



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

March 21, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Farm Advisor

Agriculture Commissioner
Forestry Advisor
Resource Lands Protection Committee
Department of Forestry/ CalFire
-Resource Management

Department of Fish and Wildlife
California Division of Land Use Protection
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: RE_2022-0004

DATE FILED: 5/31/2022

OWNER/APPLICANT: ANDRES & MARIA FAVELA

AGENT: PJ NELSON

REQUEST: Continue in the Williamson Act

LOCATION: 4.24 ± miles northwest of Philo town center, located 4450 ± feet west of State Route 128 (SR128), 0.6± miles south of its intersection with Clark Road (CR130B); located at 3260 and 3274 Clark Road, Philo, 95466. APNs: 026-330-01, 026-510-02, 026-320-01, 026-280-09, 026-280-45, 026-310-41, 026-310-40.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: April 4, 2023

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_2022-0004

OWNER: Andres & Maria Favela TTE

APPLICANT: Andres Favela

AGENT: PJ Nielsen

REQUEST: Continue in the Williamson Act

LOCATION: 4.24 ± miles northwest of Philo town center, located 4450 ± feet west of State Route 128 (SR128), 0.6± miles south of its intersection with Clark Road (CR130B); located at 3260 and 3274 Clark Road, Philo, 95466. APNs: 026-330-01, 026-510-02, 026-320-01, 026-280-09, 026-280-45, 026-310-41, 026-310-40.

APN/S: 026-330-01, 026-510-02, 026-320-01, 026-280-09, 026-280-45, 026-310-41, 026-310-40.

PARCEL SIZE: 26.9± acres, 59.0± acres, 77.1± acres, 6.1± acres, 0.7± acres, 32.0± acres, 0.2± acres

GENERAL PLAN: Agriculture (AG:40), Range Land (RL:160)

ZONING: Agriculture (AG-40), Range Land (RL)

EXISTING USES: Residential/Agricultural

DISTRICT: 5 (Williams)

RELATED CASES: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Agriculture (AG:40)	Agriculture (AG-40)	27.9± acres, 33.4± acres, 23.6± acres, 9.1± acres	Residential/Agricultural
EAST:	Agriculture (AG:40)	Agriculture (AG-40)	50± acres, 2.7± acres	Residential/Agricultural
SOUTH:	Forest Land (FL:160)	Timberland Production Zone (TPZ)	38.3± acres, 41.6± acres, 12.3± acres,	Various
WEST:	Forest Land (FL:160)	Timberland Production Zone (TPZ)	239.1± acres, 57± acres, 35± acres, 18.1± acres	Various

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Assessor's Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor

- Forestry Advisor
 - Resource Lands Protection Com.
- ### STATE
- CALFIRE (Resource Management)
 - California Div. of Land Use Protection
 - California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: Matt Goines

DATE: 3/21/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High / Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

No

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Various

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

Prime & Non-Prime

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Emergent Wetland

Riverine

Freshwater Pond

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

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No



PLANNING & BUILDING SERVICES

Office Use Only box with fields: CASE NO: RE 2022-0004, DATE FILED: 5/31/22, FEE: \$3,247, RECEIPT NO: 49835, RECEIVED BY: RDF

APPLICATION FORM

APPLICANT:

Name: Andres Favela Phone:
Mailing Address: 3260 Clark Rd
City: Philo State/Zip: CA 95466 Email:

PROPERTY OWNER:

Name: Favela Andres & Marie TTE Phone:
Mailing Address: 3260 Clark Rd
City: Philo State/Zip: CA 95466 Email:

AGENT:

Name: PJ Nielsen Phone: 707 272 2272
Mailing Address: PO Box 508
City: Boonville State/Zip: CA 95405 Email: pj@pjnielsen.com

ASSESSOR'S PARCEL NUMBER/S: 0263300100, 0265100200, 0263200100, 0262800900, 0262804500, 0263104100, 0263104000

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: PJ Nielsen Date: 5/31/2022 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.

To continue in The Williamson Act, NO secondary improvements needed

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: _____

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.

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

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.

5/31/2022

Date

RJWulken, Agent

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

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:

(Description of development)

Located at:

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

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
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

Coastal Zone Development

Complete for projects located in the coastal zone only

List all property owners within 300 feet and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

APN Lastname, Firstname Street Address City, State Zip		



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: FAVELA ANDRES& MARIA TTEES
3260 CLARK RD

PHILO CA 95466

Project Number: RE_2022-0004
Project Description: Favela.R&R.Philo
Site Address: 3260 CLARK RD

RE_2022-0004

Receipt: PRJ_049835

Date: 5/31/2022

Pay Method: CHECK 1462

Received By: RUSSELL FORD

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822500		\$2,744.00
AG BASE			\$2,744.00
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:			\$3,247.00



Planning & Building

707 234-2878

For Assessor Use Only:

Agricultural Preserve No. 0152

Check one: Type I Type II Type III

Assessor's Parcel Number(s) _____

July 23, 2020

COUNTY OF MENDOCINO
REPORTING STATEMENT TO MAINTAIN
WILLIAMSON ACT CONTRACT ELIGIBILITY
Reporting Period: 2016-2019

Your Williamson Act contract and the County of Mendocino's Williamson Act Policies and Procedures require that you provide information to the County concerning your property in order to maintain the contract. You must fill out this form and file it with the Assessor's Office within 30 days of receipt. Failure to fill out and return the questionnaire could lead to non-renewal of your Williamson Act contract or other County action.

This official request is made in accordance with section 441, subdivision (d), of the California Revenue and Taxation Code. The information provided herein will be held confidential by the Assessor pursuant to California Revenue and Taxation Code section 451; any attached documents are considered to be part of the statement.

MAIL, FAX, OR EMAIL THIS REPORTING STATEMENT TO:
Katrina Bartolomie, Mendocino County Assessor
501 Low Gap Rd., Rm. 1020
Ukiah, CA 95482
Phone: 707 234-6800 – Fax: 707 463-4257
E-mail: acr@mendocinocounty.org

1. Name of owner(s): Andres Favela Date: 4/11/2020

a) Name of Previous Owners if applicable: Ray Pivoli

2. Owner Contact Information:

Mailing address: 3260 Clark Rd Philo CA 95466

Phone Number: 707 272 2272 Email: pj@pjnielsen.com

3. Have you ever indicated your intent not to continue your Williamson Act contract or filed a Notice of Non-Renewal: Yes: _____ No: When? _____

4. Total acres under Williamson Act Contract: 192
 Acres of Qualifying Agricultural Uses: 185
 Acres of Compatible Use (including homesite): 7

See the Williamson Act Policies and Procedures for definitions and requirements
<https://www.mendocinocounty.org/home/showdocument?id=32422>

5. Total gross annual income related to agricultural land production in years 2016 through 2019:

Pursuant to Section 5.2 of the County's Williamson Act Policies and Procedures, land restricted by a Williamson Act contract must meet the annual income requirements stated in Table 5-2, which is reprinted below.

Table 5-2 Annual Income Requirements *

Land Type/Crop Type	Annual Income **
Prime Agricultural Land - Vines and Bushes (e.g. Grapes, Berries, Hops)	Not less than \$ 1,000.00 per planted acre
Prime Agricultural Land - Fruit or Nut Trees (e.g. Apples, Olives, Pears, Walnuts)	Not less than \$300.00 per planted acre
Prime Agricultural Land – Other unprocessed Agricultural Plant Products	Not less than \$200.00 per planted acre
Prime Agricultural Land- Processed or unprocessed Animal Products, Grazing and Hay Production	Not less than \$2,000.00 Gross Total Income per Contract/Farm Operation (or an equivalent exchange of goods and services) plus \$2.50 Gross Income per acre
Non-Prime Agricultural Land - Grazing, Hay Production, Non- Permanent Row Crops, Livestock Production, Horse Breeding, or Other Unprocessed Agricultural Plant or Animal Products	Not less than \$2,000.00 Gross Total Income per Contract/Farm Operation (or an equivalent exchange of goods and services) plus \$2.50 Gross Income per acre
Open Space	Not Applicable
Timber/Forestry	Not Applicable

* The Assessor's Office, in consultation with other County departments, may propose to adjust the monetary thresholds based on environmental or other factors that may have affected the production capacity of property. The Assessor's Office shall submit for authorization to the Board of Supervisors the proposed adjustment to monetary thresholds.

** Evidence of substantial investment/development (whether incurred by a property owner or tenant), including capitalized improvements, maintenance and other costs related to qualified agricultural uses, may be substituted for annual income. The County may consider all qualifying agricultural income generated by the property, including tenant income, which shall be pro-rated based on the percentage of the year the property was used by the tenant.

Please use the below tables or attachments to provide information about the gross annual income of the property that is subject to a Williamson Act contract. To provide information regarding investment/development of the property, please use Section 6 below.

Only income generated from the agricultural use of the land, as defined in Section 3.0 of the Policies and Procedures, shall be used to determine whether the annual income requirement is met. The annual

... requirement may be met based on an average of three of the previous five years' annual income.

"Agricultural use" does not include or mean the use of land for the purpose of cultivating or producing cannabis or cannabis related products.

2016																												
LAND TYPE	Crop Type	CROP ACRES	FALLOW ACRES	Gross Annual Income																								
Prime Ag Land: Vines/Bushes																												
Prime Ag Land: Fruit/Nut Trees																												
Prime Ag Land: Other Unprocessed Plant Products																												
Prime Ag Land: Processed or unprocessed animal products, grazing or hay																												
Non-Prime Ag Land: Grazing, hay production, non-permanent row crops, livestock production, horse breeding, or other unprocessed ag plants or animal products.	Hay Pasture open Wooded	35 70 80		<table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">2016</th> <th style="text-align: center;">2017</th> <th style="text-align: center;">2018</th> </tr> </thead> <tbody> <tr> <td>Cattle</td> <td style="text-align: right;">4,670-</td> <td style="text-align: center;">-</td> <td style="text-align: right;">4,764-</td> </tr> <tr> <td>Sheep</td> <td style="text-align: right;">6,062-</td> <td style="text-align: right;">11,012-</td> <td style="text-align: right;">23,120-</td> </tr> <tr> <td>Wool</td> <td style="text-align: right;">1,905-</td> <td style="text-align: right;">1,775-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Hay</td> <td style="text-align: center;">-</td> <td style="text-align: right;">1,785-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>TTL</td> <td style="text-align: right;">12,637-</td> <td style="text-align: right;">14,572-</td> <td style="text-align: right;">27,884-</td> </tr> </tbody> </table>		2016	2017	2018	Cattle	4,670-	-	4,764-	Sheep	6,062-	11,012-	23,120-	Wool	1,905-	1,775-	-	Hay	-	1,785-	-	TTL	12,637-	14,572-	27,884-
	2016	2017	2018																									
Cattle	4,670-	-	4,764-																									
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TTL	12,637-	14,572-	27,884-																									

2017

LAND TYPE	Crop Type	CROP ACRES	FALLOW ACRES	Gross Annual Income
Prime Ag Land: Vines/Bushes				
Prime Ag Land: Fruit/Nut Trees				
Prime Ag Land: Other Unprocessed Plant Products				
Prime Ag Land: Processed or unprocessed animal products, grazing or hay				
Non-Prime Ag Land: Grazing, hay production, non-permanent row crops, livestock production, horse breeding, or other unprocessed ag plants or animal products.	Same as 2016			Sheep 11,012 Wool 1,775 Hay 1,785 <hr/> 14,572

2018				
LAND TYPE	Crop Type	CROP ACRES	FALLOW ACRES	Gross Annual Income
Prime Ag Land: Vines/Bushes				
Prime Ag Land: Fruit/Nut Trees				
Prime Ag Land: Other Unprocessed Plant Products				
Prime Ag Land: Processed or unprocessed animal products, grazing or hay				
Non-Prime Ag Land: Grazing, hay production, non-permanent row crops, livestock production, horse breeding, or other unprocessed ag plants or animal products.	Same as 2016 & 2017			Cattle 4,764 Sheep 23,120 <hr/> 27,884

2019

LAND TYPE	Crop Type	CROP ACRES	FALLOW ACRES	Gross Annual Income
Prime Ag Land: Vines/Bushes				
Prime Ag Land: Fruit/Nut Trees				
Prime Ag Land: Other Unprocessed Plant Products				
Prime Ag Land: Processed or unprocessed animal products, grazing or hay				
Non-Prime Ag Land: Grazing, hay production, non-permanent row crops, livestock production, horse breeding, or other unprocessed ag plants or animal products.	<i>Somewhat 2016, 17, 18</i>			<i>Cattle 8,624⁻ Sheep 11,628⁻ Wool 2,506⁻ <hr/> TOTAL 922,758⁻</i>

6. Please list any substantial capital improvements (including maintenance) made in relation to qualified agricultural uses for 2016, 2017, 2018 and 2019. Include additional pages if necessary.

Capital Improvements Related to Qualified Agricultural Uses			
YEAR	Improvement Description	Cost	Improvement made by owner or tenant (Please specify)
2016			
2017			
2018			
2019			

7. Was any of the contracted property leased during the reporting period (2016-2019) for agricultural production? YES / **(NO)** (circle one)

If YES, please specify provide the following leasing/rental information:

Rental/Lease Information

YEAR	Tenants Name	Phone #	Rental Dates	Rental rate
2016				
2017				
2018				
2019				

8. Was there any other income (revenue) related to the property from sources such as communication facilities, hunting clubs, gravel rights, etc.? If so, please describe:

Other Income

YEAR	Tenant Name	Phone #	Rental Dates	Rental Rate
2016				
2017				
2018				
2019				

PLEASE ATTACH COPIES OF ANY LEASES

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

Executed on this 31st day of May, 20 22, at Boonville CA 95415
(City and State)

Printed Name: PJ Nielsen

Signature: PJ Nielsen (Agent for Andrea Favola) See attached

2:55 PM

04/18/22

Cash Basis

Ray Pinoli
Profit & Loss
January through December 2016

	Jan - Dec 16
Ordinary Income/Expense	
Income	
Income Cattle	4,670.26
Income Rental	12,000.00
Income Sheep, Lambs	6,062.34
Income Wool	1,905.35
Total Income	24,637.95
Expense	
Accounting/Bookkeeping	1,200.00
Bank Charges	121.00
Cattle & Goat Expenses	500.00
Donations	75.00
Dues & Subscriptions	125.00
Equipment Repairs	741.83
Gasoline, Oil, Fuel	2,374.99
Hay/Baling	1,066.50
House Rental	600.95
Insurance	6,081.28
Office Supplies	47.00
Permits	260.48
Repairs & Maint.	1,003.39
Sheep Dog Expenses	1,503.94
Sheep Expenses	1,844.25
Small Tools	568.65
Supplies	3,276.16
Taxes - Property	2,998.28
Telephone	708.79
Utilities	
Garbage removal	1,371.30
Utilities - Other	9,373.80
Total Utilities	10,745.10
Vehicle Expenses	909.52
Vehicle Insurance	1,250.84
Vehicle License	737.00
Workers Comp	1,290.00
Total Expense	40,029.95
Net Ordinary Income	-15,392.00
Other Income/Expense	
Other Income	
Interest Income	
Ranch Interest	10,000.00
Interest Income - Other	0.99
Total Interest Income	10,000.99
Total Other Income	10,000.99
Other Expense	
Doctor/Medical	10,685.74
Federal Income Tax	0.00
State Income Tax	0.00
Total Other Expense	10,685.74
Net Other Income	-684.75
Net Income	-16,076.75

2:20 PM

04/18/22

Cash Basis

Andres Favela
Profit & Loss
 January through December 2017

Prepared by [unclear]
[unclear]

	Jan - Dec 17
Ordinary Income/Expense	
Income	
Income Hay	1,785.00
Income Lambs	11,011.93
Interest Income	1.46
Rental Income	10,000.00
Wool Income	1,774.78
	24,573.17
Total Income	24,573.17
Expense	
Bank Service Charges	144.00
Car and Truck Expenses	1,117.90
Cattle Expense	137.17
Equipment Repairs and Maint.	500.81
Fire Protection	260.84
Gasoline, Fuel and Oil	1,046.88
Hay Expense	
Hay Hauling	2,780.00
Hay reimbursement from Juan Lua	-485.00
	2,295.00
Total Hay Expense	2,295.00
Insurance Expense	7,246.16
License, Permits, fee	40.00
Office Supplies	
Postage	49.00
Office Supplies - Other	154.00
	203.00
Total Office Supplies	203.00
Pasture Rent	700.00
Professional Fees	
Accounting	300.00
Bookkeeping	1,100.00
Legal fees	1,831.00
	3,231.00
Total Professional Fees	3,231.00
Property taxes	9,277.29
Ranch Supplies	1,781.49
Sheep Dog Expense	425.30
Sheep expense	5,887.85
Telephone Expense	9.36
Utilities	
Garbage Pickup	2,377.59
Utilities - Other	7,028.16
	9,405.75
Total Utilities	9,405.75
Total Expense	43,709.80
Net Ordinary Income	-19,136.63
Other Income/Expense	
Other Income	
Annuity Payment	89,960.83
	89,960.83
Total Other Income	89,960.83
Other Expense	
Ask My Accountant	-13,778.27
	-13,778.27
Total Other Expense	-13,778.27
Net Other Income	103,739.10
Net Income	84,602.47

2:20 PM

04/18/22

Cash Basis

Andres Favela
Profit & Loss
January through December 2018

	<u>Jan - Dec 18</u>
Ordinary Income/Expense	
Income	
Income Cattle	4,763.51
Income Dividend	278.45
Income Lambs	23,120.22
Interest Income	5.90
Rental Income	12,000.00
Stock Sale	20,000.00
	<hr/>
Total Income	60,168.08
Expense	
Bank Service Charges	51.00
Car and Truck Expenses	4,527.49
Cattle Expense	1,637.69
Equipment Repairs and Maint.	161.85
Gasoline, Fuel and Oil	2,465.09
Hay Expense	
Hay Hauling	2,180.00
Hay Expense - Other	366.64
	<hr/>
Total Hay Expense	2,546.64
Insurance Expense	5,500.00
Investment Expenses	100.00
License, Permits, fee	50.00
Professional Fees	
Accounting	900.00
Bookkeeping	3,000.00
Legal fees	420.00
	<hr/>
Total Professional Fees	4,320.00
Property taxes	15,871.89
Ranch Supplies	2,270.07
Repairs and Maintenance	1,084.31
Sheep Dog Expense	1,744.01
Sheep expense	10,711.79
Small Tools and Equipment	486.60
Utilities	
Garbage Pickup	2,946.42
Utilities - Other	5,678.14
	<hr/>
Total Utilities	8,624.56
	<hr/>
Total Expense	62,152.99
	<hr/>
Net Ordinary Income	-1,984.91
Other Income/Expense	
Other Expense	
Federal Tax Payment	2,224.59
State Tax Payment	31.00
	<hr/>
Total Other Expense	2,255.59
	<hr/>
Net Other Income	-2,255.59
	<hr/>
Net Income	-4,240.50
	<hr/> <hr/>

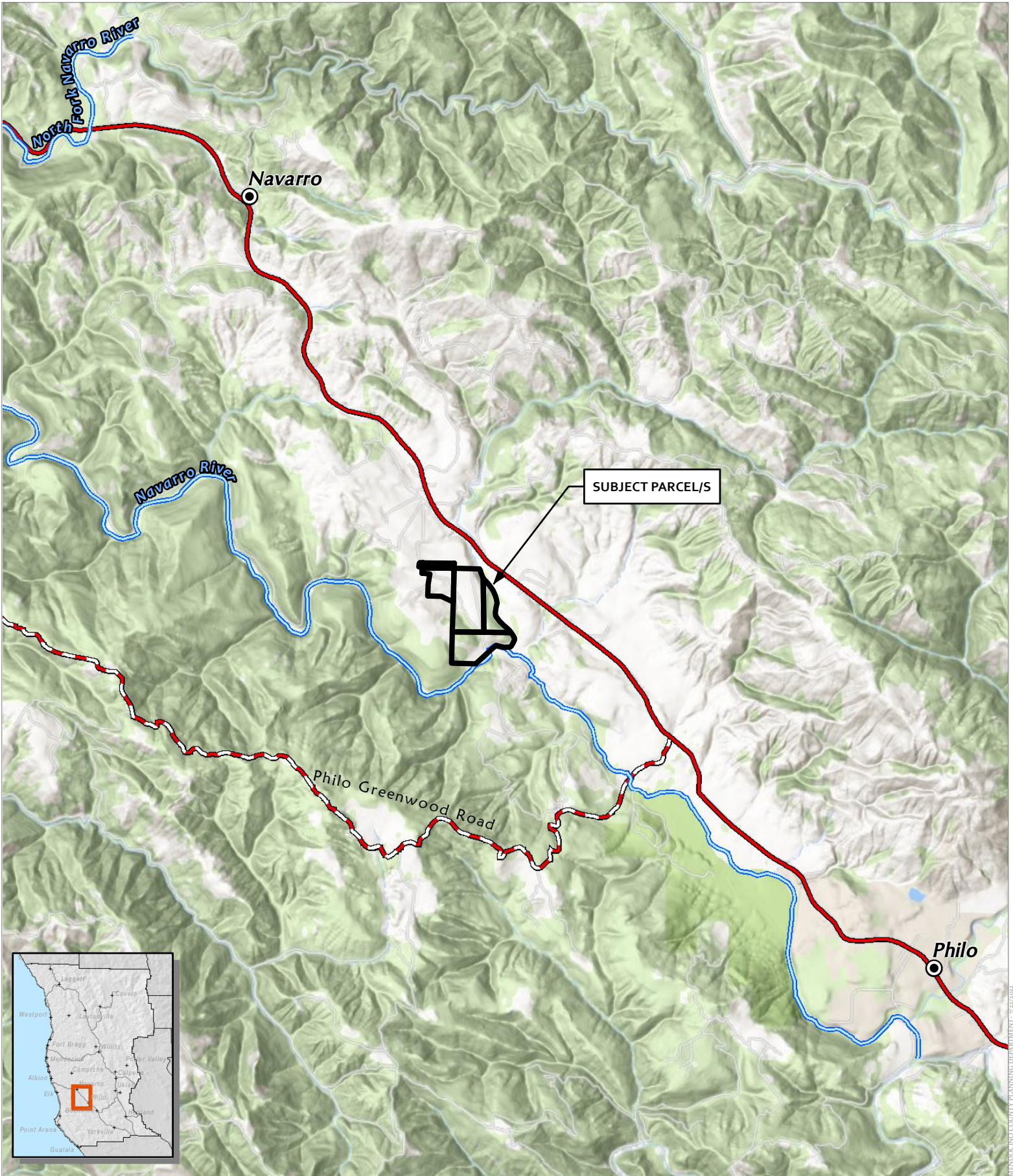
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04/18/22

Cash Basis

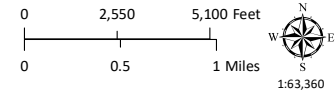
Andres Favela
Profit & Loss
January through December 2019

	<u>Jan - Dec 19</u>
Ordinary Income/Expense	
Income	
Income Cattle	8,623.84
Income Lambs	11,627.61
Interest Income	7.32
Rental Income	12,000.00
Wool Income	2,506.10
	<hr/>
Total Income	34,764.87
Expense	
Car and Truck Expenses	
Auto Insurance	1,382.18
Car and Truck Expenses - Other	1,129.21
	<hr/>
Total Car and Truck Expenses	2,511.39
Cattle Expense	3,005.34
Equipment Repairs and Maint.	1,968.35
Gasoline, Fuel and Oil	1,456.54
Insurance Expense	6,572.52
License, Permits, fee	50.00
Professional Fees	
Accounting	600.00
Bookkeeping	825.00
	<hr/>
Total Professional Fees	1,425.00
Property taxes	10,162.44
Ranch Supplies	3,019.88
Repairs and Maintenance	1,565.06
Sheep Dog Expense	2,093.22
Sheep expense	5,851.68
Utilities	
Garbage Pickup	3,010.29
Utilities - Other	4,854.11
	<hr/>
Total Utilities	7,864.40
Total Expense	47,545.82
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Net Ordinary Income	-12,780.95
	<hr/>
Net Income	-12,780.95
	<hr/> <hr/>



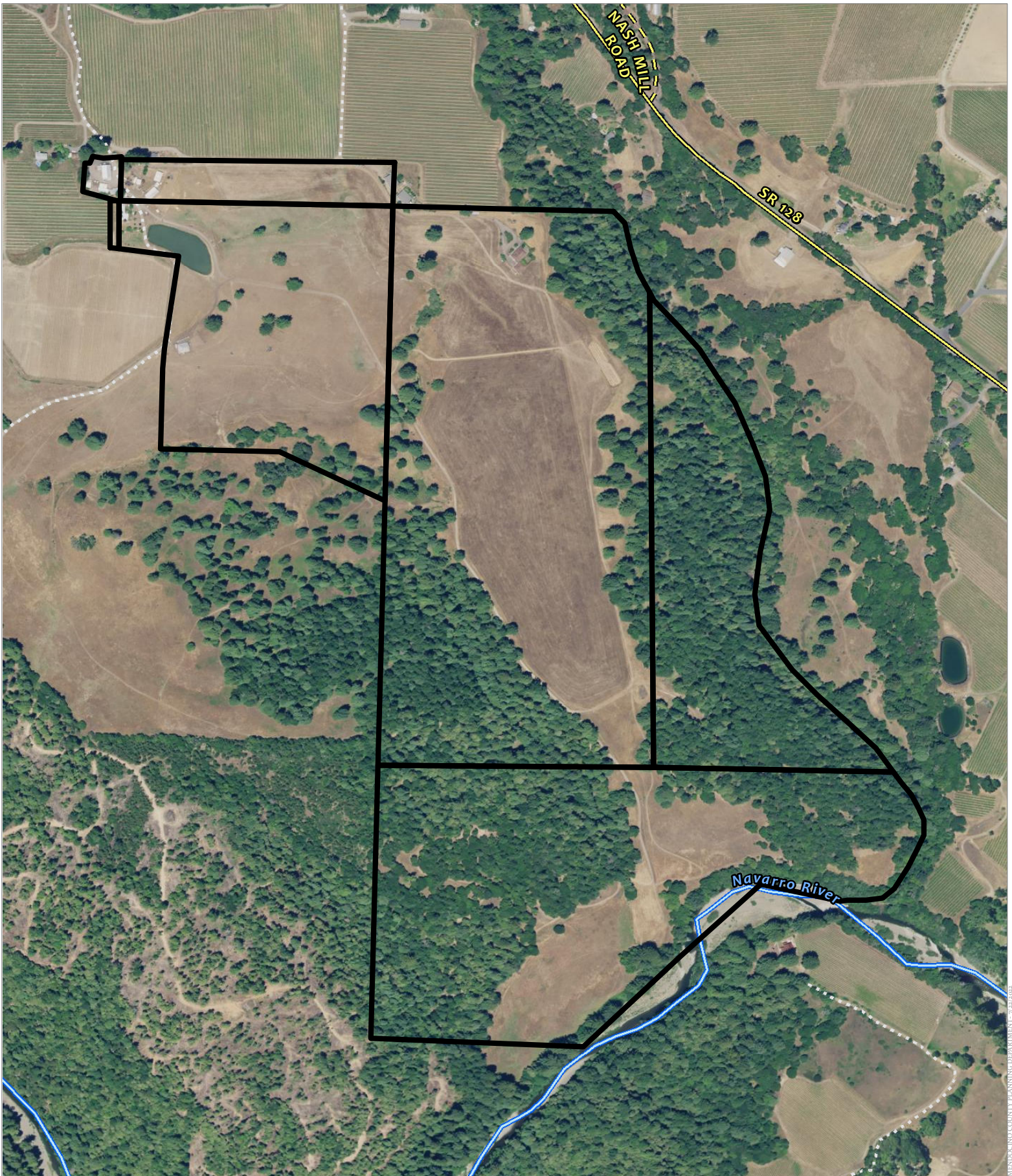
CASE: RE 2022-0004
 OWNER: FAVELA, Andres
 APN: 026-330-01, et. al.
 APLCT: Andres Favela
 AGENT: PJ Nielsen
 ADDRESS: 3260 Clark Road, Philo

- Major Towns & Places
- Highways
- Major Roads



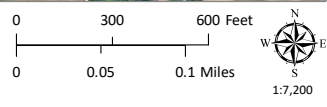
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 7/23/2023



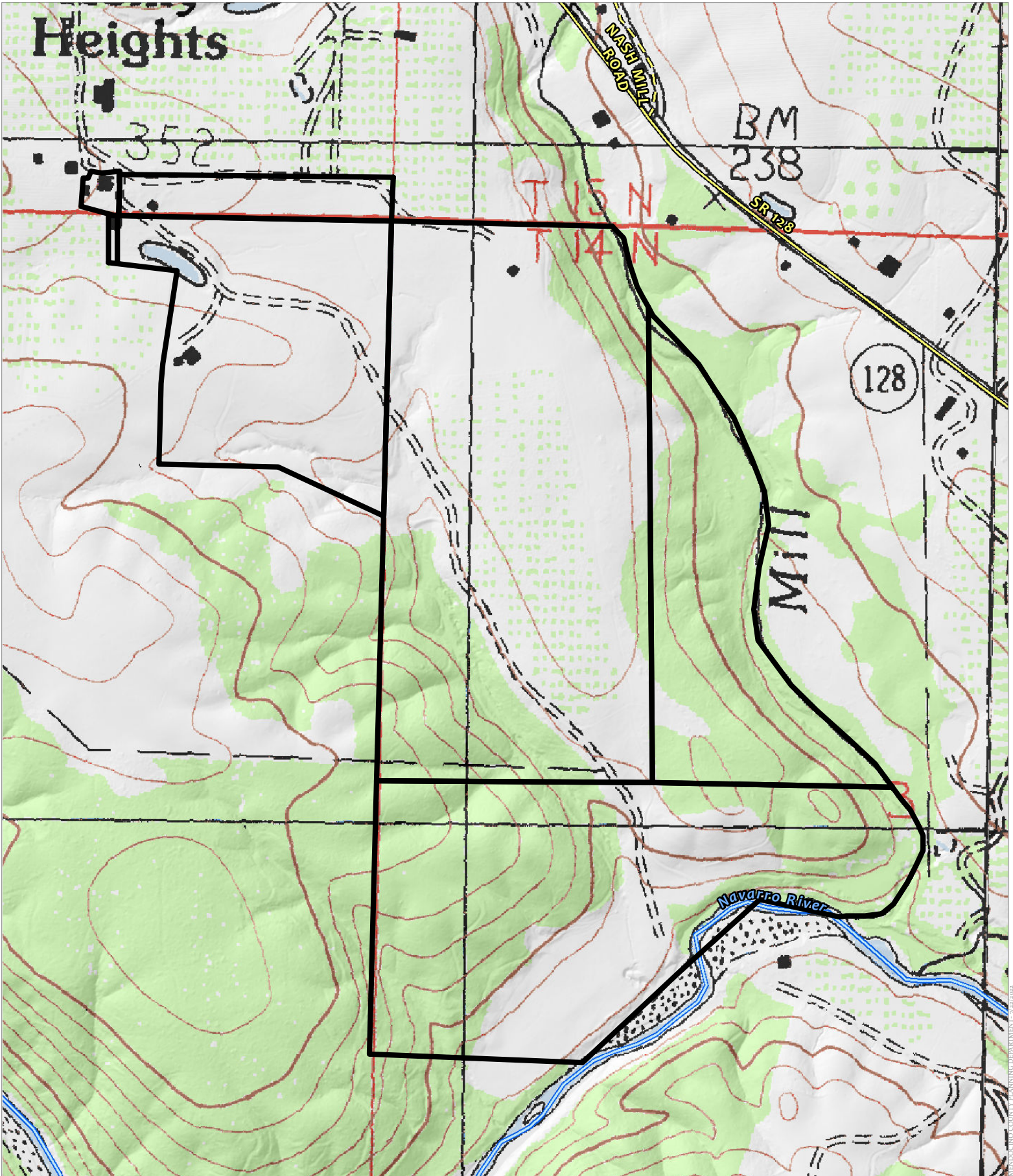
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APLCT: Andres Favela
AGENT: PJ Nielsen
ADDRESS: 3260 Clark Road, Philo

- Public Roads
- Private Roads





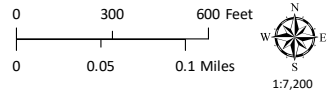
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 07-2022-0004



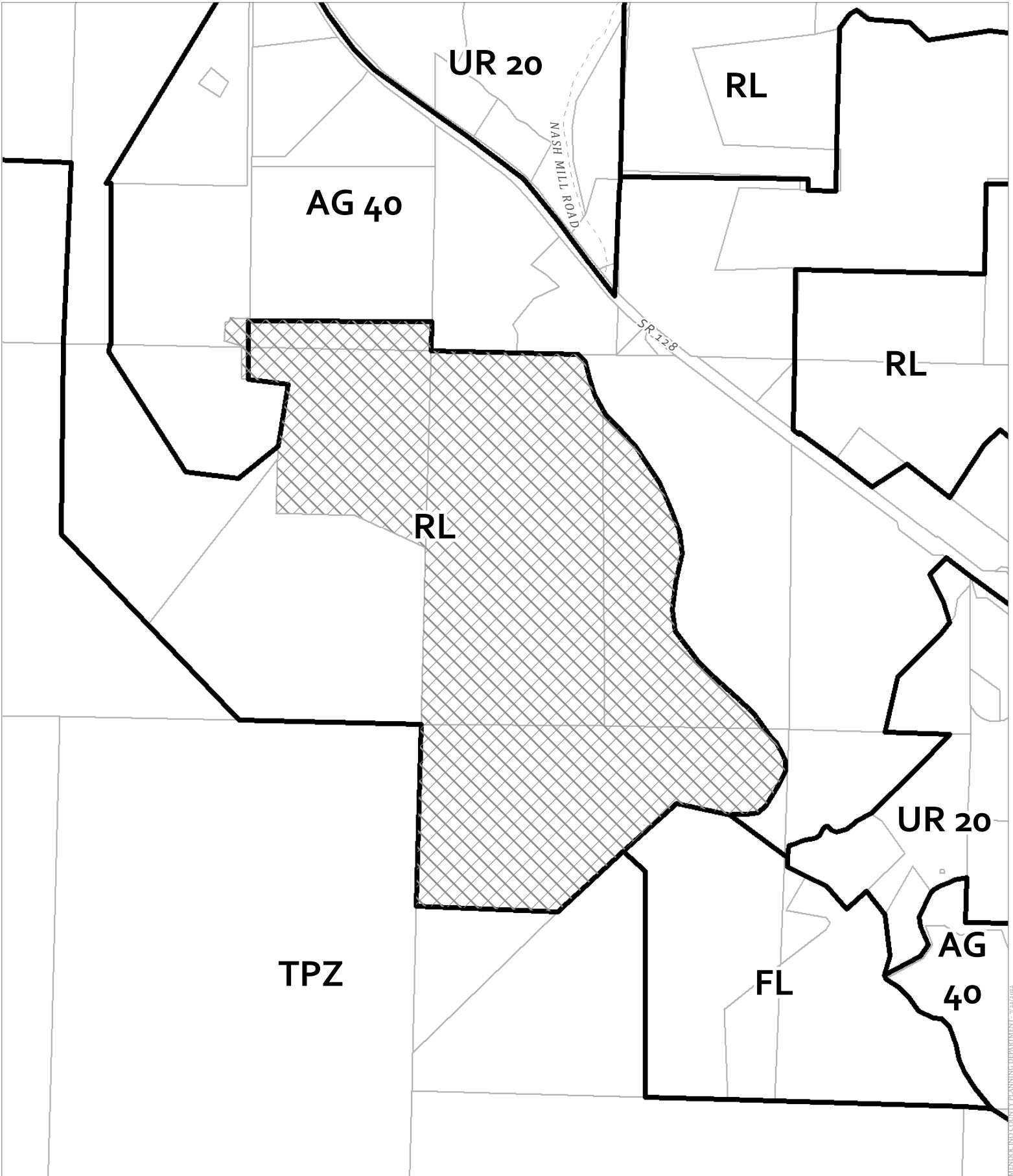
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-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

PHOTO COURTESY OF PLANNING DEPARTMENT



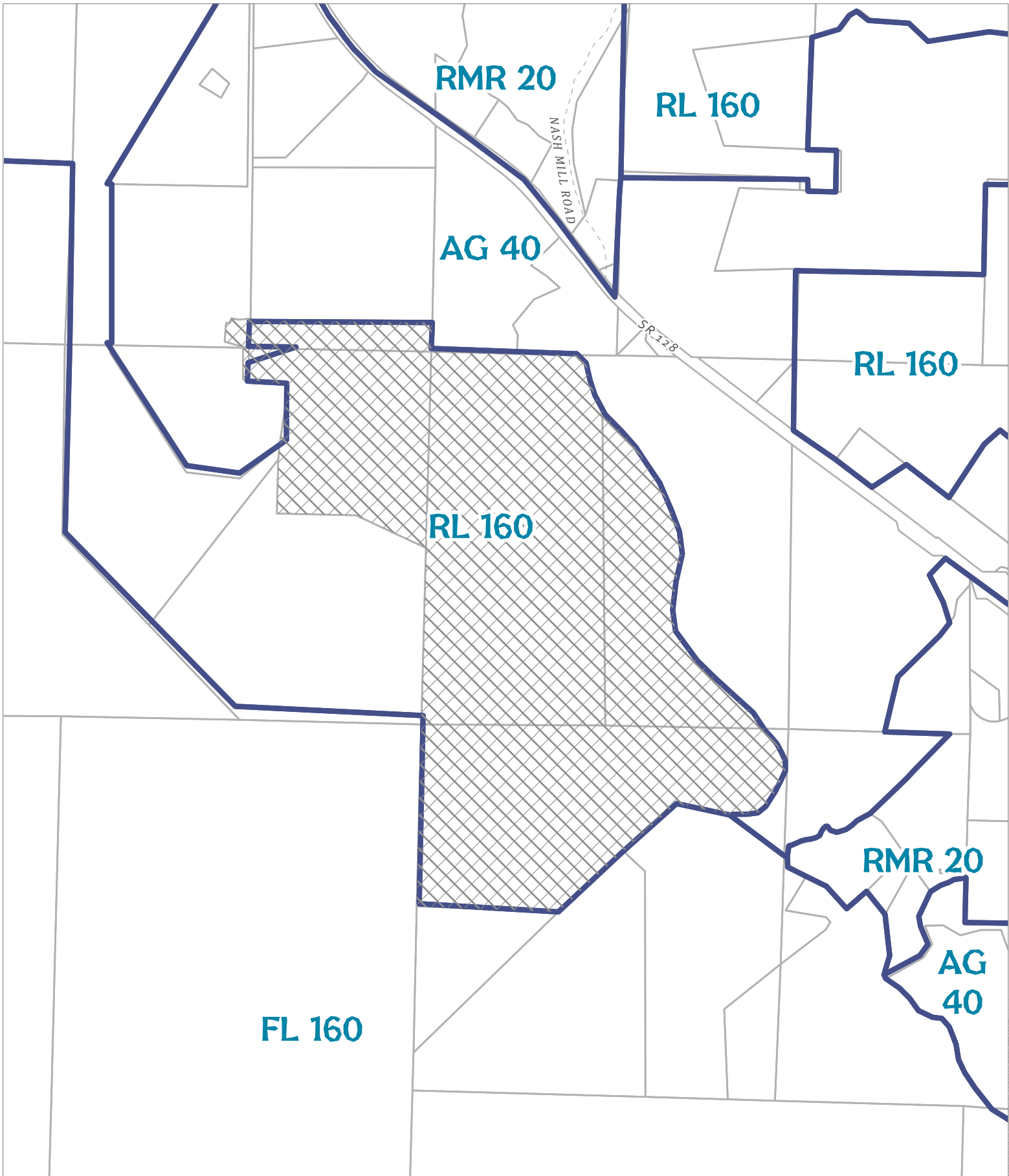
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 Zoning Districts
 Public Roads



0 450 900 Feet
 0 0.075 0.15 Miles
 N
 W E
 S
 1:10,800

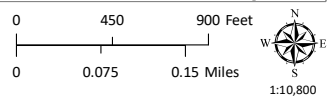
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2022



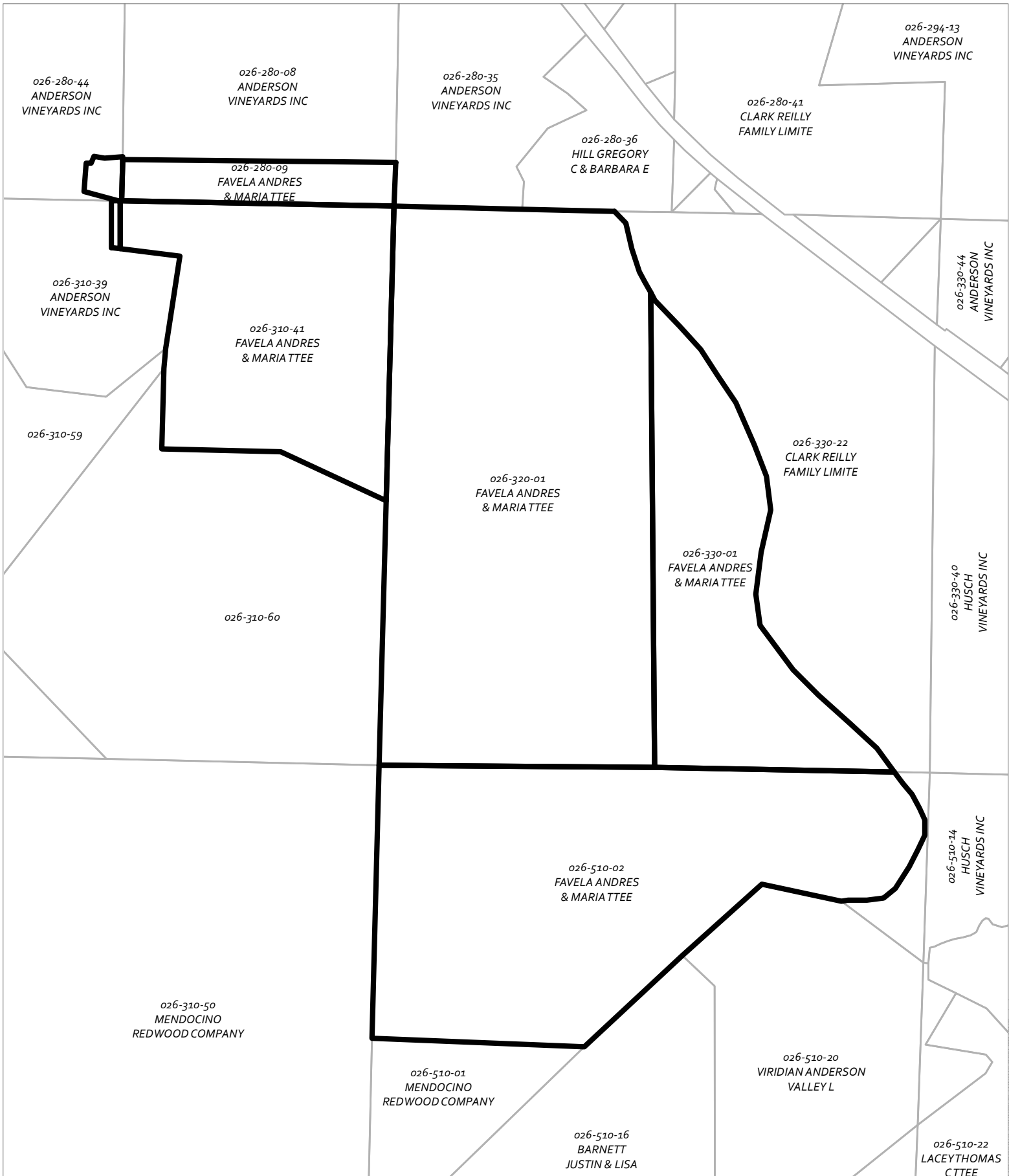
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 General Plan Classes
 Public Roads

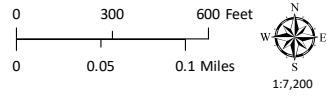


GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2022

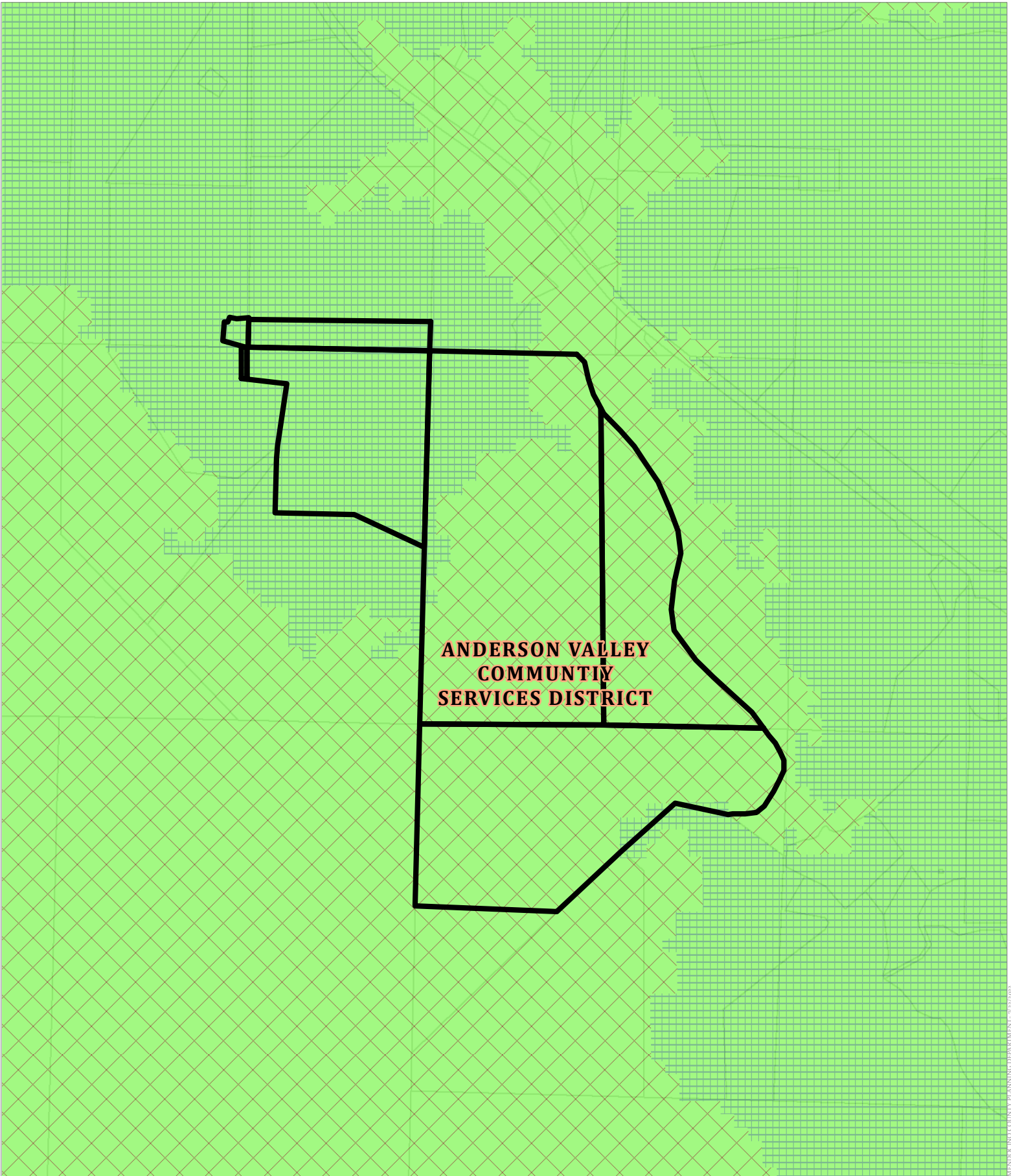


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ADJACENT PARCELS

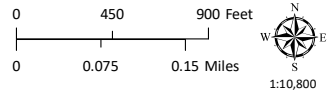
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2022



**ANDERSON VALLEY
COMMUNITY
SERVICES DISTRICT**

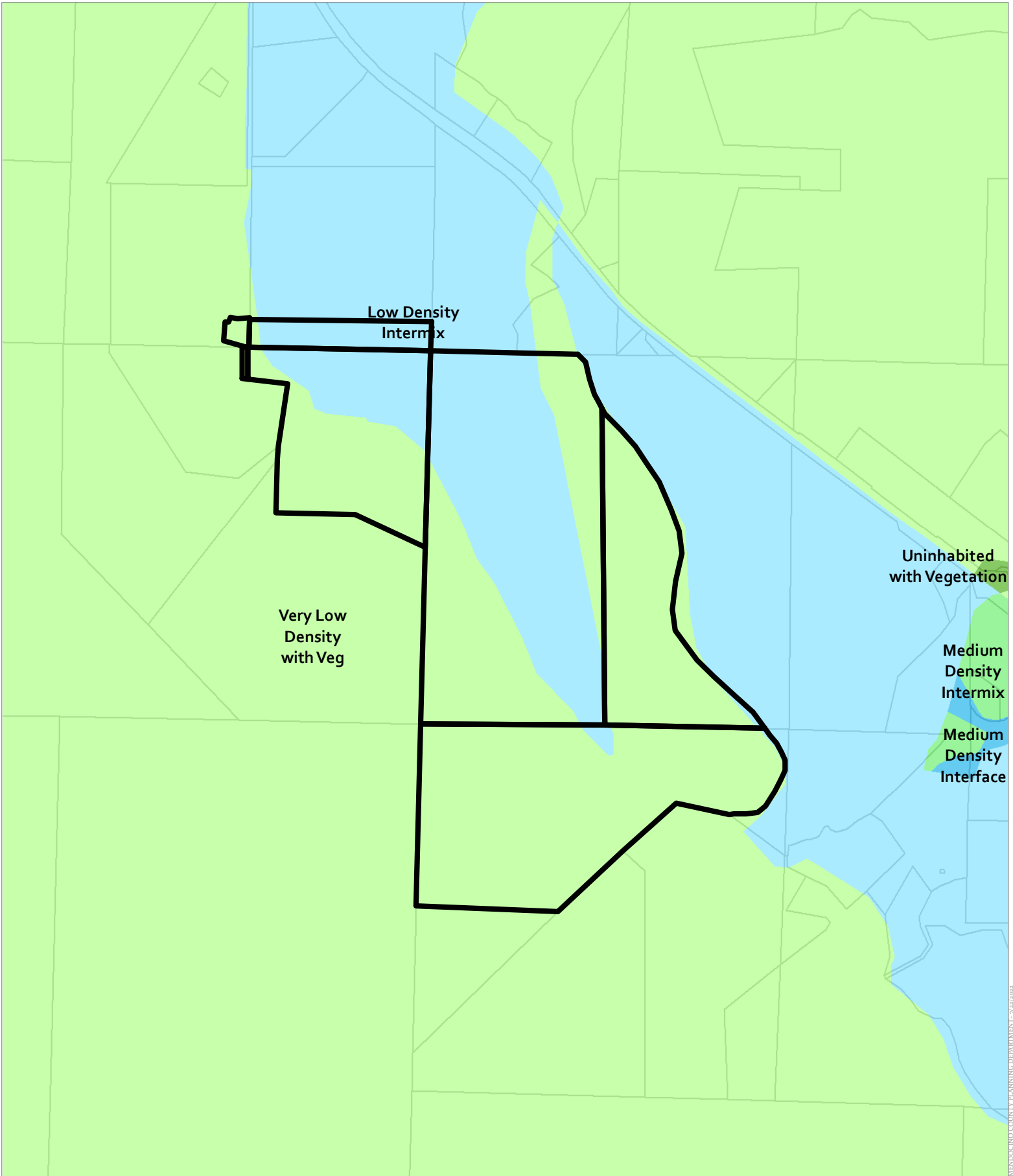
CASE: RE 2022-0004
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



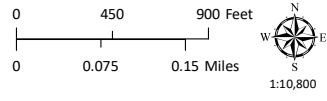
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT 7/27/2022

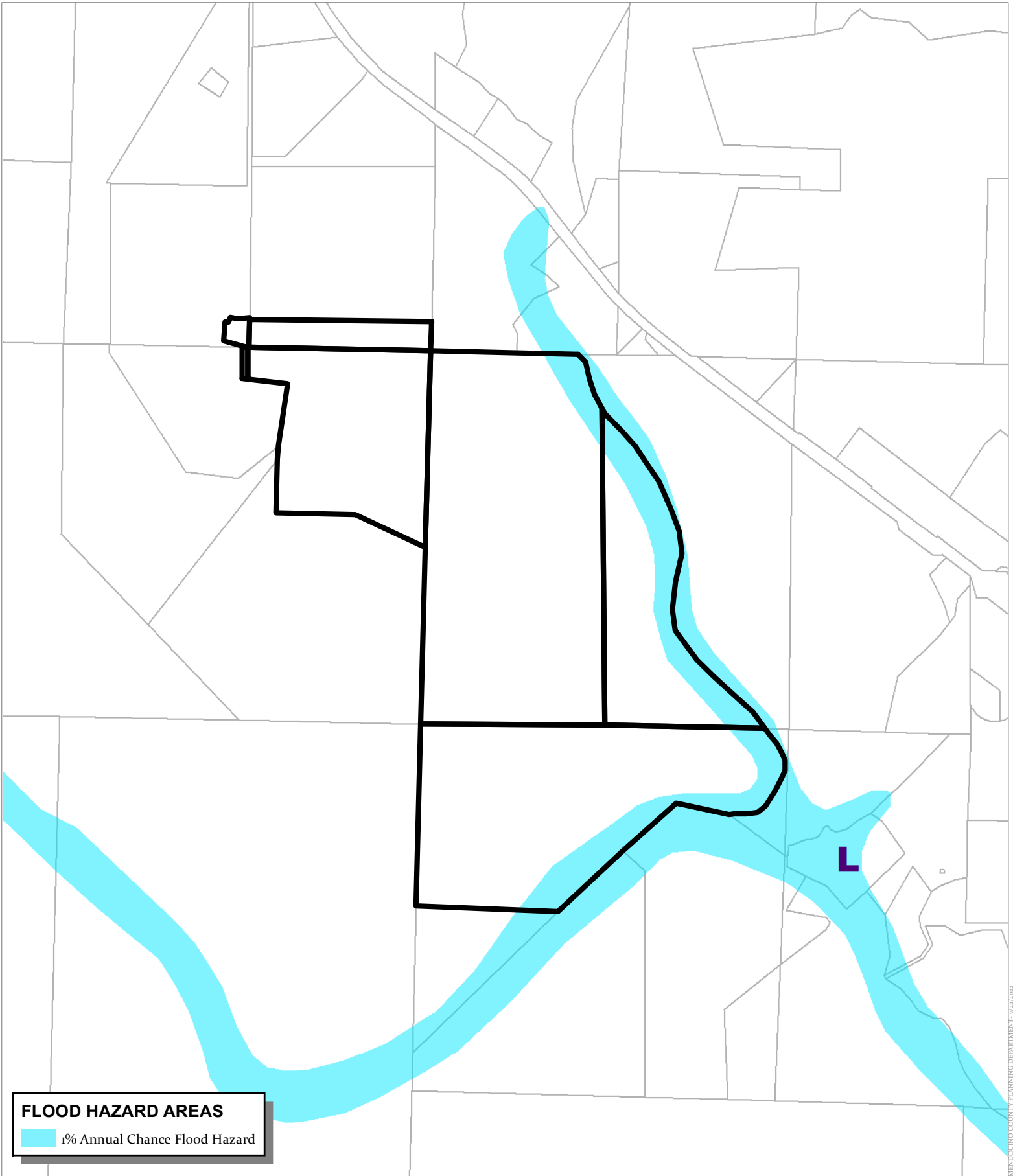


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2022

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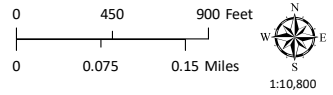
WILDLAND-URBAN INTERFACE ZONES



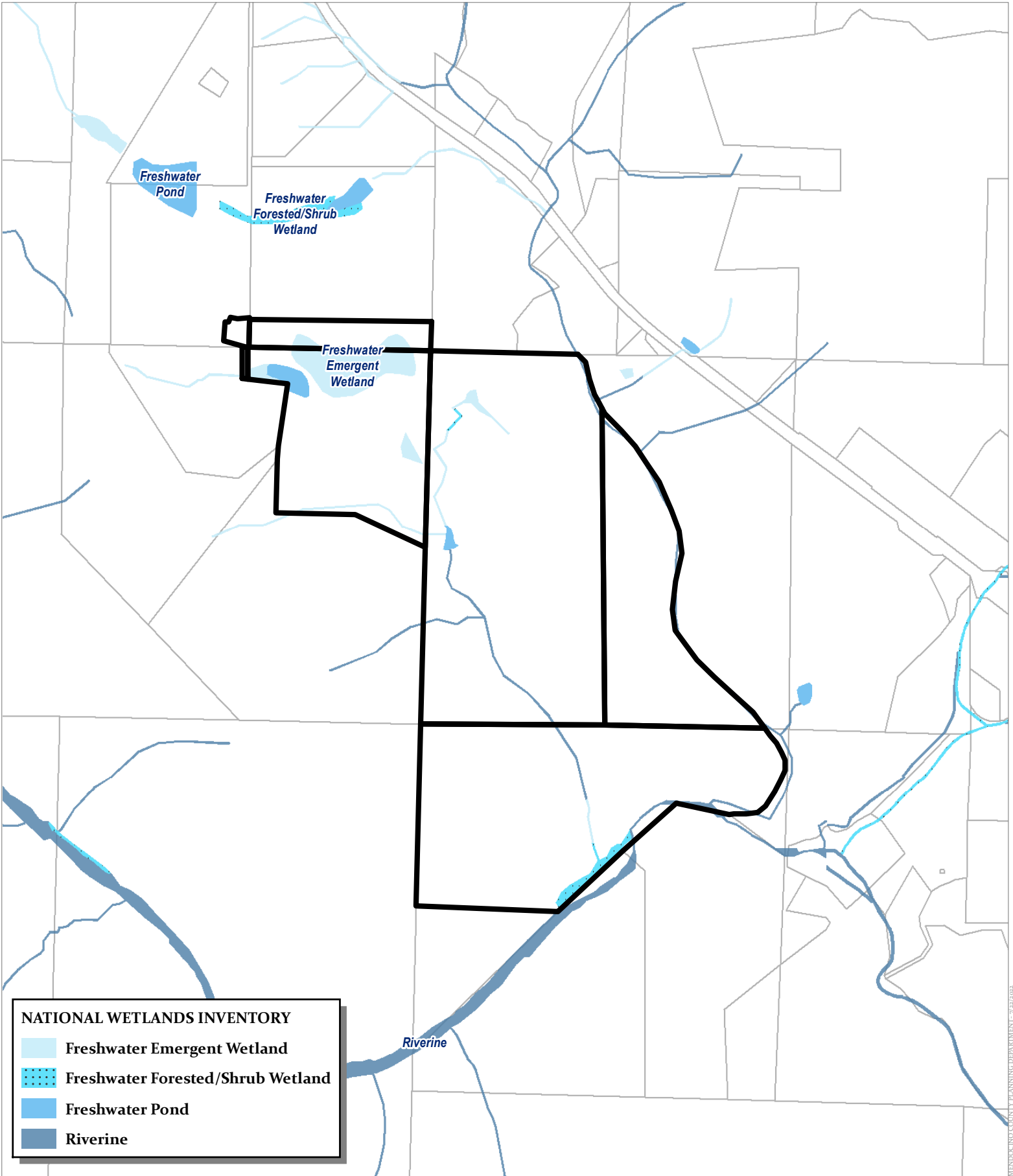
FLOOD HAZARD AREAS
1% Annual Chance Flood Hazard

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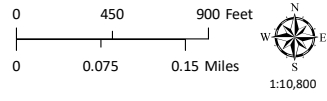
L LOMA Letters



SPECIAL FLOOD HAZARD AREAS

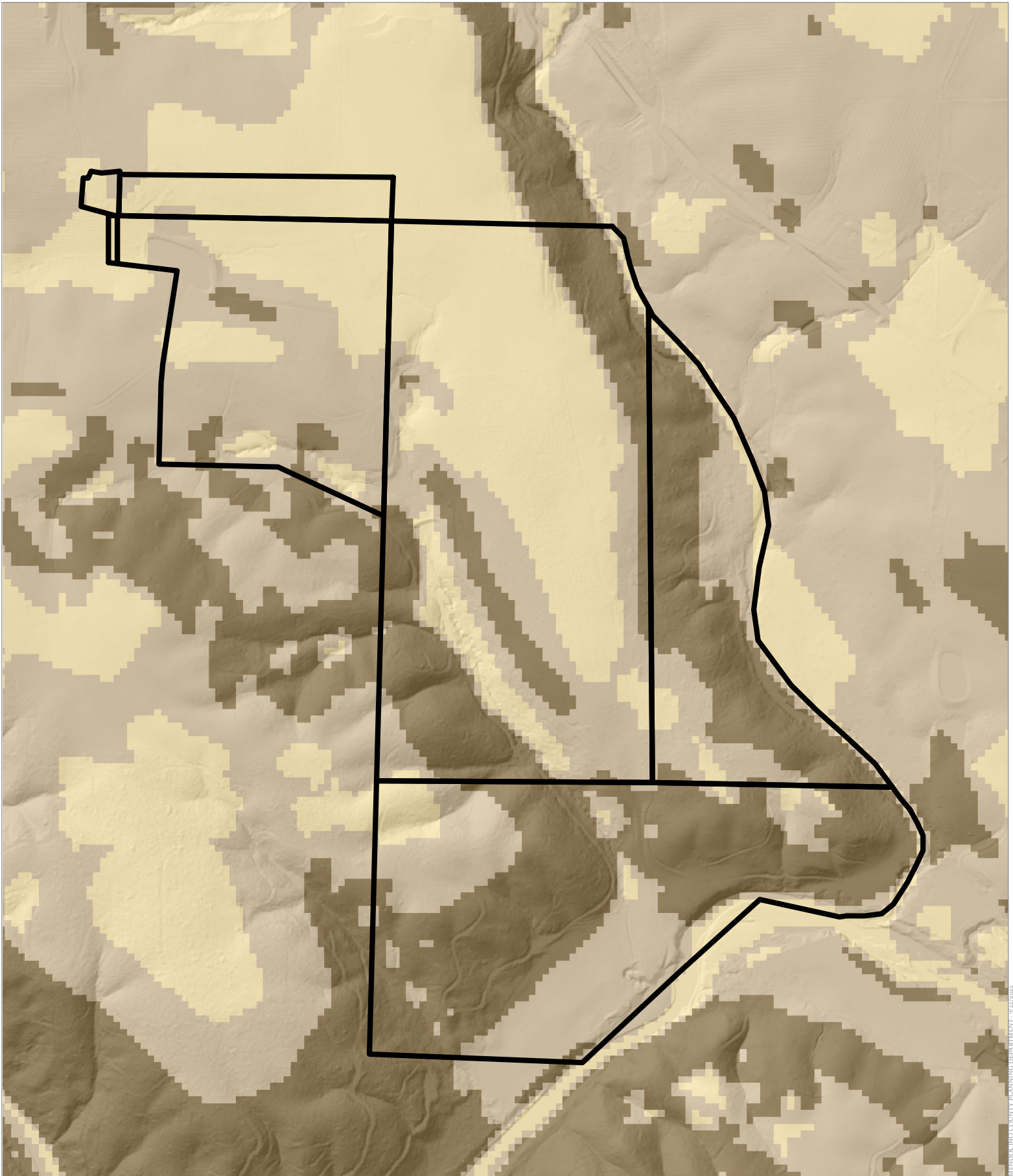


CASE: RE 2022-0004
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 APN: 026-330-01, et. al.
 APLCT: Andres Favela
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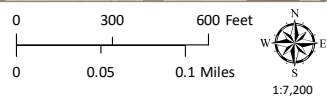
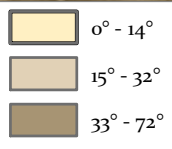


WETLANDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2022

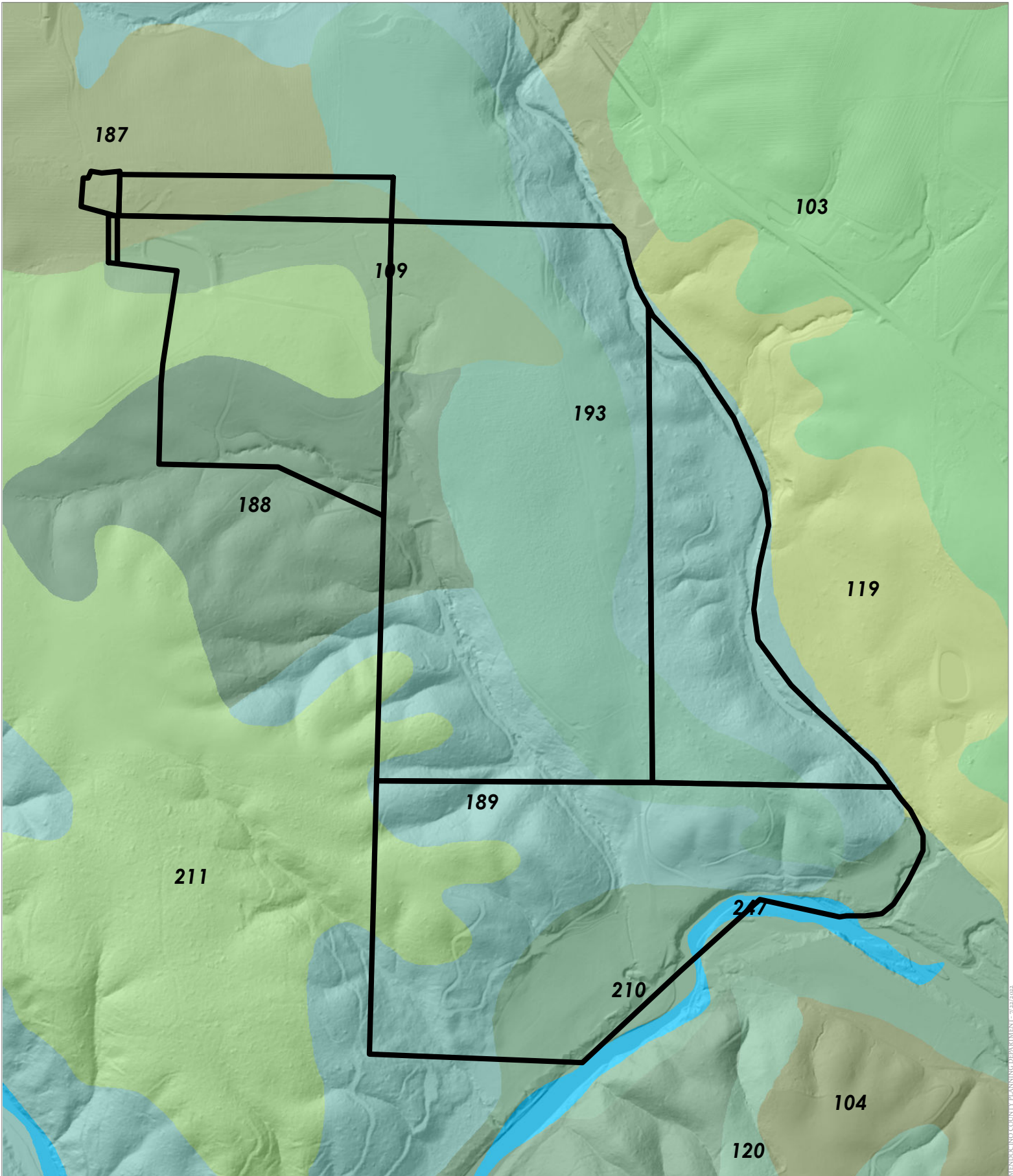


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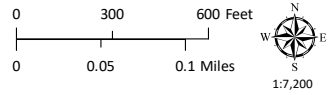


ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT 7/23/2022

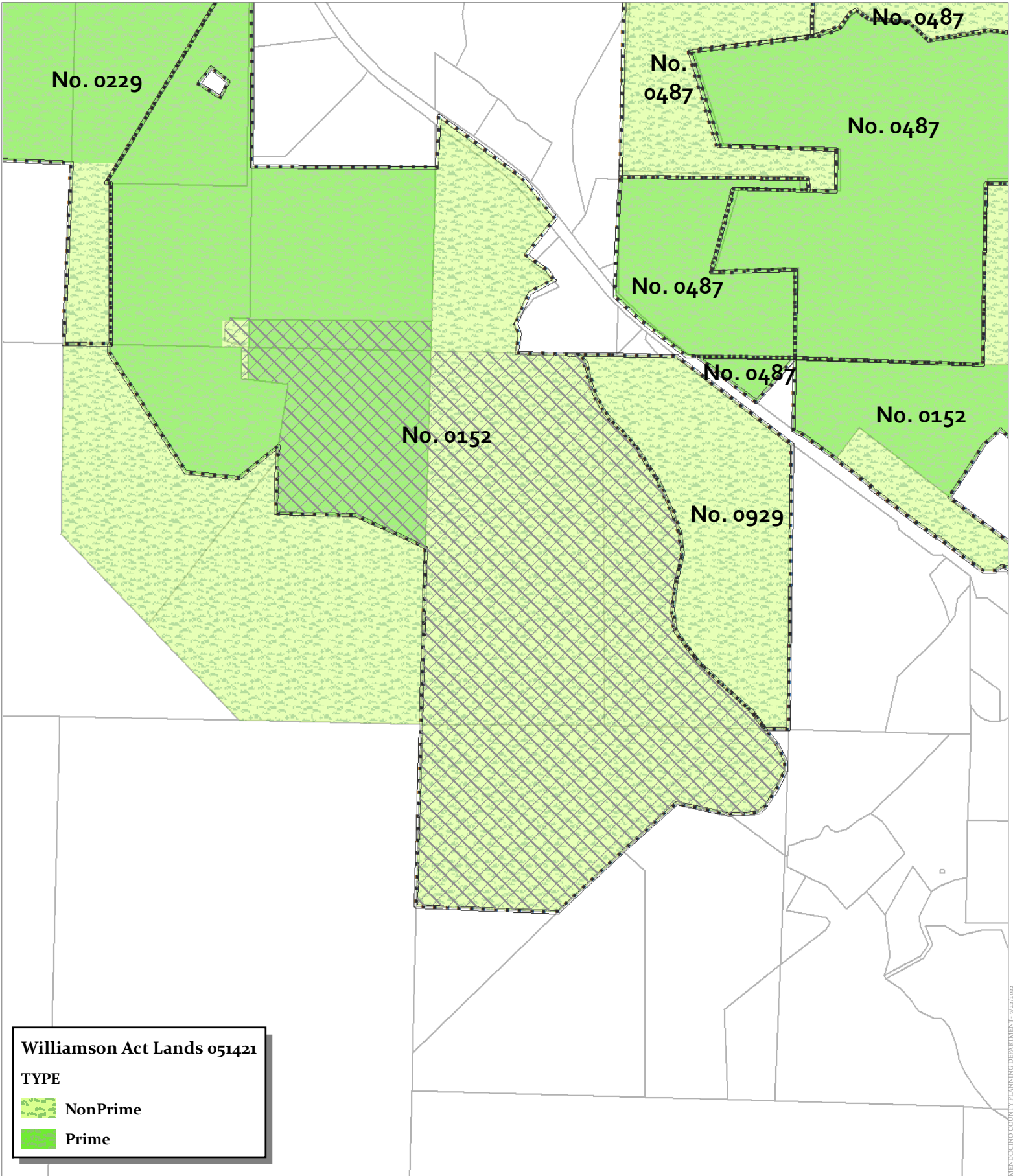


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WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2023

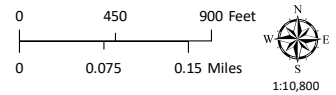


Williamson Act Lands 051421

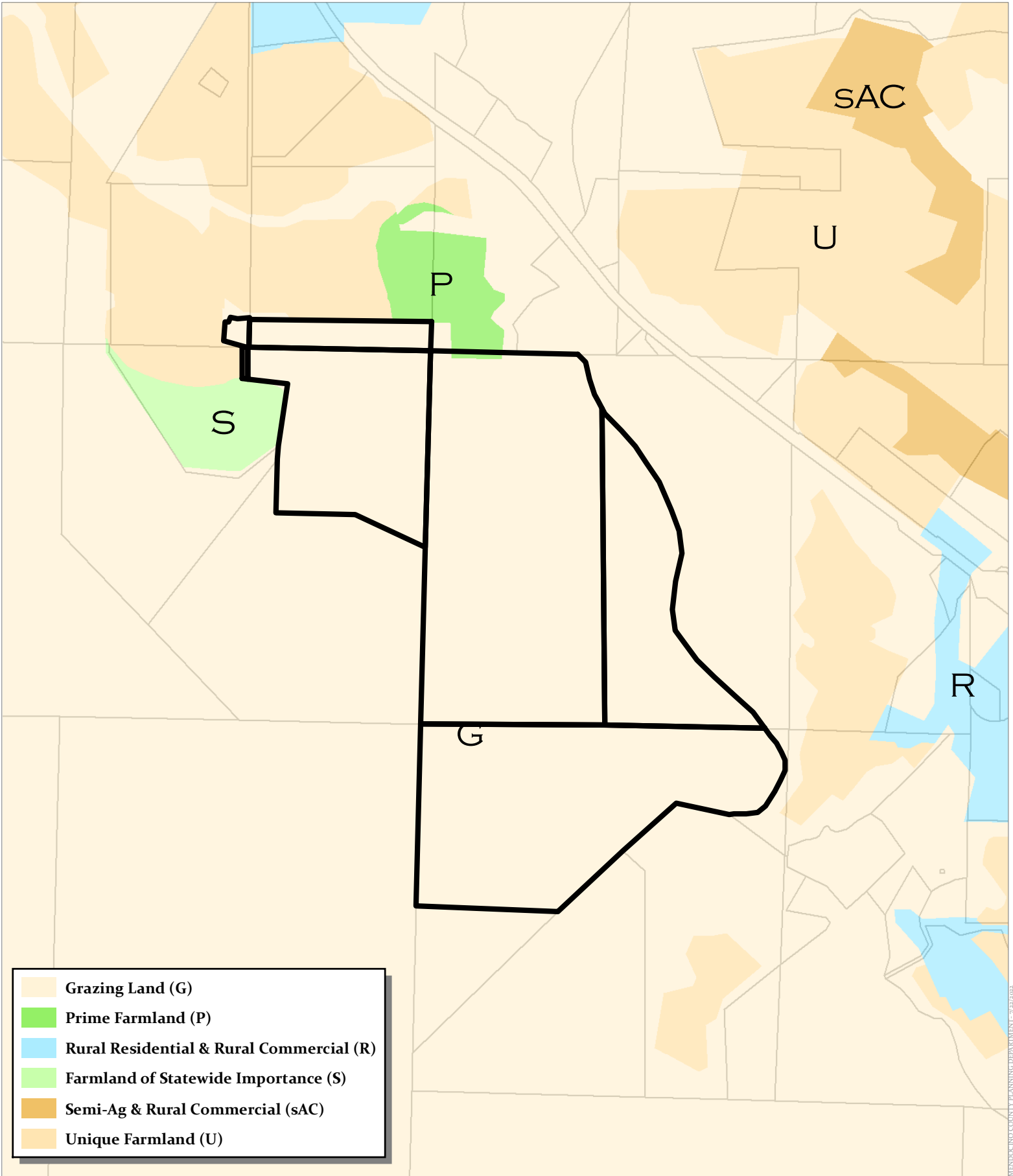
TYPE

-  NonPrime
-  Prime

 Contract Boundaries



CASE: RE 2022-0004
 OWNER: FAVELA, Andres
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