



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO 'NASH' GONZALEZ, INTERIM DIRECTOR
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 3, 2021

Planning – Ukiah
Department of Transportation
Environmental Health - Ukiah/Fort Bragg
Building Inspection -/Fort Bragg

Assessor
CALFIRE – Recourse Management
CALFIRE – Prevention
Albion Little River Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: U_2021-0001

DATE FILED: 1/13/2021

OWNER: CINDY KUNG

APPLICANT: FRANK MA & CINDY KUNG

REQUEST: Use of the existing single family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.

LOCATION: 1.7± miles east of Albion City center, lying on the west side of Albion Ridge “G” Road (Private), 300± feet south of its intersection with Albion Ridge Road (CR 402), located at 32125 Albion Ridge “G” Road, Albion; APN: 123-232-03.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: March 17, 2021

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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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APN/S: 123-232-03

PARCEL SIZE: 1.22± Acres

GENERAL PLAN: Rural Residential (RR5)

ZONING: Rural Residential (RR5)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: N/A

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR5	Rural Residential RR5	1.0± Acres	Residential
EAST:	Rural Residential RR5	Rural Residential RR5	1.0± Acres	Vacant/Residential
SOUTH:	Rural Residential RR5	Rural Residential RR5	4.7± Acres	Residential
WEST:	Rural Residential RR5	Rural Residential RR5	1.0± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)(FB)
- Albion Little River Fire District

- Planning Division (Ukiah)

STATE

- CALFIRE (Prevention)
- CALFIRE (Resource Management)

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: JESSIE WALDMAN

DATE: 3/2/2021

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

CALFIRE / ALBION LITTLE RIVER FPD

4. FARMLAND CLASSIFICATION:

GIS

GRAZING (G) &

RURAL RESIDENTIAL & RURAL COMMERCIAL (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

CRITICAL WATER AREAS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

199—SHINGLEMILL-GIBNEY COMPLEX &

141—FERNCREEK SANDY LOAM

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

199—SHINGLEMILL-GIBNEY COMPLEX

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

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

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

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



Planning and Building Services

Case No:	U-2021-0001
CalFire No:	
Date Filed:	11/3/2021
Fee:	\$3,190.38
Receipt No:	PRJ-039166
Received By:	Tia Sar
Office use only	

APPLICATION FORM

APPLICANT
Name: Frank Ma and Cindy Kung Phone: 707-6741888

Mailing Address: 1060 Madrone Avenue
City: Vallejo State/Zip: CA 94592 email: cindykung168@hotmail.com

PROPERTY OWNER
Name: Ma/Kung Family Trust Phone: 707-674-1888

Mailing Address: Same as above
City: State/Zip: email:

AGENT
Name: No Phone:

Mailing Address:
City: State/Zip: email:

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

Assessor Parcel Number(s): 123-232-0300

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input 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 checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input checked="" 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 | |

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

Signature of Applicant/Agent _____ Date _____ Signature of Owner *Cindy Kung* Date *12-8-2020*

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.

N/A

Using this property as a vacation home
(private Road)

2. Structures/Lot Coverage	Number 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: _____	1	0	1000	1000	
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following: N/A
 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	0	_____
Number of uncovered spaces	2-4	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	2-4	
Proposed Additional Spaces	_____	
Total	2-4	

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: N/A

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: _____

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:
 N/A

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 first right on G (South) Road from Albion Ridge Road.

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 ± 18 feet. Maximum height of proposed structures _____ feet.

26. Gross floor area of existing structures 1,000 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 0 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 1.2 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.
 ASFR 800 square feet and a detached bedroom 200 sq.ft.
 A well and a septic system

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.
 Existing ASFR

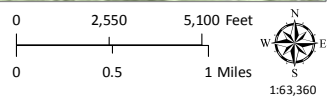
30. Indicate the surrounding land uses:

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



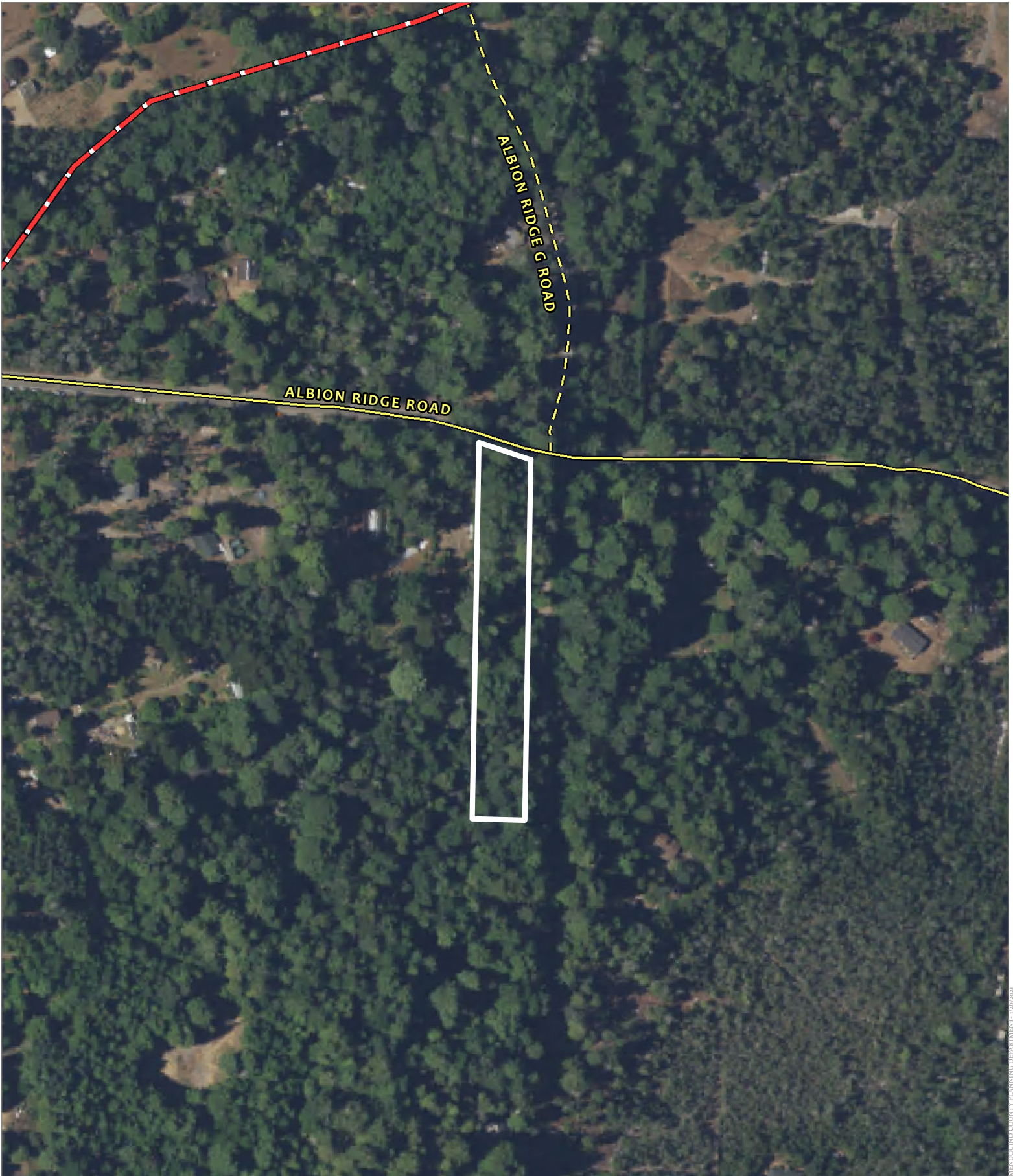
CASE: U 2021-0001
 OWNER: KUNG, Cindy
 APN: 123-232-03
 APLCT: Frank Ma & Cindy Kung
 AGENT:
 ADDRESS: 32125 Albion Ridge Road, Albion

- Major Towns & Places
- Major Roads
- Coastal Zone Boundary
- Highways





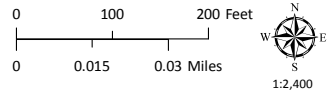
LOCATION MAP

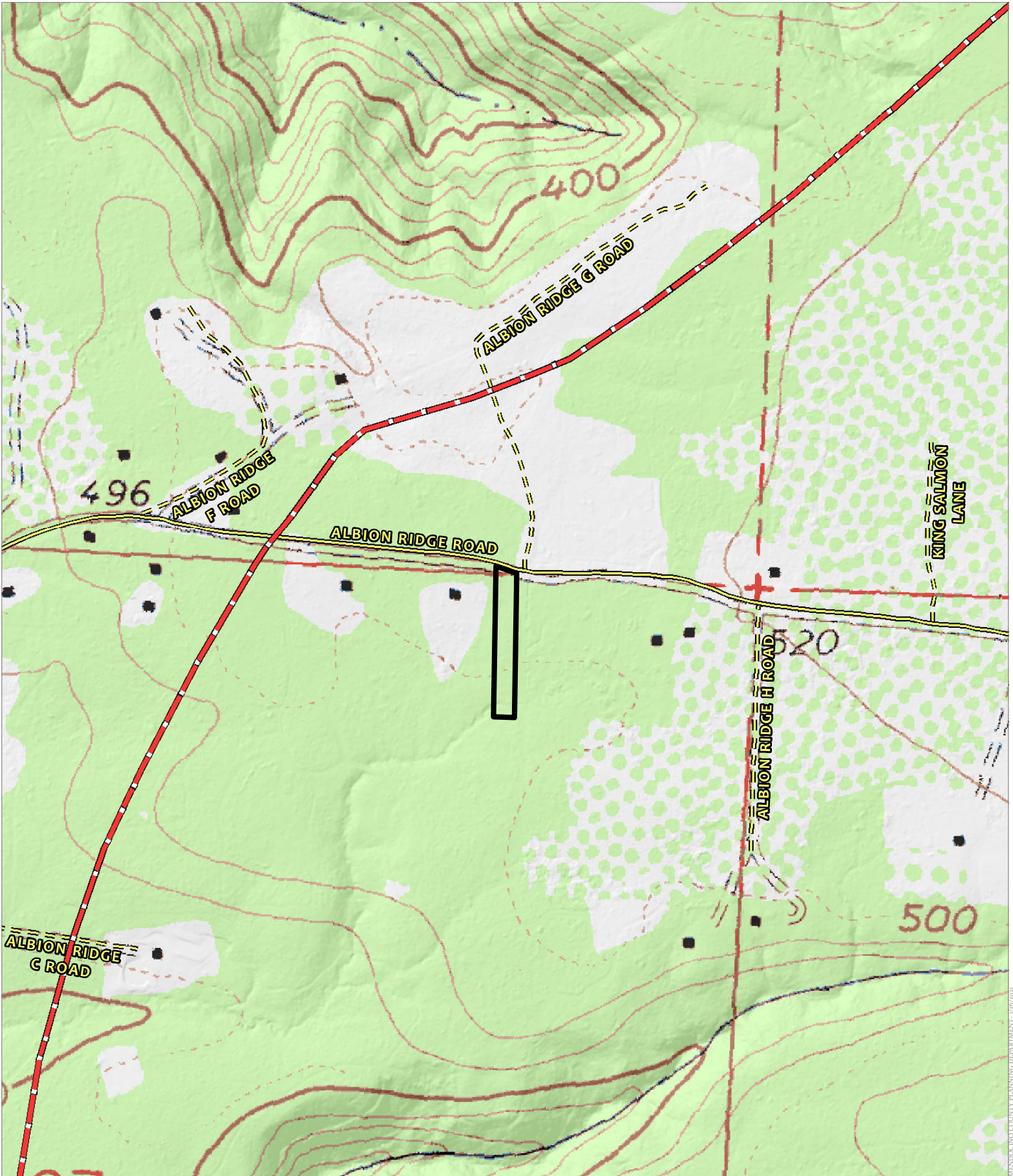
MENDOCINO COUNTY PLANNING DEPARTMENT 12/20/2021



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OWNER: KUNG, Cindy
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APLCT: Frank Ma & Cindy Kung
AGENT:
ADDRESS: 32125 Albion Ridge Road, Albion

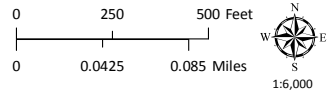
-  Coastal Zone Boundary
-  Public Roads





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- - - - Coastal Zone Boundary
- = = Public Roads

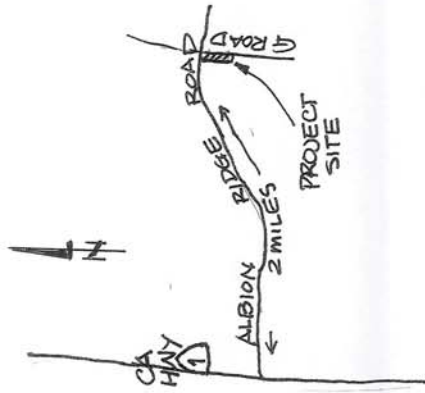


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021

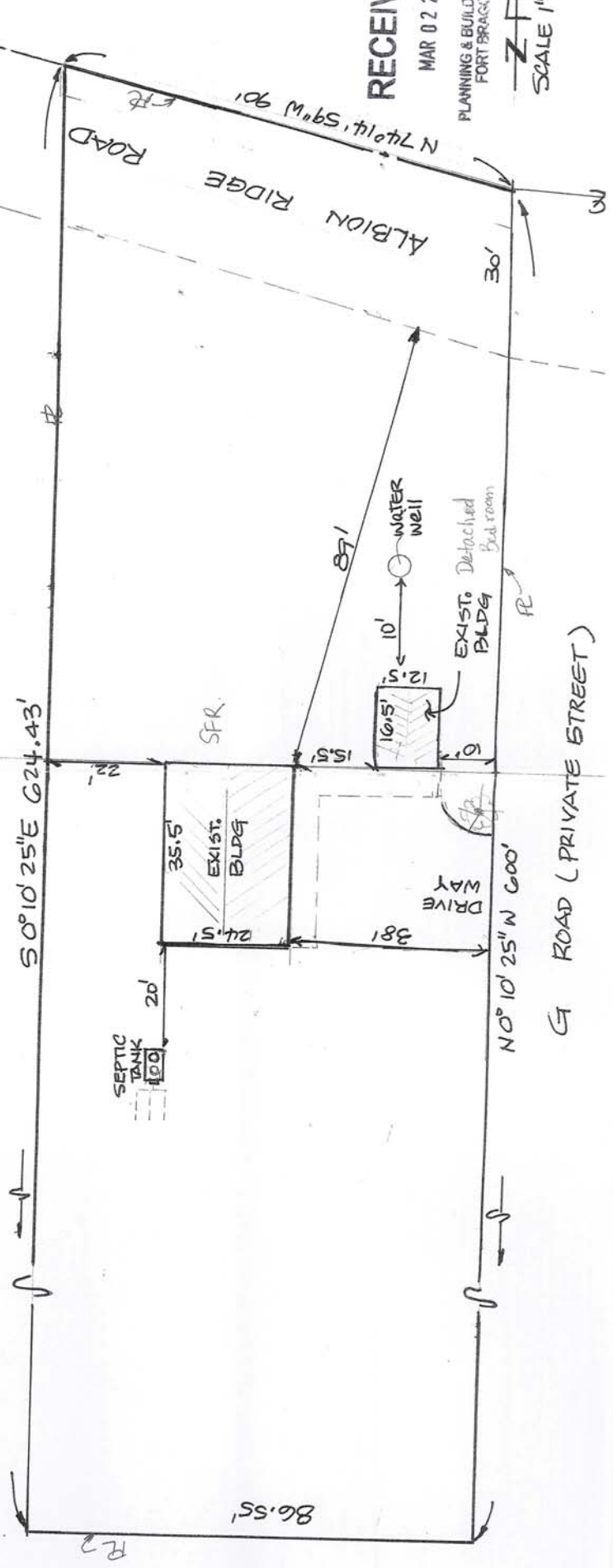
ADDRESS: 32125 ALBION RIDGE
 ALBION, CA 95410
 APN: 123-232-03

LEGEND
 RL: property lines



VICINITY MAP
 N.T.S

APN: 123-232-02



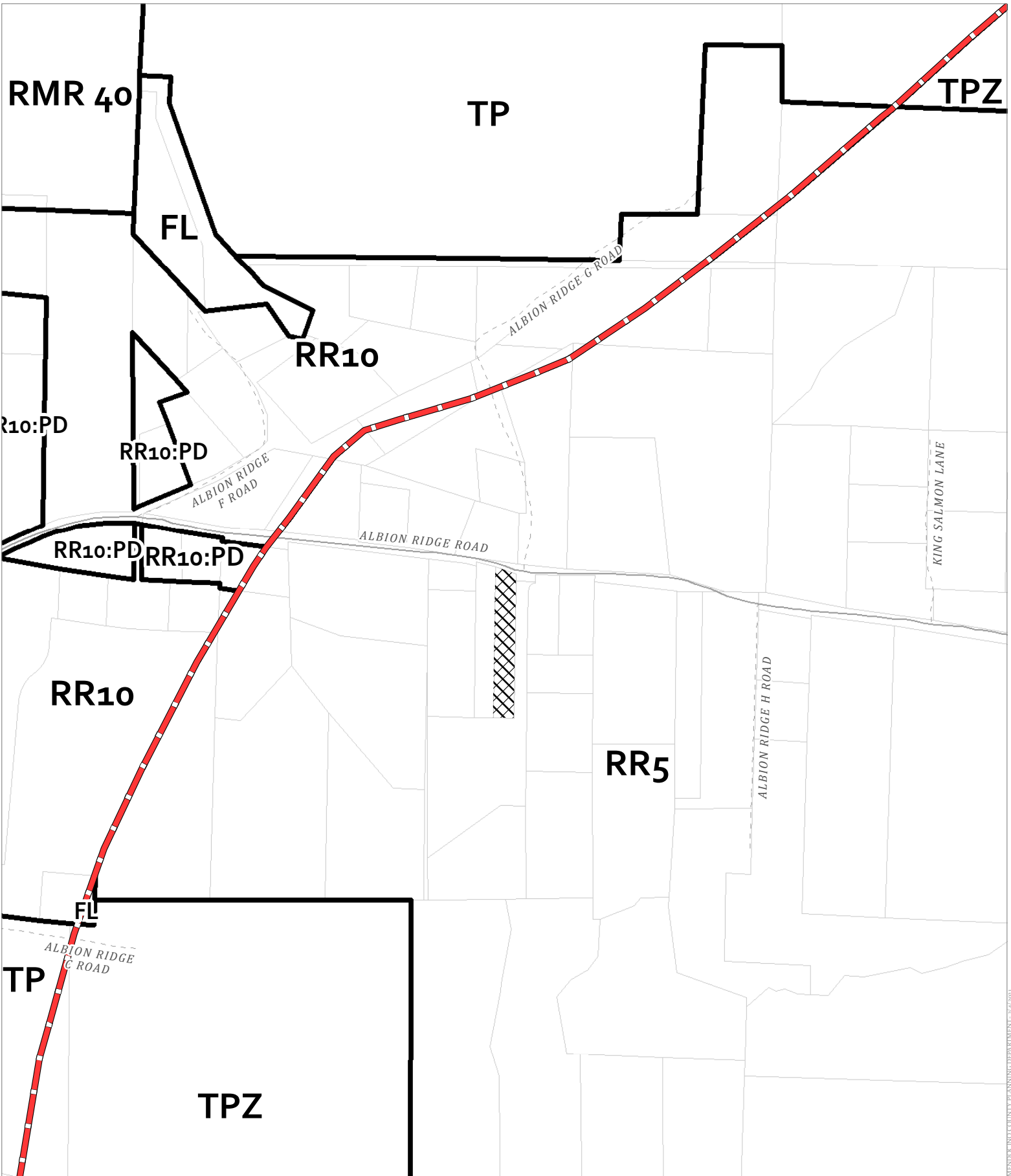
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MAR 02 2021




PLANNING & BUILDING SERVICES
 FORT BRAG, CA

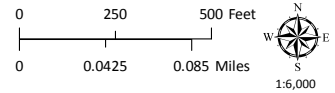
SCALE 1" = 20'

G ROAD (PRIVATE STREET)

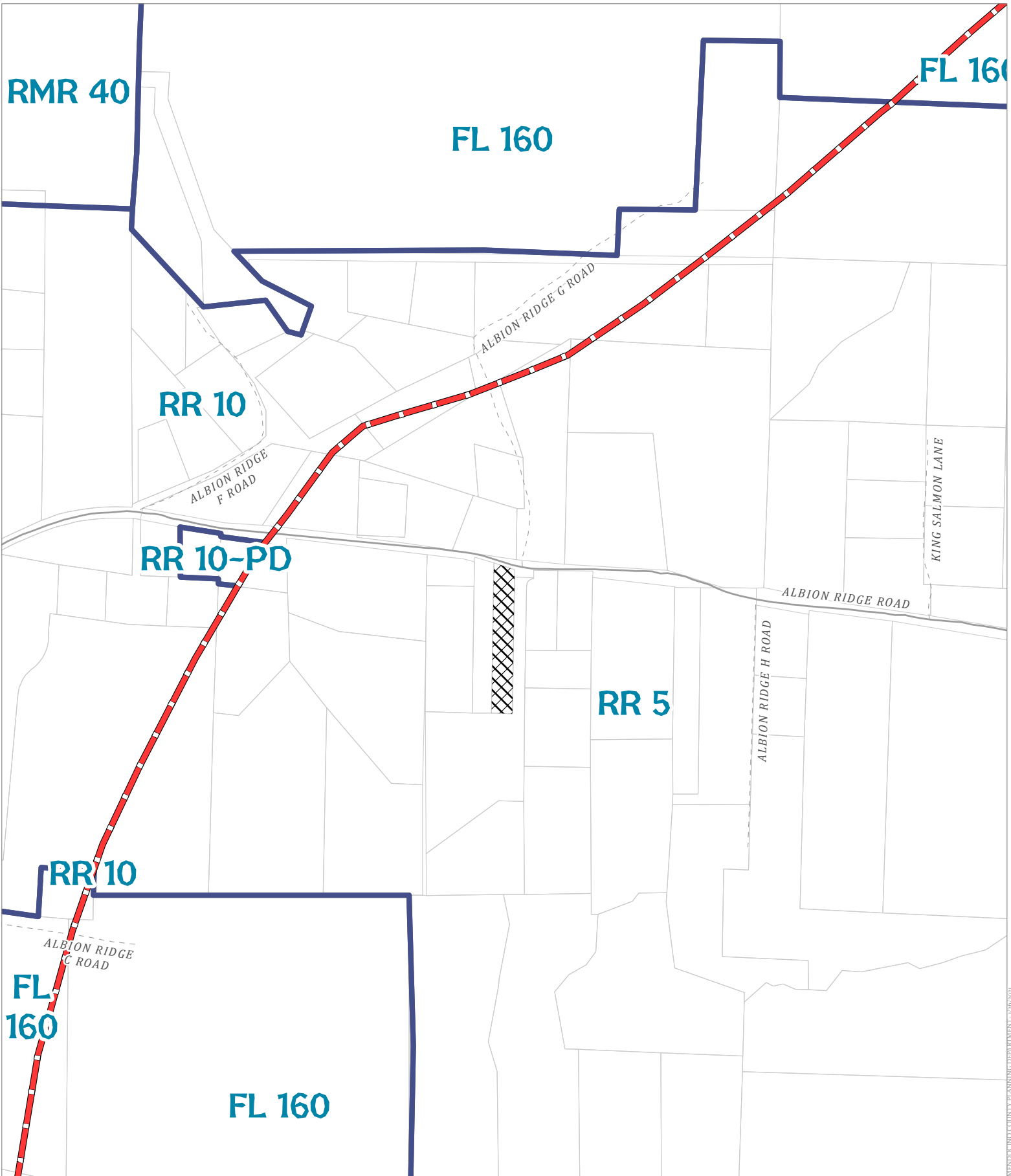


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-  Coastal Zone Boundary
-  Zoning Districts
-  Public Roads

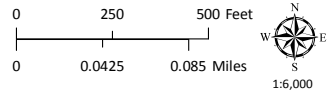


ZONING DISPLAY MAP



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-  Coastal Zone Boundary
-  General Plan Classes
-  Public Roads

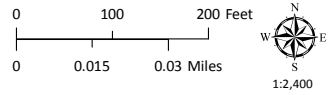


GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021



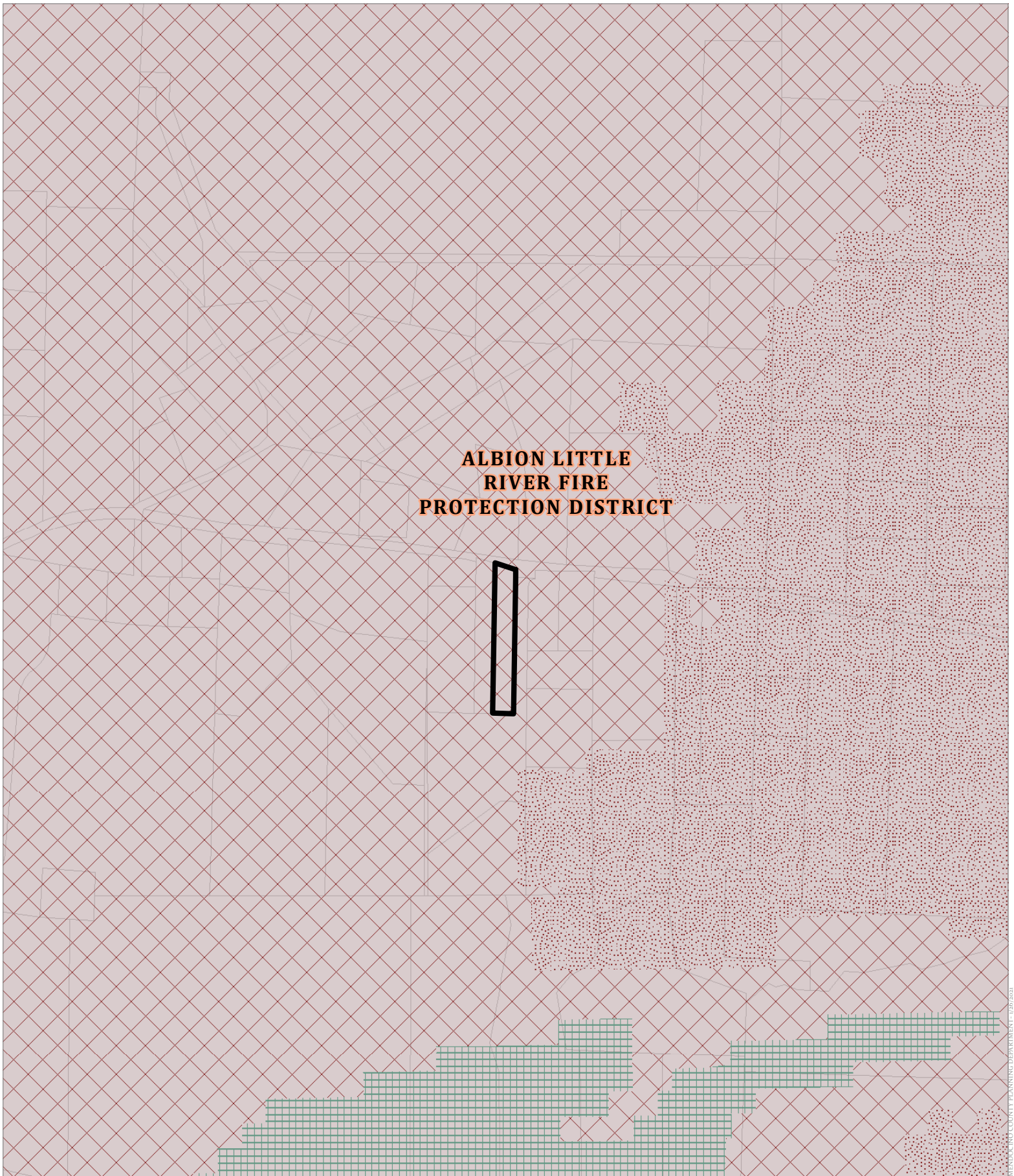
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ADJACENT PARCELS

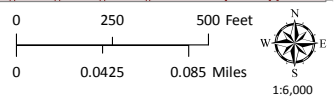
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/26/2021

**ALBION LITTLE
RIVER FIRE
PROTECTION DISTRICT**



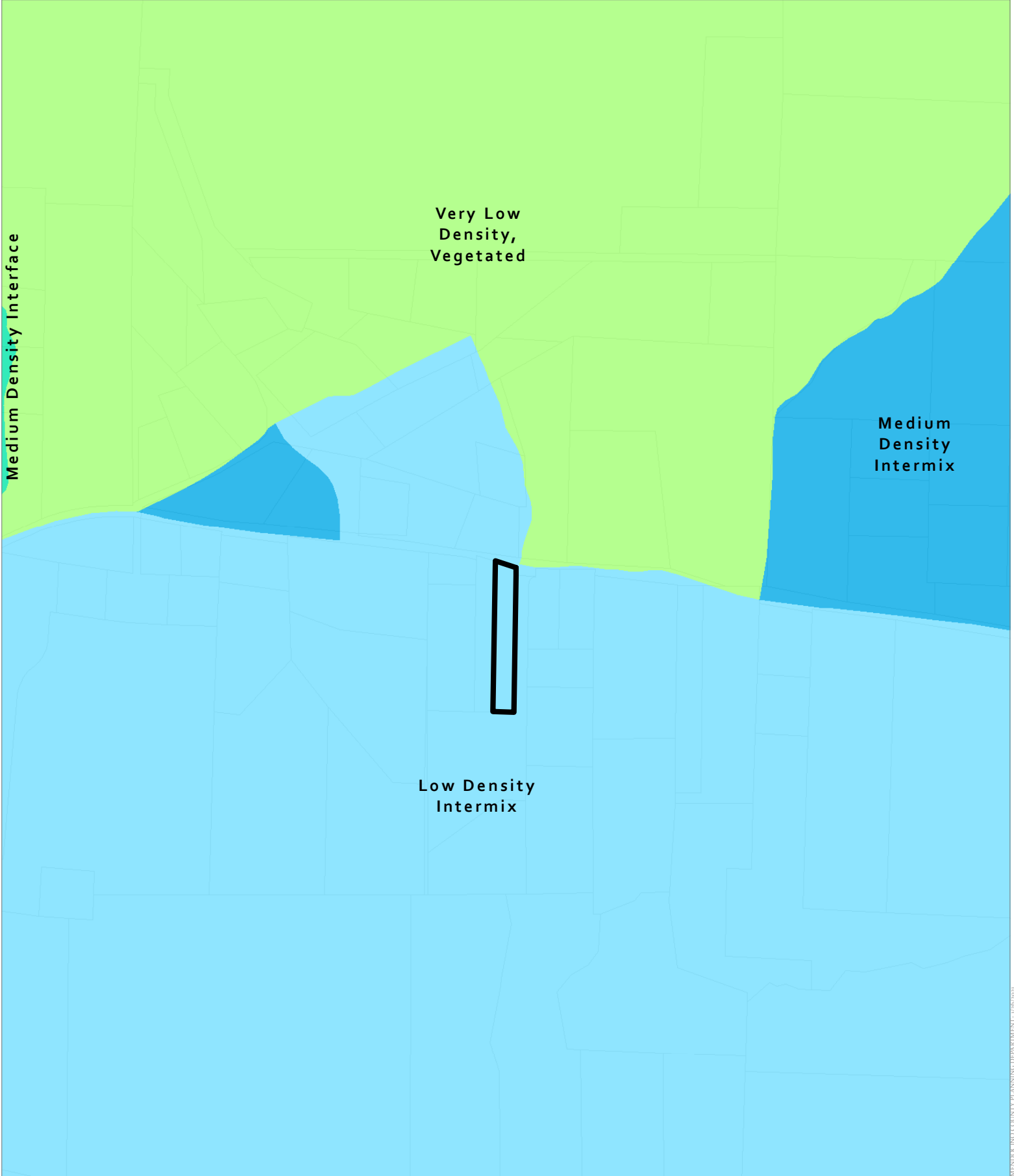
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ADDRESS: 32125 Albion Ridge Road, Albion

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

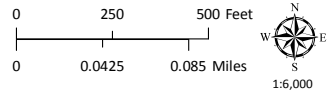


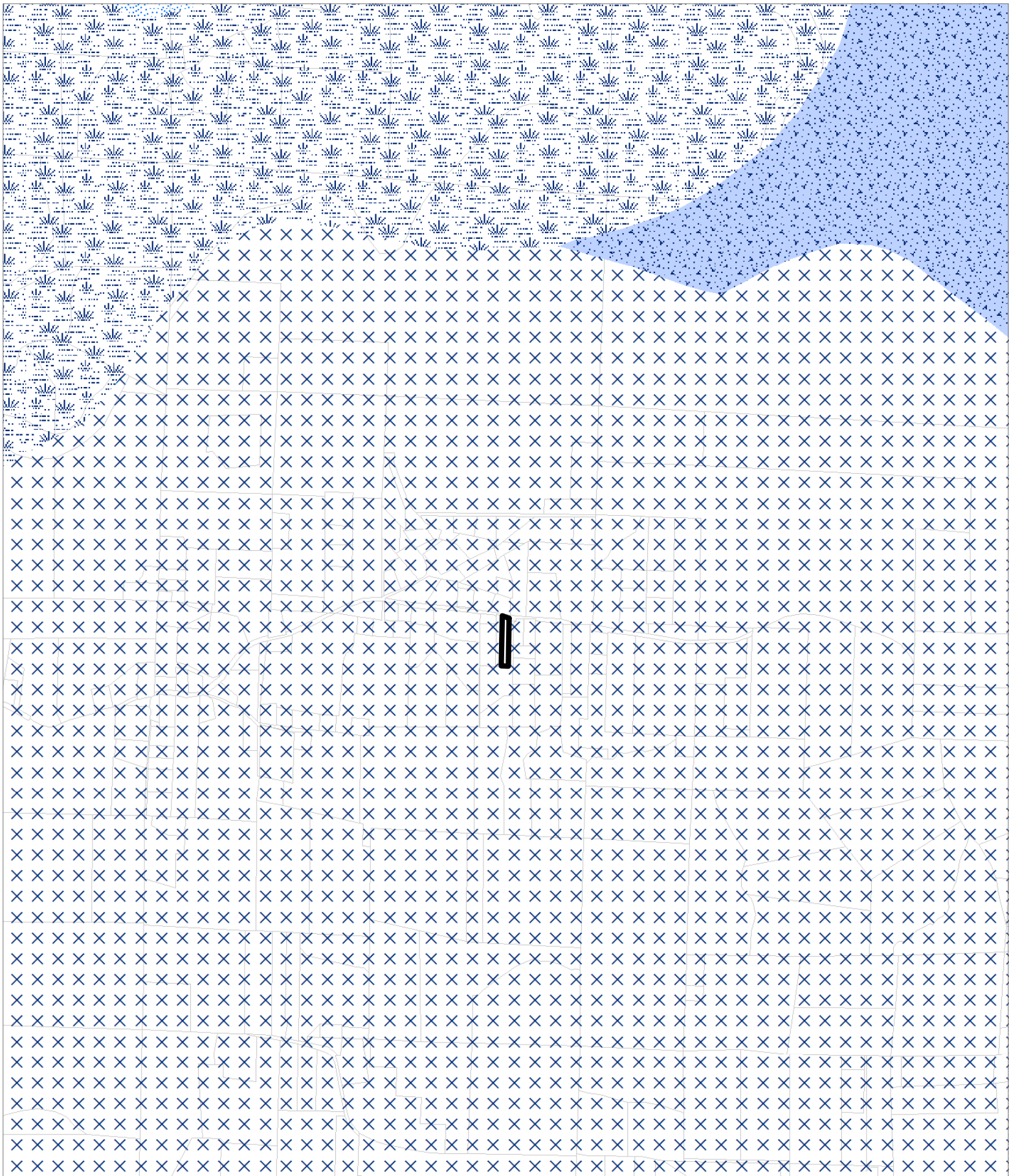
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

REDAWOOD COUNTY PLANNING DEPARTMENT 1/29/2024







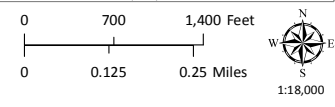
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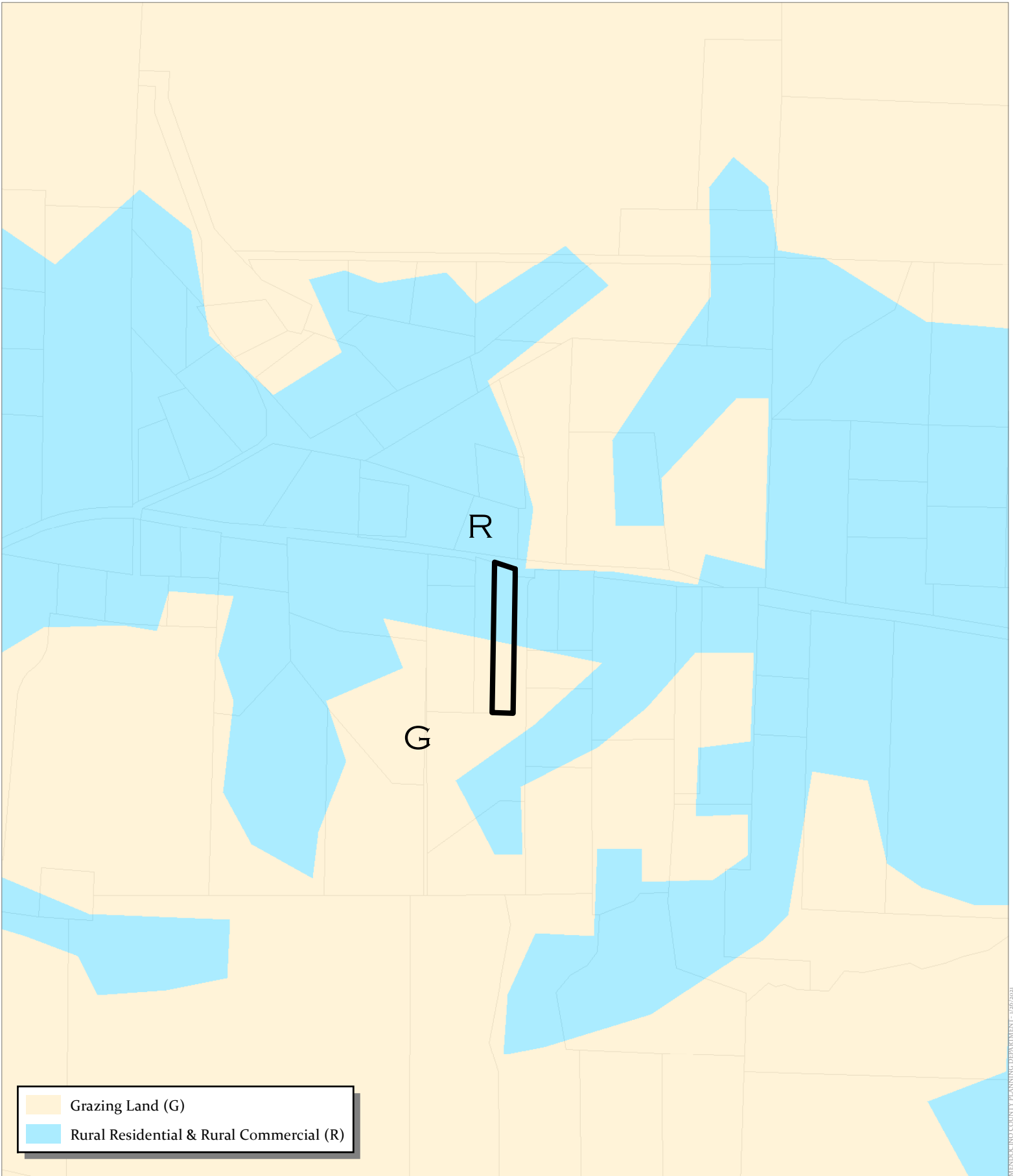
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-  Critical Water Areas
-  Critical Water Resources Bedrock
-  Sufficient Water Resources
-  Marginal Water Resources



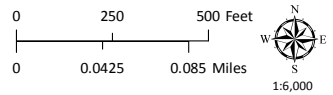
GROUND WATER RESOURCES

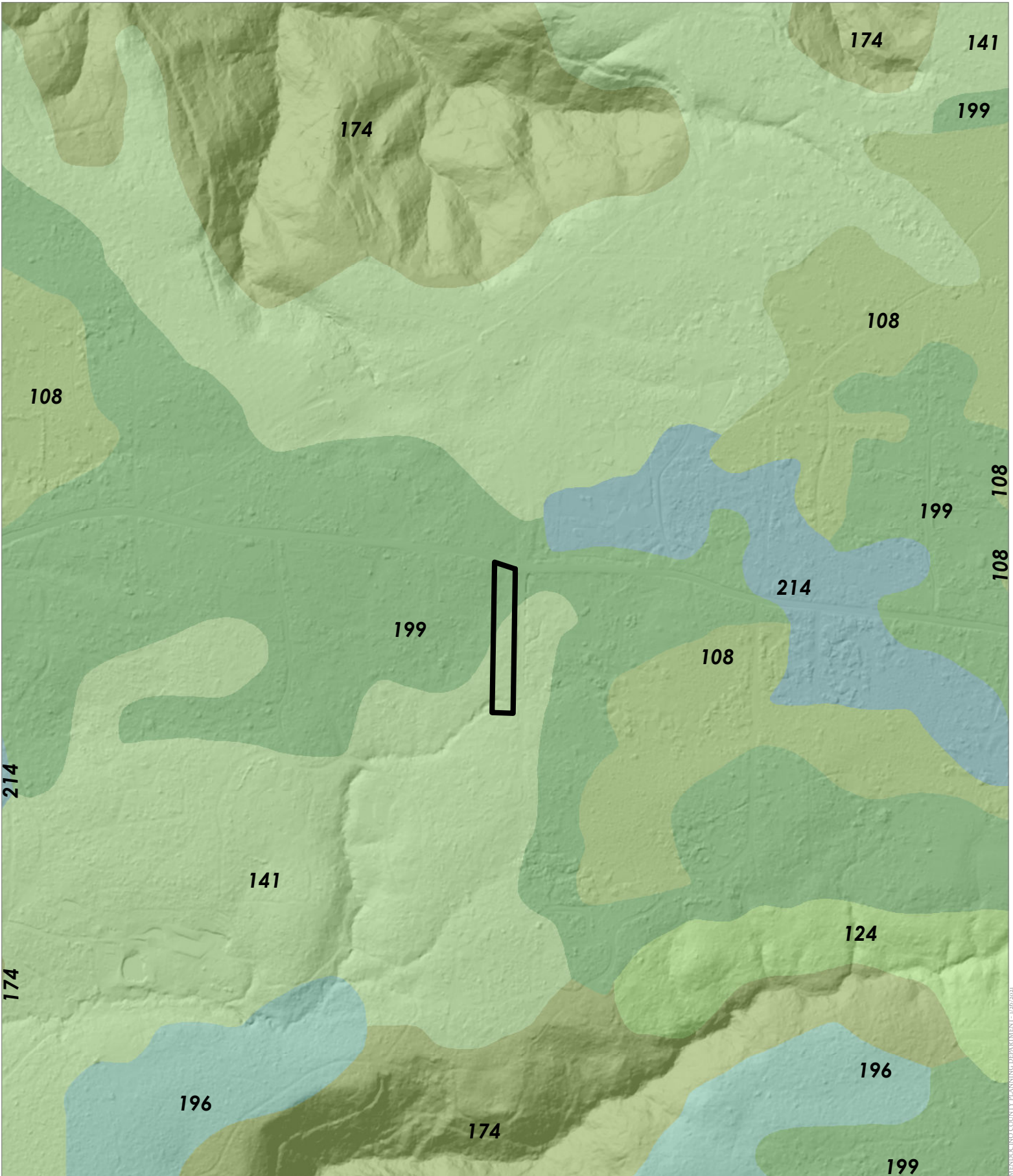
MERCED COUNTY PLANNING DEPARTMENT - 7/26/2021






MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021

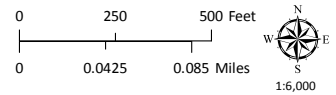
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-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine



WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021