



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

May 15, 2023

Assessor
 Farm Advisor
 Agriculture Commissioner
 Resource Lands Protection Committee
 CA Division of Land Resource Protection

Department of Forestry/ CalFire
 -Resource Management
 Department of Fish and Wildlife
 Redwood Valley Municipal Advisory Council
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Little Lake Fire District

CASE#: A_2023-0001
DATE FILED: 4/21/2023
OWNER/APPLICANT: PAUL SOUSA
AGENT: LEE PERSICO

REQUEST: Agricultural Preserve to establish a Williamson Act contract over 250± acres in the Willits area.
LOCATION: 2.5± miles northeast of Willits city center, on the southside of Canyon Road (CR 308), 500± feet south of its intersection with East Side Road (CR 304), located at 23701 East Side Road, Willits; APN's: 108-120-17, -11, 108-150-06, 103-180-08, & 108-181-01.

SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: STEVEN SWITZER
RESPONSE DUE DATE: May 30, 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 _____

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APNs: 108-120-17, -11, 108-150-06, 103-180-08, & 108-181-01

PARCEL SIZES: 35.13± to 93.34± Acres

GENERAL PLAN: Agricultural, (AG40), Range Lands (RL)

ZONING: Agricultural, (AG40), Rangeland (RL)

EXISTING USES: Agricultural, Residential

DISTRICT: 3 (Haschak)

RELATED CASES: BU_2007-0266 –Hay Storage/Tack Room, BU_2007-0265 –Stable, BU_2005-1008 –Barn

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural (AG40); Range Lands (RL)	Agricultural (AG40); Rangeland (RL)	3.85± to 57.42±	Agricultural, Residential
EAST:	Range Lands (RL)	Rangeland (RL)	78.79± to 81.94±	Recreation
SOUTH:	Agricultural (AG40); Range Lands (RL)	Agricultural (AG40); Rangeland (RL)	1.65± to 38.17±	Agricultural, Residential
WEST:	Agricultural (AG40)	Agricultural (AG40)	5.23± to 39.20±	Agricultural, Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Assessor's Office
- Farm Advisor
- Little Lake Fire District
- Redwood Valley MAC
- Resource Lands Protection Com.

STATE

- CALFIRE (Resource Management)
- California Div. of Land Resource Protection
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

The applicant currently raises pigs, sheep, goats, chickens, and cattle on the subject parcels with 80± acres dedicated for grain and hay.

ENVIRONMENTAL DATA

1. MAC:

GIS

Redwood Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate & Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Local Responsibility Area (LRA) & State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS

Grazing Lands

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Classifications 115, 150, 155, 179, 221, 225, & 236

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

Riverine & Freshwater Emergent Wetland

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

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Wente Scout Reservation (Boy Scouts)

17. LANDSLIDE HAZARD:

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

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

YES

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING SERVICES

CASE NO: A 2023-0001
DATE FILED: 4/21/23
FEE: \$4,657-
RECEIPT NO: 55867
RECEIVED BY: RPF
Office Use Only

APPLICATION FORM

APPLICANT:

Name: PAUL SOUSA Phone: 408-910-5143
Mailing Address: 23701 EASTSIDE RD
City: WILLITS State/Zip: CAL 95490 Email: P.SOUSA@HP@YAHOO.COM

PROPERTY OWNER:

Name: PAUL SOUSA Phone: 408-910-5143
Mailing Address: 23701 EASTSIDE RD
City: WILLITS State/Zip: CAL 95490 Email: P.SOUSA@HP@YAHOO.COM

AGENT:

Name: LEE P PERSICO Phone: 707 459-5389
Mailing Address: 100 50 STREET
City: WILLITS State/Zip: CAL Email: Lee.P.Persico@WILLITS.COM

ASSESSOR'S PARCEL NUMBER/S: 108-120-11, 108-102-17, 108-180-8, 108-150-6, 108-181-1

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: 3/22/23

Signature of Owner

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. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.

We are requesting creation of the new contract. We are running "East side Ranch" out of 23701 Eastside Road. I raise pigs, sheep, goats, chickens and cattle from the property. I own 250 Acres and 80 Acres are grass hay.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" 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:	2		7,500 sqft		
GRAND TOTAL (Equal to gross area of Parcel):					

3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: 0

Estimated No. of shifts per day: 0

Type of loading facilities proposed: N/A

4. Will the project be phased? (Work being done over separate periods of time)

NO YES If yes, explain your plans for phasing:

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

NO YES If yes, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

NO YES If yes, explain:

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

	Number	Size
No. of covered spaces:	N/A	
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.

NO YES 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: N/A 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: N/A

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

NO YES

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

NO YES

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

NO YES If yes, explain how:

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

NO YES

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

NO YES

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

Diking: NO YES

Filling: NO YES

Dredging: NO YES

Structures: *N/A* 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? NO YES

16. Will there be any exterior lighting?

NO YES 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: NO YES

18. What will be the method of sewage disposal?

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

19. What will be the domestic water source:

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

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

- NO YES If yes, list below (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.)

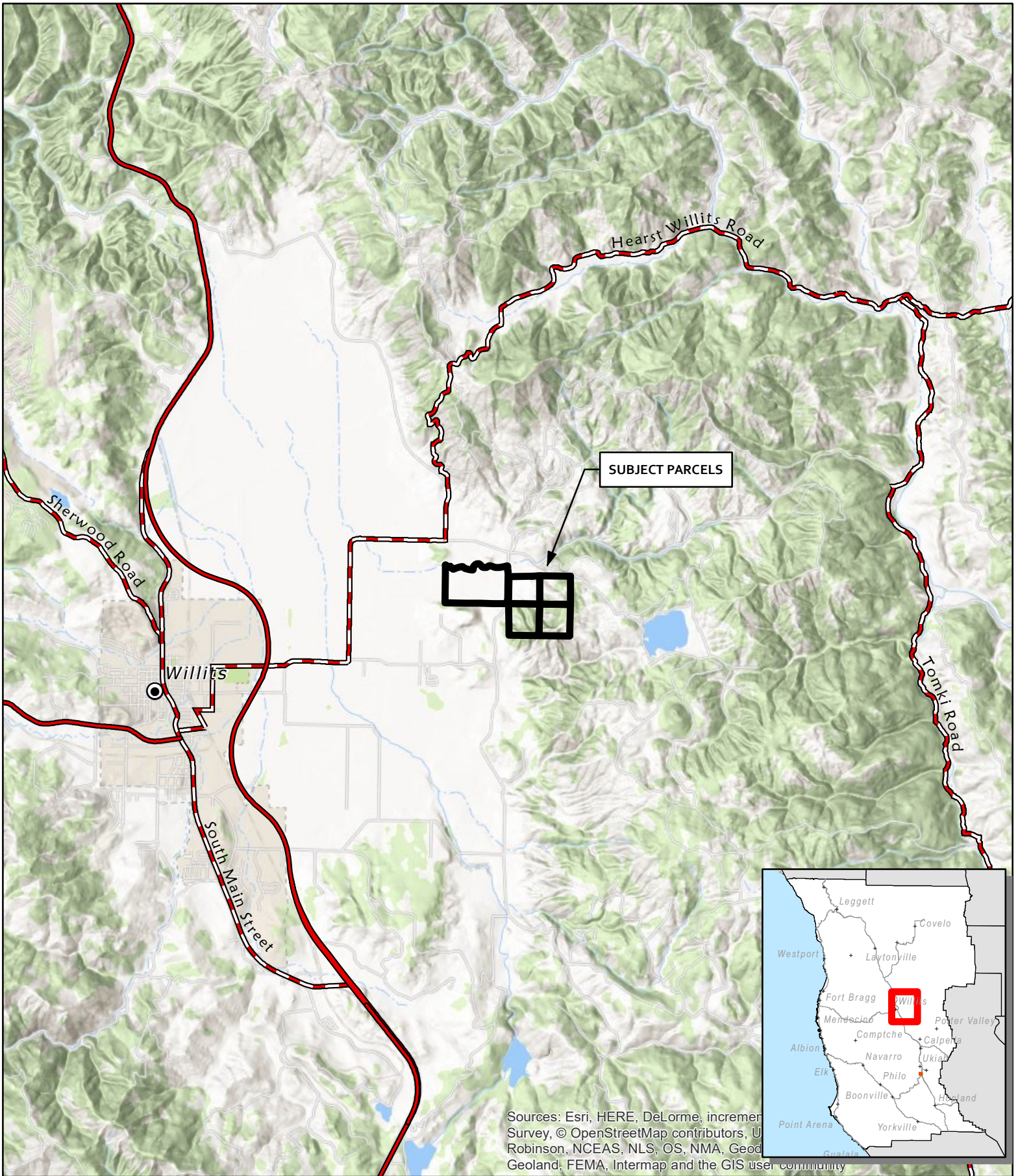
East on Commercial Street from Main Street. Turn left on East side Rd At big oak tree drive North on Eastside Rd until you see big red barn on right side and Aluminum hanger on left side.

23. Are there existing structures on the property? If yes and the proposal is for a subdivision, describe below and identify the use of each structure on the plot plan or tentative map.

- NO YES
- Not for Subdivision
- _____
- _____
- _____

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.

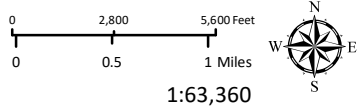
- NO YES
- _____
- _____
- _____



SUBJECT PARCELS

Sources: Esri, HERE, DeLorme, increment Survey, © OpenStreetMap contributors, U Robinson, NCEAS, NLS, OS, NMA, Geod Geoland, FEMA, Intermap and the GIS user community

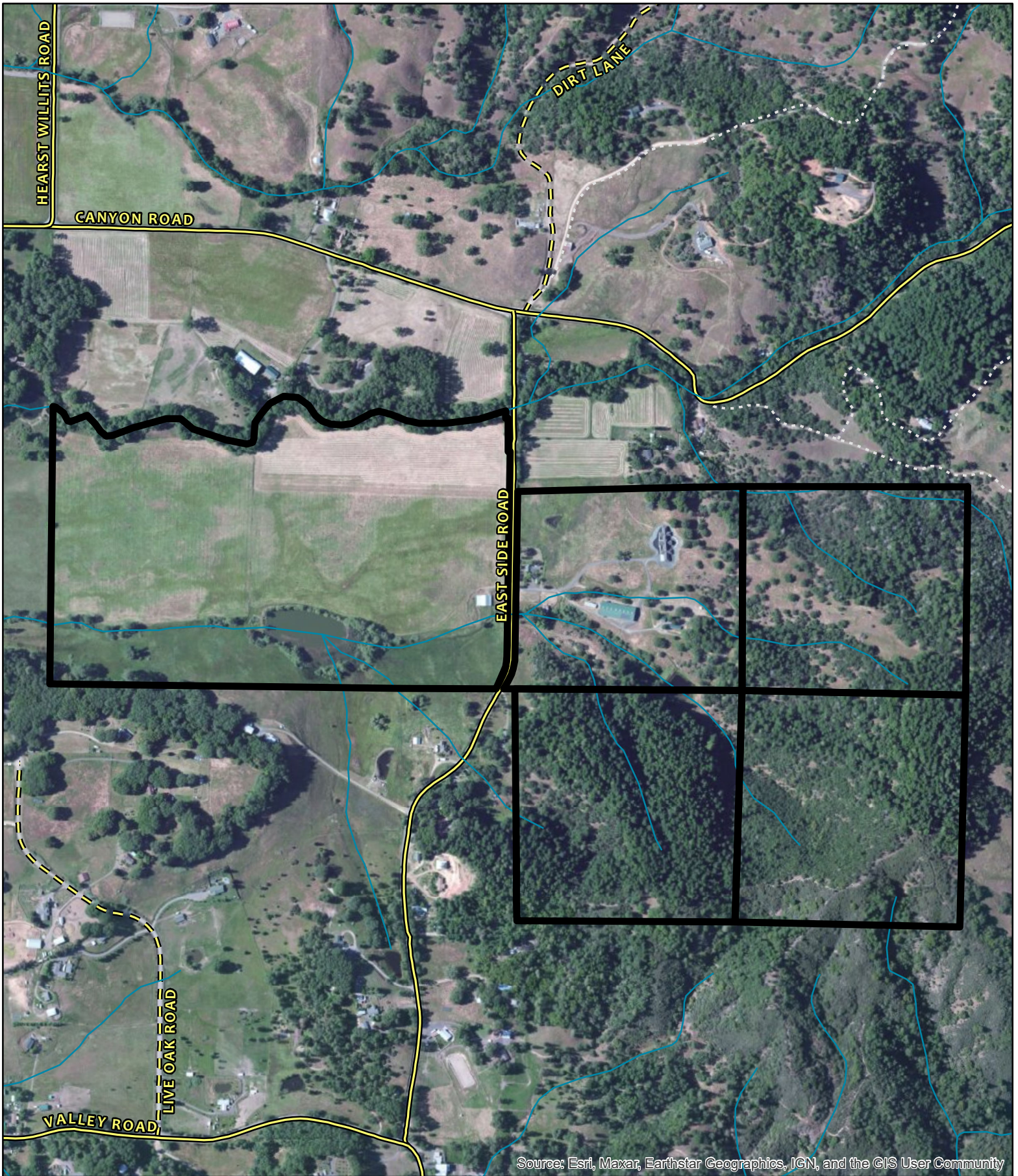
- CASE: CDP 2021-0051**
 - OWNER: County of Mendocino**
 - APN: Various**
 - APLCT: AT&T California**
 - AGENT: Bernie Sopp, AT&T**
 - ADDRESS: Navarro Ridge Road**
- Major Towns & Places
 - Highways
 - Major Roads



1:63,360




LOCATION

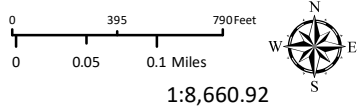
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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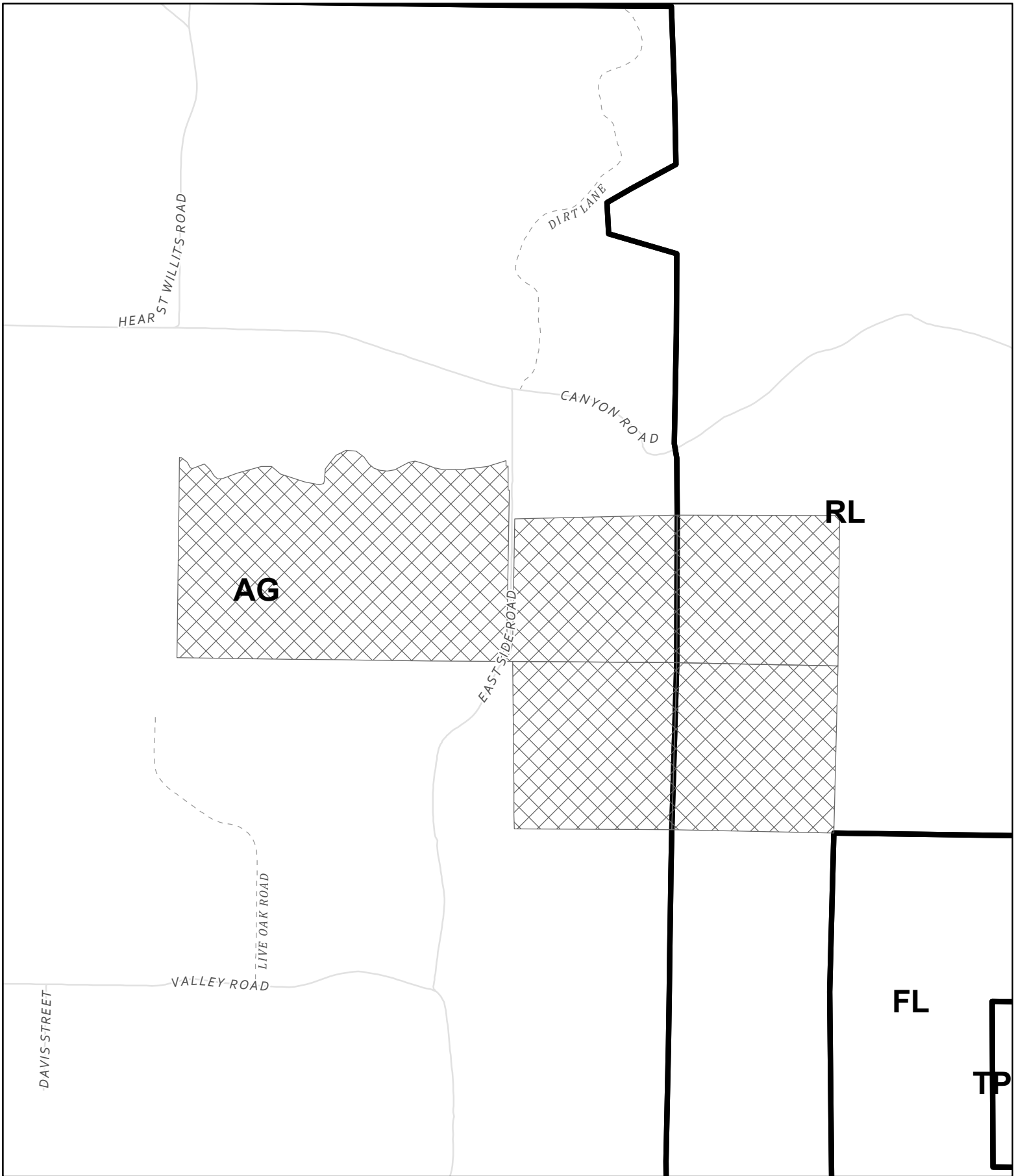
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



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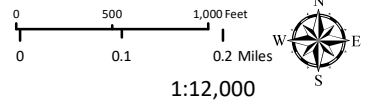
AERIAL IMAGERY

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OWNER: County of Mendocino
APN: Various
APLCT: AT&T California
AGENT: Bernie Sopp, AT&T
ADDRESS: Navarro Ridge Road

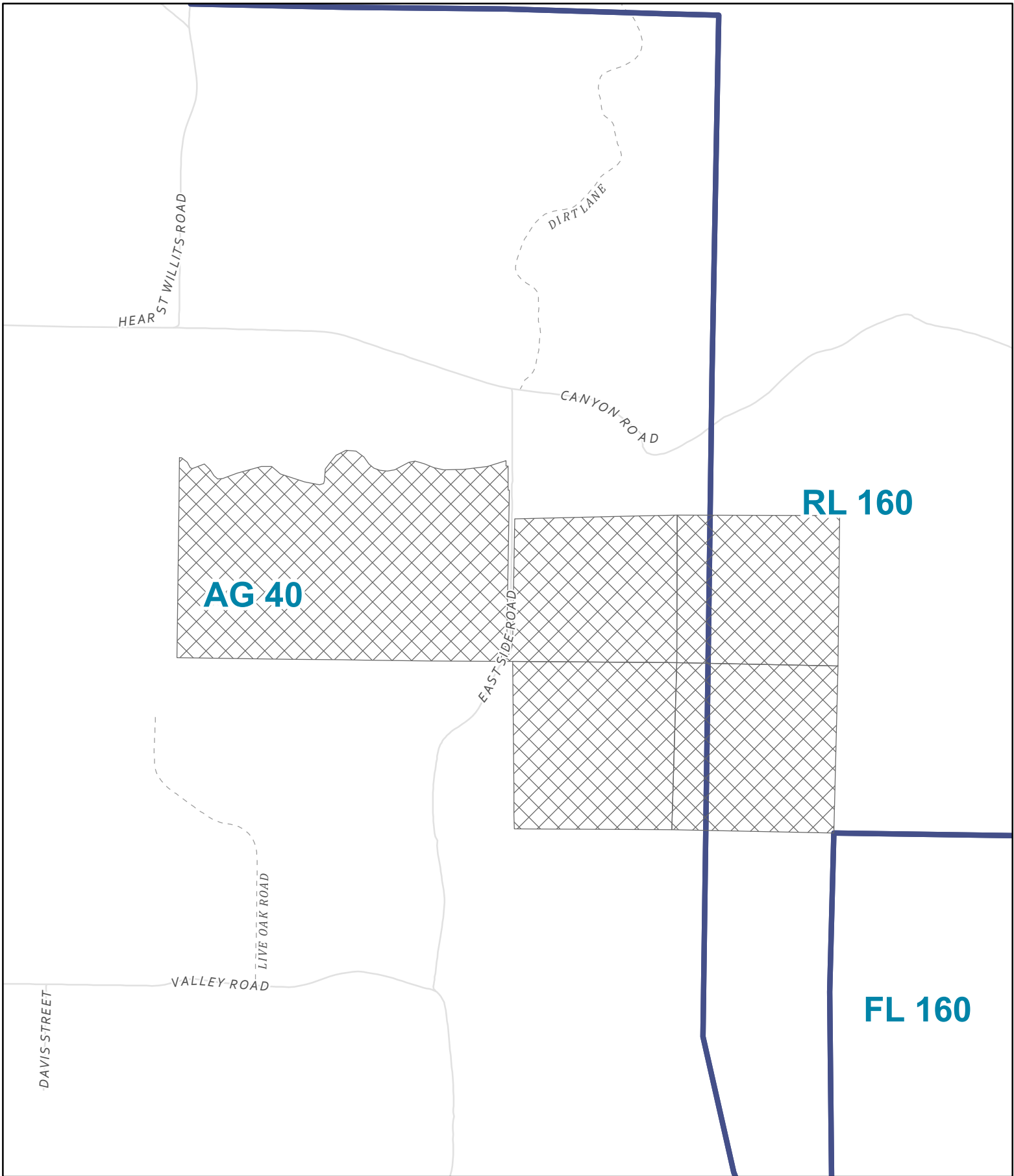
 Zoning Districts
 Public Roads
 Private Roads



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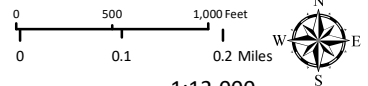
ZONING

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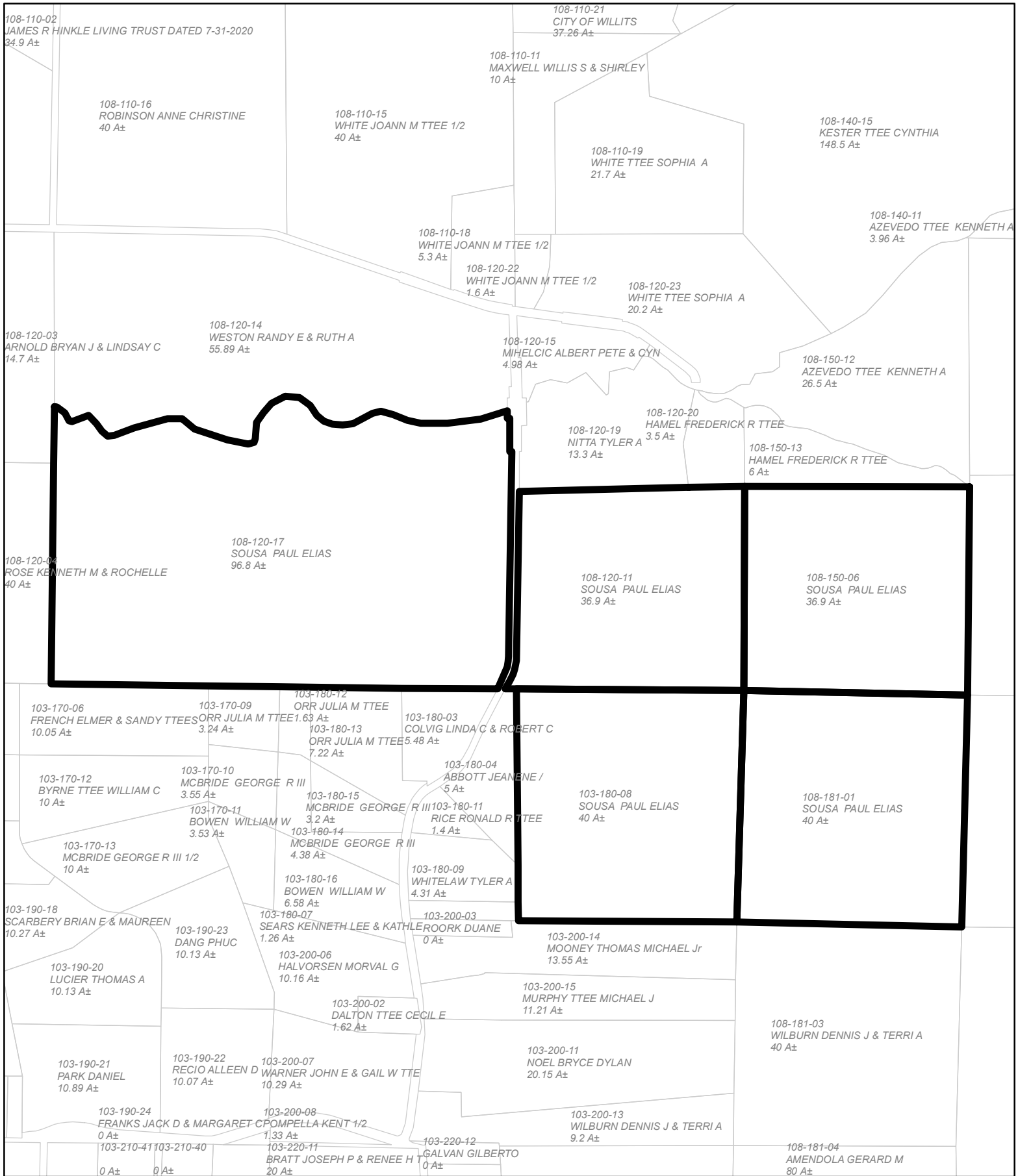
— Public Roads
 - - - Private Roads



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GENERAL PLAN

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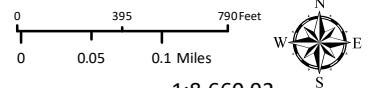
APN: Various

APLCT: AT&T California

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ADDRESS: Navarro Ridge Road

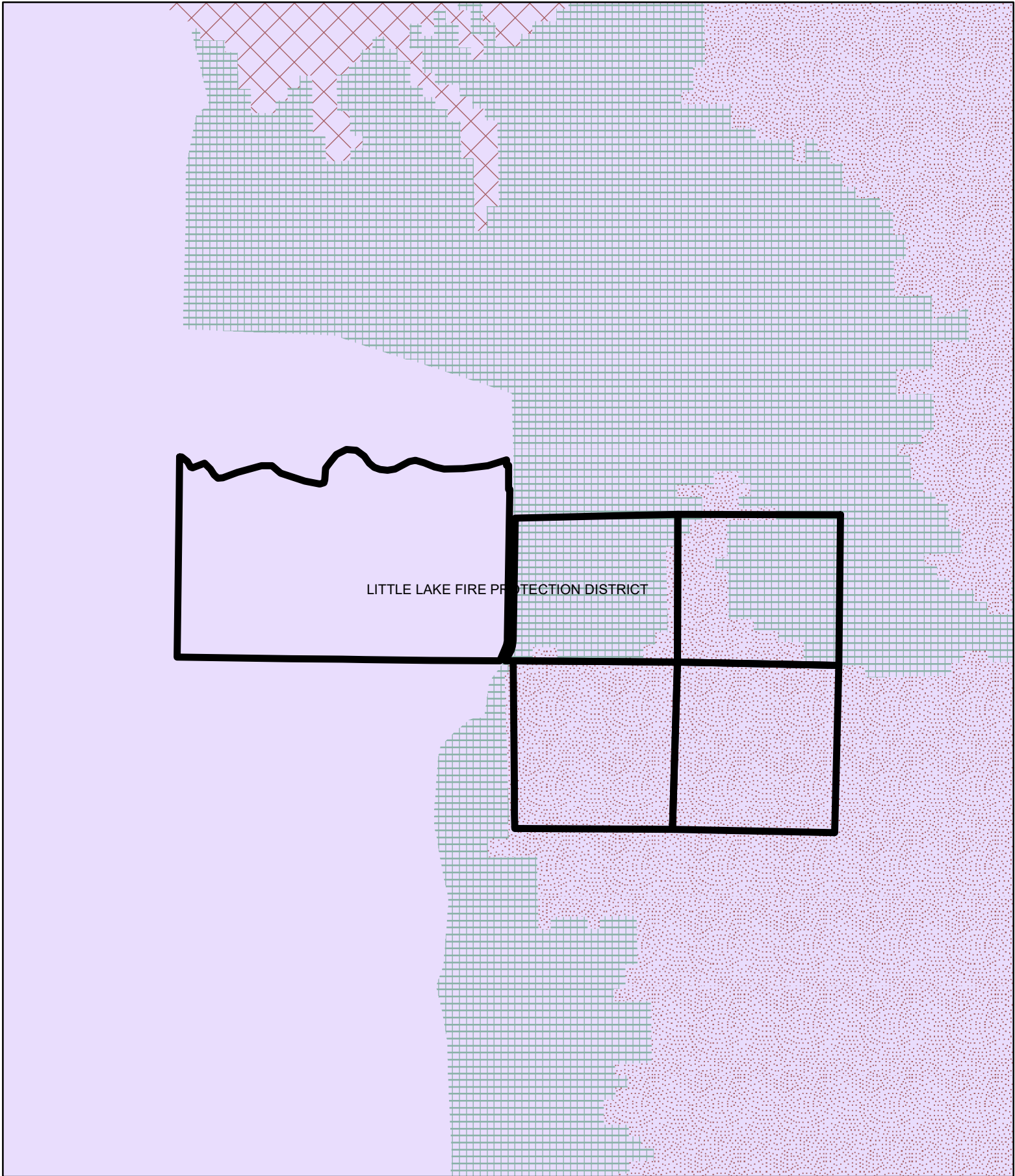
Assessors Parcels



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ADJACENT PARCELS

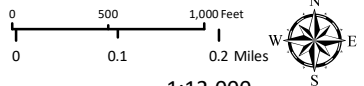
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LITTLE LAKE FIRE PROTECTION DISTRICT

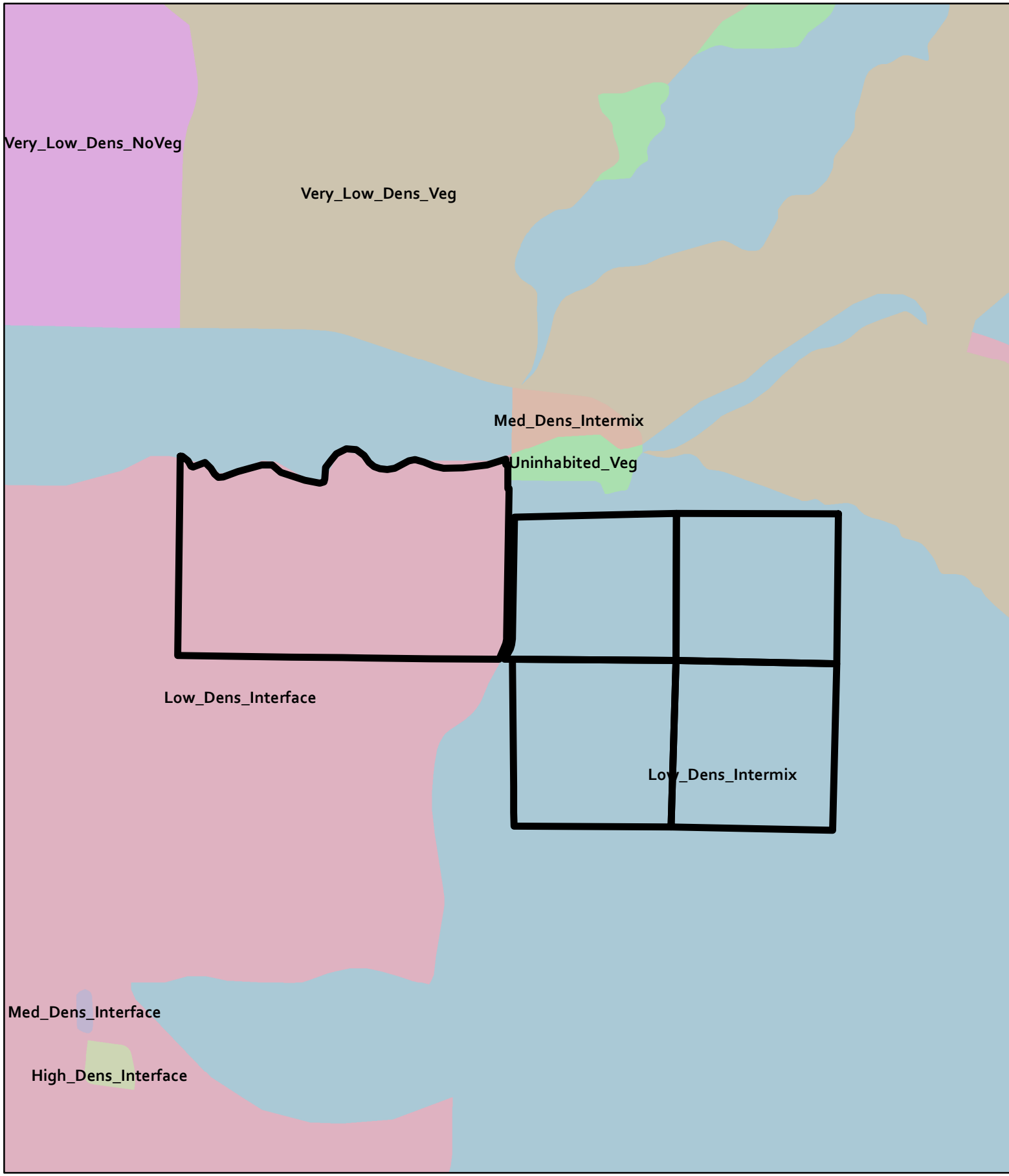
CASE: CDP 2021-0051
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ADDRESS: Navarro Ridge Road

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

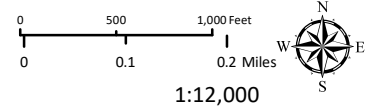


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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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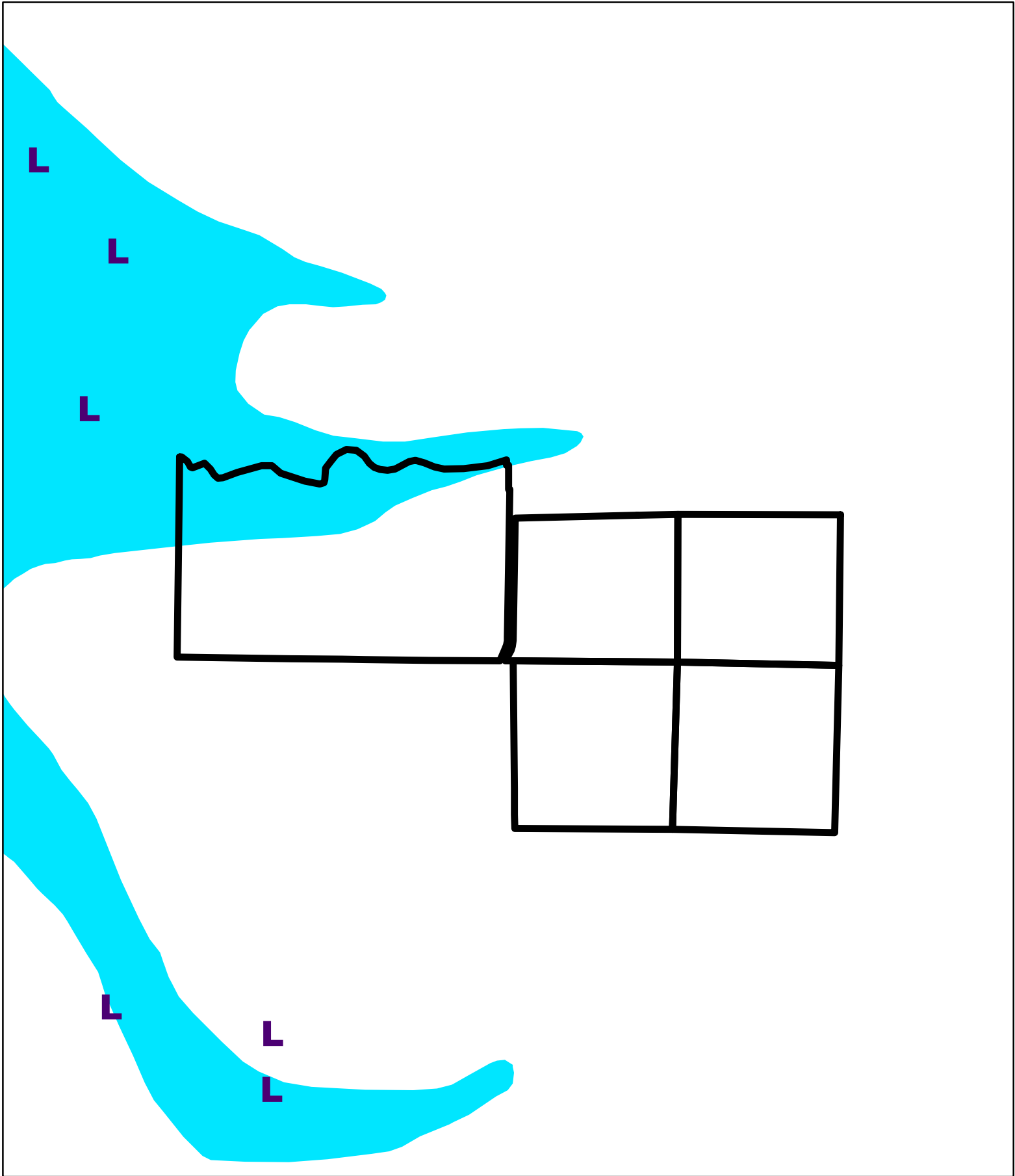


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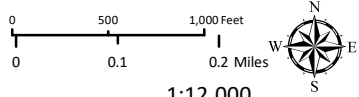
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WILDLAND-URBAN INTERFACE

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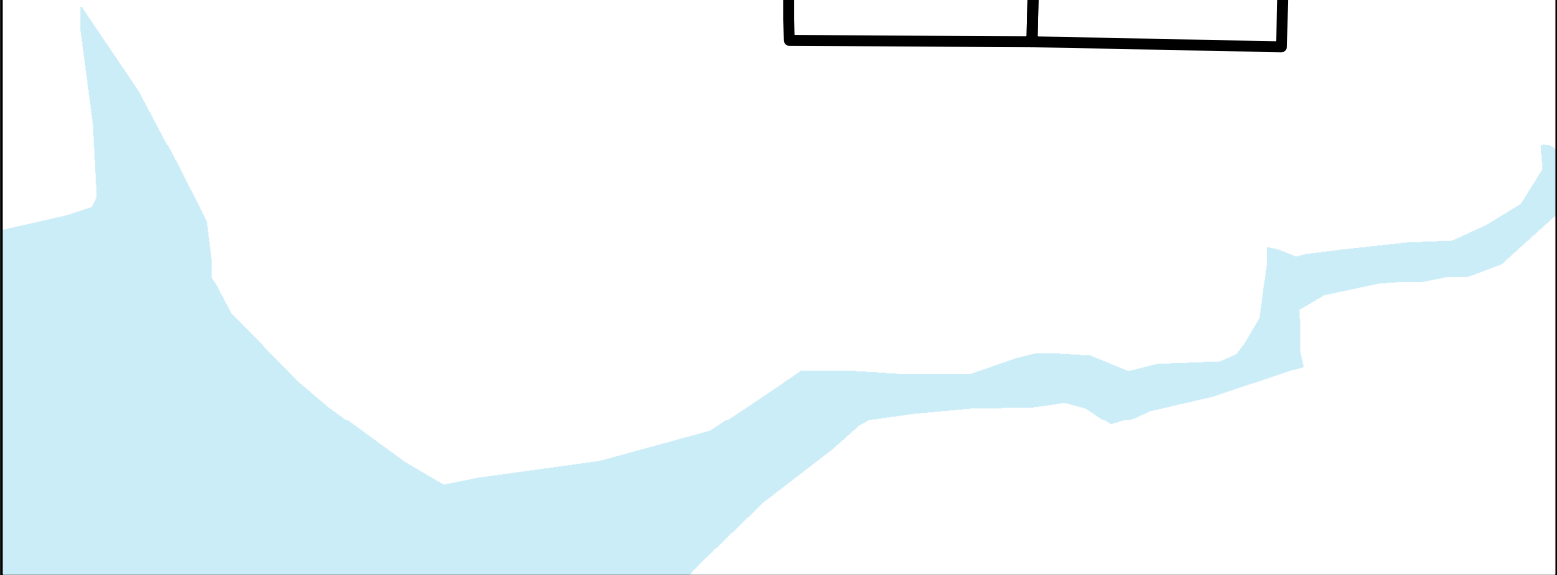
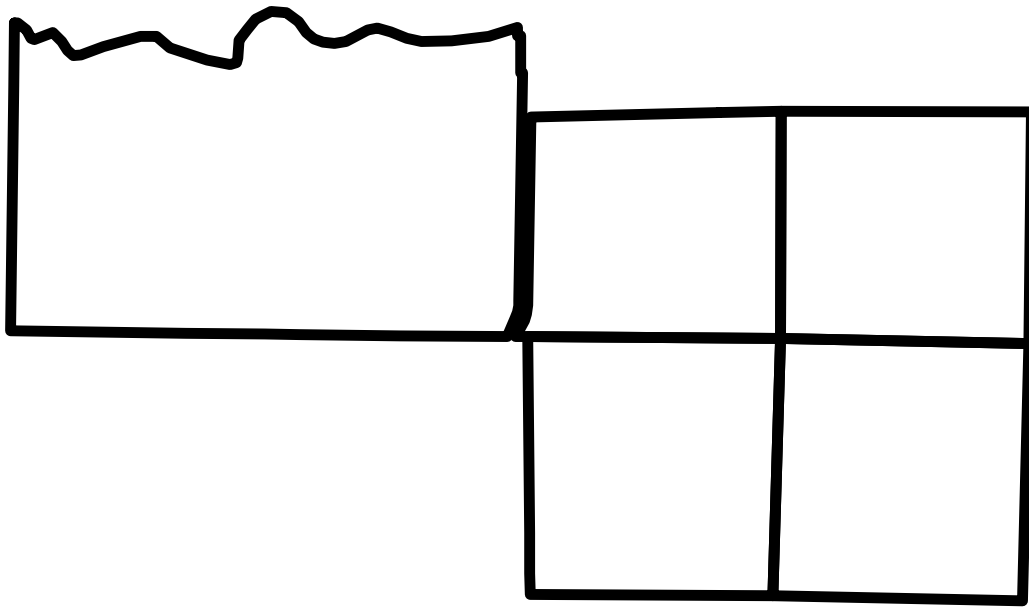
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 LOMA Letters
 1% Annual Chance Flood Hazard



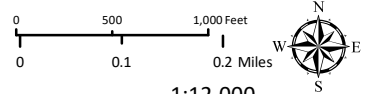
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FLOOD ZONES

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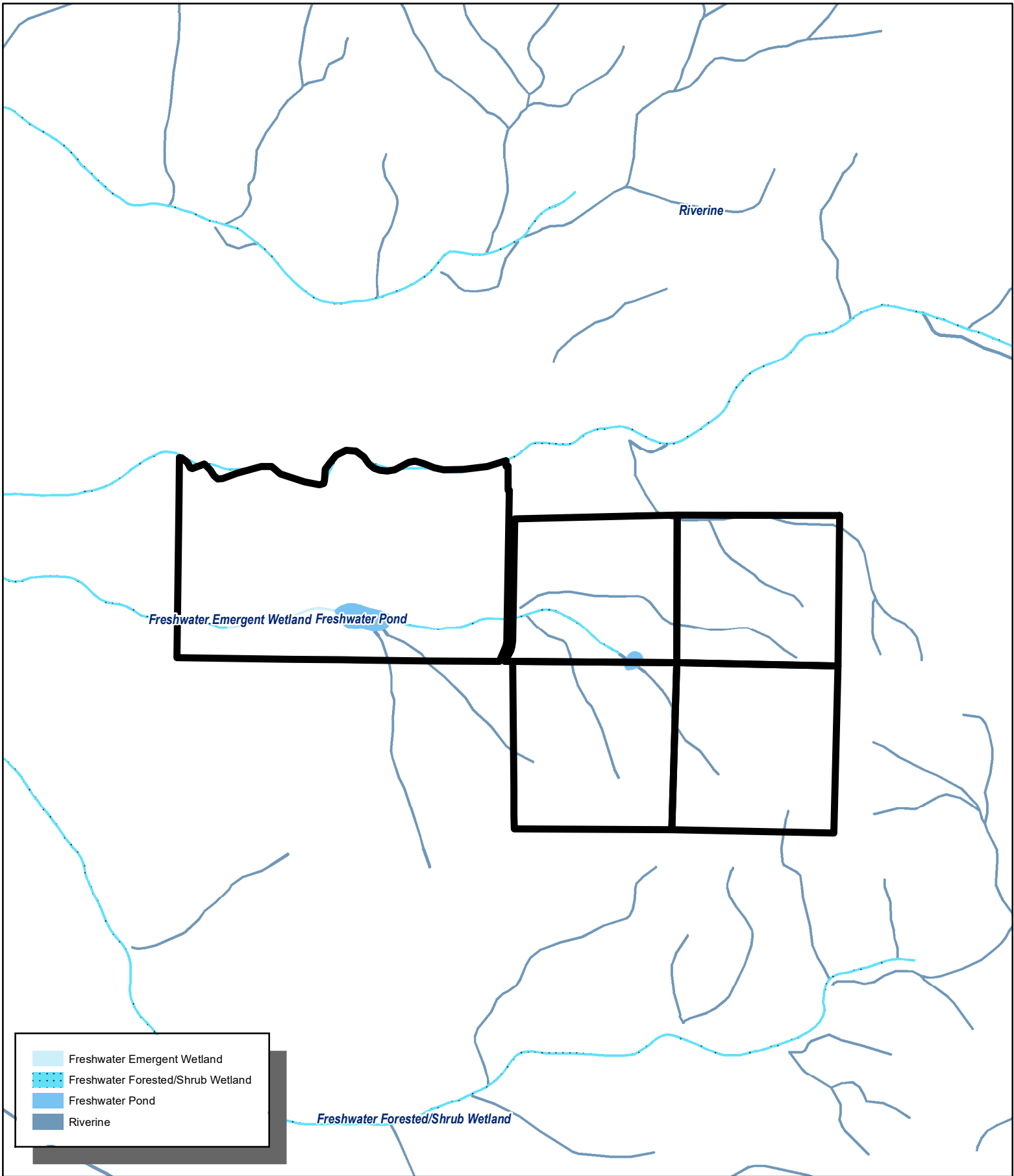
 Scout Lake



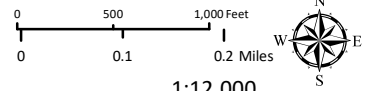
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DAM INUNDATION ZONE

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WETLANDS

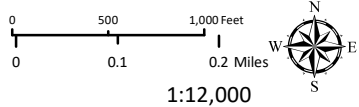
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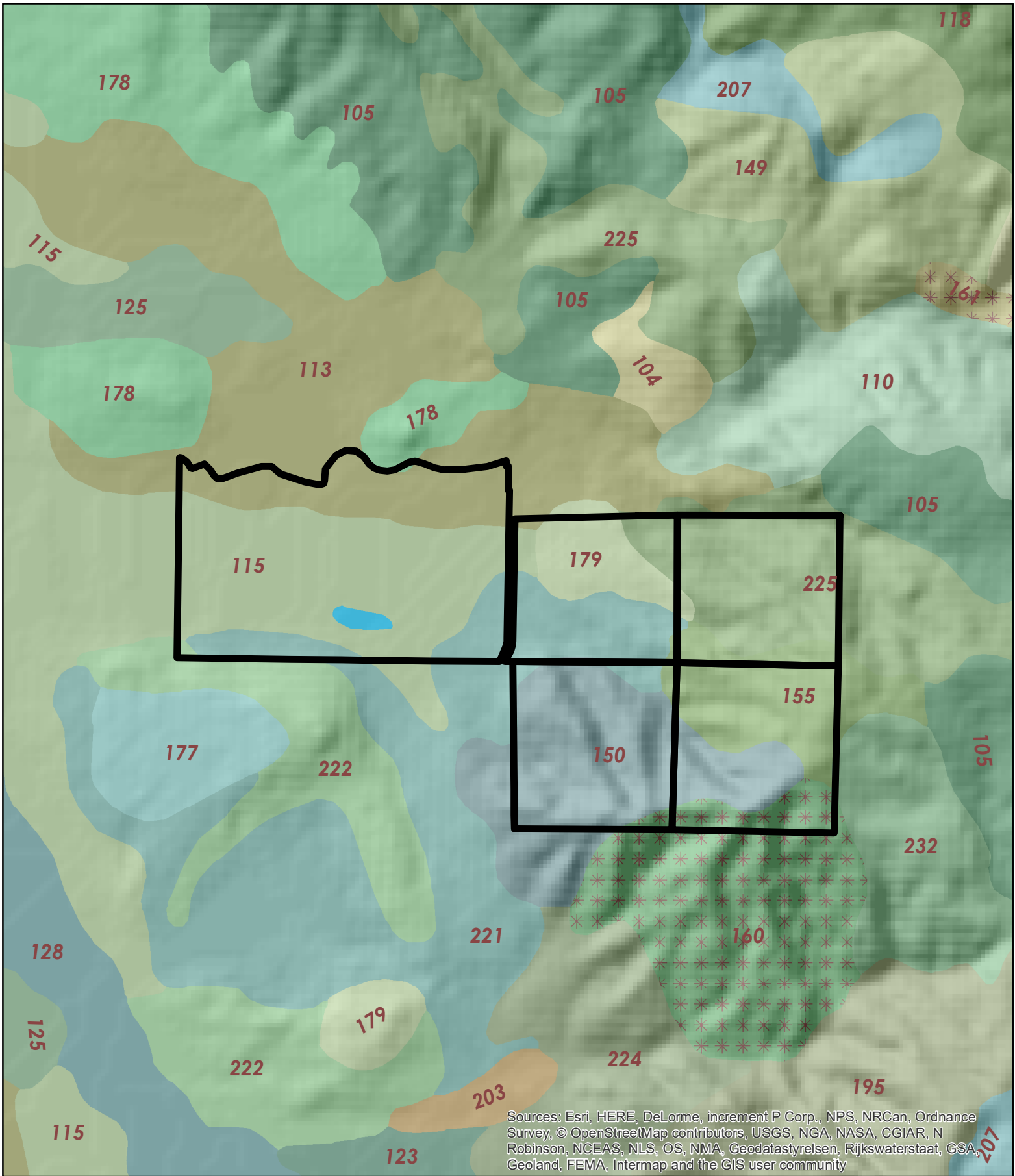
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	0° - 14°
	15° - 32°
	33° - 72°

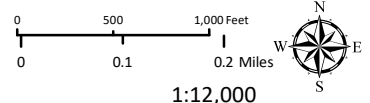


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ESTIMATED SLOPE

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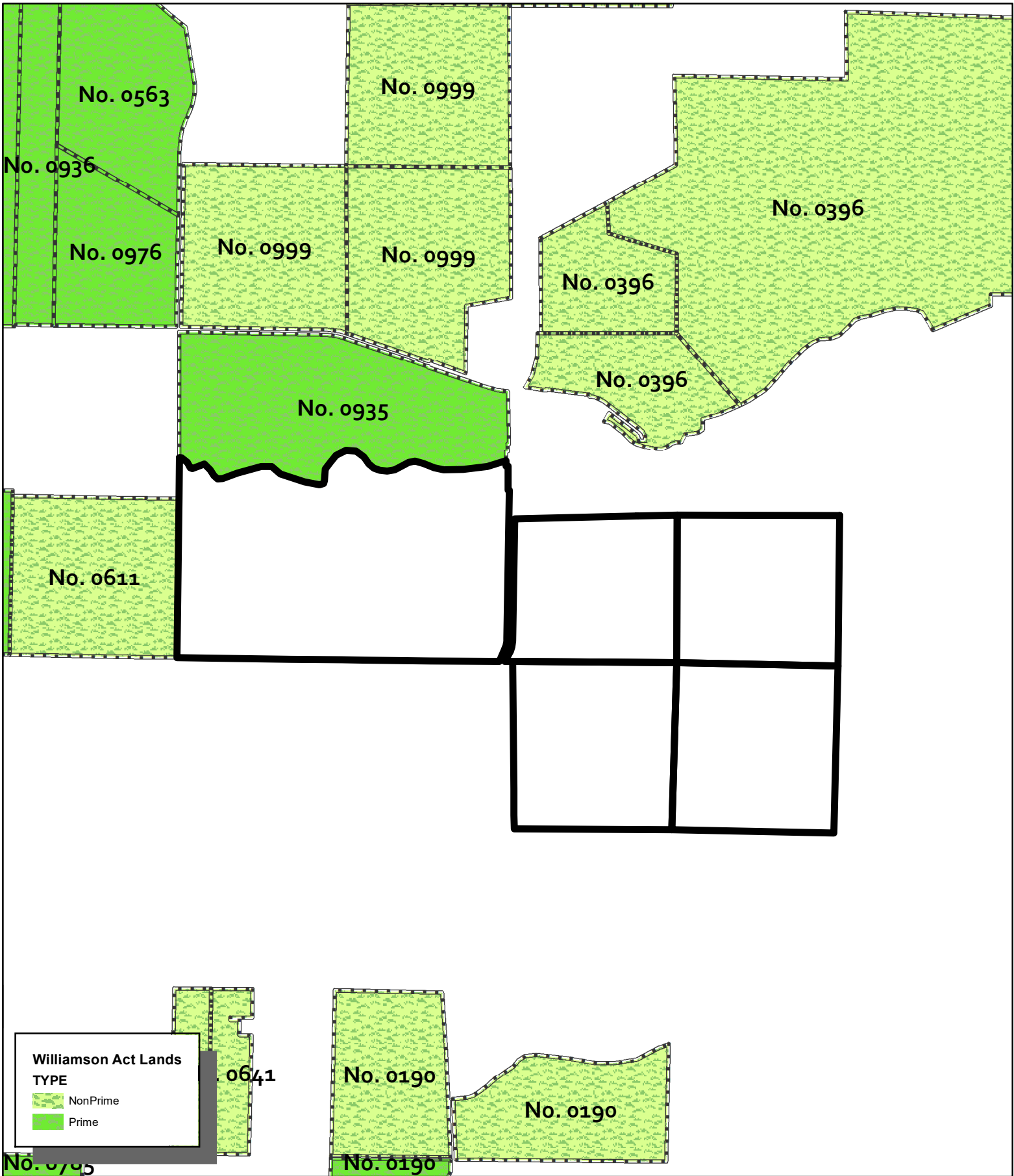


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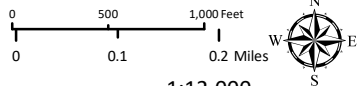


EASTERN SOIL CLASSIFICATIONS

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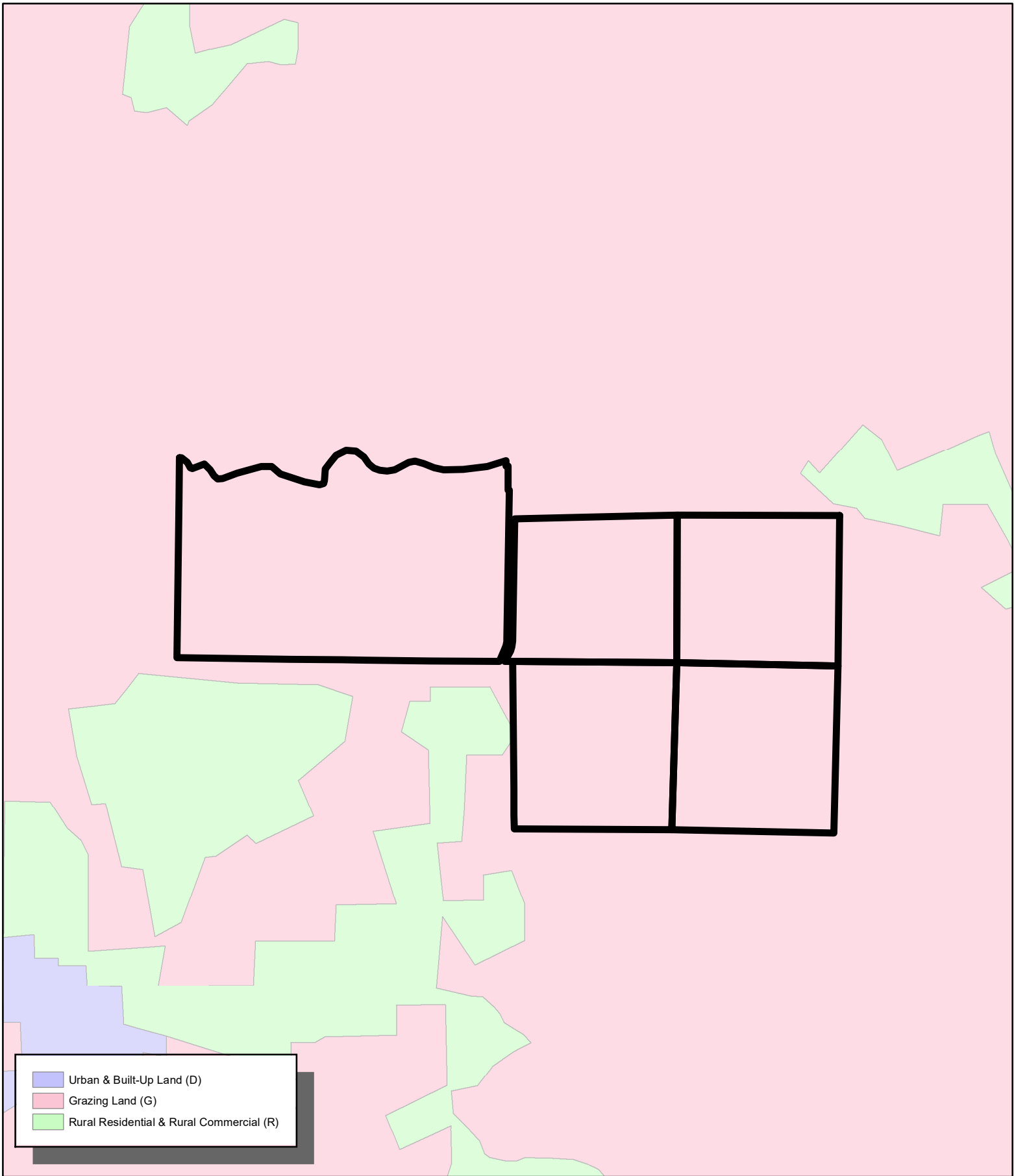
Williamson Act Lands
TYPE
 NonPrime
 Prime



CASE: CDP 2021-0051
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ADDRESS: Navarro Ridge Road

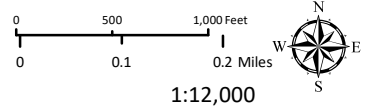
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WILLIAMSON ACT

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Urban & Built-Up Land (D)
Grazing Land (G)
Rural Residential & Rural Commercial (R)

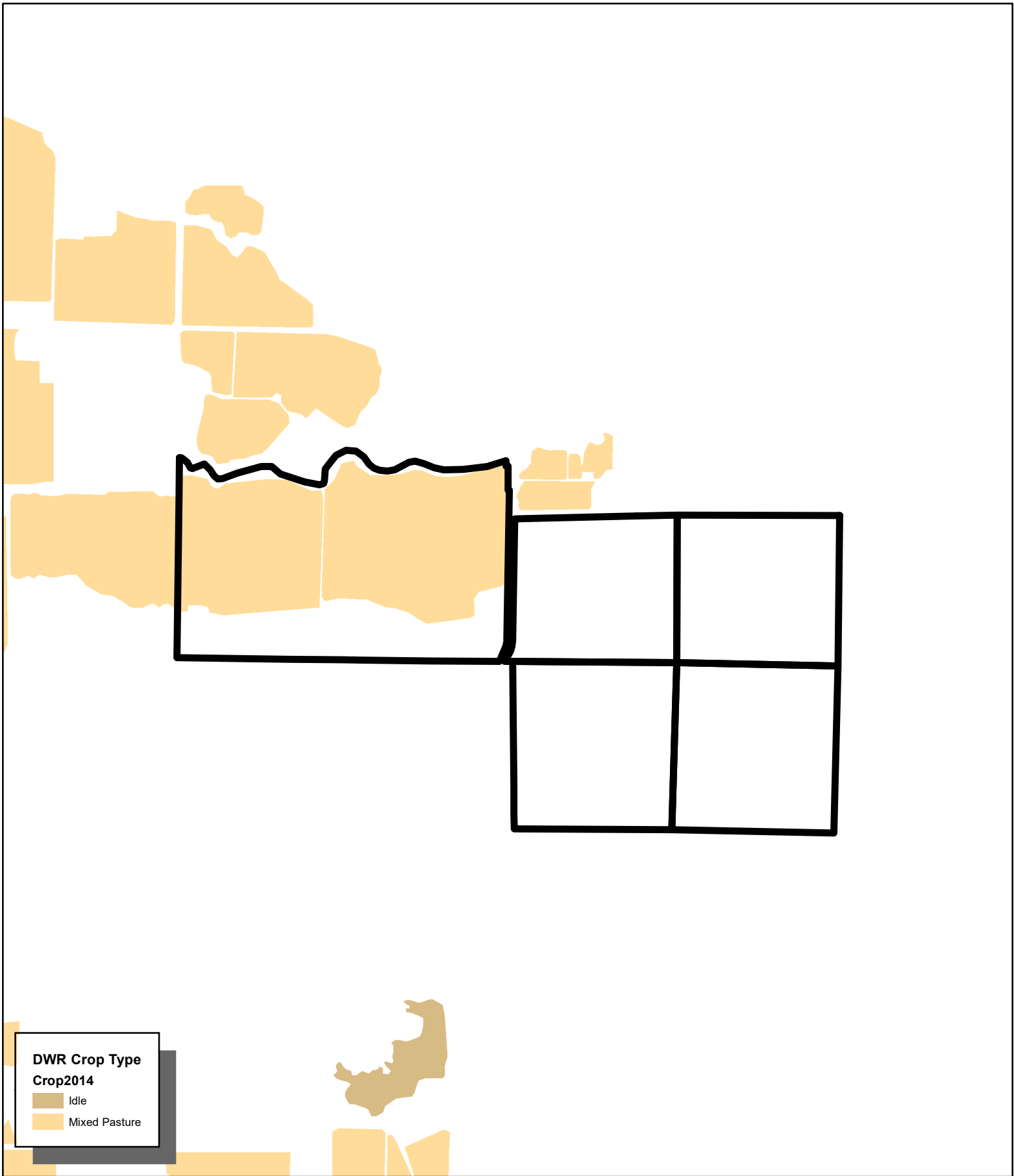
CASE: CDP 2021-0051
OWNER: County of Mendocino
APN: Various
APLCT: AT&T California
AGENT: Bernie Sopp, AT&T
ADDRESS: Navarro Ridge Road



1:12,000

IMPORTANT FARMLANDS

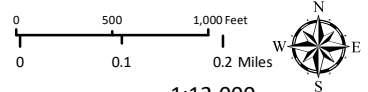
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**DWR Crop Type
Crop2014**

- Idle
- Mixed Pasture

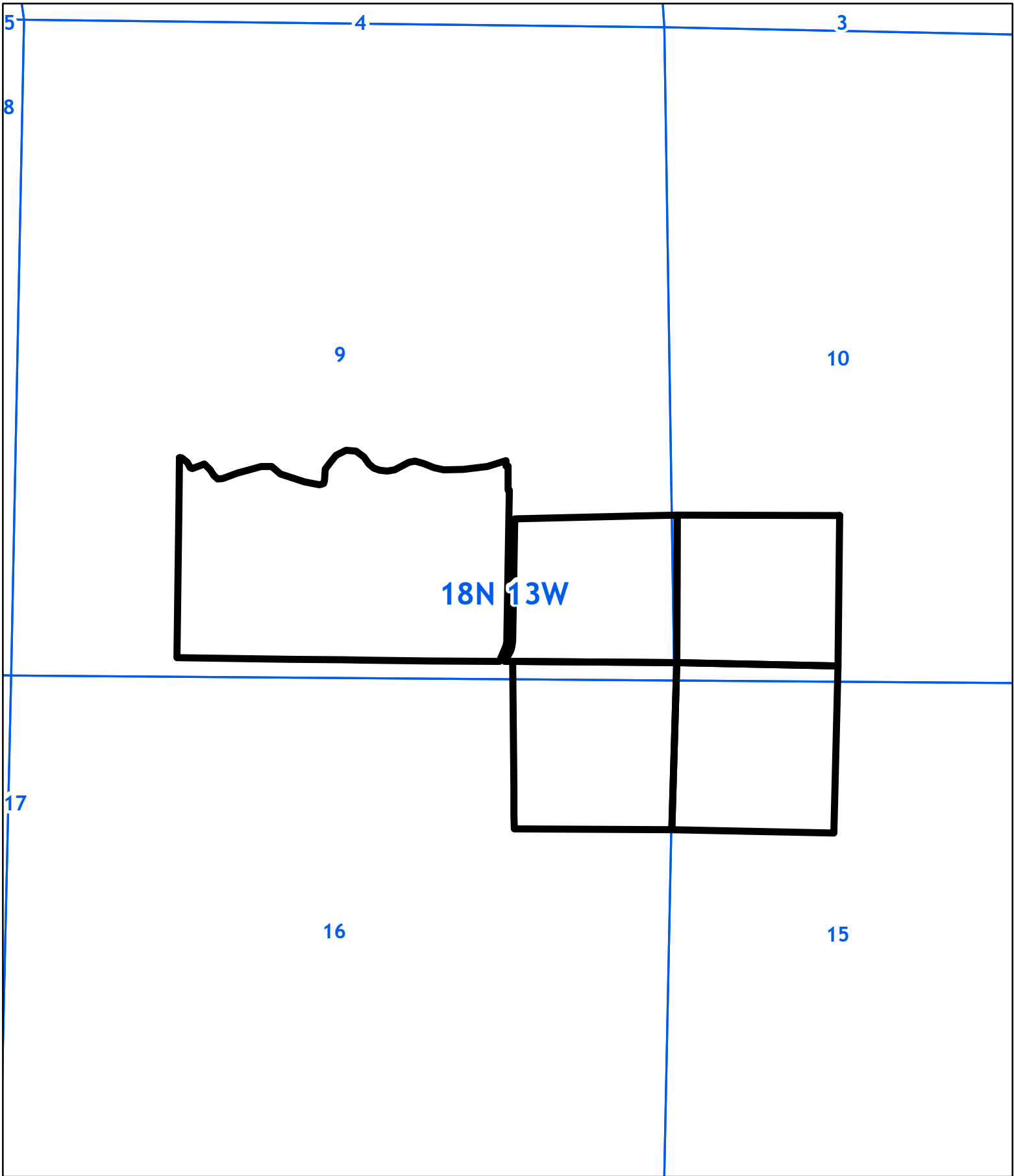
CASE: CDP 2021-0051
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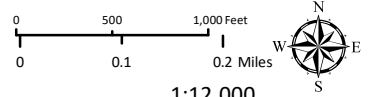
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DWR CROP TYPES

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TOWNSHIP, RANGE & SECTION

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