



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, 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 4, 2022

Assessor
 Farm Advisor
 Agriculture Commissioner
 Resource Lands Protection Committee

Department of Forestry/ CalFire
 -Land Use
 -Resource Management
 Department of Conservation

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: RE_2022-0003

DATE FILED: 3/16/2022

OWNER/APPLICANT: MCDOWELL VALLEY FARMING CO LLC

REQUEST: Rescind and Re-enter the existing Williamson Act contract to conform to the newly adjusted property boundaries resulting from a Boundary Line Adjustment (B_2021-0051)

LOCATION: 4± miles northwest of Philo, lying on the north side of State Route 128 (SR 128), 0.35± miles east of its intersection with Nash Mill Road (private), located at 4741 Highway 128, Philo. APN's: 026-295-10, -37, 026-330-06, -44, 026-294-14.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: DIRK LARSON

RESPONSE DUE DATE: April 18, 2022

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 _____

CASE: RE_2022-0003

OWNER/

APPLICANT: McDowell Valley Farming Co. LLC

AGENT: Scot Bilbro

REQUEST: Rescind and Re-enter the existing Williamson Act contract to conform to the newly adjusted property boundaries resulting from a Boundary Line Adjustment (B_2021-0051)

LOCATION: Approximately 3.65± miles east of Hopland, lying on the east side of US 101, 3.60± miles east of its intersection with Highway 175 (SH 175), located at 3811 Hwy 175, Hopland. (APNs: 048-270-16, 050-030-18, -20, 050-060-10, -11, -12, -13, 050-070-26, 050-080-05, -17)

APN/S: 048-270-16, 050-030-18, -20, 050-060-10, -11, -12, -13, 050-070-26, 050-080-05, -17

PARCEL SIZE: 248.77± ac. total

GENERAL PLAN: Agricultural, 40 acre minimum (AG40)

ZONING: Agricultural, 40 acre minimum (AG:40)

EXISTING USES: Agricultural (Vineyards)

DISTRICT: 5th (Williams)

RELATED CASES: CC 22-2006, B_2021-0051

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL)	Rangeland (RL)	615±	Rangeland
EAST:	Rangeland (RL)	Rangeland (RL)	48.63±	Rangeland
SOUTH:	Rangeland (RL)	Rangeland (RL)	58.00±	Rangeland
WEST:	Rangeland (RL)	Rangeland (RL)	78.00±	Rangeland

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Assessor's Office
- Farm Advisor
- Resource Lands Protection Com.

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- Department of Conservation

TRIBAL

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

ADDITIONAL INFORMATION: This application is a condition of an associated project, B_2021-0051, tentatively approved on December 9, 2021 by the Subdivision Committee involving a minor adjustment between two parcels. The intent is to re-align the contract boundaries with the newly configured parcel lines and re-enter an agricultural contract under a single ownership.

STAFF PLANNER: DIRK LARSON

DATE: 4/1/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Hopland Rural Fire Protection District, CalFire

4. FARMLAND CLASSIFICATION:

GIS

Prime/Unique

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

113 (Cole Loam), 125 (Feliz Clay Loam), 178 (Pinole Gravelly Loam) 221 (Yokayo Sandy Loam) Eastern Class

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

N/A

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

N/A

17. LANDSLIDE HAZARD:

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

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

N/A

23. HARBOR DISTRICT:

Sec. 20.512

N/A

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

N/A

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

N/A

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

N/A

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

N/A

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

N/A

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

N/A

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A



PLANNING & BUILDING SERVICES

CASE NO: RE 2022-03
DATE FILED: 3/10/22
FEE: \$2,622.05
RECEIPT NO: 48471
RECEIVED BY: RDF
Office Use Only

APPLICATION FORM

APPLICANT:

Name: McDowell Valley Farming Co. LLC Phone: 707-433-2747
Mailing Address: P.O. Box 800
City: Geyserville State/Zip: CA / 95441 Email: ben@mariettacellars.com

PROPERTY OWNER:

Name: Same as above Phone:
Mailing Address:
City: State/Zip: Email:

AGENT:

Name: Scot R. Bilbro Phone: 707-433-2747
Mailing Address: 660 Chiquita Rd.
City: Healdsburg State/Zip: CA / 95448 Email: scot@mariettacellars.com

ASSESSOR'S PARCEL NUMBER/S: 050-060-1300; 050-070-2600; 050-080-0500;

050-080-1700; 048-270-1600; 050-030-1800;
050-030-2000; 050-060-1000; 050-060-1100; 050-060-1200

TYPE OF APPLICATION:

- Administrative Permit
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

Signature of Applicant/Agent: [Signature] Date: 3/8/22
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.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: _____

Estimated No. of shifts per day: _____

Type of loading facilities proposed: _____

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

N/A

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

N/A

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:

N/A

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

N/A

Number

Size

No. of covered spaces: _____

No. of uncovered spaces: _____

No. of standard spaces: _____

No. of accessible spaces: _____

Existing no. of spaces: _____

Proposed additional spaces: _____

Total: _____

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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

Amount of cut: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

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

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

N/A

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

Electricity: Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): _____ feet _____ miles

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: YES NO

18. What will be the method of sewage disposal?

N/A

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well **EXISTING**
- Spring
- Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

- YES
- NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

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

N/A

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

3811 Hwy 175
HOPLAND CA 95449

23. Are there existing structures on the property? 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
- NO

N/A

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES
- NO

CERTIFICATION AND SITE VIEW AUTHORIZATION

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

3/8/22

 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.

3/8/22
Date



Applicant



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

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

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

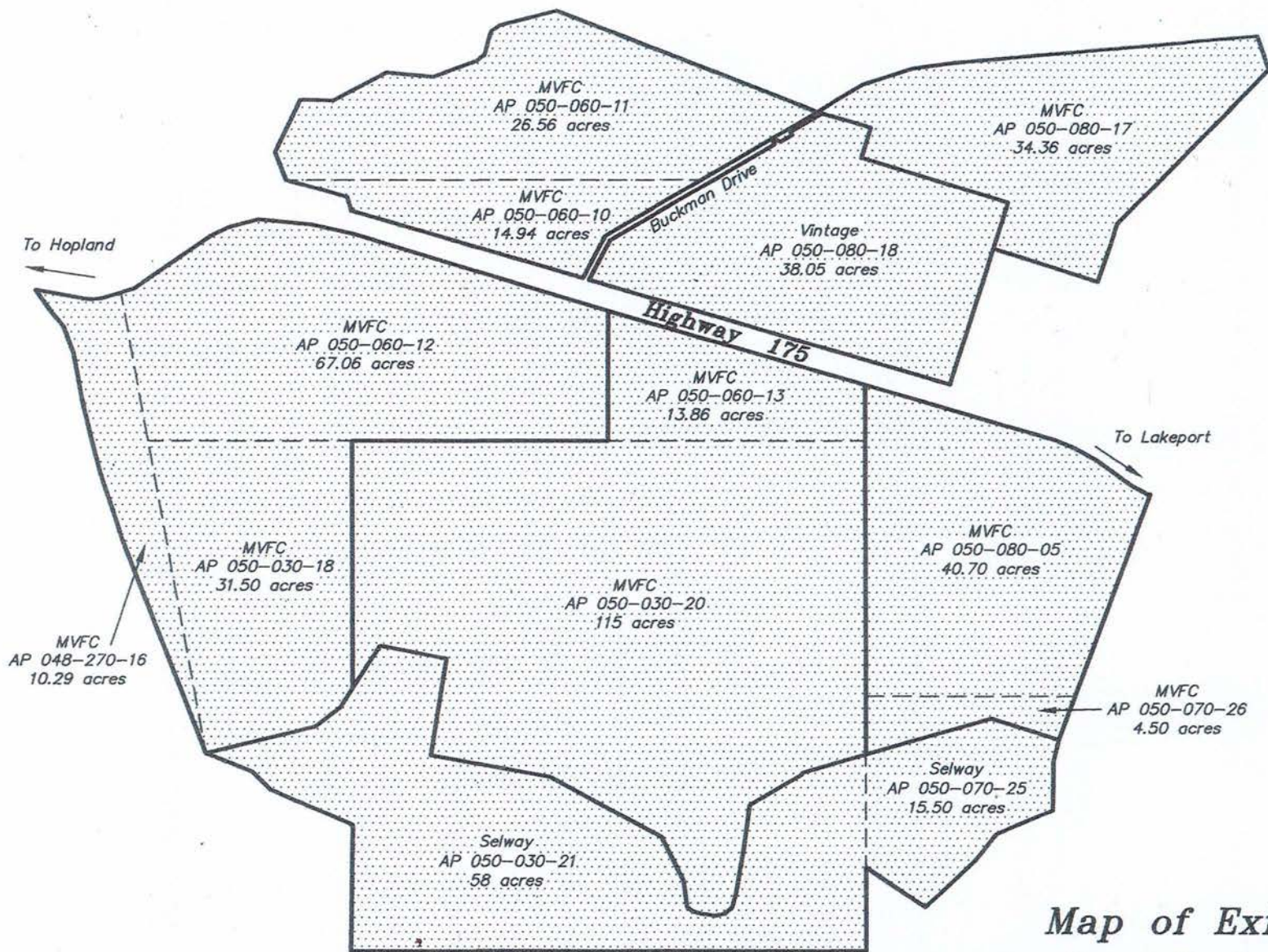
I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.


Applicant Signature


Date

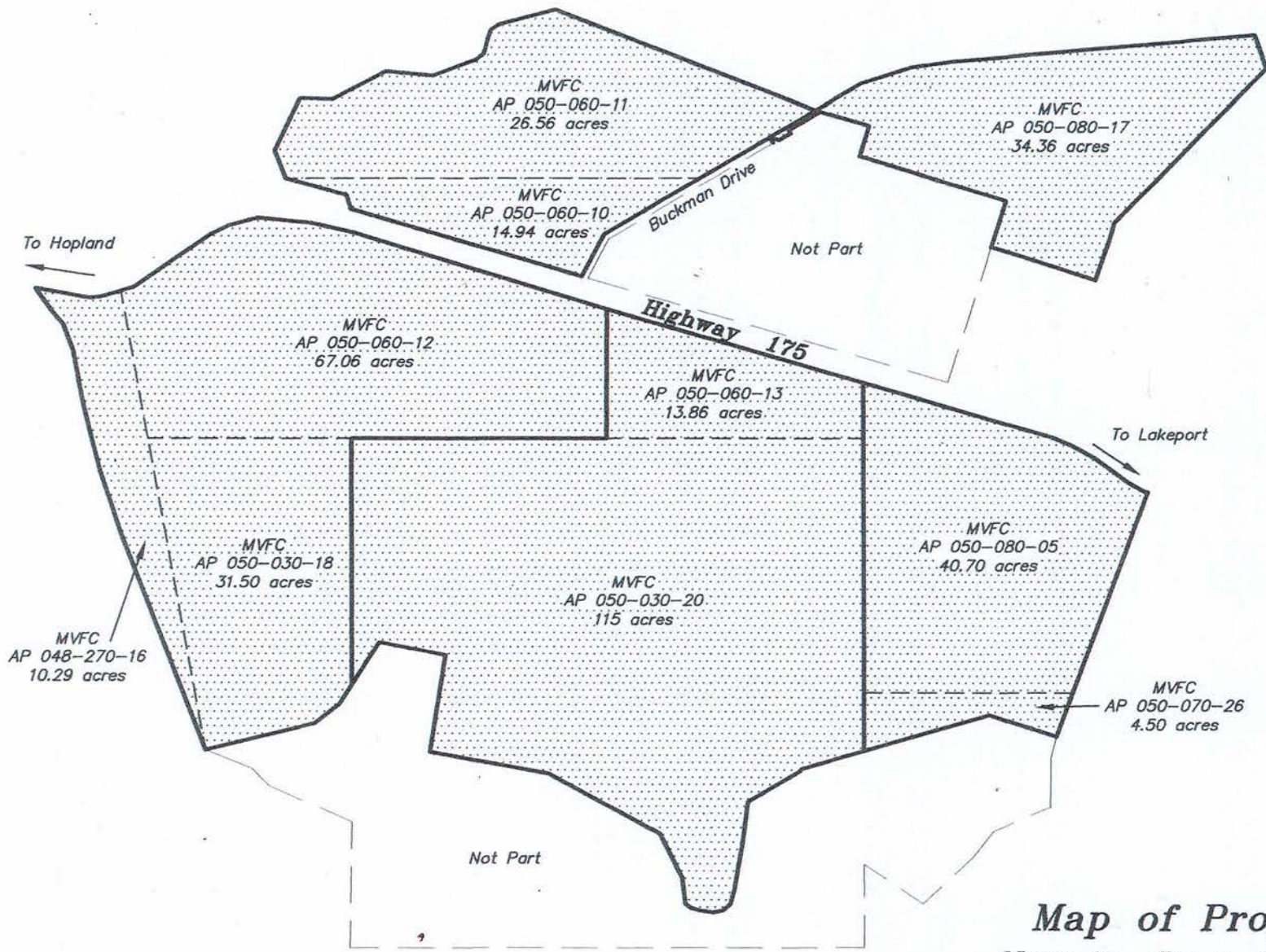
OFFICE USE ONLY:

Project or Permit Number



MVFC = McDowell Valley Farming Company
 Vintage = Vintage Wine Estates
 Selway = The Selway Family Foundation

**Map of Existing
 Ag. Pres. Contract #257
 Mar 10, 2022 -- Scale: 1"=750'**



MVFC = McDowell Valley Farming Company

**Map of Proposed
New Ag. Pres. Contract
Mar 10, 2022 -- Scale: 1"=750'**





Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: MCDOWELL VALLEY FARMING CO LLC
PO BOX 800

GEYSERVILLE CA 95441

Project Number: RE_2022-0003

Project Description: R&R.McDowell Valley.HOpland

Site Address:

RE_2022-0003

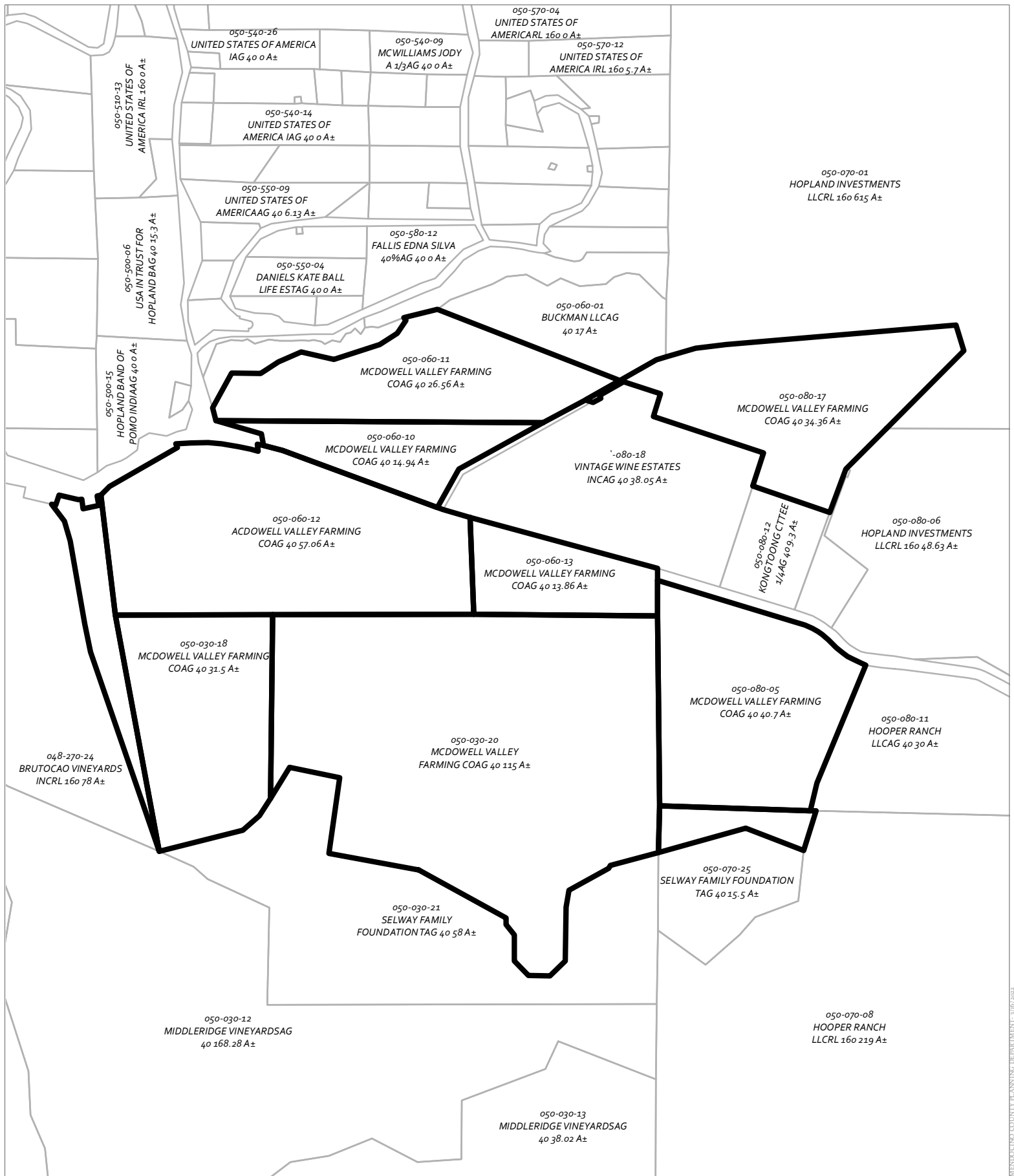
Receipt: PRJ_048471

Date: 3/16/2022

Pay Method: CHECK 1728

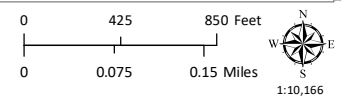
Received By: RUSSELL FORD

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822500		\$2,119.05
AG BASE			\$2,119.05
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
PROJECT SPECIFIC FEES	1100-2851-827600		\$200.00
AG COB			\$200.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
Total Fees Paid:			\$2,622.05

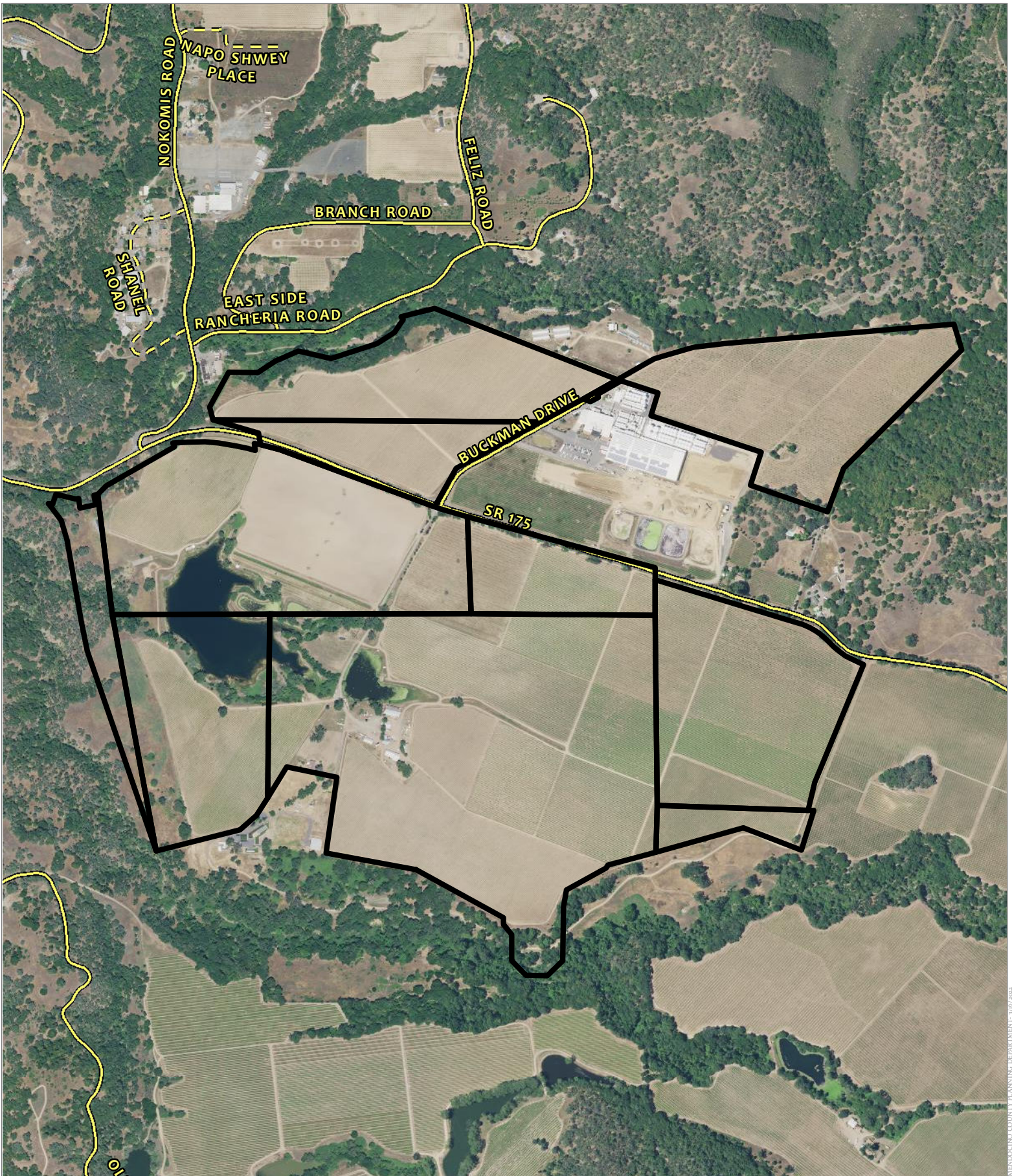


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/10/2022

CASE: **RE 2022-0003**
 OWNER: **McDowell Valley Farming Co. LLC**
 APN: **050-060-13, ET AL**
 APLCT: **McDowell Valley Farming Co. LLC**
 AGENT: **Scot Bilbro**
 ADDRESS: **3811 Highway 175, Hopland**

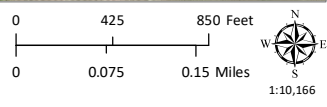


ADJACENT PARCELS



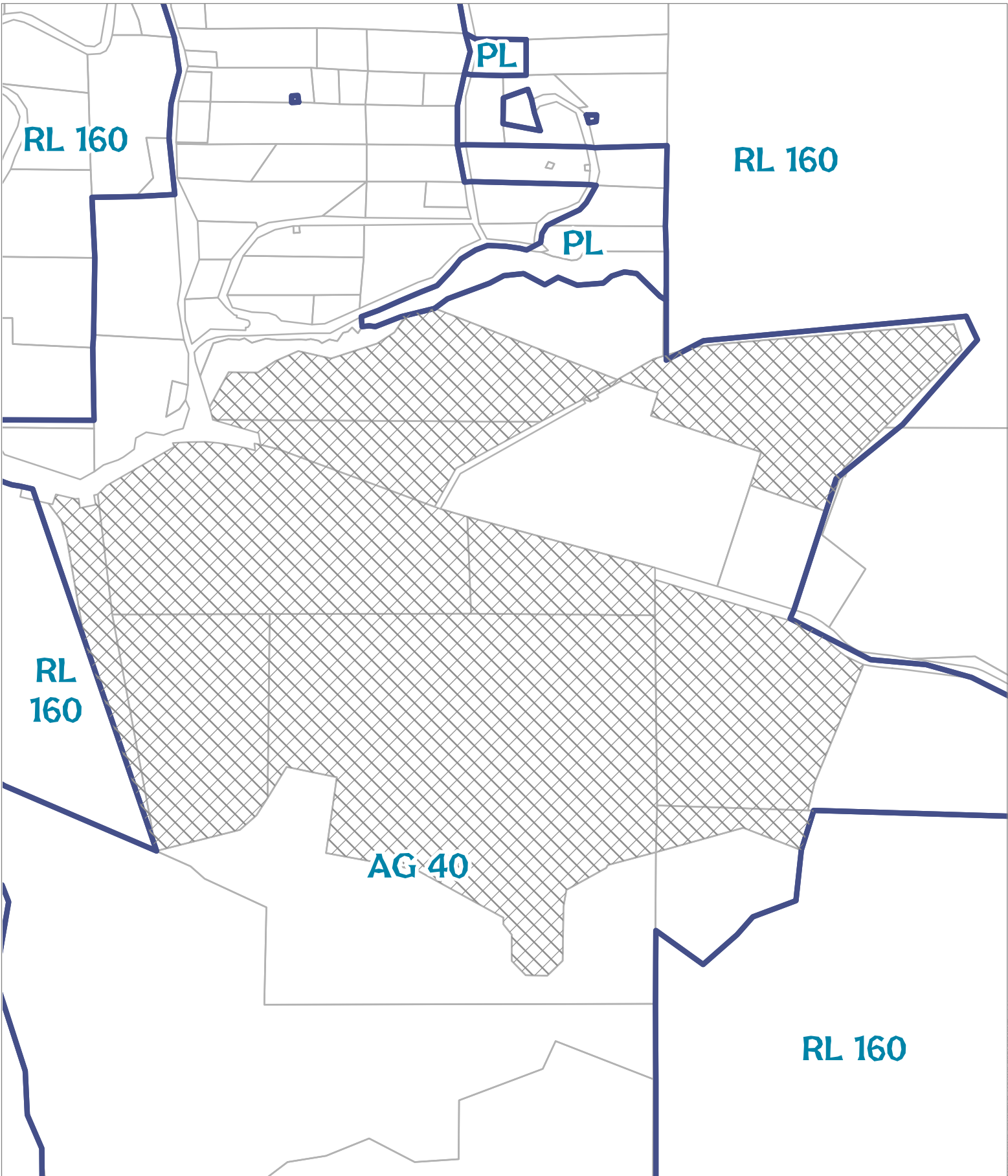
CASE: RE 2022-0003
 OWNER: McDowell Valley Farming Co. LLC
 APN: 050-060-13, ET AL
 APLCT: McDowell Valley Farming Co. LLC
 AGENT: Scot Bilbro
 ADDRESS: 3811 Highway 175, Hopland

- Public Roads
- Private Roads




AERIAL IMAGERY

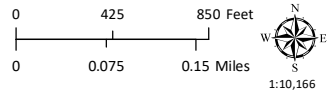
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/10/2023



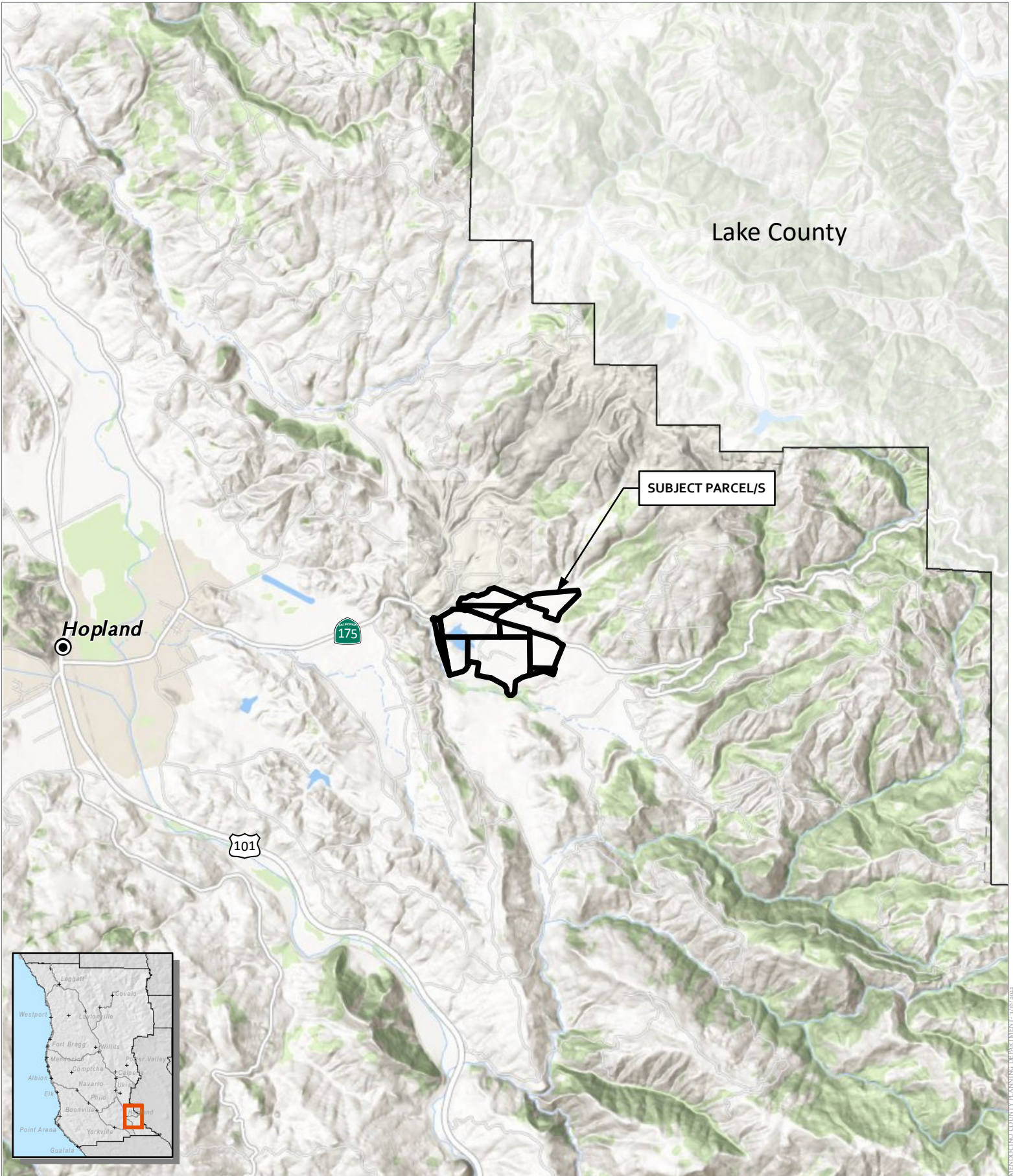
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/16/2022

CASE: RE 2022-0003
 OWNER: McDowell Valley Farming Co. LLC
 APN: 050-060-13, ET AL
 APLCT: McDowell Valley Farming Co. LLC
 AGENT: Scot Bilbro
 ADDRESS: 3811 Highway 175, Hopland

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



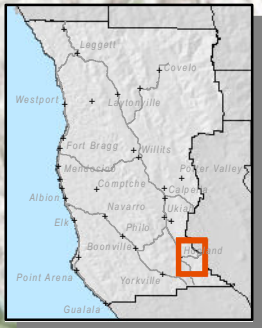
Lake County

SUBJECT PARCEL/S

Hopland

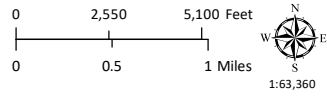
175

101



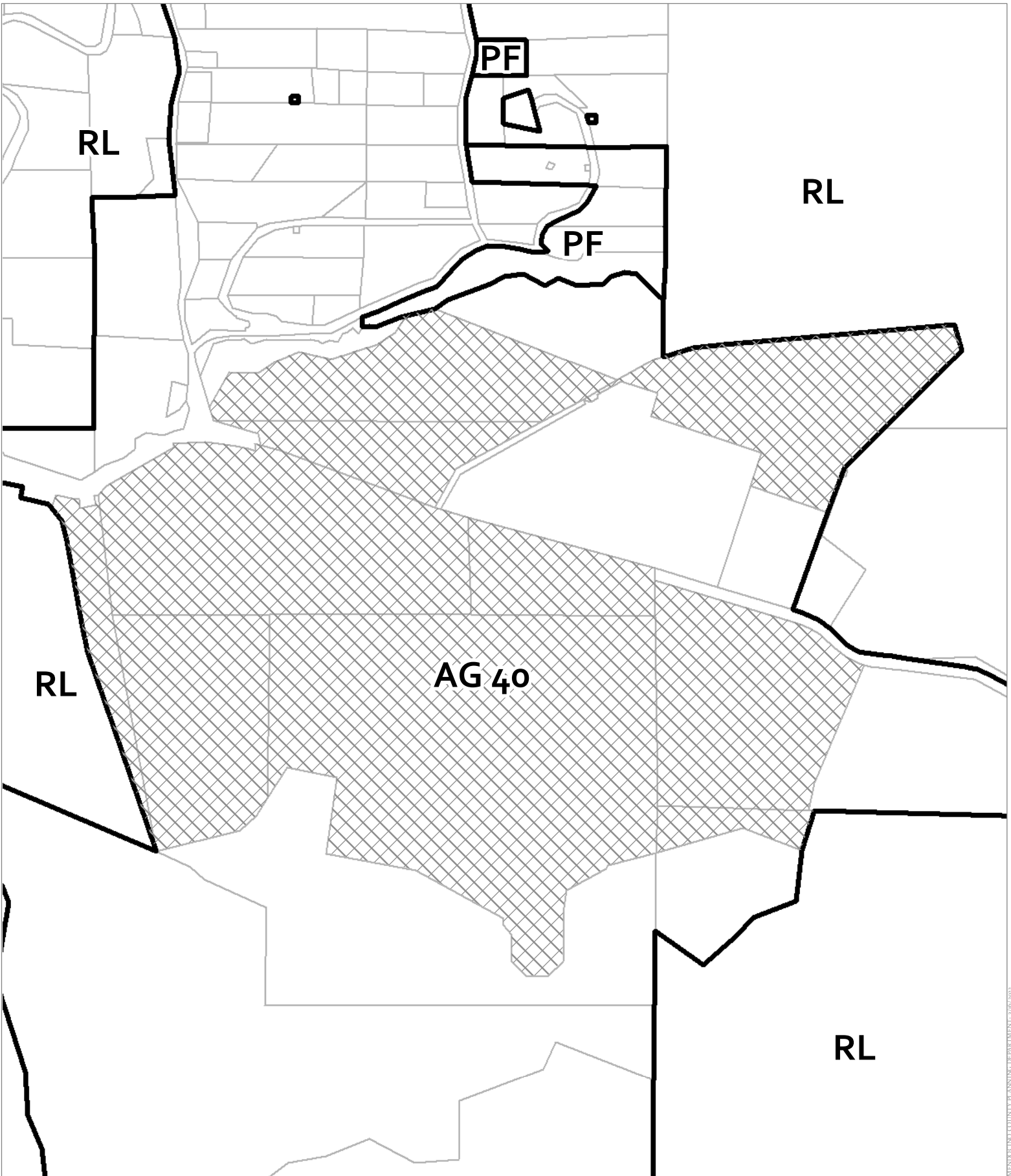
CASE: **RE 2022-0003**
 OWNER: **McDowell Valley Farming Co. LLC**
 APN: **050-060-13, ET AL**
 APLCT: **McDowell Valley Farming Co. LLC**
 AGENT: **Scot Bilbro**
 ADDRESS: **3811 Highway 175, Hopland**

- Major Towns & Places
- California Counties



LOCATION MAP

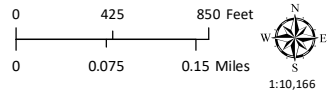
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/16/2023



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/10/2022

CASE: RE 2022-0003
 OWNER: McDowell Valley Farming Co. LLC
 APN: 050-060-13, ET AL
 APLCT: McDowell Valley Farming Co. LLC
 AGENT: Scot Bilbro
 ADDRESS: 3811 Highway 175, Hopland

 Zoning Districts



ZONING DISPLAY MAP