



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
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www.mendocinocounty.org/pbs

July 28, 2022

Environmental Health - Ukiah

Building Inspection - Ukiah

Potter Valley Community Services District

CASE#: AP_2022-0016

DATE FILED: 5/23/2022

OWNER: CASEY & KATHERINE BURRIS

APPLICANT/AGENT: TODD DEARING

REQUEST: Administrative Permit to allow placement of RV trailer on property to accommodate Farm Employee Housing.

LOCATION: 10± miles northeast of Ukiah City center, lying on the east side of East Side Potter Valley Road (CR 240), 0.4± miles northeast of its intersection with Burriss Lane (CR 243). Addressed at 9191 East Side Potter Valley Road, Potter Valley (APN: 175-300-31 & 175-290-04).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: August 11, 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 _____

OWNER: CASEY T & KATHERINE J BURRIS

APPLICANT: TODD DEARING

AGENT: TODD DEARING

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APN/S: 175-300-31-00

PARCEL SIZE: 14.09± acres

GENERAL PLAN: AG40: (Agricultural)

ZONING: AG:40 (Agricultural)

EXISTING USES: Agricultural / Residential

DISTRICT: Supervisorial District 1 (McGourty)

RELATED CASES: IC_2021-0868 (CI_3_3/3/22 Structures, RV's); AG_2019-0143 (Cannabis 2B LARGE MIXED LIGHT)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural (AG40)	Agricultural (AG:40)	44.2± acres	Agricultural
EAST:	Agricultural (AG40)	Agricultural (AG:40)	40±; 18± acres	Agricultural
SOUTH:	Agricultural (AG40)	Agricultural (AG:40)	9.9±; 16.6± acres	Agricultural
WEST:	Agricultural (AG40)	Agricultural (AG:40)	13±; 13±; 6.5±; 19.5± acres	Agricultural

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Potter Valley Community Services District
- Fire District

- MAC
- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol

- California Native Plant Society
- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 7/26/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Non-Wildland/Non-Urban

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Potter Valley / Calfire

4. FARMLAND CLASSIFICATION:

GIS

Prime / 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

Eastern

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

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

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512



PLANNING & BUILDING SERVICES

CASE NO: AP 2022-0016
DATE FILED: 5.23.22
FEE: \$1469.00-
RECEIPT NO: PRJ 049688
RECEIVED BY: STEVEN SWITZER
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Todd Dearing Phone: 707-510-7487
Mailing Address: 705 N State St #460
City: Ukiah State/Zip: CA 95482 Email: todddearing100@gmail.com

PROPERTY OWNER:

Name: Casey & Kathy Burris Phone: 916-597-3018
Mailing Address: 3311 Zaina Ln
City: Ukiah State/Zip: CA 95482 Email: katburris@gmail.com

AGENT:

Name: Todd Dearing Phone: 707-510-7487
Mailing Address: 705 N State St #460
City: Ukiah State/Zip: CA 95482 Email: todddearing100@gmail.com

ASSESSOR'S PARCEL NUMBER/S: 175-300-31, 175-290-04

TYPE OF APPLICATION:

- Administrative Permit (checked)
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: 5.22.22
Signature of Owner: [Signature] Date: 5.20.22

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.

Placement of RV trailer on the property as farm employee housing (Ordinance 20.016.015 - Farm Employee Housing). The RV trailer is brand new and fully equipped with solar power system on board. The property is used for livestock (80+ head) grazing. The farm employee manages the cattle ranch.

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:	PLEASE SEE ATTACHED STRUCTURE LIST				
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: _____ N/A _____

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:

Phase 2 is to build a manufactured home once PGE, (currently in easement phase), septic system, and well are established.

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

YES **NO** If 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
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.

RV Trailer awning light

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): 400 feet _____ miles
 On Site Generation – Specify: 36kw Whisperwatt Tier 4

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank **SERVICED BY SILVA SEPTIC**
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): Rosco Corporation
- Well
- Spring
- Other (specify): _____

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

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

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

N/A

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

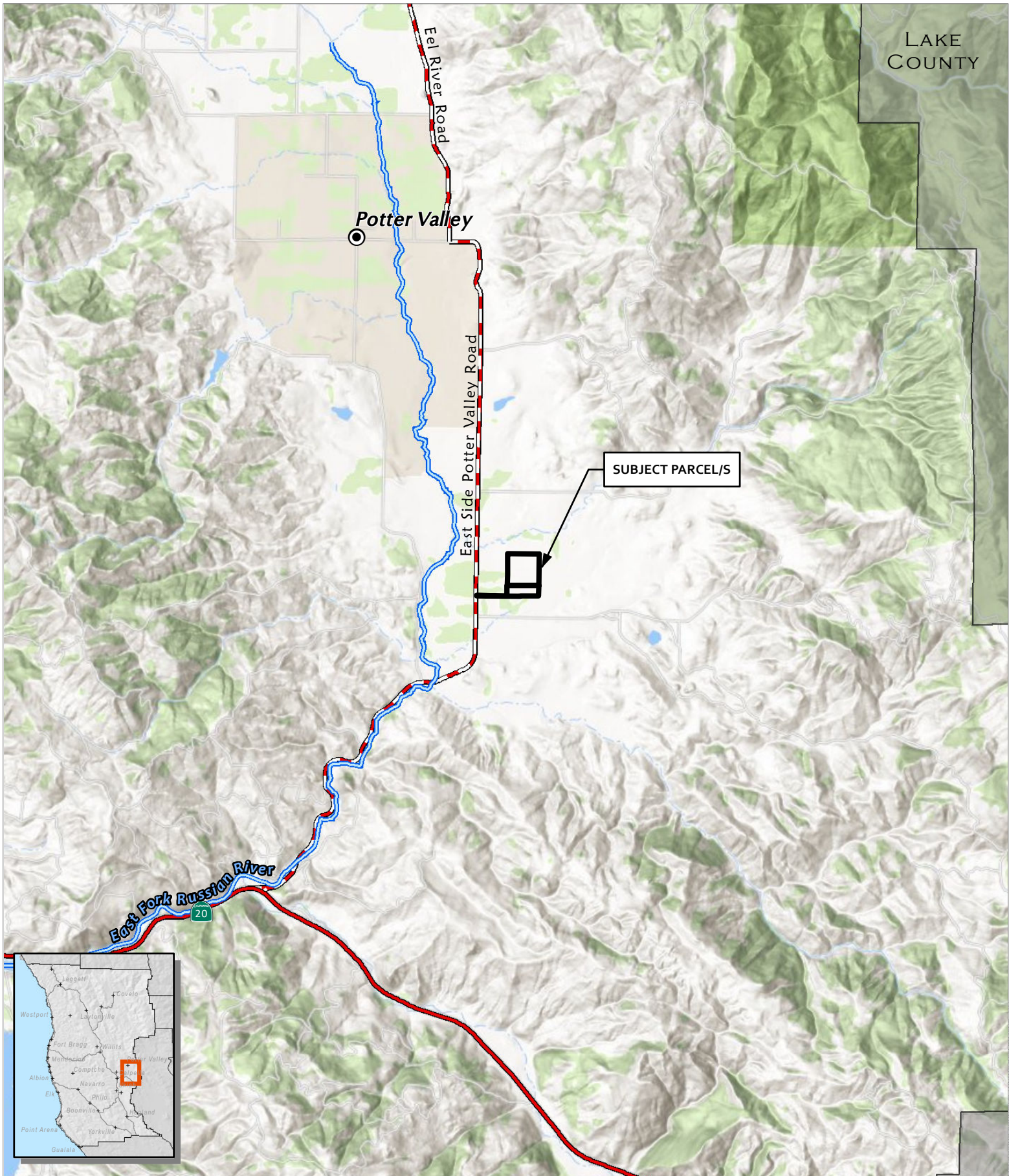
The property is located to east of mile marker 3.33 on East Road approximately .25 miles North of Burris lane

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
- PLEASE SEE ATTACHED STRUCTURE LIST
- _____
- _____

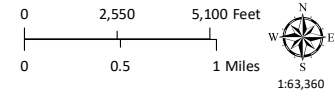
24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES NO
- _____
- _____



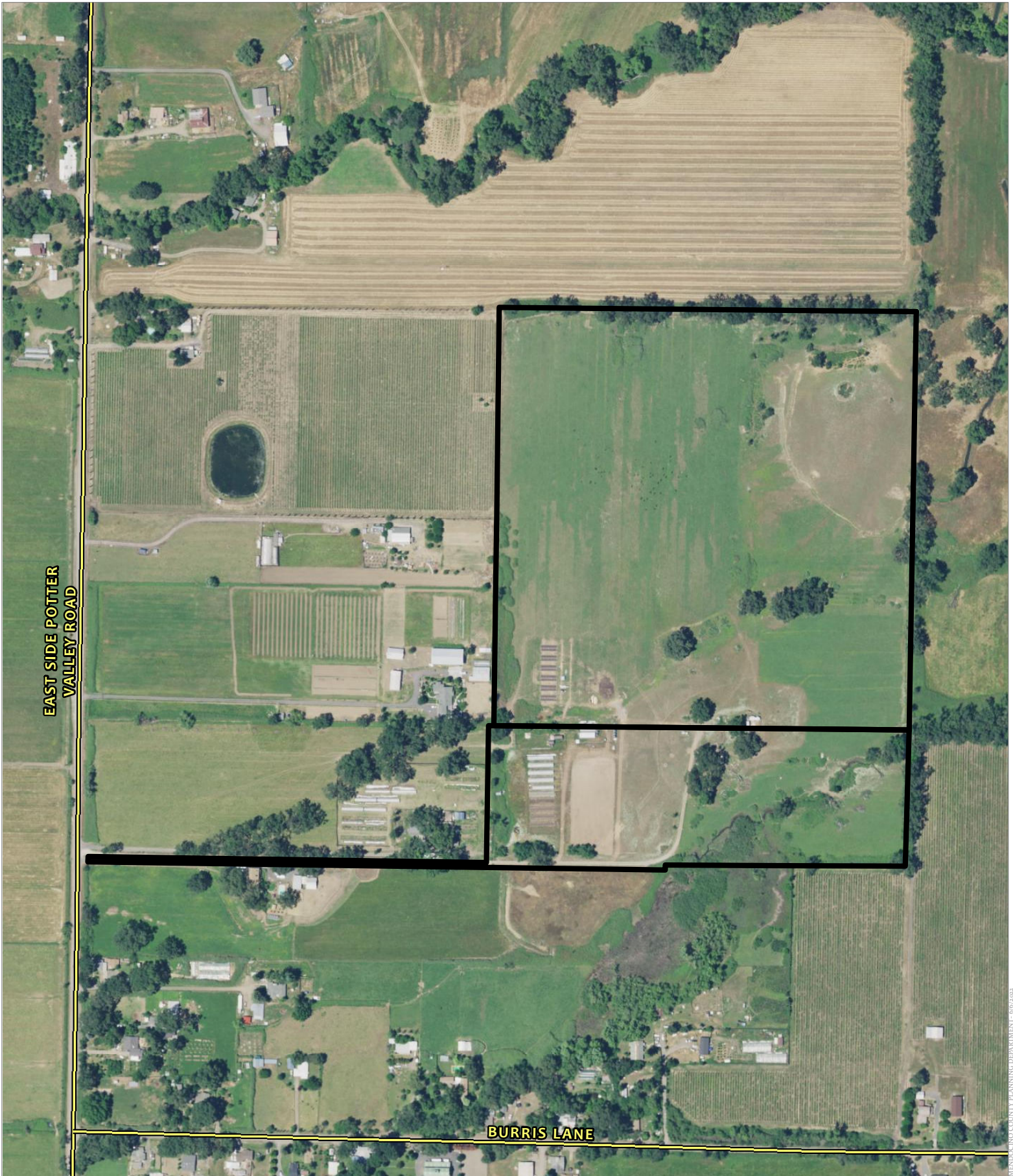
CASE: AP 2022-0016
 OWNER: BURRIS, Casey & Kathy
 APN: 175-300-31, 175-290-04
 APLCT: Todd Dearing
 AGENT: Todd Dearing
 ADDRESS: 9191 Eastside PV Road, Potter Valley

- Major Towns & Places
- Highways
- Major Roads



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/17/2023

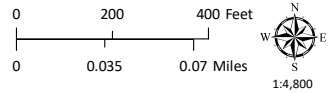


EAST SIDE POTTER VALLEY ROAD

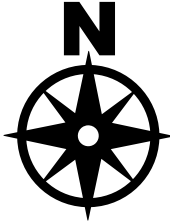
BURRIS LANE

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Public Roads



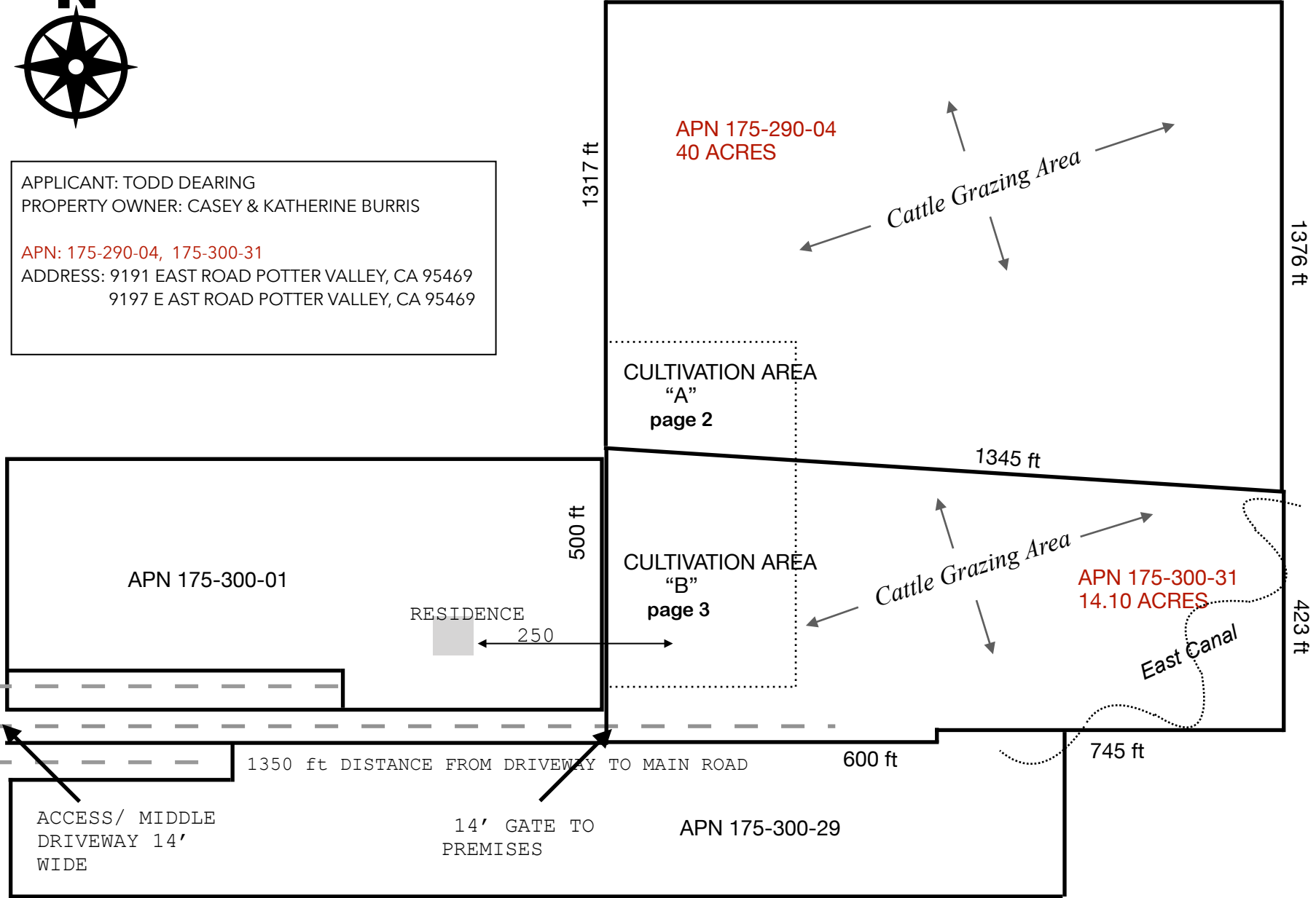
AERIAL IMAGERY

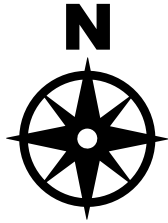


APPLICANT: TODD DEARING
PROPERTY OWNER: CASEY & KATHERINE BURRIS

APN: 175-290-04, 175-300-31
ADDRESS: 9191 EAST ROAD POTTER VALLEY, CA 95469
9197 E AST ROAD POTTER VALLEY, CA 95469

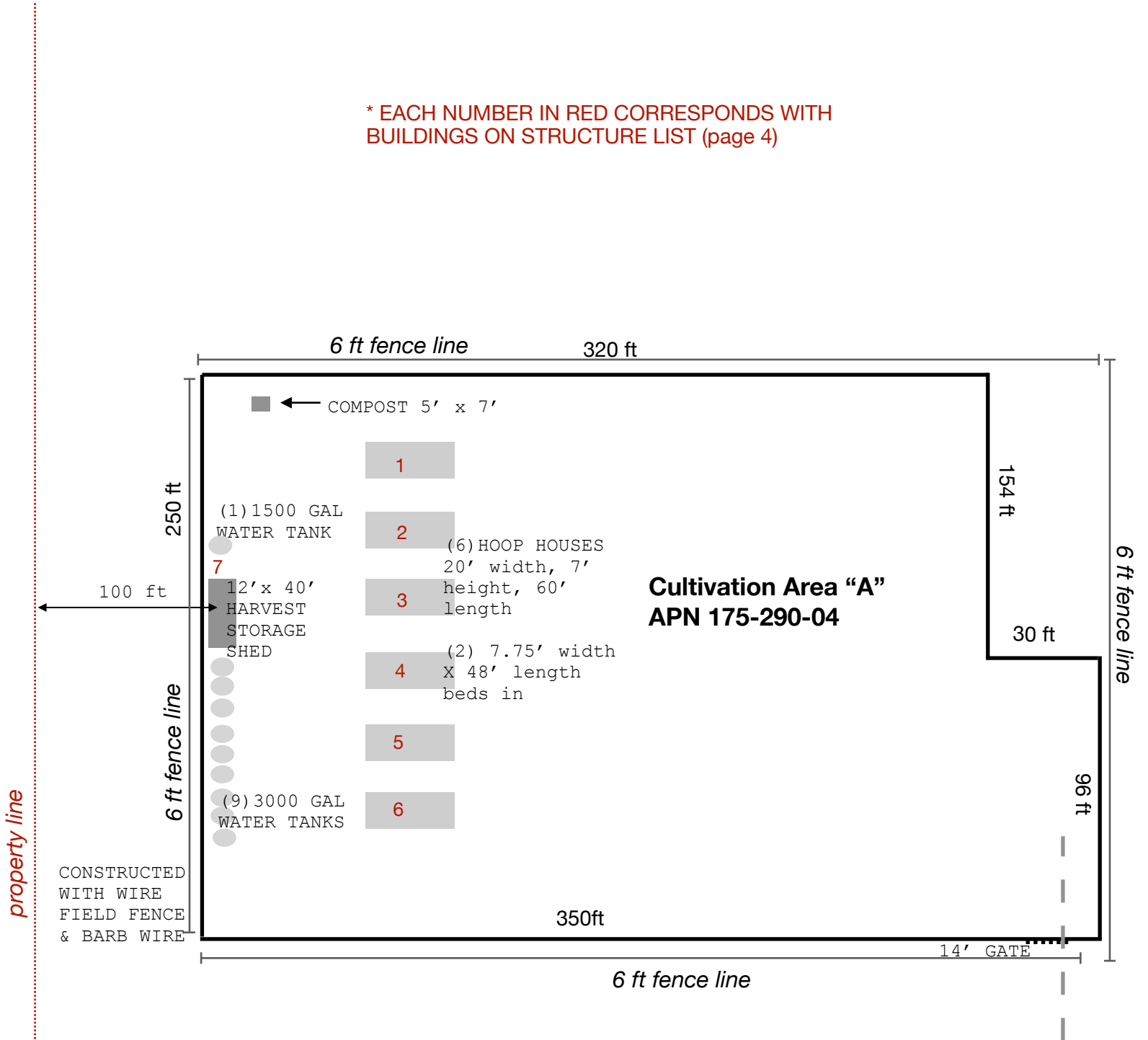
East Road

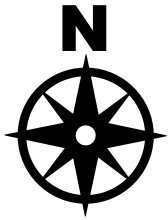




East Road

* EACH NUMBER IN RED CORRESPONDS WITH BUILDINGS ON STRUCTURE LIST (page 4)





6 ft fence line

355 ft

12' x 28' STORAGE
 RV 250 ft from Property line
 10
 20ft
 50ft
 30ft
 8 PENDING
 9
 (2) 20' width x height 10' x length 50' hoop house

11 RV TRAILER
12 *PROPOSED

10' x 16' LOCKED FERTILIZER STORAGE SHED

12' x 40' HARVEST STORAGE SHED
WHISPER WATT GENERATOR

- 13 (4) HOOP HOUSES 12' width, 7' height, 68' length
- 14
- 15 10' width X 68' length beds in each hoop house
- 16

(1) 3000 GAL WATER TANK FOR HAND WASHING/ CLEANING

(8) 3000 GAL WATER TANKS

14' GATE

East Road

100 ft

- 17 18 (6) HOOP HOUSES 20' width, 9' height, 50' length
- 19 20
- 21 22 (2) 7.75' width X 48' length beds in each hoop house

Cultivation Area "B"
APN 175-300-31

250 ft from nearest residential

6 ft fence line

450 ft

450 ft

6 ft fence line

(1) PORTABLE TOILET

28' GATE
(DOUBLE 14' GATES)

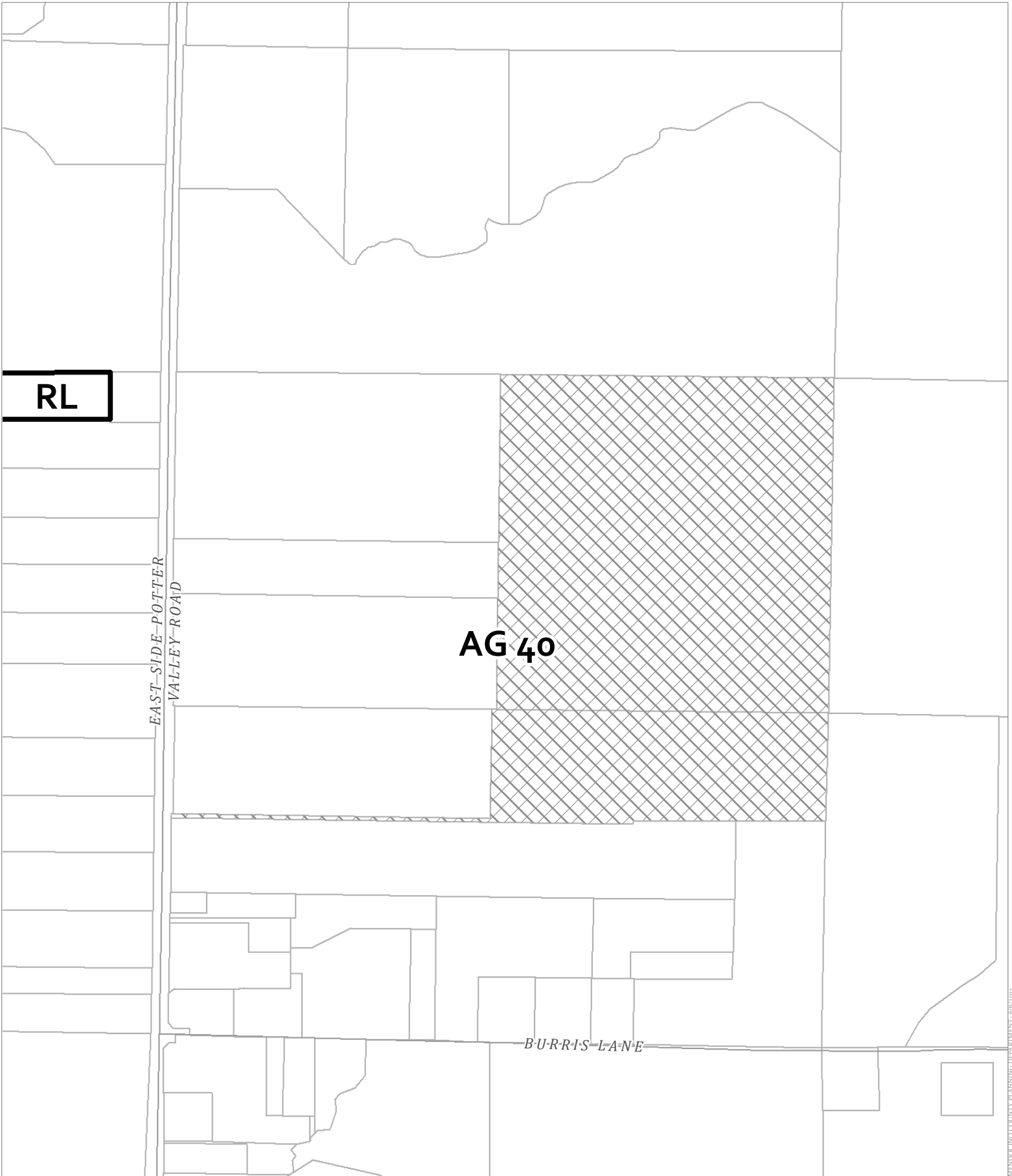
355 ft

6 ft fence line CONSTRUCTED WITH WIRE FIELD FENCE & BARB WIRE

1350 ft DRIVEWAY DISTANCE TO MAIN ROAD

STRUCTURE LIST

Building #1	hoop house (flowering)	20' x 50' 1000 sq ft
Building #2	hoop house (flowering)	20' x 50' 1000 sq ft
Building #3	hoop house (flowering)	20' x 50' 1000 sq ft
Building #4	hoop house (flowering)	20' x 50' 1000 sq ft
Building #5	hoop house (flowering)	20' x 50' 1000 sq ft
Building #6	hoop house (flowering)	20' x 50' 1000 sq ft
Building #7	drying shed/ storage	12' x 40' 480 sq ft
Building #8	hoop house (immature plants)	20' x 50' 1000 sq ft
Building #9	hoop house (immature plants)	20' x 50' 1000 sq ft
Building #10	tools/equipment storage	12' x 28' 336 sq ft
Building #11	fertilizer storage	10' x 16' 160 sq ft
Building #12	drying shed/ storage	12' x 40' 480 sq ft
Building #13	hoop house (n/a)	12' x 68' 816 sq ft
Building #14	hoop house (n/a)	12' x 68' 816 sq ft
Building #15	hoop house (immature plants)	12' x 68' 816 sq ft
Building #16	hoop house (immature plants)	12' x 68' 816 sq ft
Building #17	hoop house (flowering)	20' x 50' 1000 sq ft
Building #18	hoop house (flowering)	20' x 50' 1000 sq ft
Building #19	hoop house (flowering)	20' x 50' 1000 sq ft
Building #20	hoop house (flowering)	20' x 50' 1000 sq ft
Building #21	hoop house (flowering)	20' x 50' 1000 sq ft
Building #22	hoop house (flowering)	20' x 50' 1000 sq ft



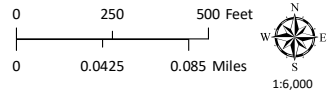
RL

EAST SIDE POTTER
VALLEY ROAD

AG 40

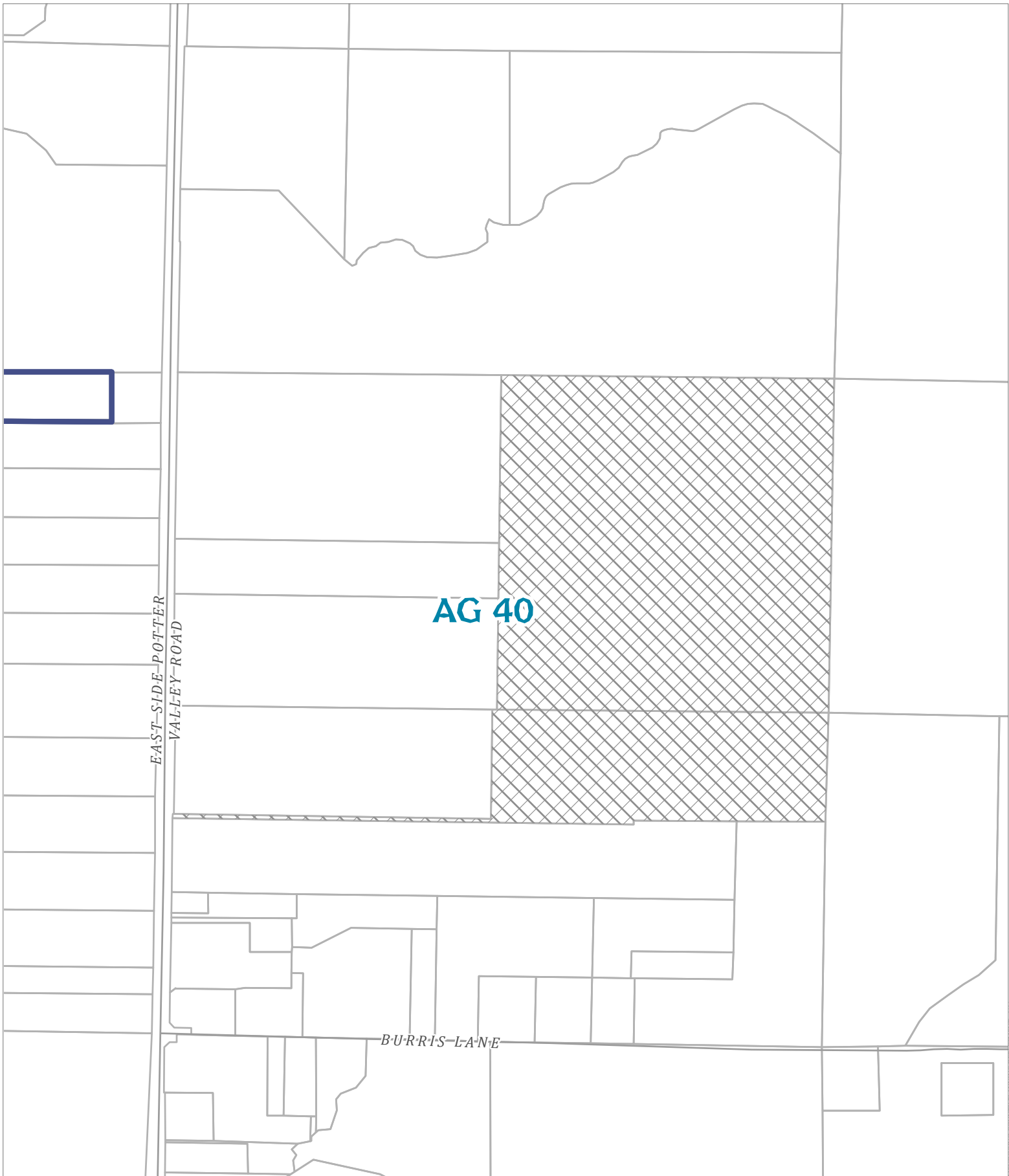
BURRIS LANE

 Zoning Districts
 Public Roads





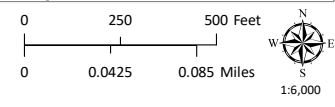
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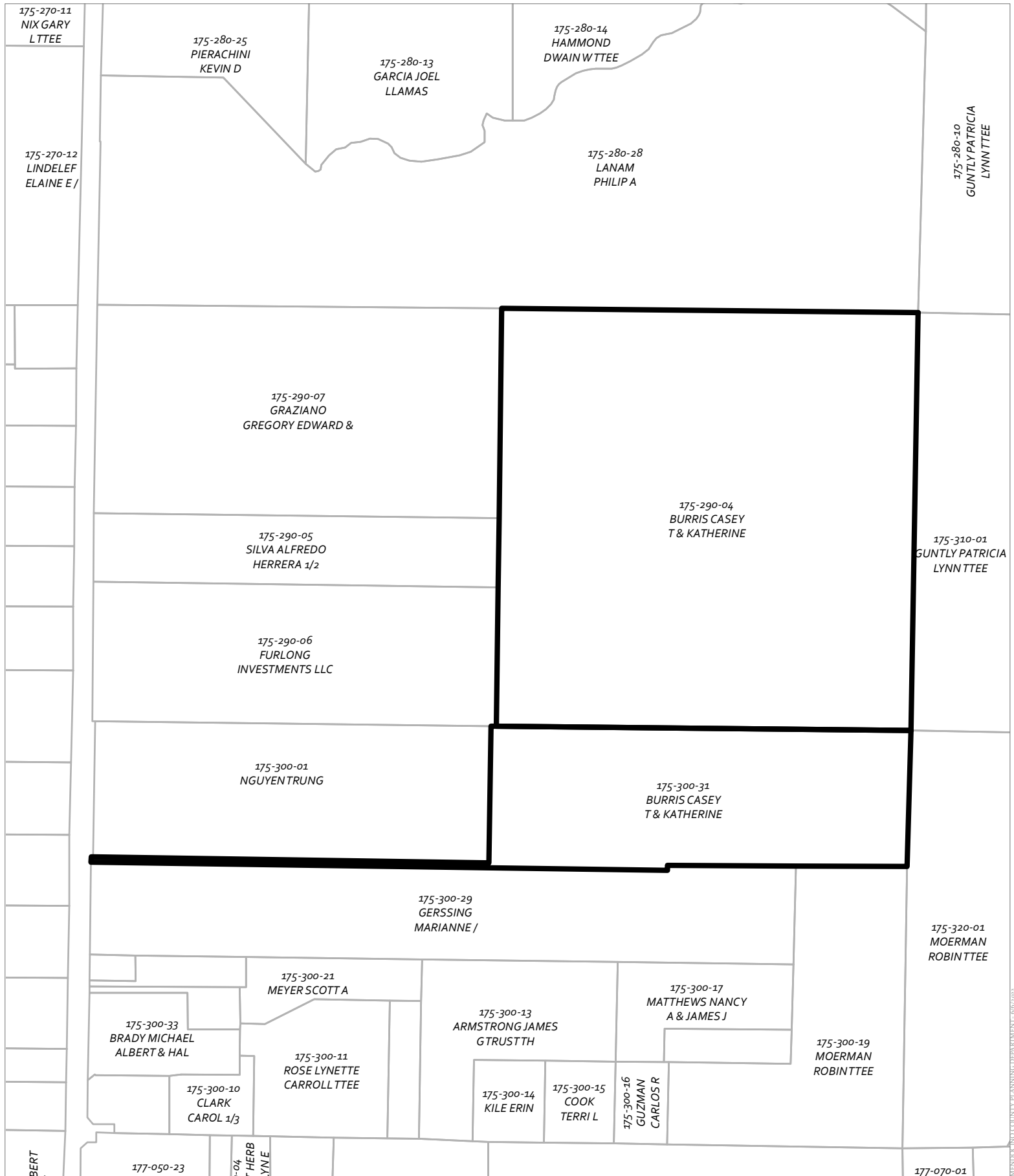
ZONING DISPLAY MAP



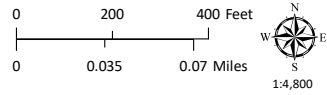
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 General Plan Classes
 Public Roads





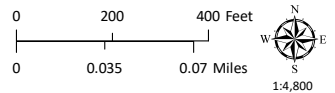
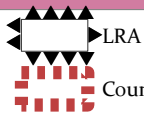
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ADJACENT PARCELS

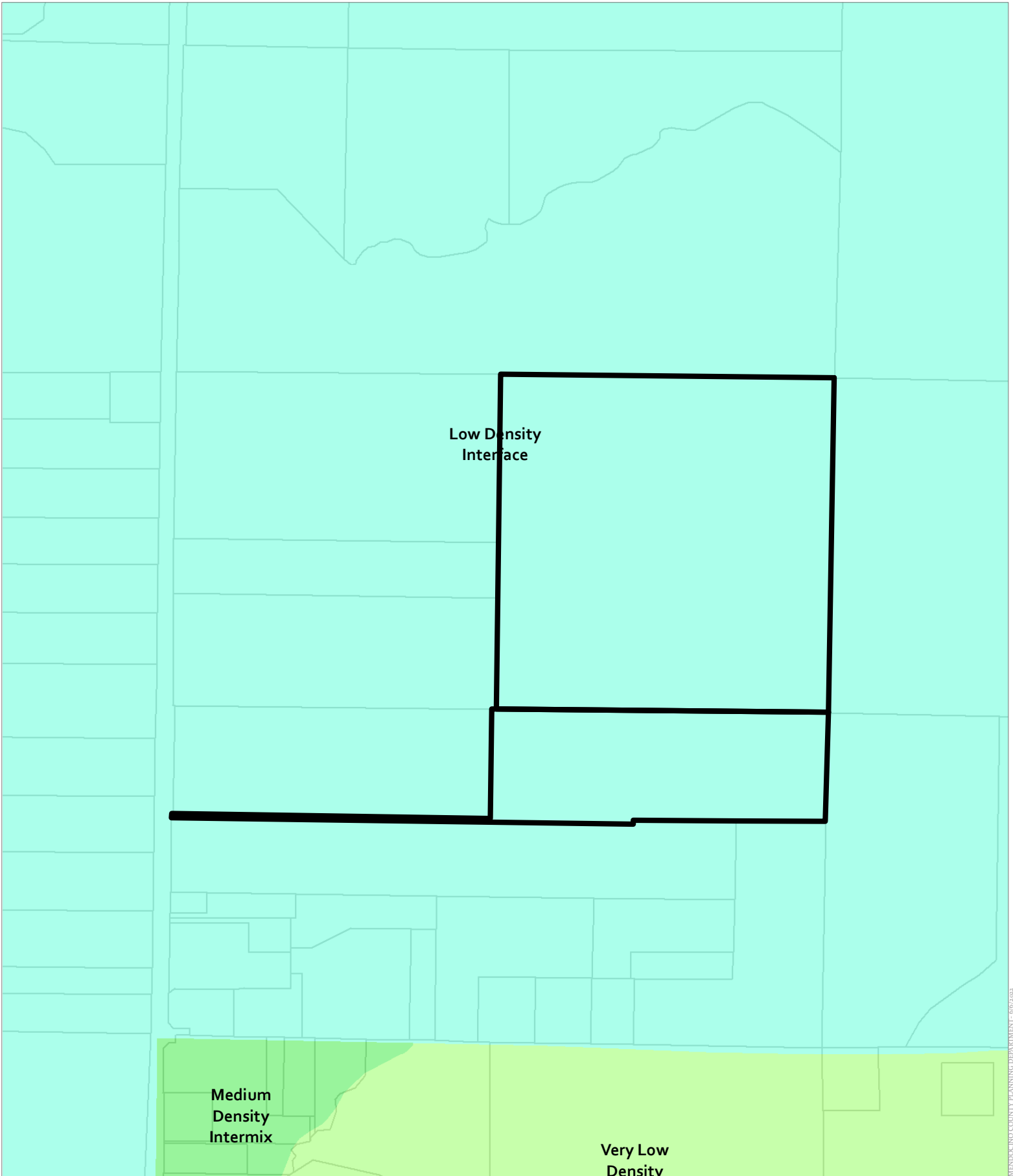
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/17/2023

**POTTER VALLEY
COMMUNITY
SERVICES DISTRICT**



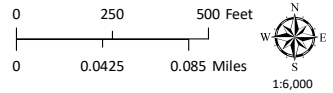
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

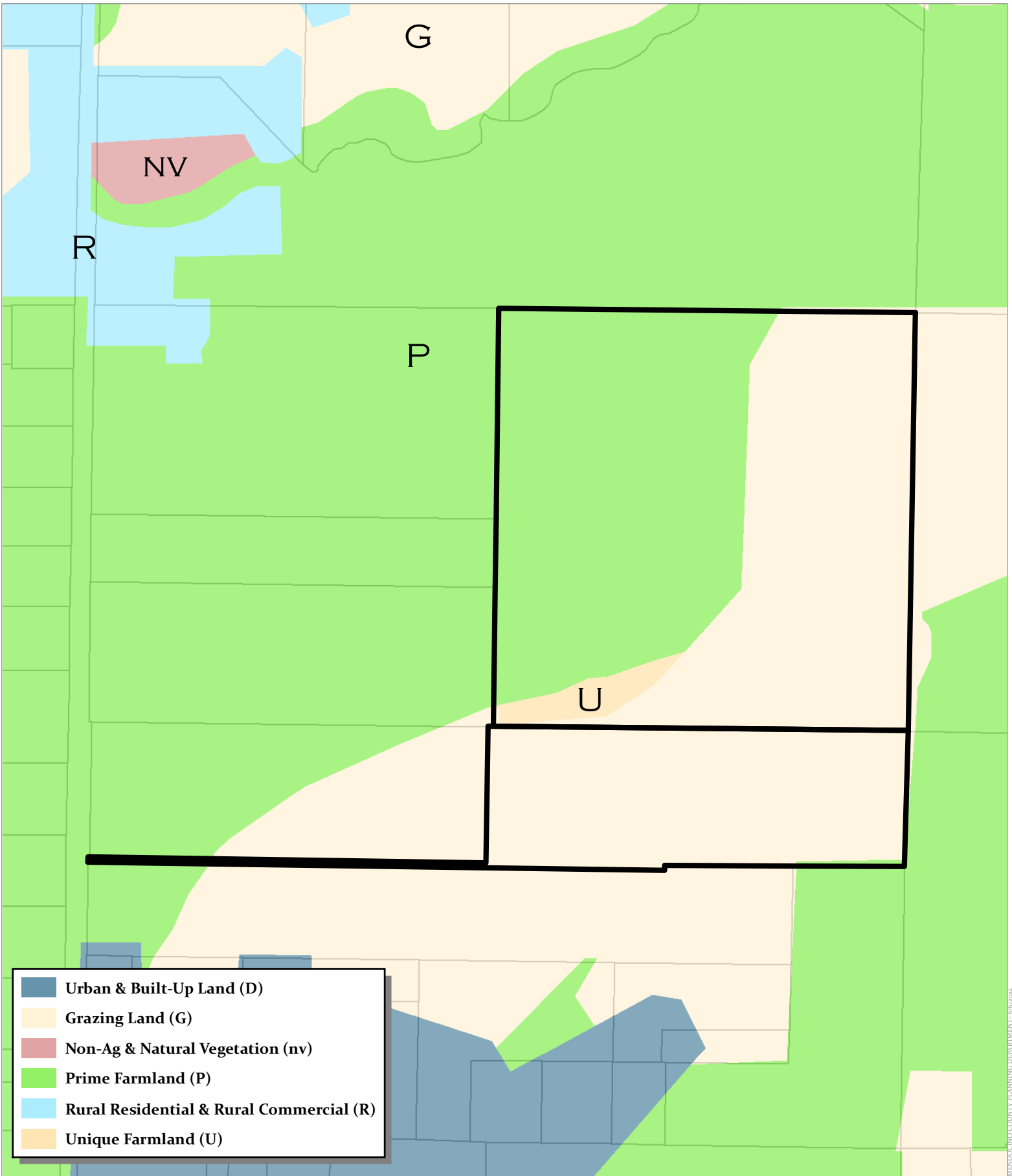


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2023

CASE: AP 2022-0016
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 APN: 175-300-31, 175-290-04
 APLCT: Todd Dearing
 AGENT: Todd Dearing
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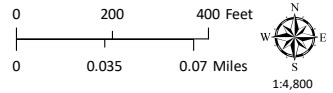


WILDLAND-URBAN INTERFACE ZONES



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Unique Farmland (U)

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Silva Septic Inc.
986 Mazzoni St. Ukiah, CA 95482
707-462-8304

Mendocino County Environmental Health
860 N. Bush St.
Ukiah, CA 95482

December 4, 2020

To Whom It May Concern:

Todd Dearing has rented two portable restroom from us at his property at 9191 East Rd in Potter Valley. We service and restock the unit weekly. Todd will call if additional service is needed. If you have any questions, please call our office.

Kathy Kelley

Travis O'Ferrall Trucking
328 George Pl
Ukiah, CA 95482
707-357-3333
CDL# C6374507
CA# 176185

June 24, 2022

Mendocino County Planning & Building Department
860 North Bush St
Ukiah, CA 95482

To whom it may concern,

This letter is to confirm that water delivery service is provided as needed to 9191 East Road
Potter Valley, CA 95469.

Sincerely,



Travis O'Ferrall