



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
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

October 7, 2022

Environmental Health - Ukiah

Building Inspection - Ukiah

Resource Lands Protection Committee

CASE#: AP\_2022-0028

DATE FILED: 7/20/2022

OWNER: POTTER VALLEY FARMS

APPLICANT/AGENT: DAVID NAJERA

REQUEST: An administrative permit to place two recreational vehicles (RV) on the subject property. One RV is proposed to be used as a mobile financial business office per Section 20.168.040(B) of the Mendocino County Zoning Ordinance, which permits the use of a self-propelled and self-contained financial business office for a period not to exceed five years. Also, another RV is proposed to be used as farm employee housing per Section 20.052.015(A) of the Mendocino County Zoning Ordinance which permits occupancy by a farm employee and his/her family that occurs exclusively in association with the performance of agricultural labor for a bonafide agricultural operation, excluding the growing of cannabis.

LOCATION: 2.16± miles southeast of the town of Potter Valley, lying on the east side of East Side Potter Valley Road (CR 240), 2,087 feet north of its intersection with Pine Avenue (CR 244), located at 10351 East Side Potter Valley Road, Potter Valley, CA (APN: 175-230-20)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: October 21,2022

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).

Horizontal lines for signature and date.

REVIEWED BY:

Signature Department Date

**OWNER:** Potter Valley Farms LLC

**APPLICANT/AGENT:** David Najera

**REQUEST:** An administrative permit to place two recreational vehicles (RV) on the subject property. One RV is proposed to be used as a mobile financial business office per Section 20.168.040(B) of the Mendocino County Zoning Ordinance, which permits the use of a self-propelled and self-contained financial business office for a period not to exceed five years. Also, another RV is proposed to be used as farm employee housing per Section 20.052.015(A) of the Mendocino County Zoning Ordinance which permits occupancy by a farm employee and his/her family that occurs exclusively in association with the performance of agricultural labor for a bonafide agricultural operation, excluding the growing of cannabis.

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**APN/S:** 175-230-20

**PARCEL SIZE:** 62.96± acres

**GENERAL PLAN:** Agricultural (AG 40)

**ZONING:** Agricultural (AG:40)

**EXISTING USES:** Agricultural/Residential

**DISTRICT:** Supervisorial District 1 (McGourty)

**RELATED CASES:**

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Agricultural (AG 40)	Agricultural (AG 40)	Various from 1.7± Acres to 42± Acres	Agricultural and Residential
<b>SOUTH:</b>	Agricultural (AG 40)	Agricultural (AG 40)	27± Acres, 10± Acres and 22± Acres	Agricultural and Residential
<b>EAST:</b>	Agricultural (AG 40)	Agricultural (AG 40)	65± Acres	Agricultural and Residential
<b>WEST:</b>	Agricultural (AG 40)	Agricultural (AG 40)	Various from 9.52± Acres to 68.85± Acres	Agricultural and Residential

**REFERRAL AGENCIES**

**LOCAL**

- Building Division (Ukiah)
- Environmental Health (Ukiah)
- Resource Lands Protection Committee (RLPC)

**ADDITIONAL INFORMATION:** N/A

**STAFF PLANNER:** KEITH GRONENDYKE

**DATE:** 10/05/2022

## ENVIRONMENTAL DATA

**1. MAC:**

GIS  
No

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS  
Non-wildland/Non-urban/Moderate

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS  
Potter Valley CSD/Calfire

**4. FARMLAND CLASSIFICATION:**

GIS  
Grazing Land, Semi/Agricultural and Rural Commercial Land, Prime and Unique Farmland

**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  
Yorkville-Squawrock-Witherell complex, 15 to 30 percent slopes, Yokayo sandy loam, 0 to 8 percent slopes

**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-Non prime

**10. TIMBER PRODUCTION ZONE:**

GIS  
No

**11. WETLANDS CLASSIFICATION:**

GIS  
Portion Riverine and Freshwater Forested/Shrub Wetland

**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  
No

**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](http://www.rivers.gov) (Eel Only); GIS  
No

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS  
N/A

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy  
N/A

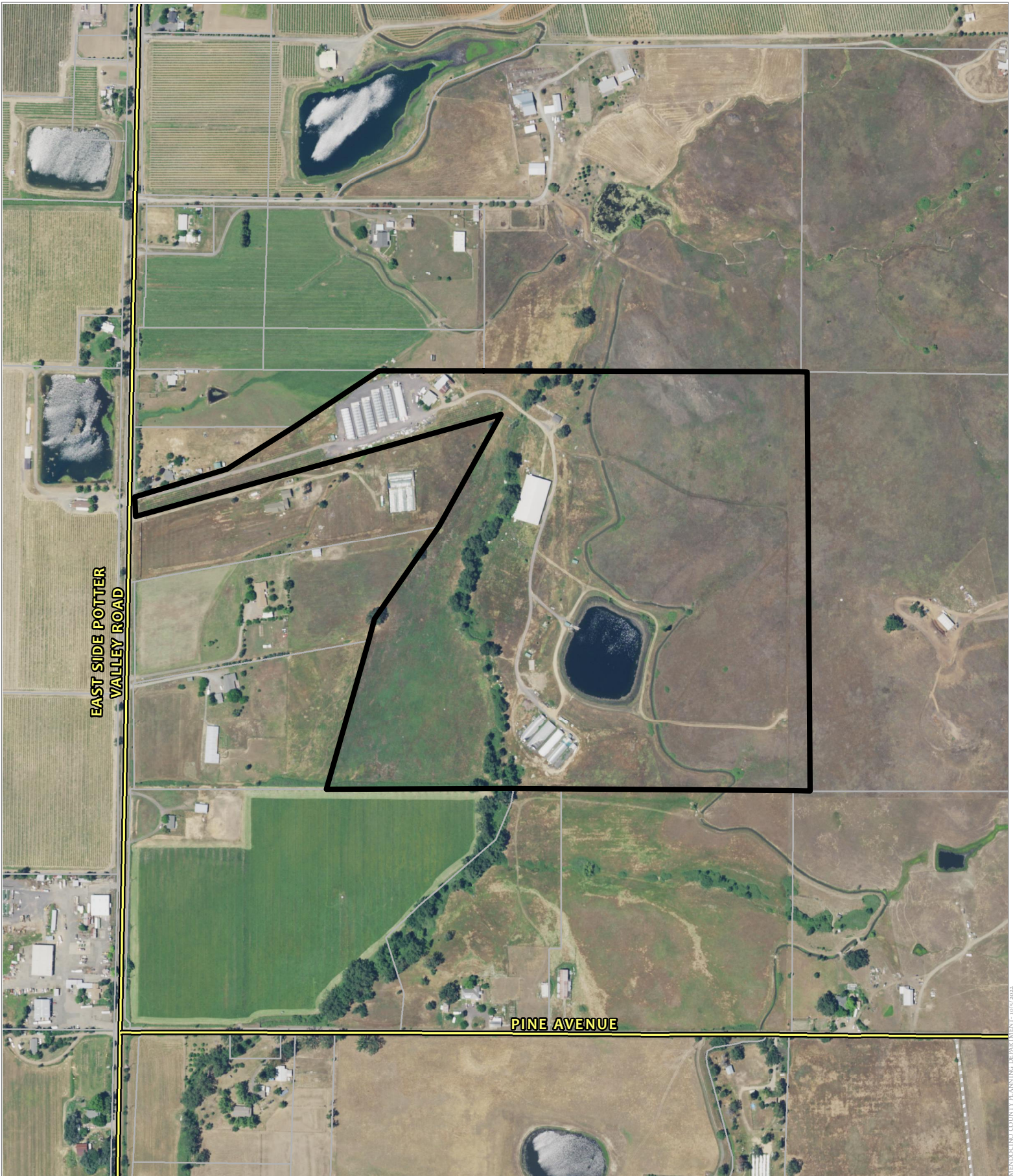
**22. OAK WOODLAND AREA:**

USDA  
N/A

**23. HARBOR DISTRICT:**

Sec. 20.512  
No




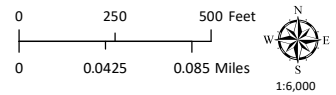


**EAST SIDE POTTER  
VALLEY ROAD**

**PINE AVENUE**

**CASE: AP 2022-0028**  
**OWNER: POTTER VALLEY FARMS LLC**  
**APN: 175-230-20**  
**APLCT: David Najera**  
**AGENT: David Najera**  
**ADDRESS: 10351 East Side Potter Valley Road, Potter Valley**

 Public Roads



**AERIAL IMAGERY**

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023





PLANNING & BUILDING SERVICES

CASE NO: AP 2022-0078
DATE FILED: 7/20/2022
FEE: \$1469.00
RECEIPT NO: PRJ 050961
RECEIVED BY: DJ
Office Use Only

APPLICATION FORM

APPLICANT:

Name: David Najera Phone: 619 890 3433
Mailing Address: 10351 E. Side Potter Valley Rd. Potter Valley, CA 95469
City: Potter Valley State/Zip: CA/95469 Email: david@caliselectproducts.com

PROPERTY OWNER:

Name: Potter Valley Farms LLC Phone: 619-770-8621
Mailing Address: 10351 E. Side Potter Valley Rd.
City: Potter Valley State/Zip: CA/95469 Email: asacido@gmail.com

AGENT:

Name: David Najera Phone: 619 890 3433
Mailing Address: 10351 E. Side Potter Valley Rd.
City: Potter Valley State/Zip: CA/95469 Email: david@caliselectproducts.com

ASSESSOR'S PARCEL NUMBER/S: APN: 175-230-20-00

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

Date: 7/19/22

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.

Obtain Administrative Permit to have (2) Trailer Coach (RV) on property. 1 Trailer Coach (RV) to be used as a Mobile Financial Business Office per 20.168.040(B) "for a period not to exceed 5 years" and 1 Trailer Coach (RV) as Farm Employee Housing per 20.052.015 (A) "occupancy by a farm employee and his/her family within a single family dwelling or trailer coach which occurs exclusively in association with the performance of agricultural labor for a bonafide agricultural operation (i.e. not cannabis) - MCC 20.016.015. One more RV will be used for dead storage. It is not subject to an AP per MCC 20.164.015 (M) but should be included in site plan

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 checked="" 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: N/A  
 Estimated No. of shifts per day: N/A  
 Type of loading facilities proposed: N/A



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:

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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?: N/A cubic yards

Location of dredged material disposal site?: N/A

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.

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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







COMPLETE FOR PROJECTS  
LOCATED IN THE COASTAL  
ZONE ONLY

**DECLARATION OF POSTING**

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


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

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

Permitting 3 existing RVs  
\_\_\_\_\_  
(Description of development)

Located at:  
10351 E. Side Potter Valley Rd. Potter Valley, CA 95469.  
\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:  
N/A  
\_\_\_\_\_  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

  
\_\_\_\_\_  
Owner/Authorized Representative  
7/19/22  
\_\_\_\_\_  
Date

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

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

COMPLETE FOR PROJECTS  
LOCATED IN THE COASTAL  
ZONE ONLY

## NOTICE OF PENDING PERMIT

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

PROPOSED DEVELOPMENT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_

APPLICANT: \_\_\_\_\_  
\_\_\_\_\_

ASSESSOR'S PARCEL NUMBER: \_\_\_\_\_  
\_\_\_\_\_

DATE NOTICE POSTED: \_\_\_\_\_

### FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING & BUILDING SERVICES  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
860 North Bush Street, Ukiah, CA 95482, 707-234-6650  
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379  
HOURS: 8:00 - 5:00



## **Indemnification And Hold Harmless**

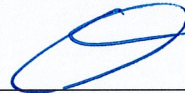
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### **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.

7/19/22

\_\_\_\_\_  
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  
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FAX: 707-463-5709  
FB PHONE: 707-964-5379  
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### 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.*

7/19/22

Applicant Signature

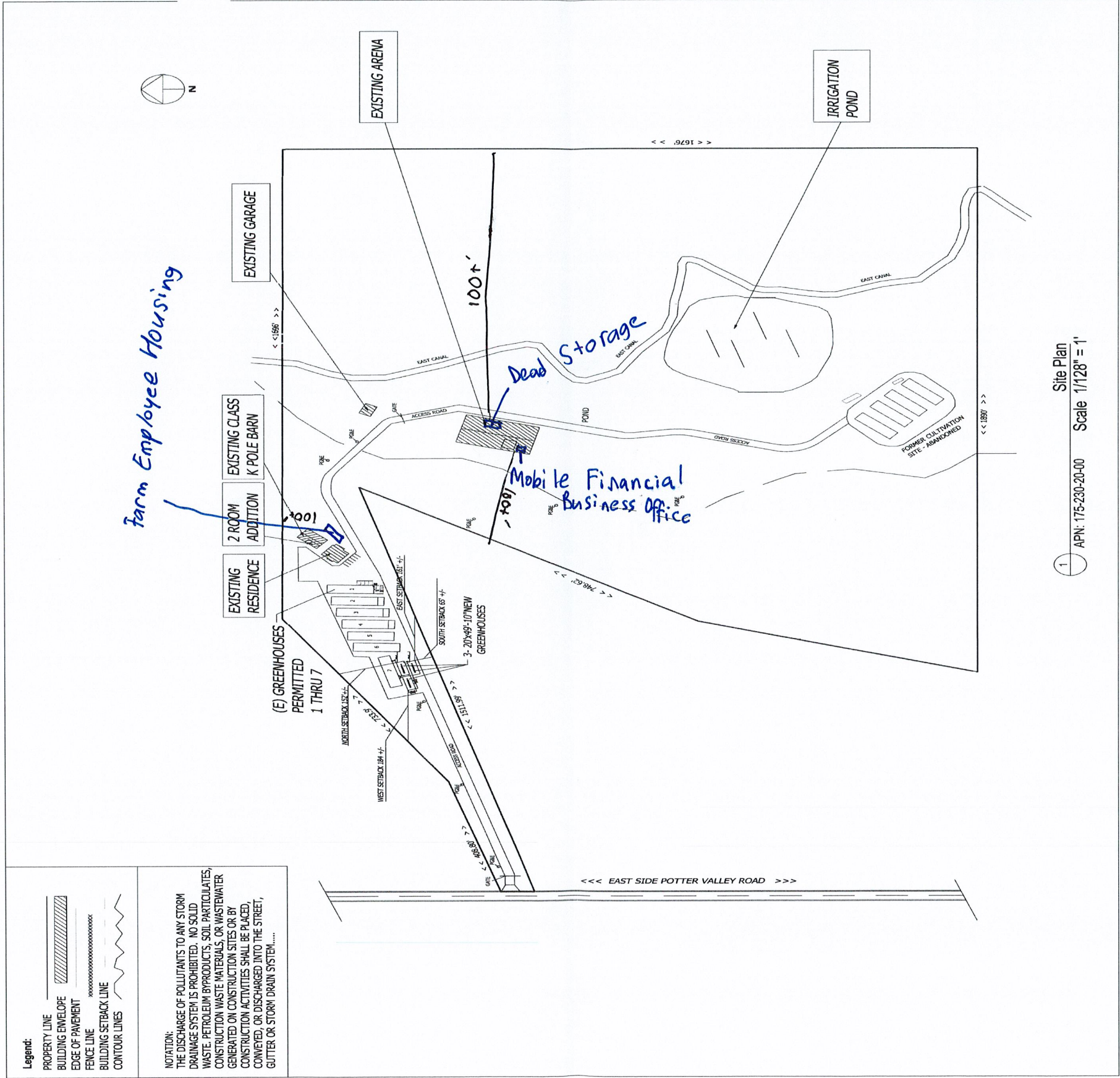
Date

#### OFFICE USE ONLY:

Project or Permit Number



REVISIONS	DATE	BY



**Legend:**

- PROPERTY LINE
- BUILDING ENVELOPE
- EDGE OF PAVEMENT
- FENCE LINE
- BUILDING SETBACK LINE
- CONTOUR LINES

**NOTATION:**  
 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.....

1 - GREENHOUSE ADA PARKING	
10351 EAST SIDE POTTER VALLEY RD	
POTTER VALLEY, CA 95469	
SHEET TITLE	1
SHEET PLAN	1
DRAWN BY	FSM
CHECKED BY	RRP
DATE SUBMITTED	
DATE CREATED	
SCALE	AS NOTED
PAGE	A1
SHEET	OF

1 APN: 175-230-20-00 Site Plan Scale 1/128" = 1'



EAST SIDE POTTER  
VALLEY ROAD

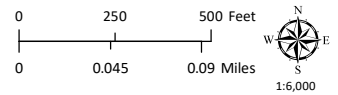
AG

12

PINE AVENUE

CASE: **AP 2022-0028**  
OWNER: **POTTER VALLEY FARMS LLC**  
APN: **175-230-20**  
APLCT: **David Najera**  
AGENT: **David Najera**  
ADDRESS: **10351 East Side Potter Valley Road, Potter Valley**

 Zoning Districts  
 Public Roads

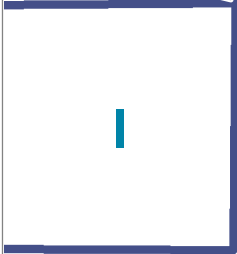




ZONING

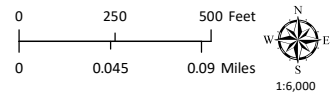
EAST SIDE POTTER  
VALLEY ROAD

AG 40

PINE AVENUE

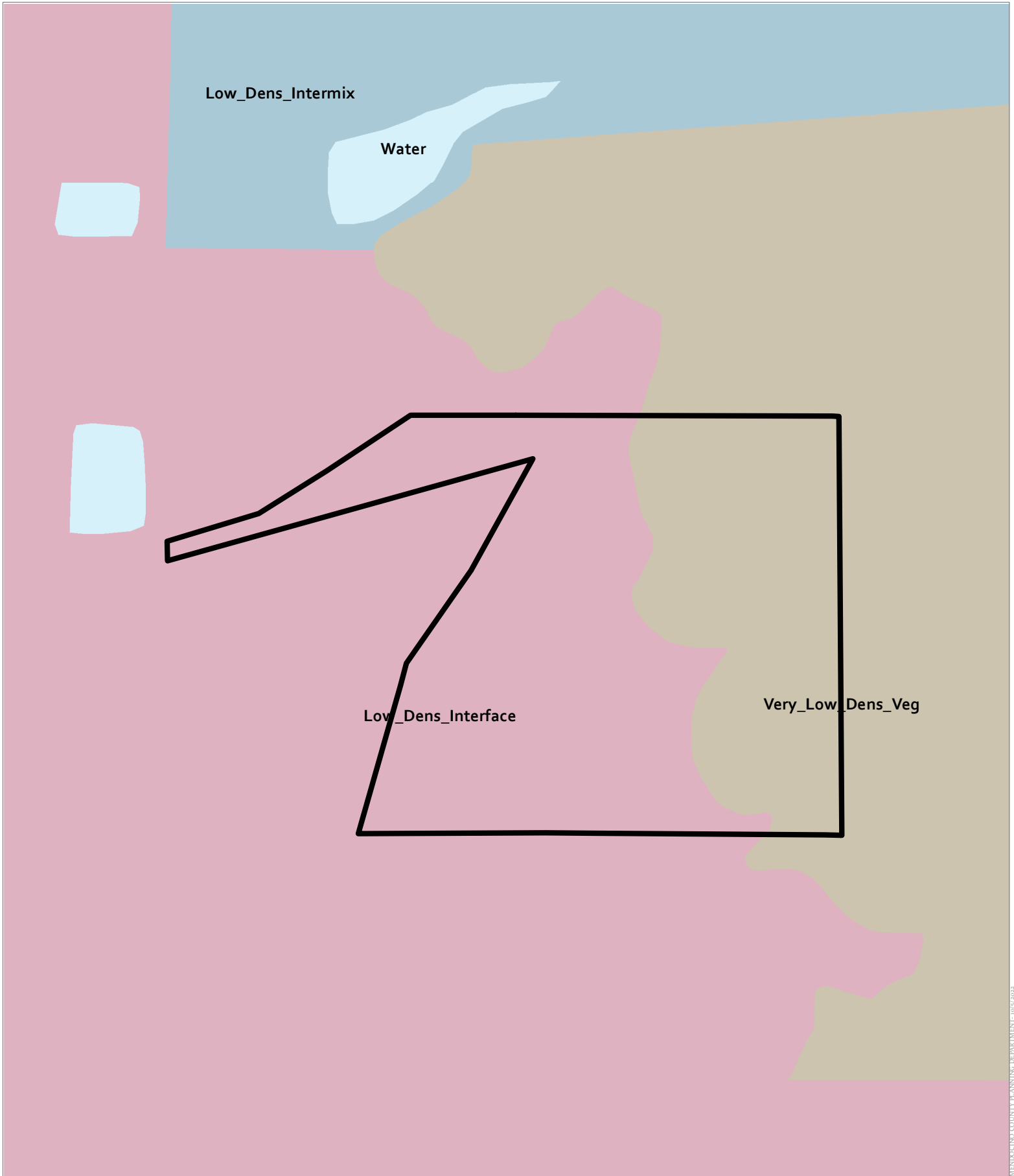


 General Plan Classes  
 Public Roads



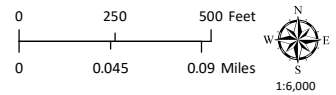
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GENERAL PLAN



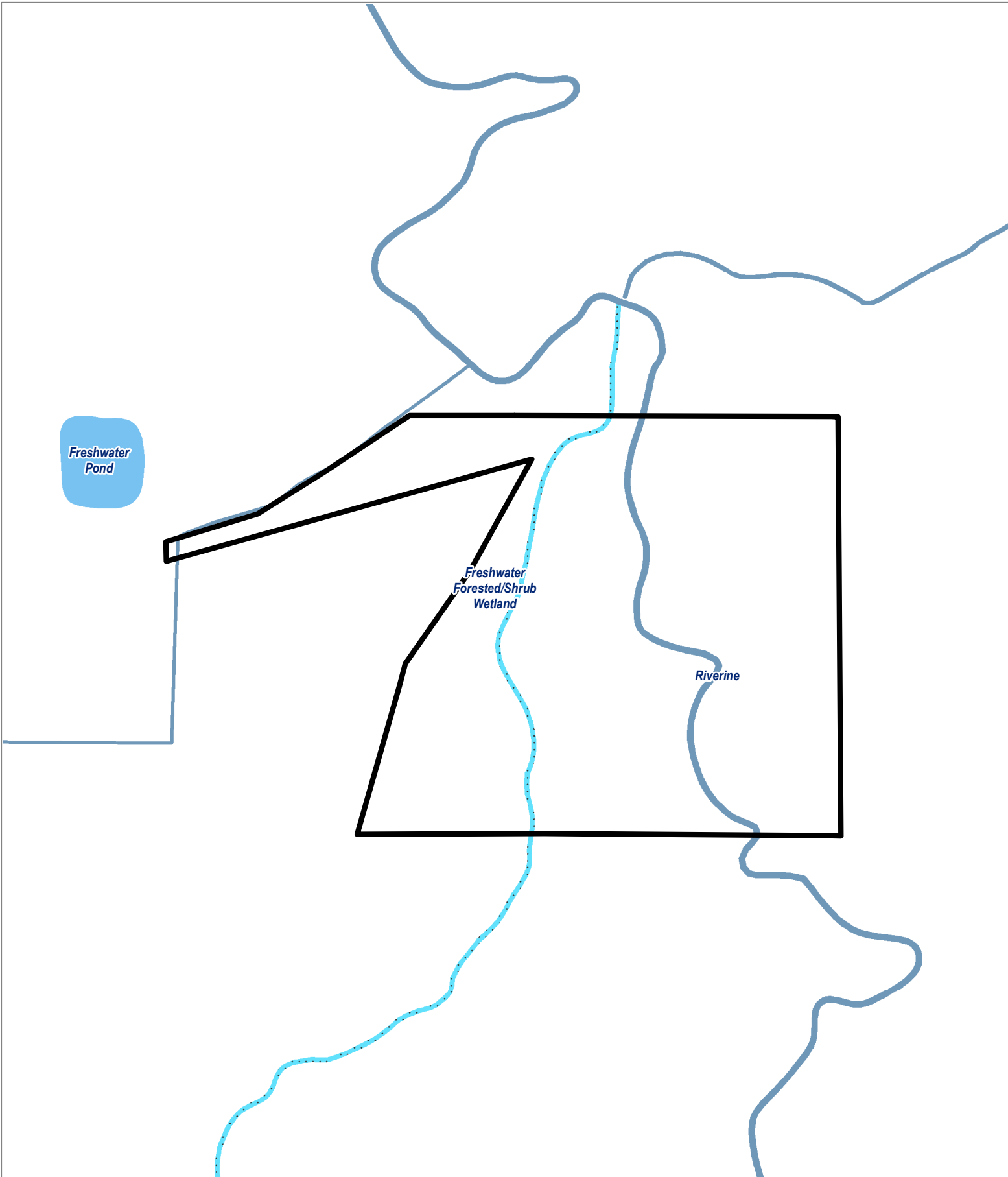
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023

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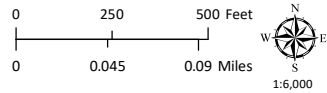
**WILDLAND-URBAN INTERFACE ZONES**



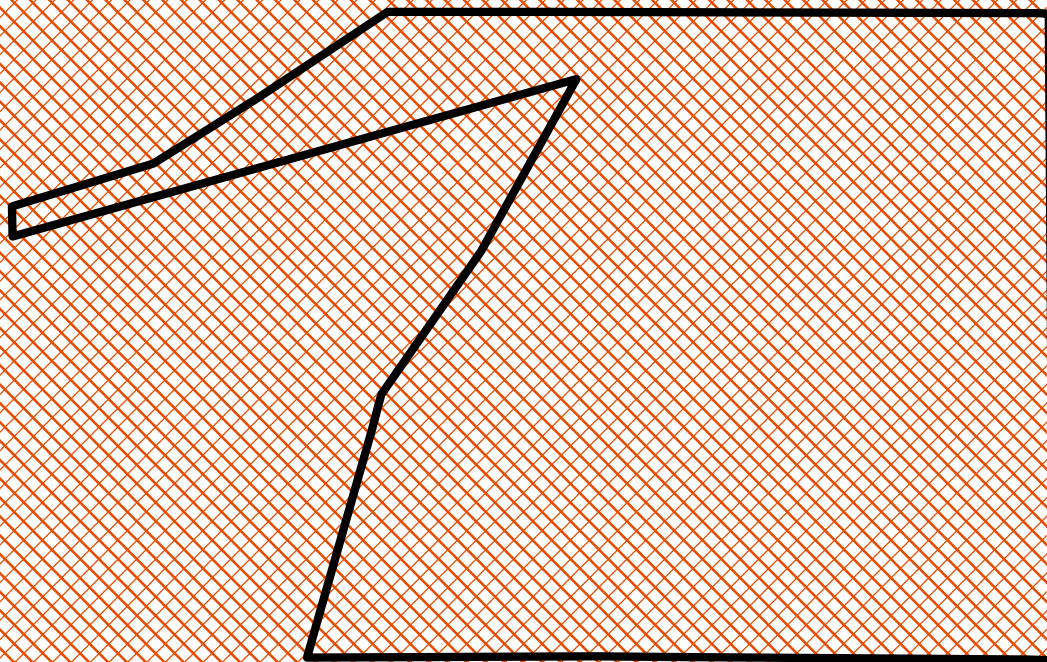


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023

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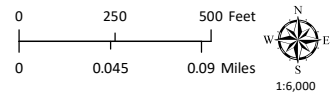


**WETLANDS**

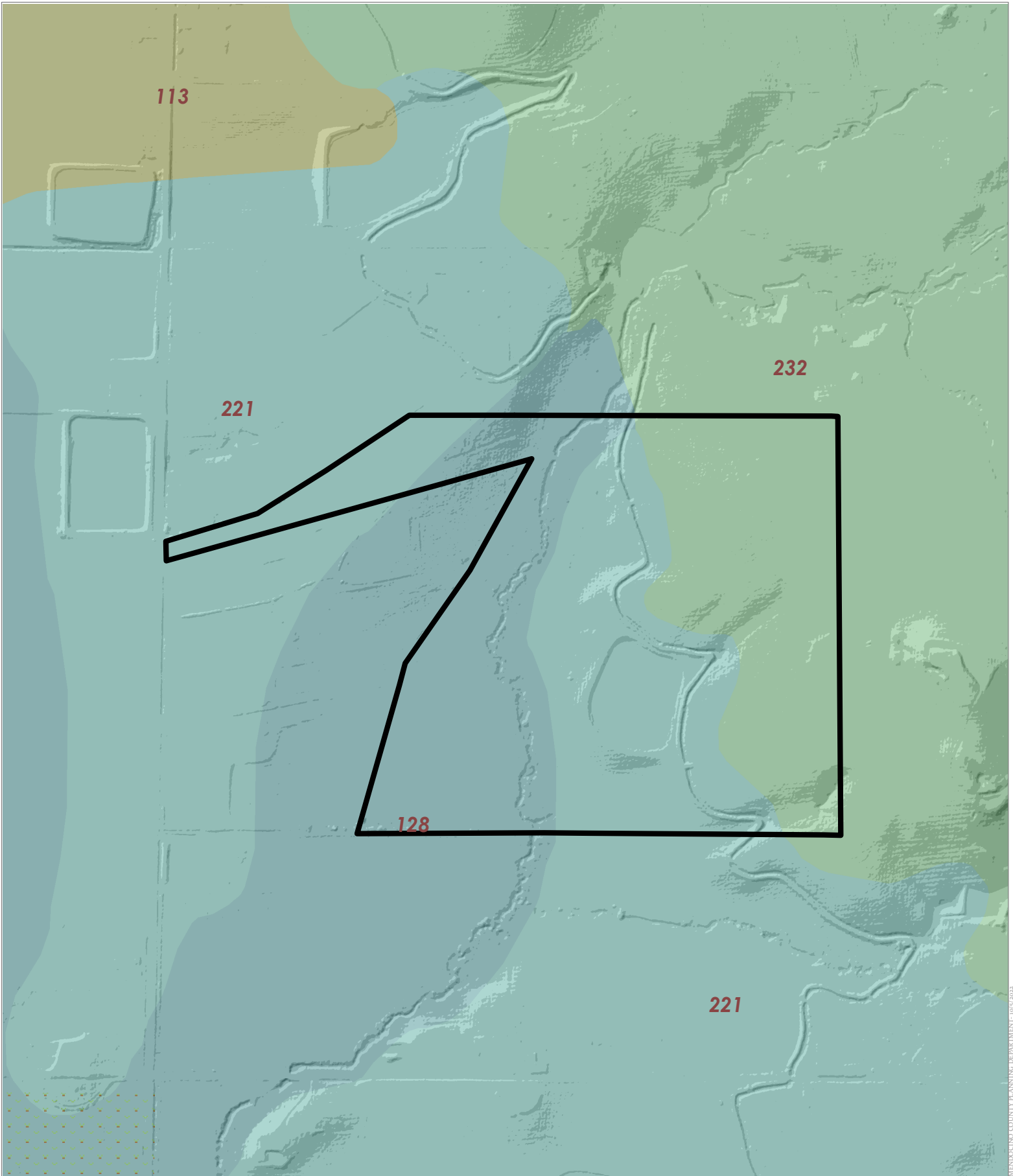


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 PV Tribe Ancestral Areas

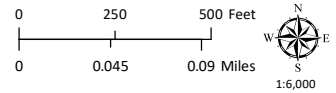


POTTER VALLEY TRIBE ANCESTRAL AREAS



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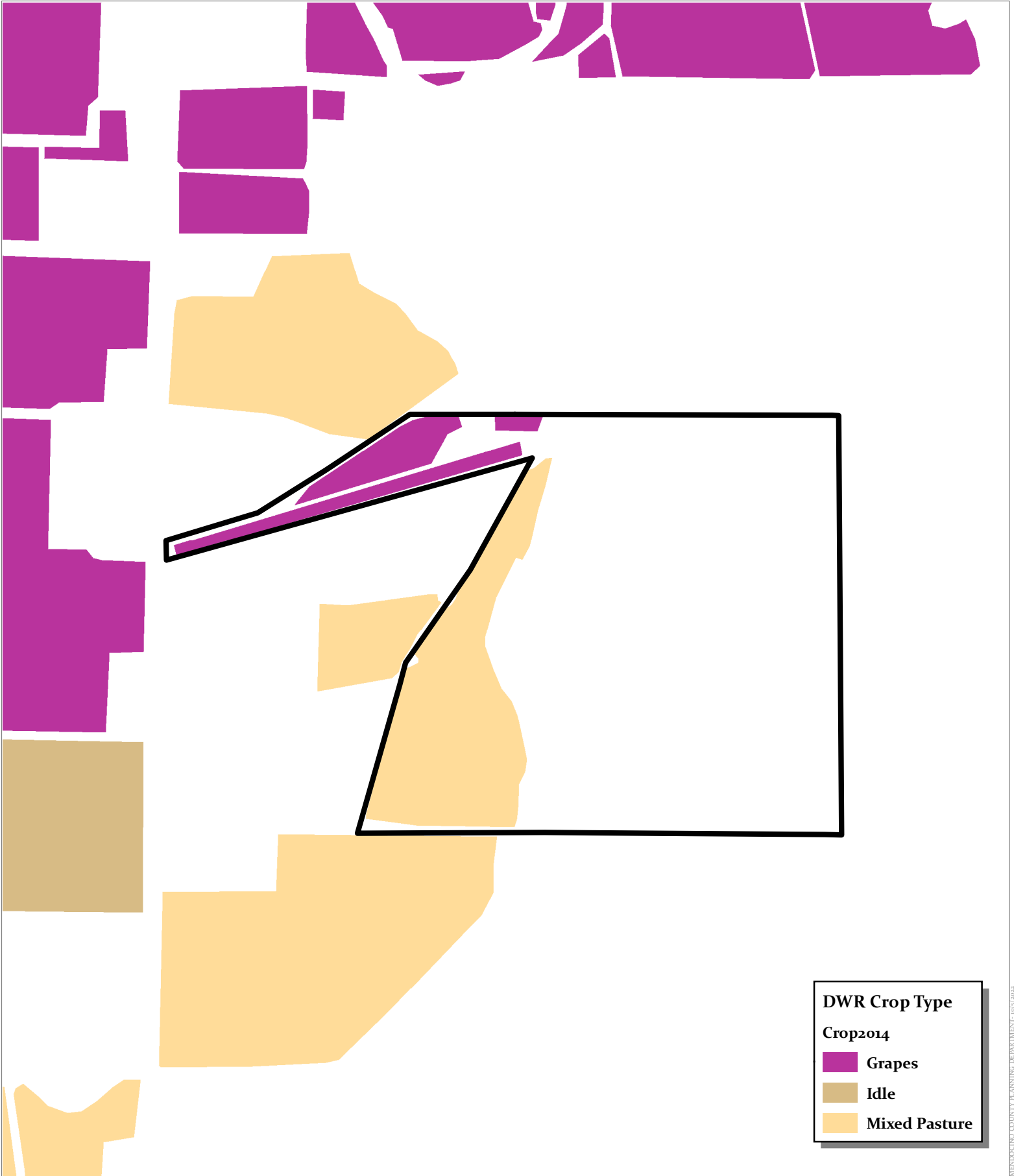
 Naturally Occurring Asbestos



**EASTERN SOIL CLASSIFICATIONS**

MENDOCINO COUNTY PLANNING DEPARTMENT 10/2/2023



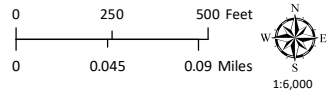


**DWR Crop Type**

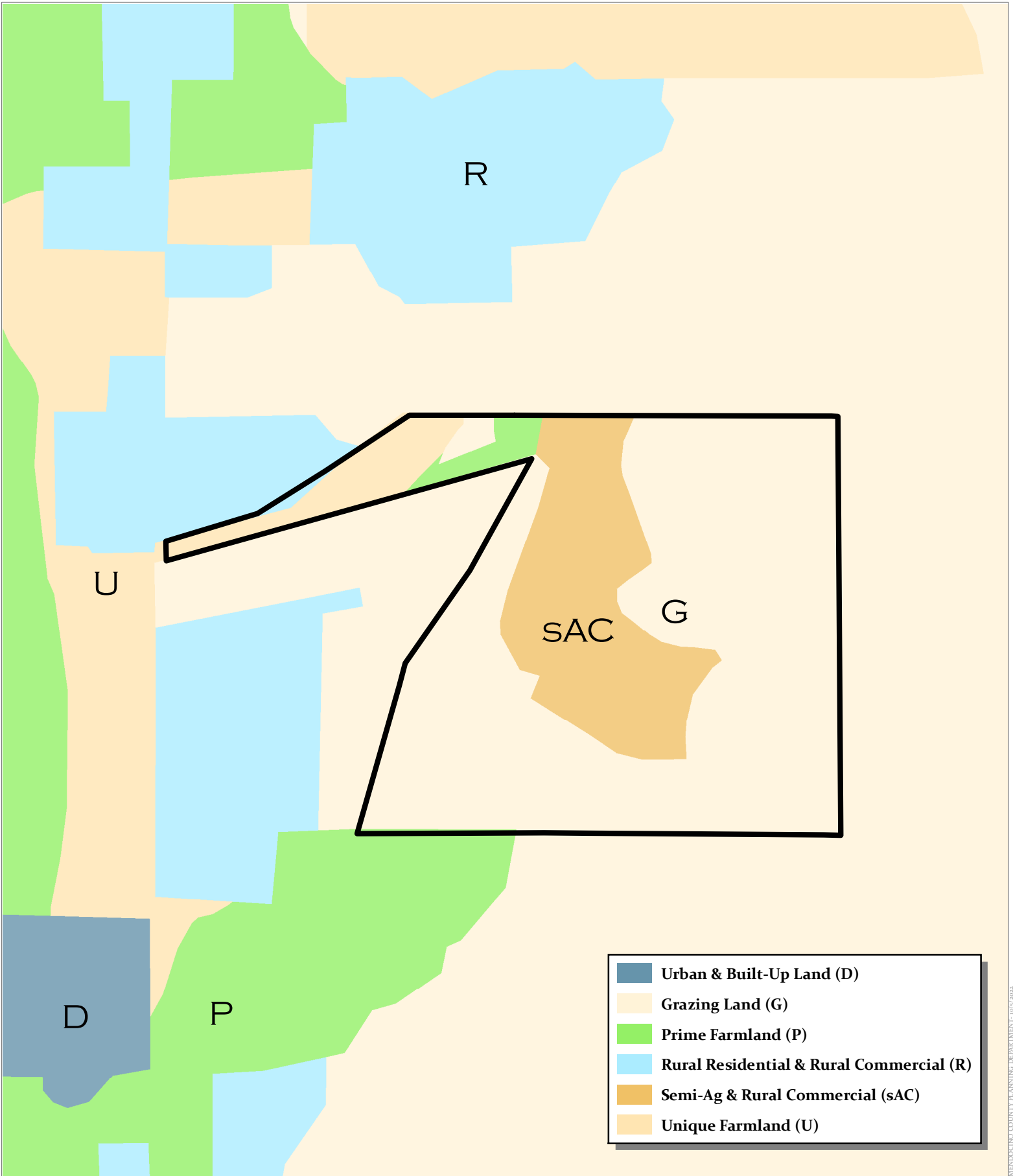
**Crop2014**

- Grapes
- Idle
- Mixed Pasture

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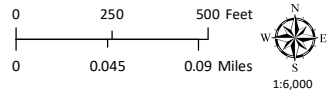


**CROP TYPE**



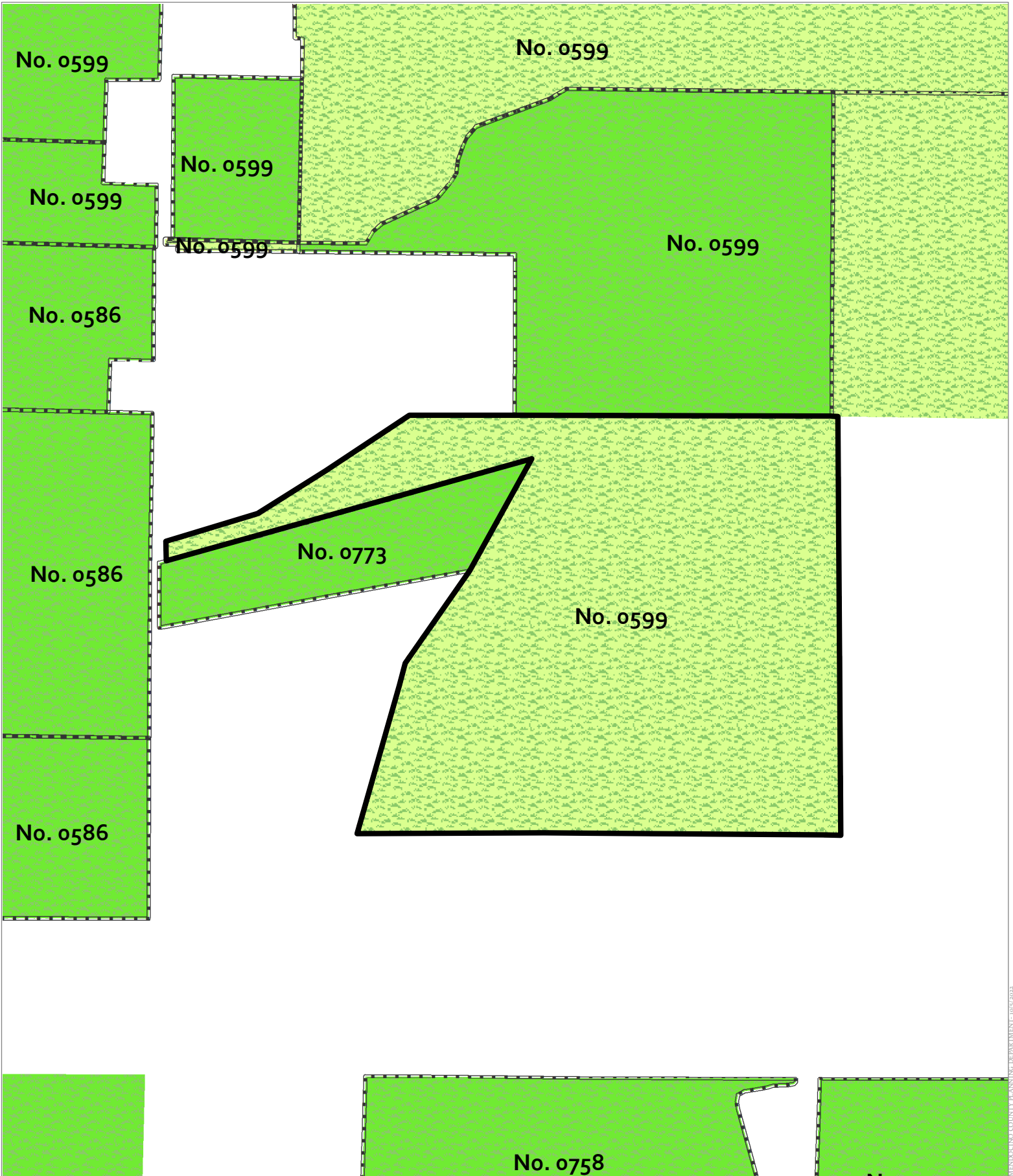
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Semi-Ag & Rural Commercial (sAC)
- Unique Farmland (U)

**CASE:** AP 2022-0028  
**OWNER:** POTTER VALLEY FARMS LLC  
**APN:** 175-230-20  
**APLCT:** David Najera  
**AGENT:** David Najera  
**ADDRESS:** 10351 East Side Potter Valley Road, Potter Valley



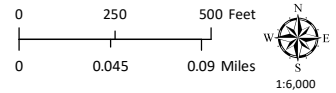
FARMLAND



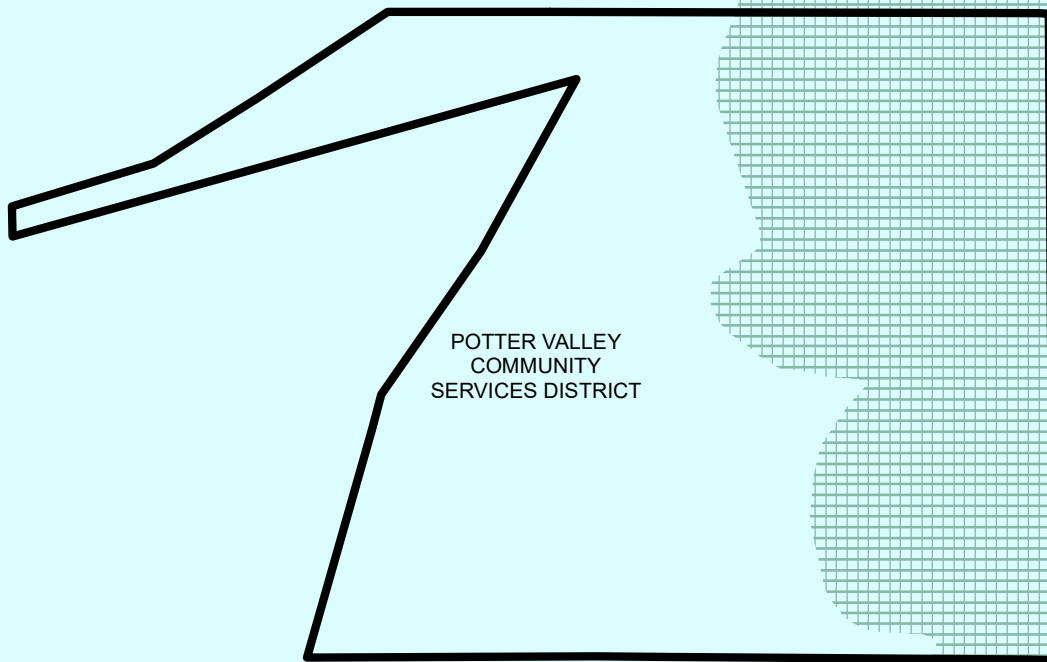


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 Contract Boundaries





**WILLIAMSON ACT**

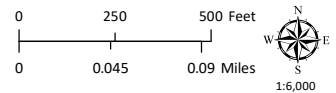


POTTER VALLEY  
COMMUNITY  
SERVICES DISTRICT

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023

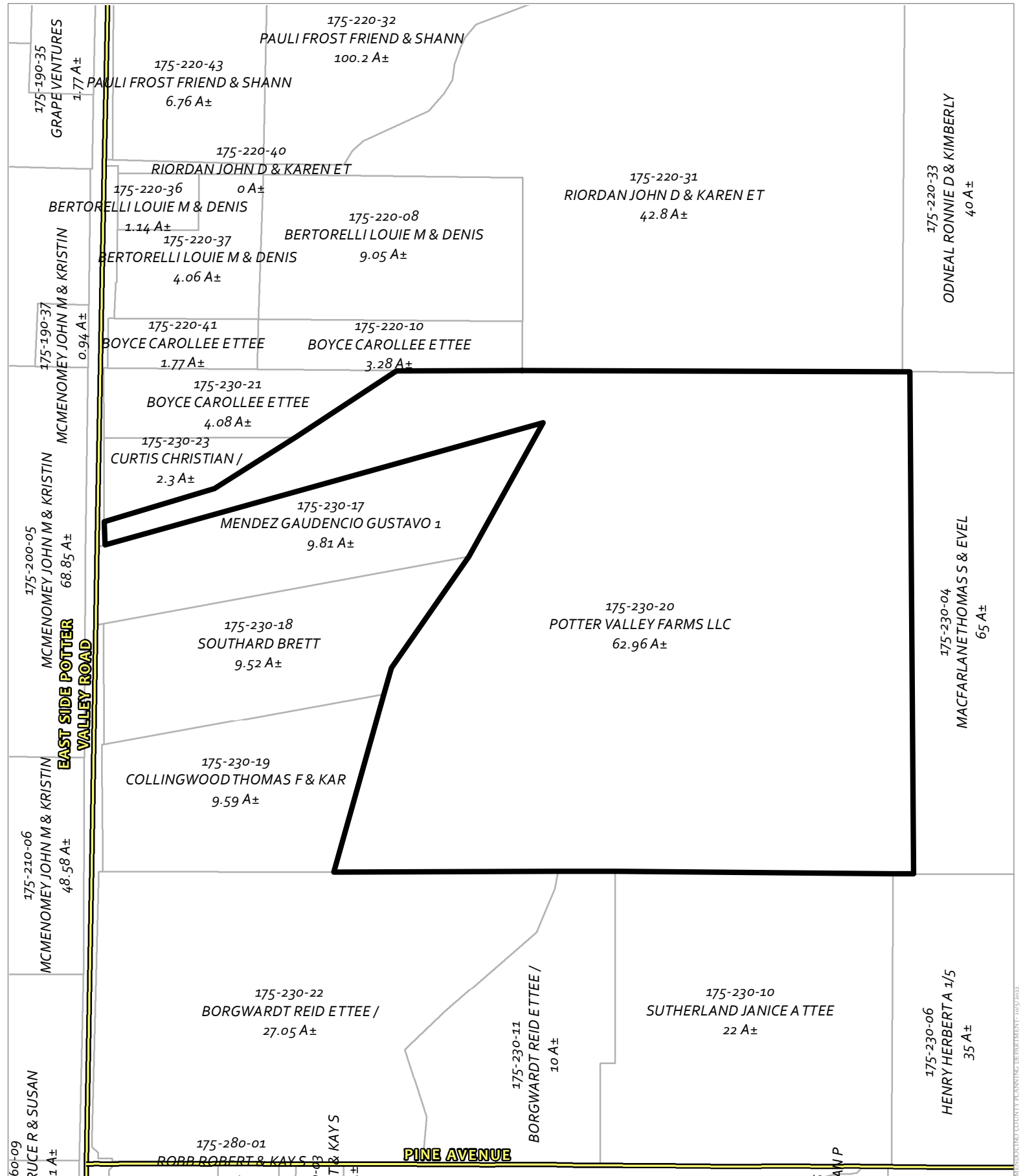
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 Moderate Fire Hazard  
 County Fire Districts



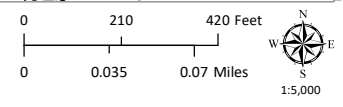
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA





**CASE:** AP 2022-0028  
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Public Roads



ADJACENT PARCELS