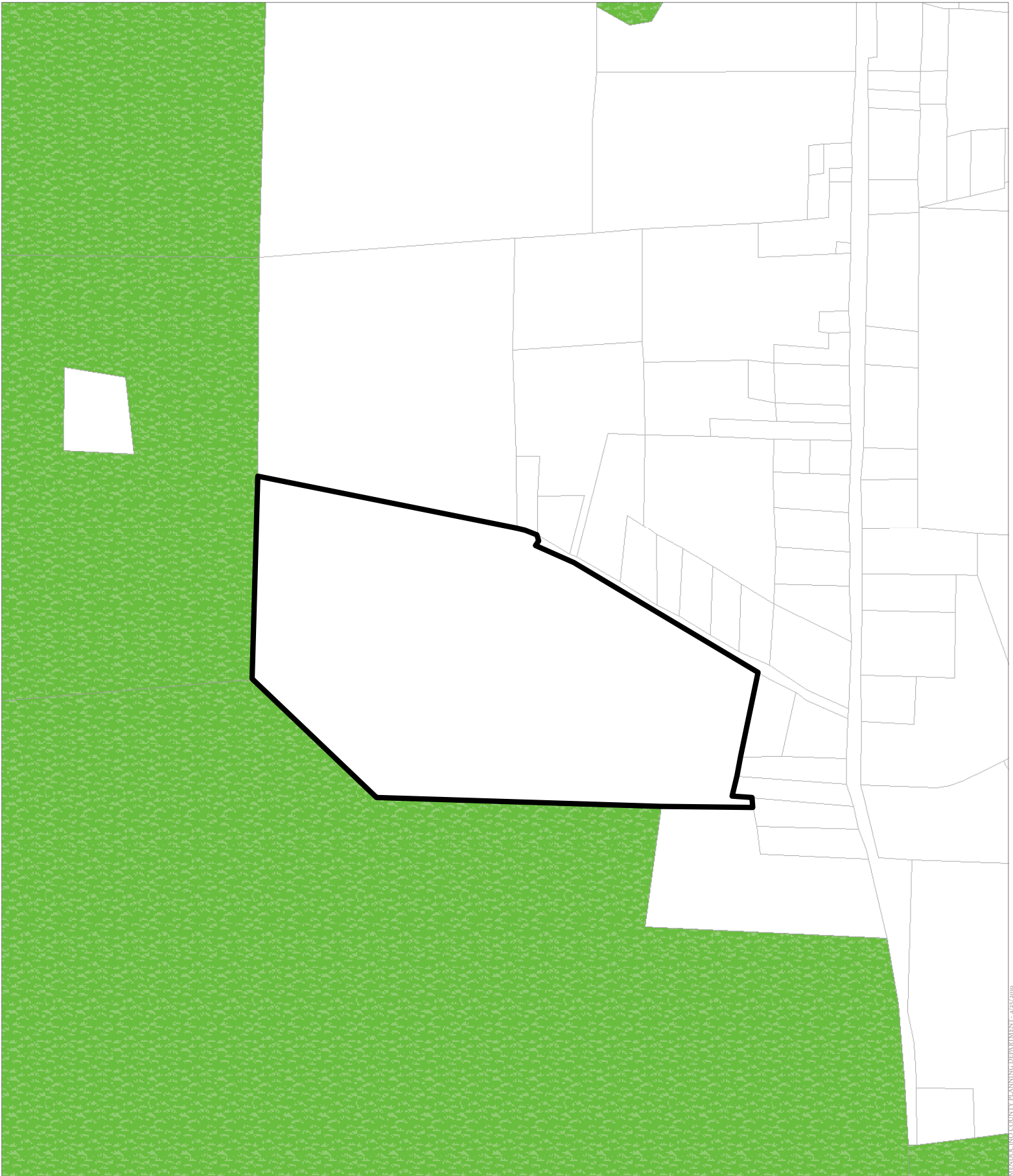
-  Bishop Pine
-  Western Study Soil Types







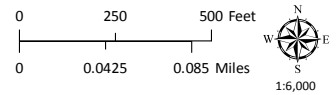
CASE: A 2019-0002  
 OWNER: STORNETTA, Lance & Jamie  
 APN: 133-020-09  
 APLCT: Lance Stornetta  
 AGENT: J.R. Barrett  
 ADDRESS: 44151 Biaggi Road, Manchester

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:

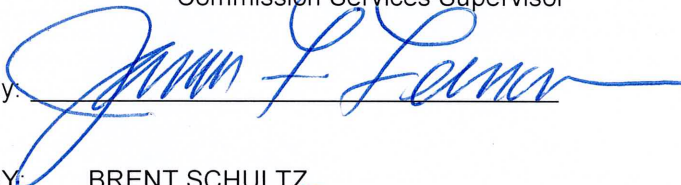
1. The Planning Commission recommends that The Project is consistent with the property's General Plan land use designation of RL (Rangeland) and with applicable goals and policies of the General Plan.
2. The Planning Commission recommends that The Project is consistent with the property's zoning district 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.

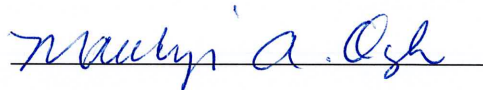
*I hereby certify that according to the Provision of Government Code Section 25103 delivery of this document has been made.*

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