



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

April 27, 2021

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

Archaeological Commission
 Sonoma State University
 Airport Land Use Commission
 Department of Forestry/ CalFire
 Land Use

Anderson Valley Fire District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: U_2021-0003

DATE FILED: 3/25/2021

OWNER: ROMAN CATHOLIC BISHOP OF SANTA ROSA

APPLICANT: ST. ELIZABETH SETON CATHOLIC MISSION

AGENT: JOHN F SCHULTZ

REQUEST: Minor Use Permit for construction of a 1,050 square foot outdoor pavilion to be used for religious services. Applicant proposes future modifications to pavilion with the intention of fully enclosing it.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.8± miles northwest of Boonville town center, on the west side of Highway 128 (SR 128), 0.1± miles northwest of its intersection with Road 150A (CR 150A); located at 12761 Anderson Valley Way, Boonville; APN: 046-200-75.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 11, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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: ROMAN CATHOLIC BISHOP OF SANTA ROSA

APPLICANT: St. Elizabeth Seton Catholic Mission

AGENT: John F. Schultz

REQUEST: Minor Use Permit for construction of a 1,050 sq. ft. outdoor pavillion to be used for religious services. Applicant proposes future modifications to pavilion with the intention of fully enclosing it.

LOCATION: 1.8± miles north west of Boonville town center, on the west side of State Route 128 (SR 128), 0.1± miles north west of its intersection with Road 150A (CR 150A), located at 12761 Anderson Valley Way, Boonville (APN 046-200-75).

APN/S: 046-200-75-00

PARCEL SIZE: 8.4± acres

GENERAL PLAN: Rural Residential (RR5:)

ZONING: Rural Residential (RR:5)

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR5)	Rural Residential (RR)	2.4± acres	Residential
EAST:	Agricultural (AG40:)	Agricultural (AG:40)	65± acres	Agriculture
SOUTH:	Rural Residential (RR5)	Rural Residential (RR)	1.9± acres	Residential
WEST:	Rural Residential (RR5)	Rural Residential (RR)	0.8±; 0.4±; 0.4±; 0.9±; 0.9± a	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 Fire District
- Sonoma State University

STATE

- CALFIRE (Land Use)

TRIBAL

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

ADDITIONAL INFORMATION: Wildland-Urban Interface Zones: Medium Density Interface & Medium Density Intermix

STAFF PLANNER: MARK CLISER

DATE: 4/13/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Anderson Valley Community Services District

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land / Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

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

NO

17. LANDSLIDE HAZARD:

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

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Airport Zone Combining District

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



Planning and Building Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
<i>Office use only</i>	

APPLICATION FORM

APPLICANT

Name: St Elizabeth Seton Catholic Mission Phone: 801-580-1851

Mailing Address: P.O. Box 761

City: Boonville State/Zip: CA 95415 email: jfs1944@att.net

PROPERTY OWNER

Name: Roman Catholic Bishop of Santa Rosa Phone: 707-545-7510

Mailing Address: P.O. Box 1297

City: Santa Rosa State/Zip: CA 95402 email: joberting@srdioocese.org

AGENT

Name: John F. Schultz Phone: 801-580-1851

Mailing Address: P.O. Box 649

City: Boonville State/Zip: CA 95415 email: jfs1944@att.net

Parcel Size: 8.45 ac (Sq. feet/Acres) Address of Property: 12761 Anderson Valley Way

Assessor Parcel Number(s): 04620075

TYPE OF APPLICATION:

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

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

John F. Schultz 3/5/21
Signature of Applicant/Agent Date

John F. Van 3-9-21
Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

The erection of an open air pavilion measuring 40' x 60' for the purpose of religious worship. The only utilities to the pavilion will be underground electrical. A plaza will front the pavilion of approximately 1050 sq ft. A septic tank will be buried which is part of an existing permit in anticipation of future restrooms to be installed at a later date. The project sits on the high ground of a gently sloping pasture to the southwest, which will be graded level after removal of 6" of topsoil. A paved handicap parking area of 24' x 20' will be set to the left side of the pavilion. We intend upon enclosing the structure within 5 years so it may become our church with a seating capacity of 150 and two ADA restrooms.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	2		2432		2432
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <u>Barn & Outbuildings</u>	7		5032		5032
<input checked="" type="checkbox"/> Other: <u>Pavilion</u>		1		2640	2640
Total Structures Paved					
Area Landscaped Area					
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel) 368,082					

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

Estimated employees per shift: N/A

Estimated shifts per day: N/A

Type of loading facilities proposed: N/A

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

Our original goal is the construction of a pavilion which will be used for religious purposes primarily the celebration of Sunday Mass. Once funds become available over the next 1 - 5 years we plan on fully enclosing the structure as our church.

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

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

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

	Number	Size
Number of covered spaces	<u>0</u>	
Number of uncovered spaces	<u>44</u>	<u>10 x 20, 10 x 15</u>
Number of standard spaces	<u>33</u>	<u>10 x 20</u>
Number of handicapped spaces	<u>0</u>	
Existing Number of Spaces	<u>44</u>	
Proposed Additional Spaces	<u>2</u>	
Total	<u>46</u>	

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.).

Grading for Pavilion and plaza a total of approximately 4,228 sq ft over a gentle sloping sheep pasture to the southwest.

9. For grading or road construction, complete the following:

- A. Amount of cut 78 cubic yards
B. Amount of fill 120 cubic yards
C. Maximum height of fill slope 1.2 feet
D. Maximum height of cut slope .5 feet
E. Amount of import or export 50 cubic yards
F. Location of borrow or disposal site N/A

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? .13 acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : Yes No
 Filling: Yes No
 Dredging: Yes No

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? N/A cubic yards.
 Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

17. Utilities will be supplied to the site as follows:

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: N/A

19. What will be the domestic water source:
 Community water system - Specify supplier _____
 Well
 Spring
 Other - Specify: N/A

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
County Building Permit

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
The site is on your left 1/2 mile west of the intersection of Hwy 128 and Anderson Valley Way as you come out of Boonville going to the coast

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.
N/A

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 24 feet. Maximum height of proposed structures 25 feet.

26. Gross floor area of existing structures ⁷¹⁶⁶ _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 2640 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): _____ square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
A relatively flat sheep pasture area from previous owner that gently slopes to the south covered in assorted pasture grasses

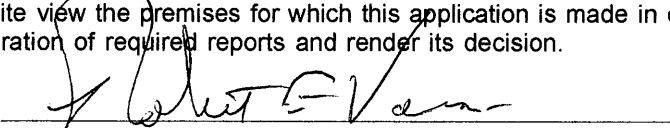
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
The 8.45 acres are surrounded by a variety of residences east and west with a commercial grading contractors shop to the south & vacant north

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant	x			
Residential Agricultural	x	x	x	x
Commercial Industrial			x	
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.



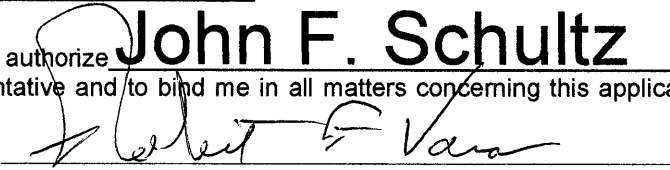
 Owner/Authorized Agent

 3-8-21
 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize **John F. Schultz** _____ to act as my representative and to bind me in all matters concerning this application.



 Owner

 3-8-21
 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.

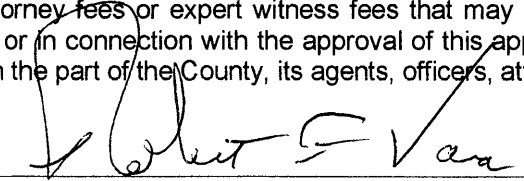
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

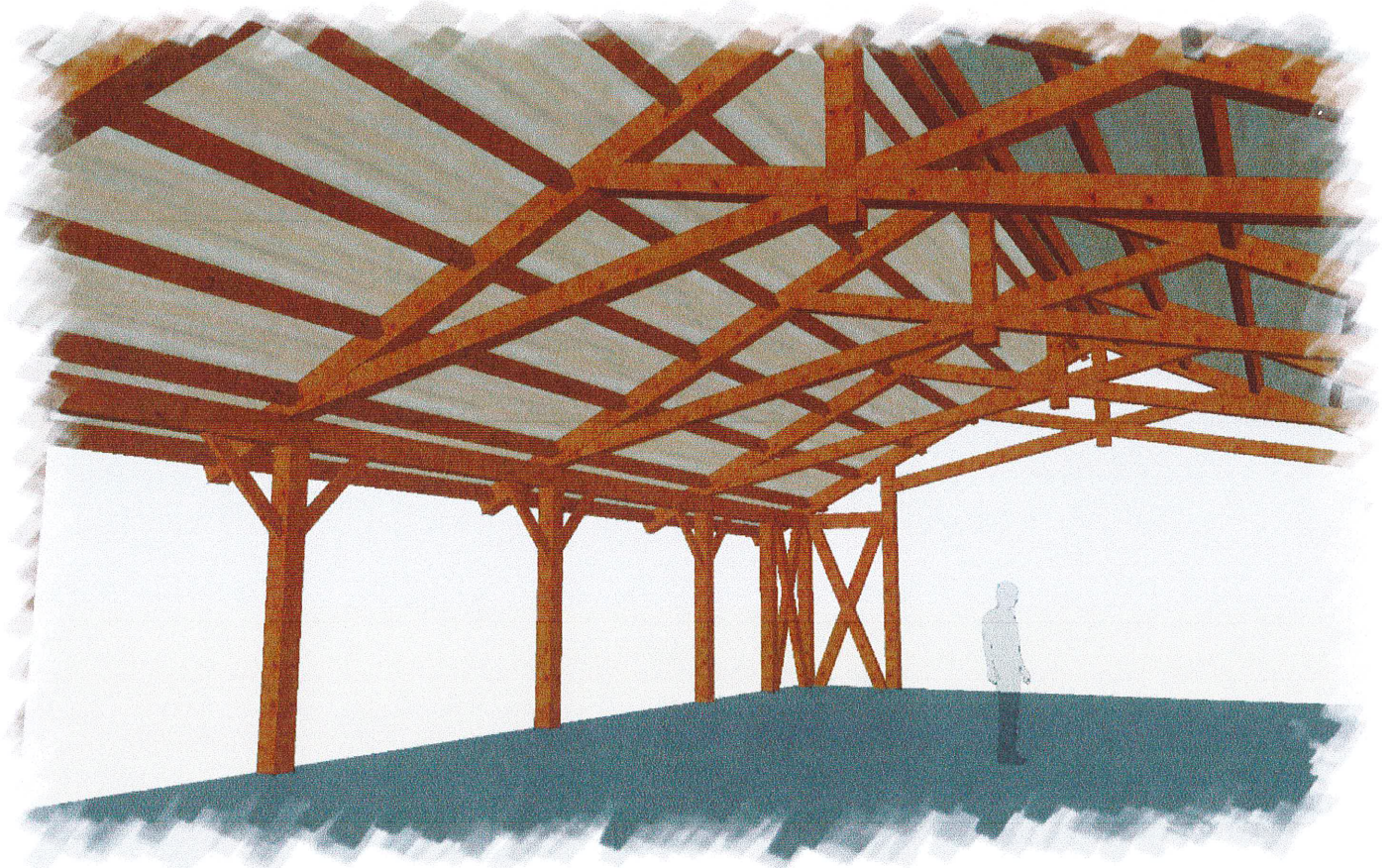
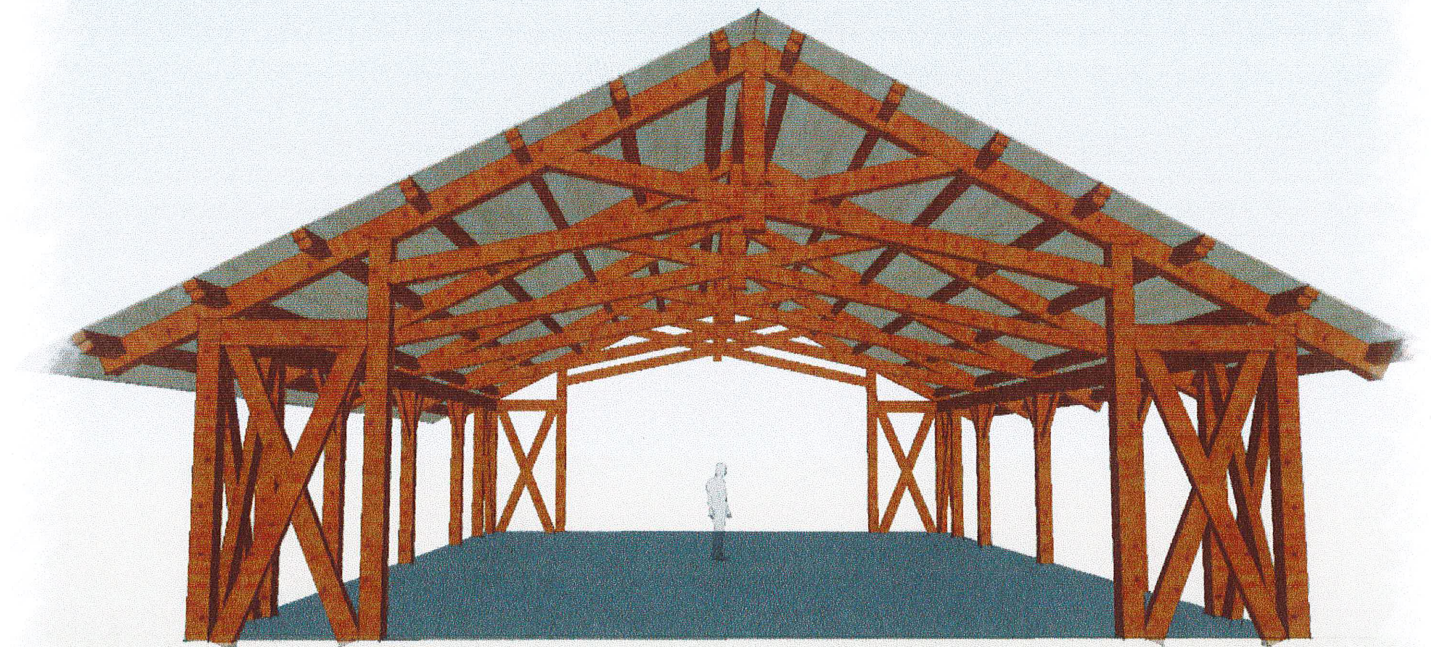
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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: 3-8-21

St Elizabeth Seton Catholic Mission ~ Pavilion Project





White box approximate location of 40' x 60' Pavilion



NW corner of pavilion will be 30' from property line

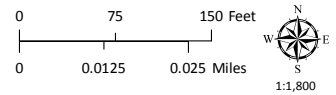
NW corner of pavilion will be 96' from centerline of permitted 4 lane Hwy 128

Use Permit Site Photo



CASE: U 2021-0003
OWNER: Roman Catholic Bishop of Santa Rosa
APN: 046-200-75
APLCT: St. Elizabeth Seton Catholic Mission
AGENT: John F. Schultz
ADDRESS: 12761 Anderson Valley Way, Boonville

-  Public Roads
-  Private Roads



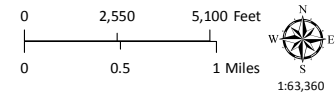
AERIAL IMAGERY



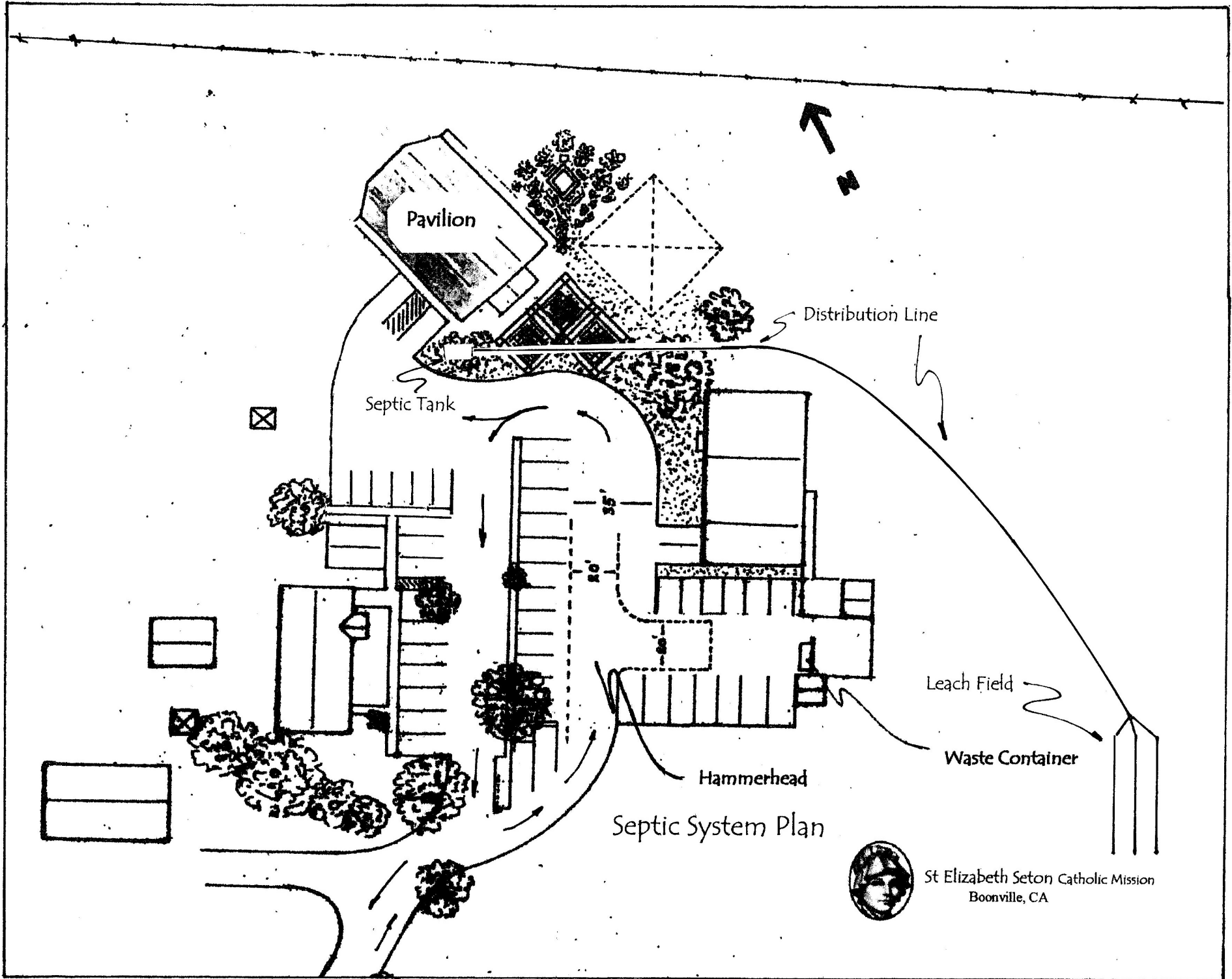
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021

CASE: U 2021-0003
 OWNER: Roman Catholic Bishop of Santa Rosa
 APN: 046-200-75
 APLCT: St. Elizabeth Seton Catholic Mission
 AGENT: John F. Schultz
 ADDRESS: 12761 Anderson Valley Way, Boonville

- Major Towns & Places
- Highways
- Major Roads



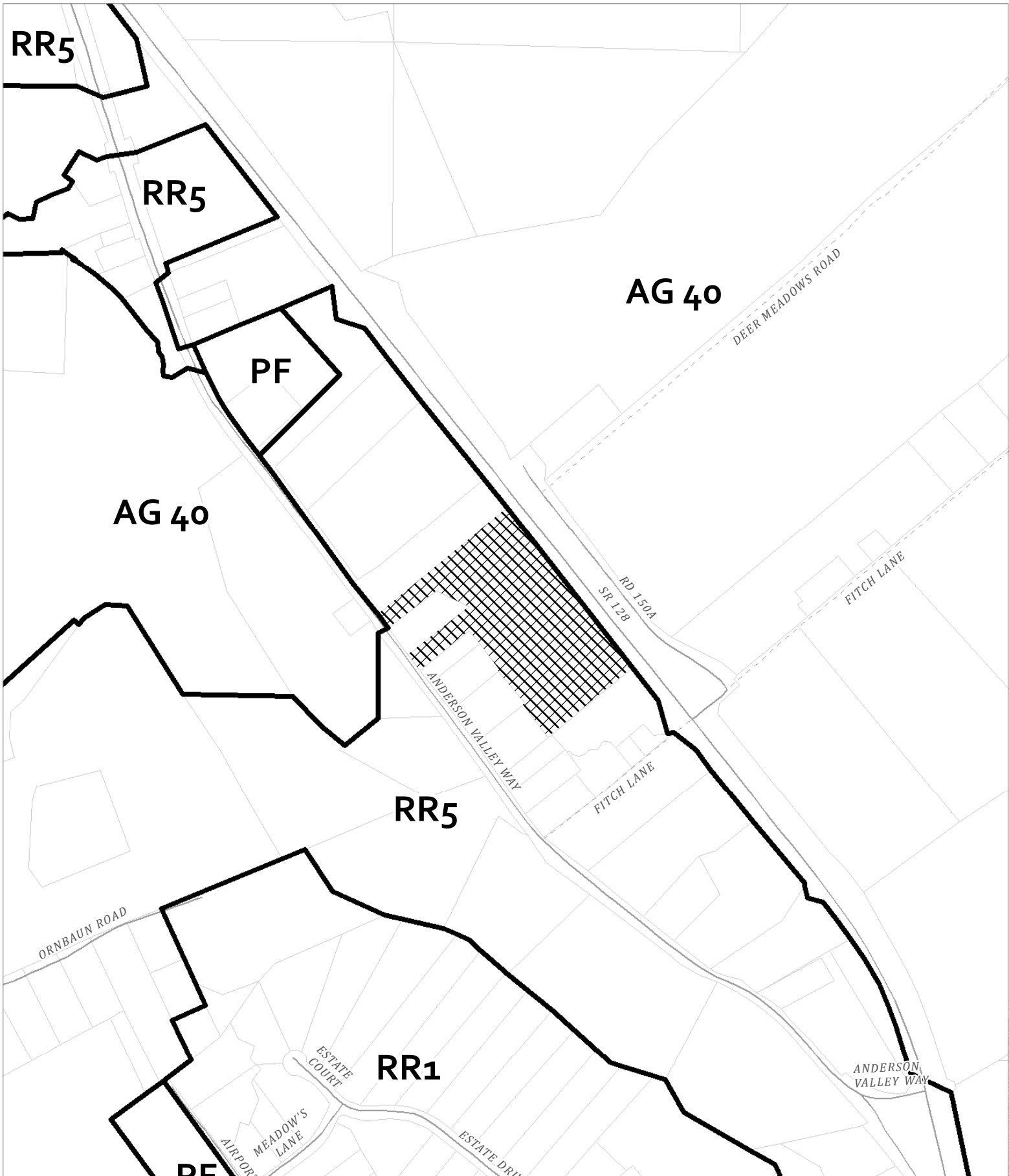
LOCATION MAP





Septic System Plan

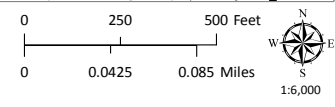


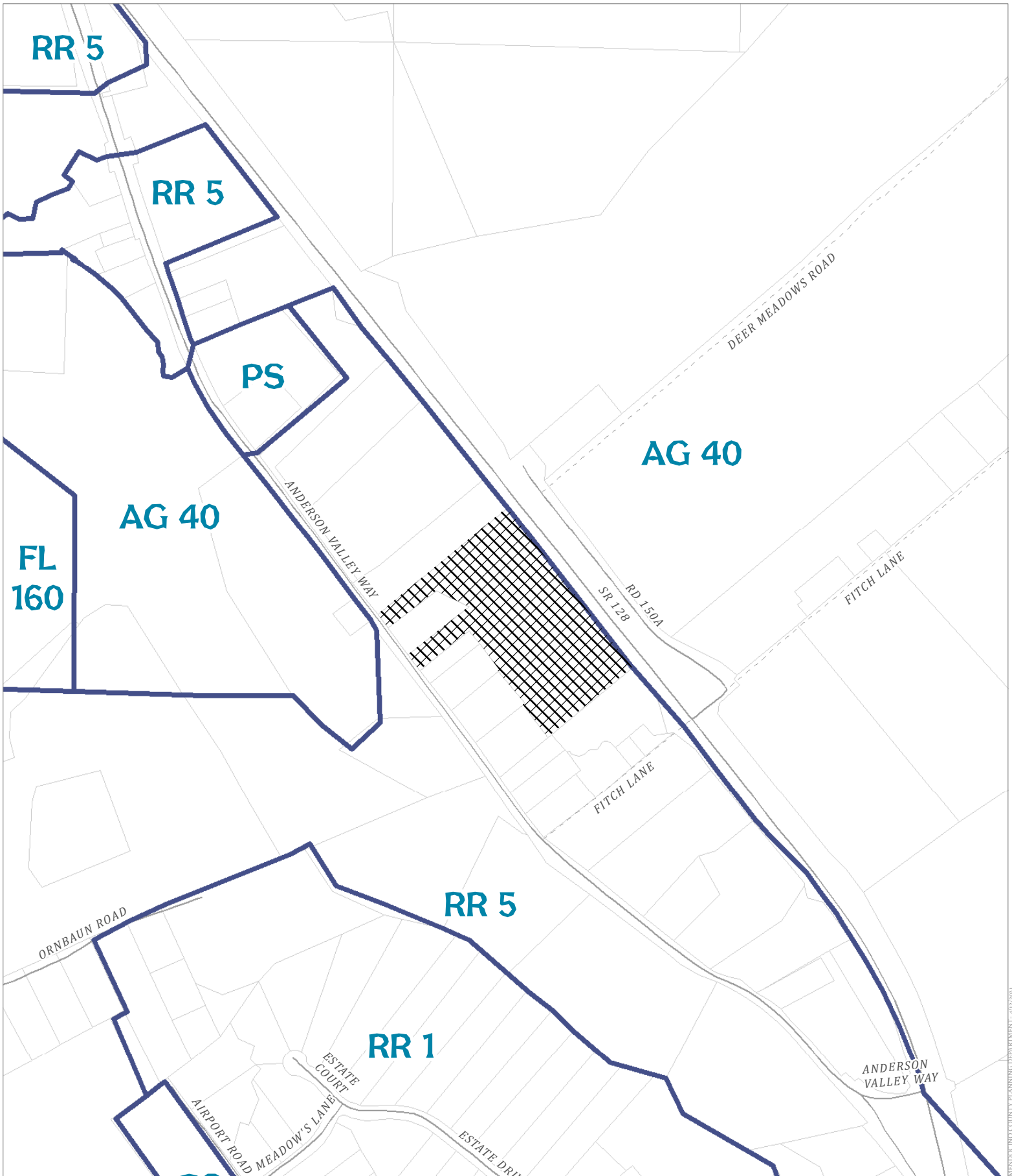
St Elizabeth Seton Catholic Mission
Boonville, CA





CASE: U 2021-0003
 OWNER: Roman Catholic Bishop of Santa Rosa
 APN: 046-200-75
 APLCT: St. Elizabeth Seton Catholic Mission
 AGENT: John F. Schultz
 ADDRESS: 12761 Anderson Valley Way, Boonville

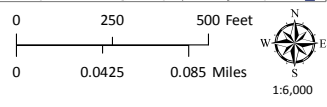
 Zoning Districts
 Public Roads



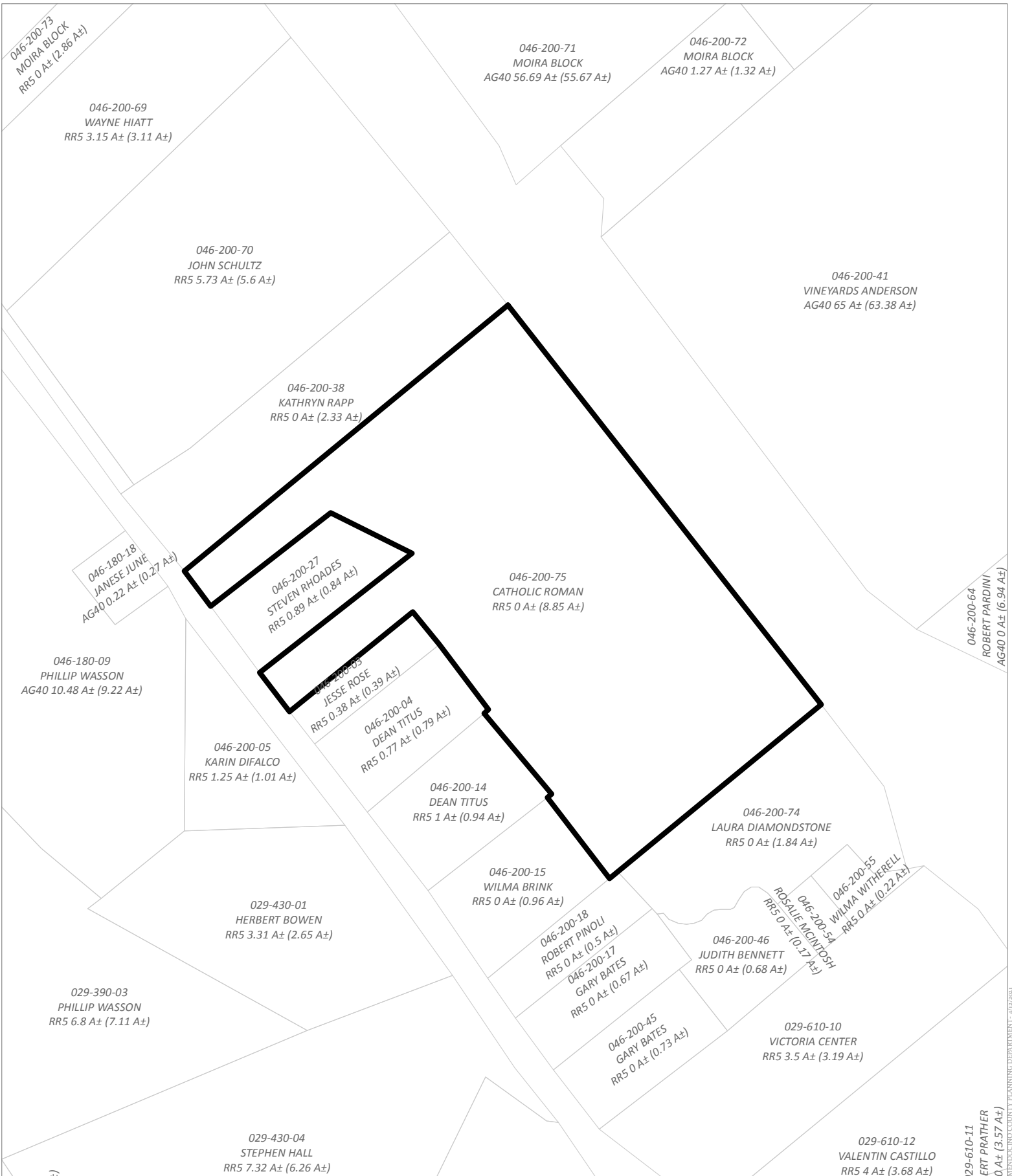


CASE: U 2021-0003
 OWNER: Roman Catholic Bishop of Santa Rosa
 APN: 046-200-75
 APLCT: St. Elizabeth Seton Catholic Mission
 AGENT: John F. Schultz
 ADDRESS: 12761 Anderson Valley Way, Boonville

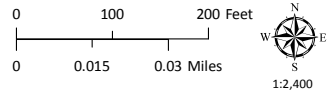
 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

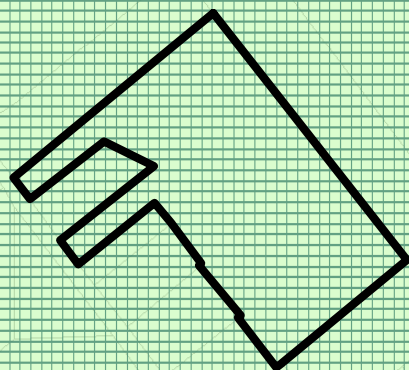


CASE: U 2021-0003
 OWNER: Roman Catholic Bishop of Santa Rosa
 APN: 046-200-75
 APLCT: St. Elizabeth Seton Catholic Mission
 AGENT: John F. Schultz
 ADDRESS: 12761 Anderson Valley Way, Boonville






ADJACENT PARCELS

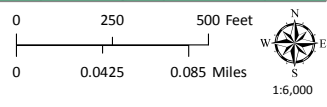
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021



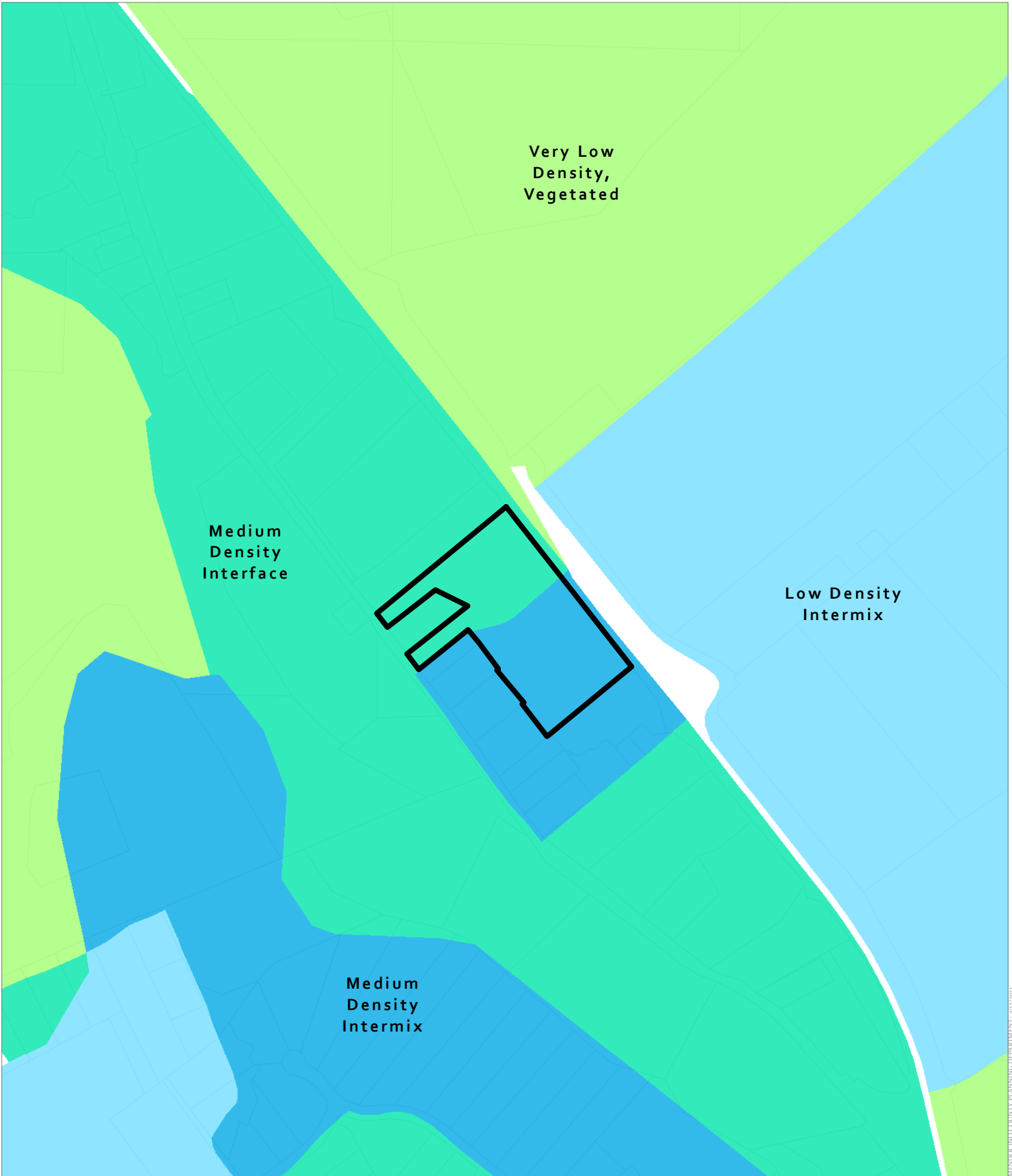
**ANDERSON VALLEY
COMMUNITY
SERVICES DISTRICT**

CASE: U 2021-0003
OWNER: Roman Catholic Bishop of Santa Rosa
APN: 046-200-75
APLCT: St. Elizabeth Seton Catholic Mission
AGENT: John F. Schultz
ADDRESS: 12761 Anderson Valley Way, Boonville

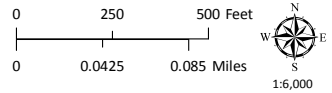
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

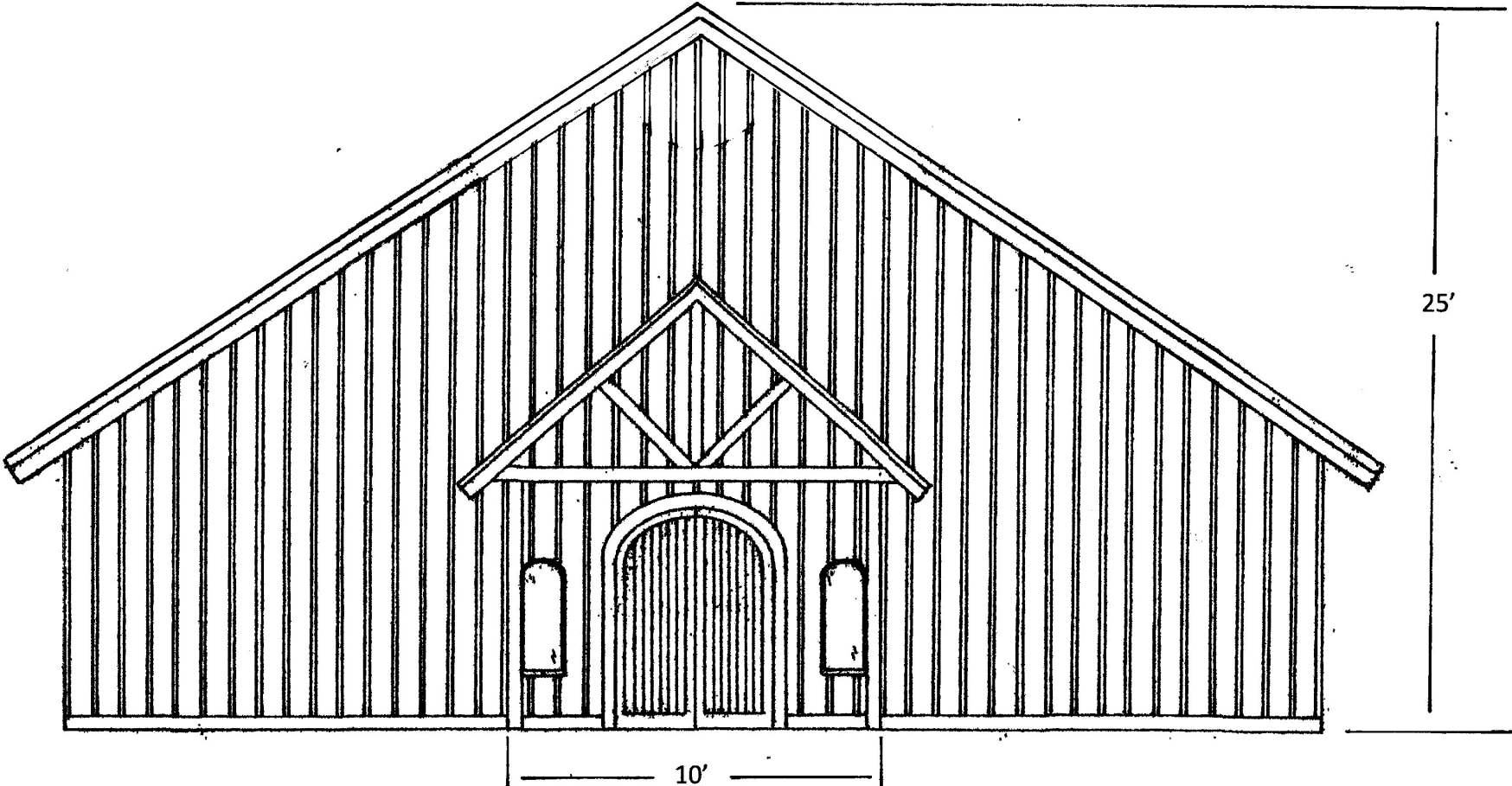


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

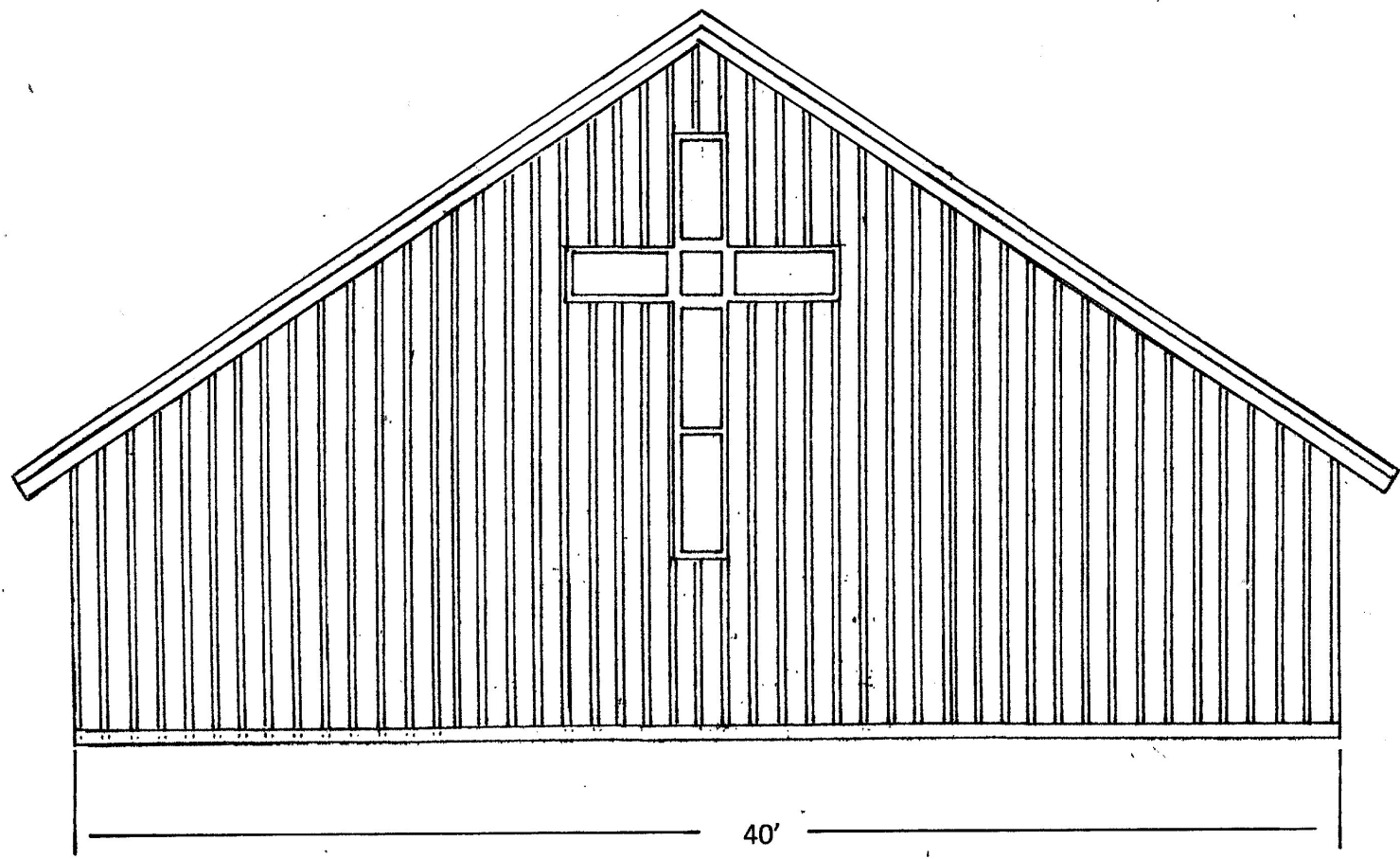


CASE: U 2021-0003
 OWNER: Roman Catholic Bishop of Santa Rosa
 APN: 046-200-75
 APLCT: St. Elizabeth Seton Catholic Mission
 AGENT: John F. Schultz
 ADDRESS: 12761 Anderson Valley Way, Boonville



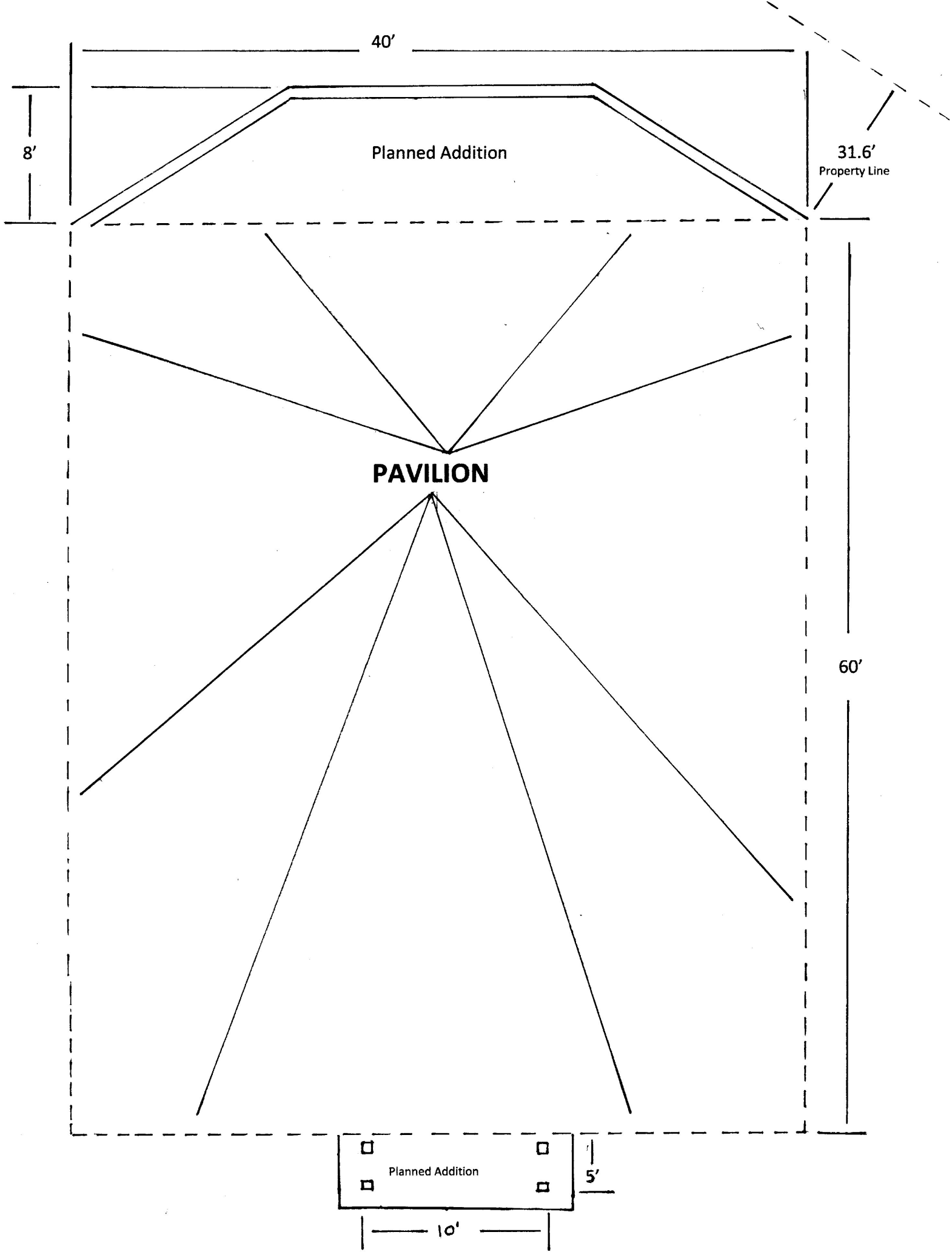


REVISIONS	BY



ARCHITECT: [unreadable]

DATE	
SCALE	
DRAWN	
JOB	



40'

8'

Planned Addition

31.6'
Property Line

PAVILION

60'



Planned Addition



5'

10'