



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

February 17, 2021

Environmental Health - Ukiah

Building Inspection - Ukiah

CASE#: AP_2021-0002

DATE FILED: 1/19/2021

OWNER: FOX KIRK A

APPLICANT: FOX CORI

REQUEST: Administrative Permit to allow for a Family Care Unit (FCU) to be used by the caretaker of the property owner.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 0.5± miles northwest of Yorkville center, on the east side of Big Oaks Drive (CR 120A), 700± feet north of its intersection with Highway 128; located at 26101 Big Oaks Dr., Yorkville (APN 046-270-17).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: March 3, 2021

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@co.mendocino.ca.us. 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: ADMINISTRATIVE PERMIT AP_2021-0002

OWNER: KIRK FOX

APPLICANT: CORI FOX

REQUEST: Administrative Permit to allow for a Family Care Unit (FCU) to be used by the caretaker of the property owner.

LOCATION: 0.5± miles northwest of Yorkville center, on the east side of Big Oaks Drive (CR 120A), 700± feet north of its intersection with Highway 128; located at 26101 Big Oaks Dr., Yorkville (APN 046-270-17).

APN/S: 049-270-17

PARCEL SIZE: 1± Acres

GENERAL PLAN: Rural Community (RC)

ZONING: Rural Community (RC:40K)

EXISTING USES: Residential

DISTRICT: 5th District (Williams)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL:160)	Rangeland (RL:160)	175± Acres (A)	Rangeland
EAST:	Rangeland (RL:160)	Rangeland (RL:160)	175± A	Rangeland
SOUTH:	Rangeland (RL:160)	Rangeland (RL:160)	175± A	Rangeland
WEST:	Rural Community (RC)	Rural Community (RC)	1± A	Residential

REFERRAL AGENCIES

LOCAL

- Building Division (Ukiah)
 - Environmental Health (EH)
-

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM VANDY VANDEWATER

DATE: 2/16/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*Redwood Valley- Calpella Fire Protection District
CalFire*

4. FARMLAND CLASSIFICATION:

GIS

(D) Urban & Built-Up Land

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

N/A

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

NONE

12. EARTHQUAKE FAULT ZONE:

NO

Earthquake Fault Zone Maps; GIS

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

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

NO

22. OAK WOODLAND AREA:

USDA

YES

23. HARBOR DISTRICT:

Sec. 20.512

N/A



Planning and Building Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
Office use only	

APPLICATION FORM

APPLICANT

Name: CORI FOX Phone: 707-291-3347

Mailing Address: P.O. BOX 105

City: YORKVILLE State/Zip: CA 95494 email: corifox23@gmail.com

PROPERTY OWNER

Name: KIRK FOX Phone: 707-894-3601

Mailing Address: P.O. BOX 105

City: YORKVILLE State/Zip: CA 95494 email: grampsfox@gmail.com

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: _____ (Sq. feet/Acres) Address of Property: _____



Assessor Parcel Number(s): 0492701700

TYPE OF APPLICATION:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

ADMINISTRATIVE CARETAKER PERMIT

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


1-18-21

1-18-21

Signature of Applicant/Agent Date Signature of Owner Date

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? Yes 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
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

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

- A. Amount of cut _____ cubic yards
- B. Amount of fill _____ cubic yards
- C. Maximum height of fill slope _____ feet
- D. Maximum height of cut slope _____ feet
- E. Amount of import or export _____ cubic yards
- F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or 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 plan and building plans.

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

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: **GRINDER PUMP FROM 5th WHEEL TO EXSISTING SEPTIC**

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?
 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:
PERMIT #: BU 2020-2107 BUILDING PERMIT TO INSTALL GRINDER PUMP

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
26101 BIG OAKS DR.

23. Are there existing structures on the property? Yes No
 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.

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures _____ feet.

26. Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): _____ square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.




30. Indicate the surrounding land uses:

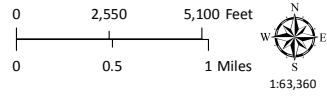
	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other				



MENDOCINO COUNTY PLANNING DEPARTMENT 1/26/2021

CASE: **AP 2021-0002**
 OWNER: **FOX, Kirk**
 APN: **049-270-17**
 APLCT: **Cori Fox**
 AGENT:
 ADDRESS: **26101 Big Oaks Drive, Yorkville**

-  Major Towns & Places
-  Highways
-  Major Roads





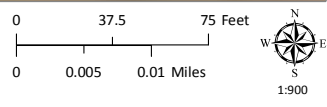
LOCATION MAP



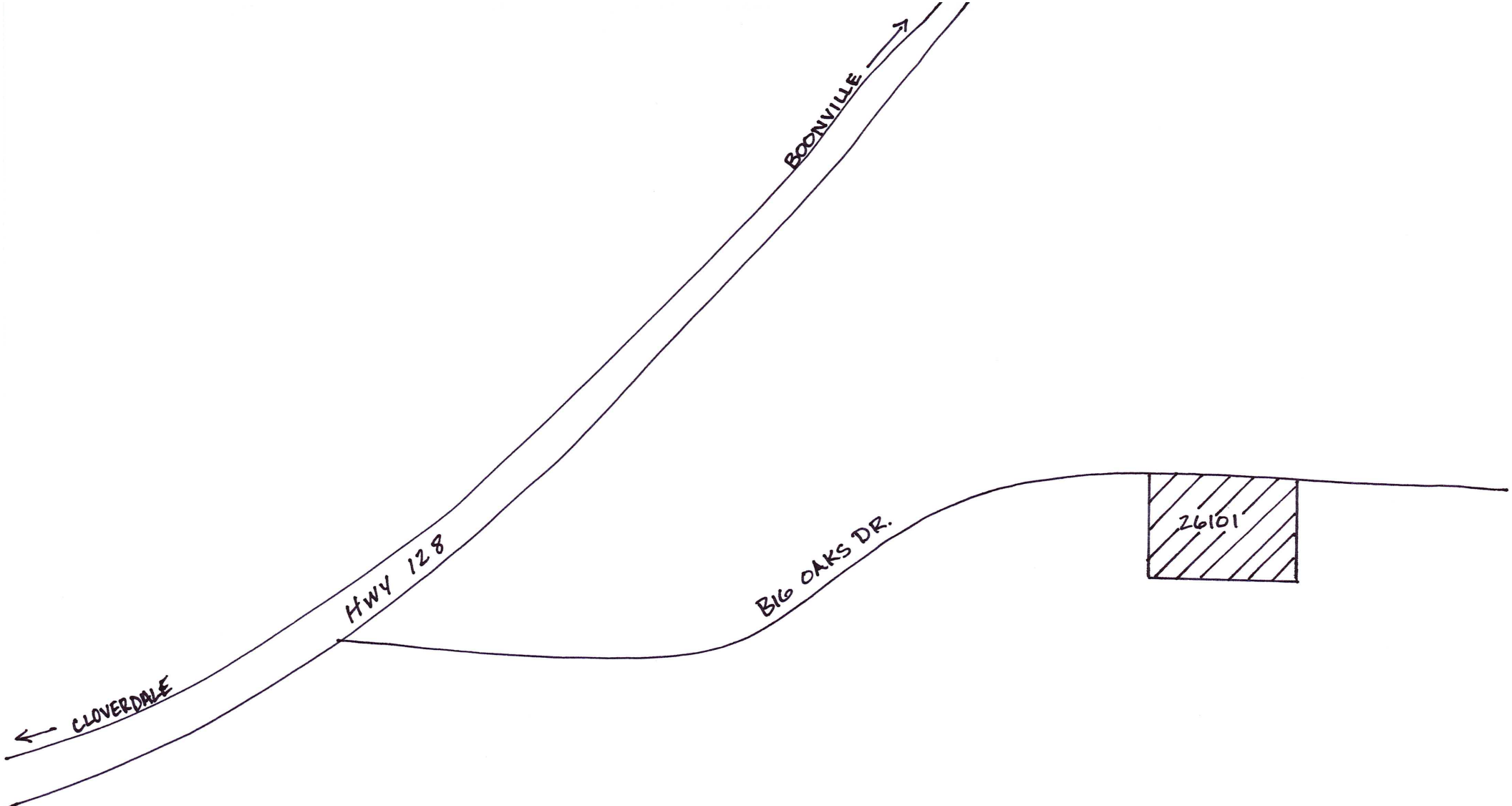
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/20/2024

CASE: AP 2021-0002
OWNER: FOX, Kirk
APN: 049-270-17
APLCT: Cori Fox
AGENT:
ADDRESS: 26101 Big Oaks Drive, Yorkville

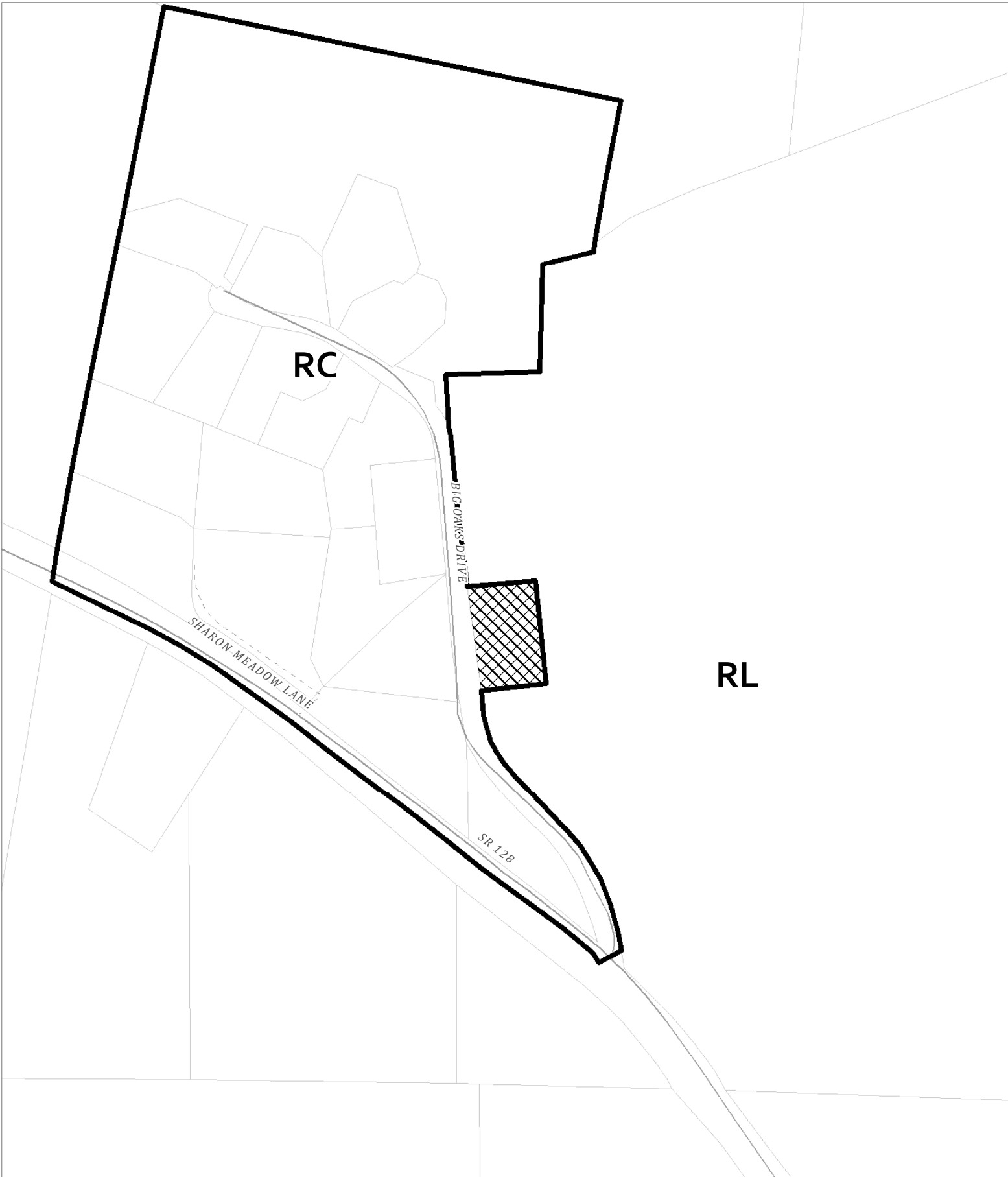
-  Named Rivers
-  Public Roads





AERIAL IMAGERY

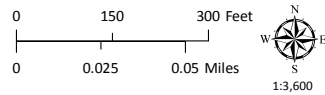


SCALE  NORTH

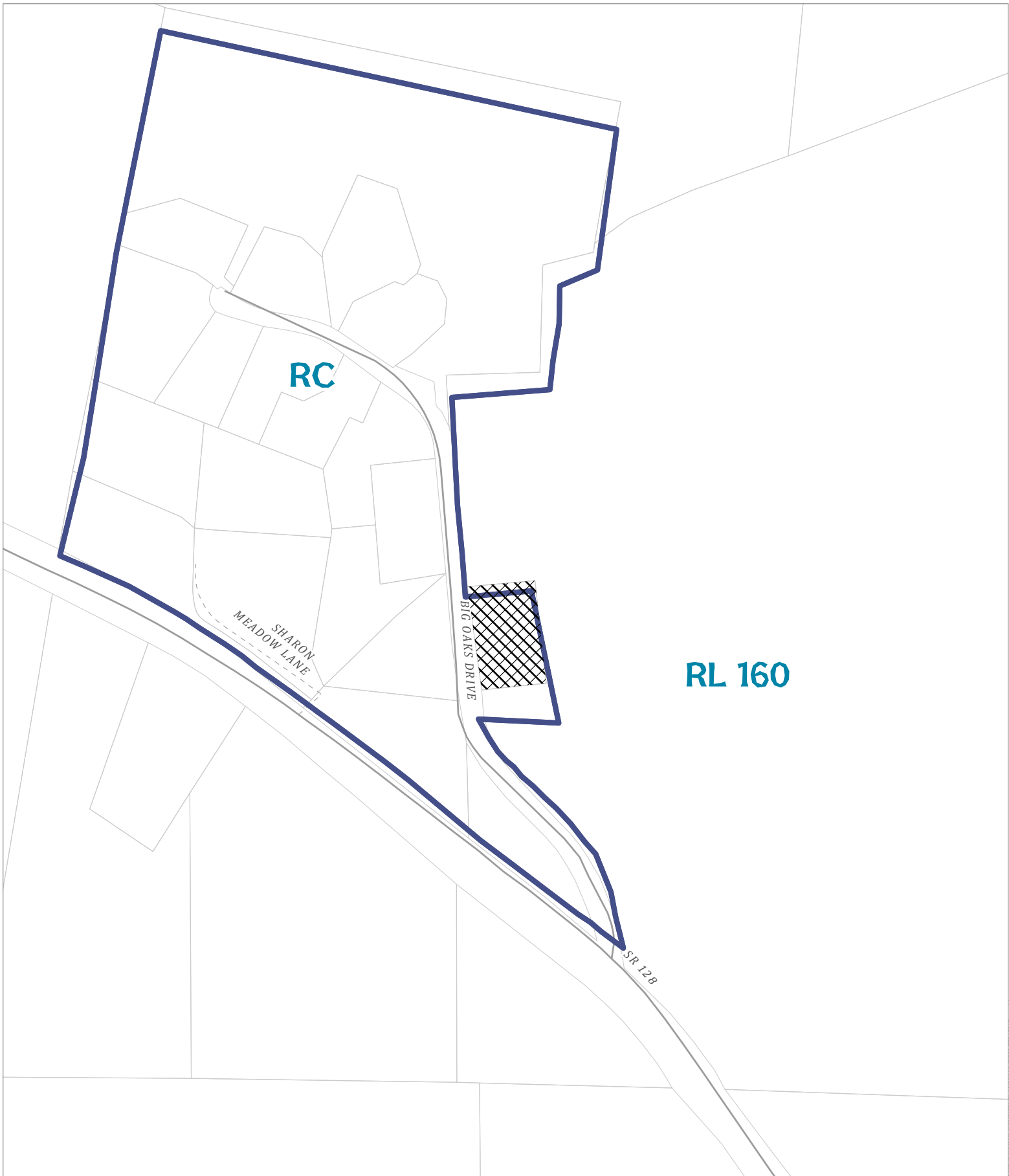


CASE: AP 2021-0002
 OWNER: FOX, Kirk
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 AGENT:
 ADDRESS: 26101 Big Oaks Drive, Yorkville



 Zoning Districts
 Public Roads

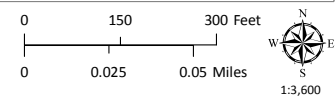


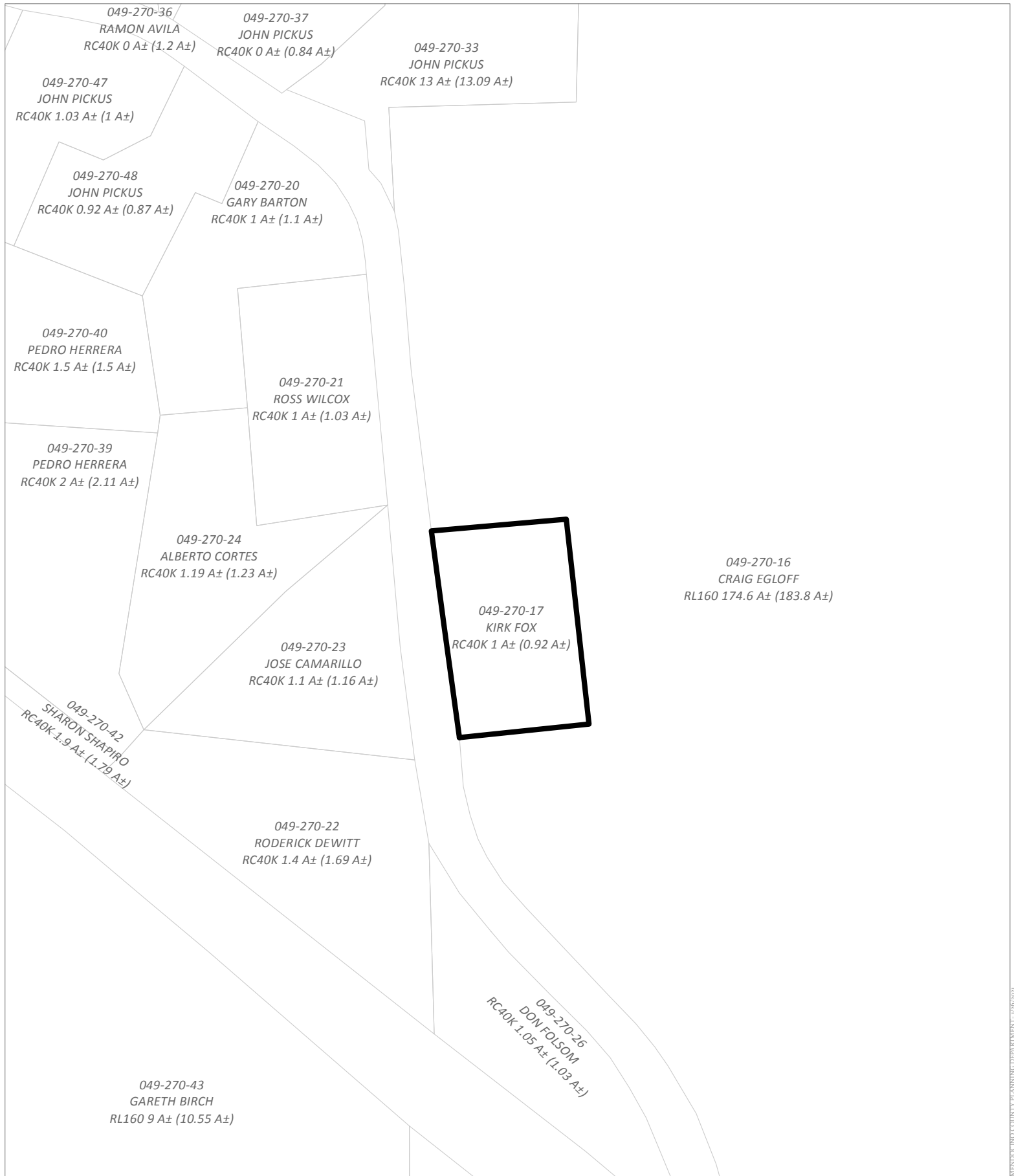
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021



CASE: AP 2021-0002
 OWNER: FOX, Kirk
 APN: 049-270-17
 APLCT: Cori Fox
 AGENT:
 ADDRESS: 26101 Big Oaks Drive, Yorkville

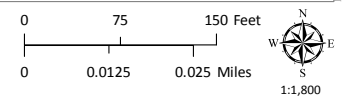
 General Plan Classes
 Public Roads



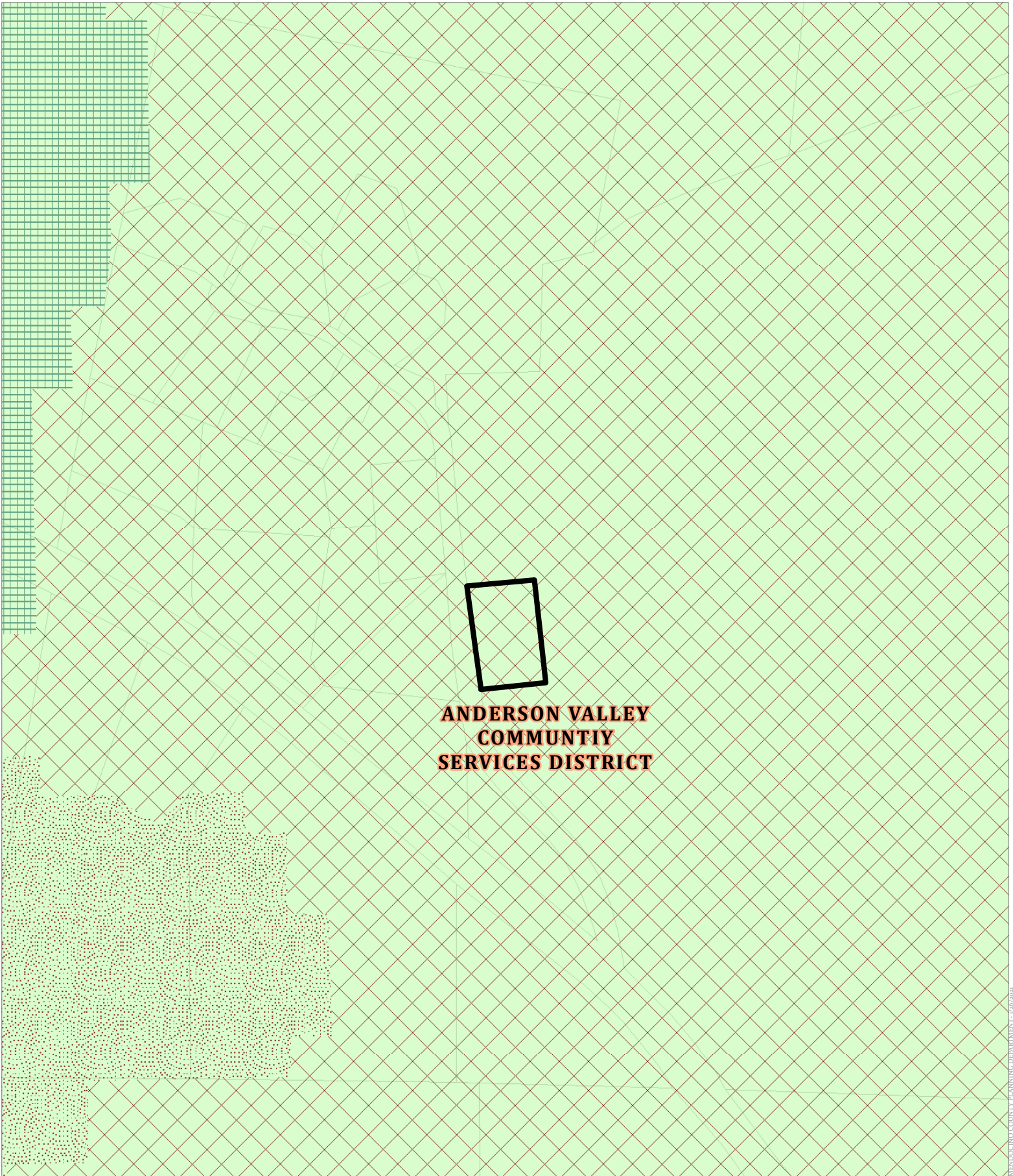


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021

CASE: AP 2021-0002
 OWNER: FOX, Kirk
 APN: 049-270-17
 APLCT: Cori Fox
 AGENT:
 ADDRESS: 26101 Big Oaks Drive, Yorkville



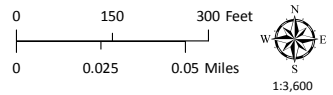
ADJACENT PARCELS

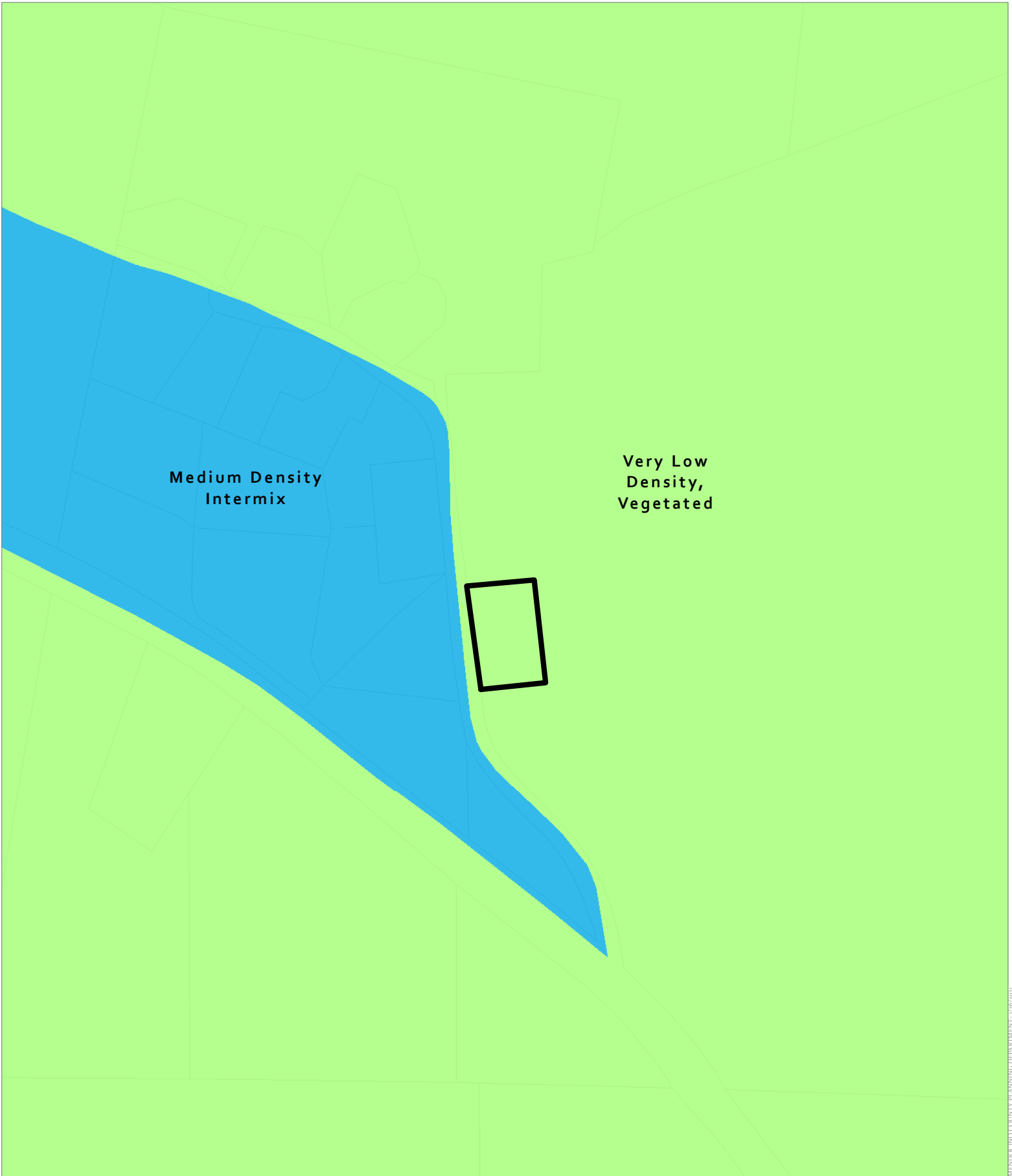


**ANDERSON VALLEY
COMMUNITY
SERVICES DISTRICT**

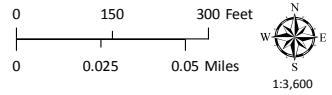
CASE: AP 2021-0002
 OWNER: FOX, Kirk
 APN: 049-270-17
 APLCT: Cori Fox
 AGENT:
 ADDRESS: 26101 Big Oaks Drive, Yorkville

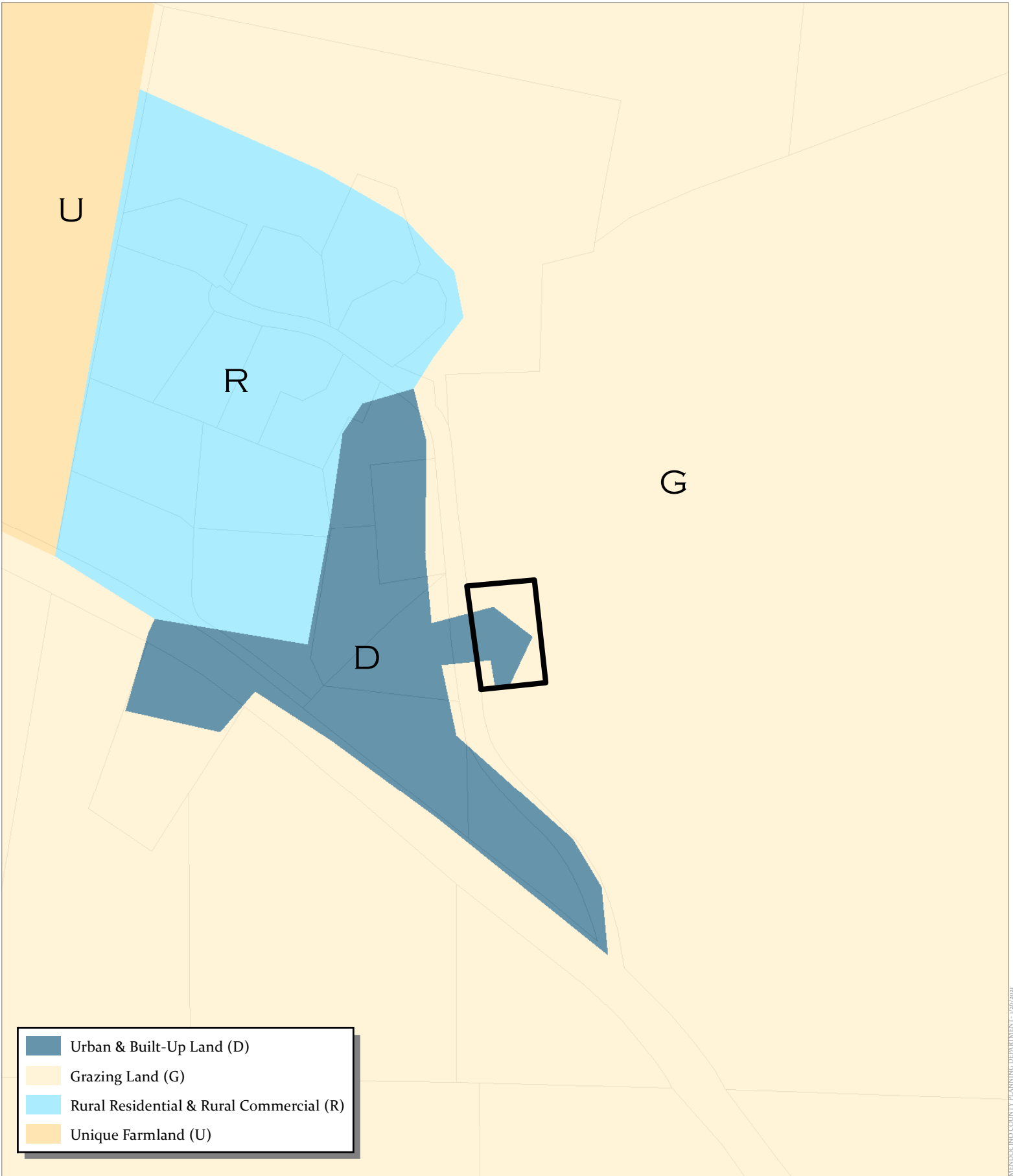
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts









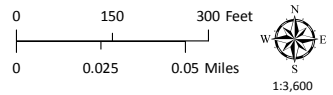
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AGENT:
ADDRESS: 26101 Big Oaks Drive, Yorkville





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

CASE: AP 2021-0002
 OWNER: FOX, Kirk
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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021