



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
 JULIA ACKER KROG, ASSISTANT 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

July 6, 2021

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Air Quality Management

Department of Forestry/ CalFire
 Prevention
 Department of Fish and Wildlife
 Laytonville MAC
 Long Valley Fire District

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: U_2021-0004

DATE FILED: 4/5/2021

OWNER/APPLICANT: PAOLO & MEADOW SHERE

AGENT: SCOTT WARD

REQUEST: Minor use permit to expand a non-conforming use. The existing zoning designation on the property of Rural Residential (RR 10), does not allow feed stores to be established. The project consists of the construction of a 1,500 square foot building to be used for the additional storage of inventory for the existing feed and supply business.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 0.53± miles west of Laytonville town center, on the north side of Branscomb Road (CR 429), 180 feet east of its intersection with Bauer Road (CR 319H); located at 400 Branscomb Road, Laytonville; APN: 014-060-47.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: July 20, 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@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 _____

OWNER/APPLICANT: MEADOW AND PAOLO SHERE

AGENT: Scott Ward

REQUEST: Minor use permit to expand a non-conforming use. The existing zoning designation on the property of Rural Residential (RR 10), does not allow feed stores to be established. The project consists of the construction of a 1,500 square foot building to be used for the additional storage of inventory for the existing feed and supply business.

LOCATION: 0.53± miles west of Laytonville town center, on the north side of Branscomb Road (CR 429), 180 feet east of its intersection with Bauer Road (CR 319H); located at 400 Branscomb Road, Laytonville; APN: 014-060-47.

APN: 014-060-47

PARCEL SIZE: 1.83 acres

GENERAL PLAN: Rural Residential (RR:10)

ZONING: Rural Residential Flood Plain (RR10 FP)

EXISTING USES: Feed and supply business

DISTRICT: Supervisorial District 3 (Pernell)

RELATED CASES: None

| | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------|---------------------------|----------------------|
| NORTH: | RR10 | RR:10 | 2.2± acres | Residential |
| EAST: | RR10 | RR:10 | 2.2± acres | Residential |
| SOUTH: | RR1 | RR:1 | 7.3 acres | Residential |
| WEST: | RR10 | RR:10 | .60± acres | Residential |

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Laytonville MAC
- Assessor’s Office
- Building Division Ukiah
- Department of Transportation (DOT)

- Environmental Health
- Long Valley Fire District

STATE

- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION: None

STAFF PLANNER: KEITH GRONENDYKE

DATE: 7/2/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

Laytonville

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Long Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Partially in Floodway

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soils-HAPLOXERALS-ARGIXEROLLS

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Riverine 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

NA

17. LANDSLIDE HAZARD:

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

USDA

NA

23. HARBOR DISTRICT:

Sec. 20.512

NA

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

CDP Exclusion Zone maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

27. COASTAL COMMISSION APPEALABLE AREA:

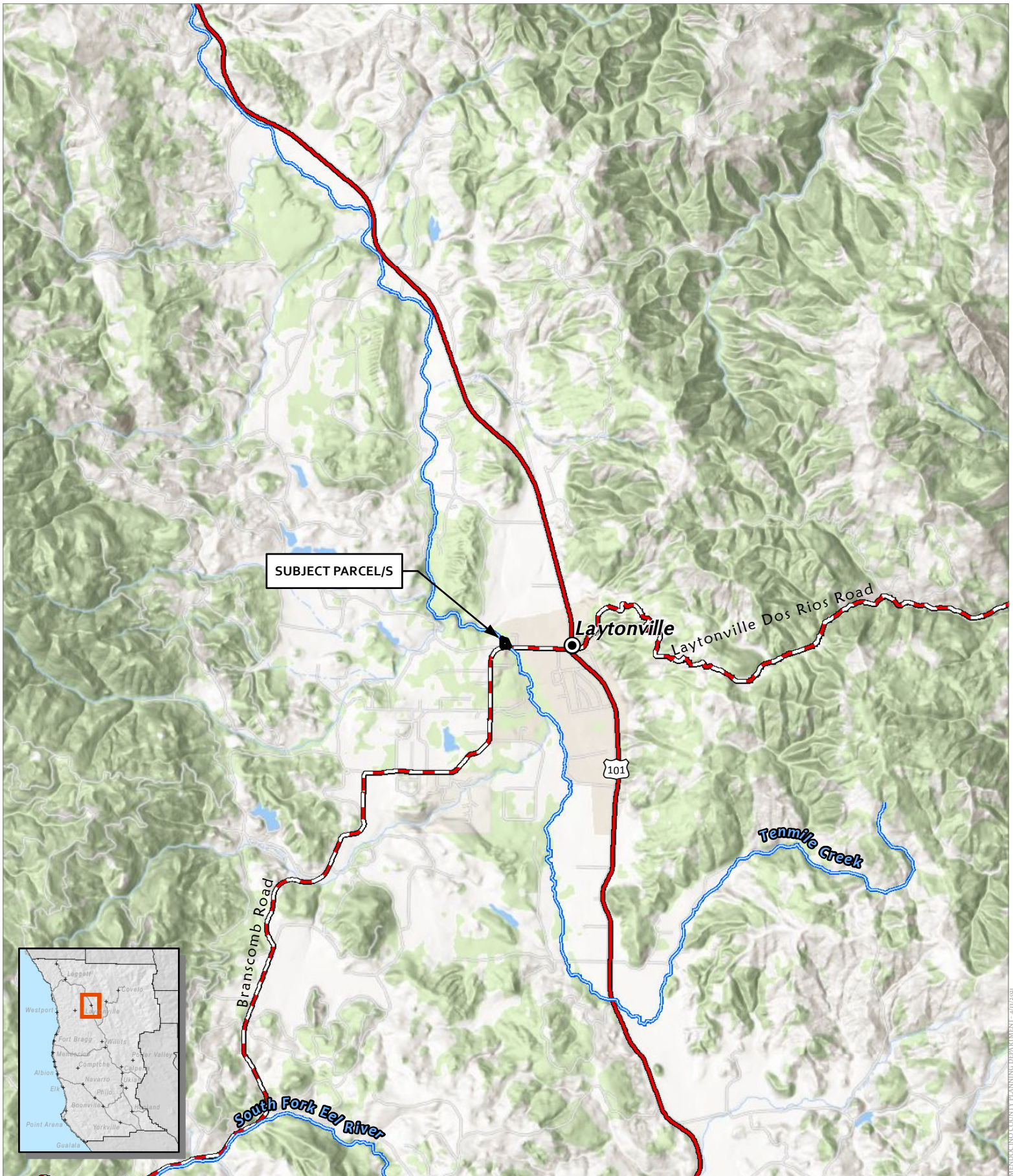
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NA

28. CDP EXCLUSION ZONE:



SUBJECT PARCEL/S

Laytonville

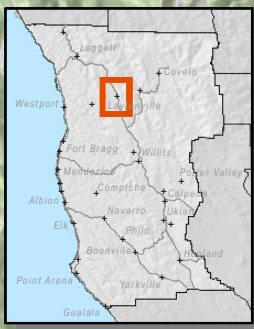
Laytonville Dos Rios Road

101




Tenmile Creek

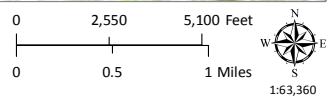
Branscomb Road

South Fork Eel River



CASE: U 2021-0004
 OWNER: **SHERE, Paolo & Meadow**
 APN: 014-060-47
 APLCT: Meadow & Paolo Shere
 AGENT: Scott Ward
 ADDRESS: 400 Branscomb Road, Laytonville

-  Major Towns & Places
-  Highways
-  Major Roads



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2021





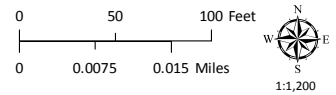
BAUER ROAD

BRANSCOMB ROAD

Temple Creek

CASE: U 2021-0004
OWNER: SHERE, Paolo & Meadow
APN: 014-060-47
APLCT: Meadow & Paolo Shere
AGENT: Scott Ward
ADDRESS: 400 Branscomb Road, Laytonville

-  Named Rivers
-  Public Roads



AERIAL IMAGERY



PLANNING & BUILDING SERVICES

CASE NO: V-2021-0004
DATE FILED: 4/5/21
FEE: \$ 3190.38
RECEIPT NO: PRJ 040915
RECEIVED BY: DJL
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Meadow and Paolo Shere Phone: 707-972-3729
Mailing Address: 400 Branscomb Road
City: Laytonville State/Zip: CA 95454 Email: sheremeadow@gmail.com

PROPERTY OWNER:

Name: Meadow and Paolo Shere Phone: 707-972-3729
Mailing Address: 400 Branscomb Road
City: Laytonville State/Zip: CA95454 Email: sheremeadow@gmail.com

AGENT:

Name: Scott Ward Phone: 707-272-8432
Mailing Address: 8888 East Road
City: Redwood Valley State/Zip: CA 95470 Email: scott@scottwardcomapny.com

ASSESSOR'S PARCEL NUMBER/S: 014-060-47

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve: New Contract, Flood Hazard Development Permit, General Plan Amendment, Reversion to Acreage, etc.

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

Signature of Applicant/Agent: Scott Ward Date: 3-29-21
Signature of Owner: Meadow Shere Date: 3/29/21

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.

The purpose of this Minor Use Permit application is to request approval to construct a 1500 sq. ft. building to be used for storage of inventory for Long Valley Feed and Supply. Long Valley Feed has been operating at this location since 1947 and is an valuable asset to the community and local economy. The subject parcel is zoned RR10 with a General Plan designation of RR10. The use of this parcel as a feed store is considered an existing non-conforming use per Mendocino County Zoning Ordinance section 20.204.020(A). Constructing the proposed storage building is considered an expansion of a non-conforming which requires a Minor Use Permit per Mendocino County Zoning Ordinance section 20.204.025(A). There is an existing well which was presumably installed in 1947 when the store was built. The existing septic system will be replaced with a new system designed by Carl Rittiman. The subject parcel is served by PG&E and is accessed off of Branscomb Road. There is ample parking and vehicle turnaround area and the parcel has a gentle slope. Minimal grading and no vegetation removal will be required. 9 parking spaces including a van accessible parking space will be provided per Zoning Ordinance section 20.080.020 and 035.

| 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 checked="" type="checkbox"/> Other: <input checked="" type="checkbox"/> Other: | Feed Store Container | Storage building | 1800 sq. ft. 320 sq. ft. | 1500 sq. ft. | 3,620 sq. t. |
| 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: 2 employees
 Estimated No. of shifts per day: 1 shift
 Type of loading facilities proposed: Fork lift, hand truck, customer self loading

4. Will the 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 If 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 |
|-----------------------------|------------------|----------|
| No. of covered spaces: | _____ | _____ |
| No. of uncovered spaces: | 9 | _____ |
| No. of standard spaces: | 4 | 9'X20' |
| No. of accessible spaces: | 1 | 18'X18' |
| Existing no. of spaces: | area for 9 | _____ |
| Proposed additional spaces: | 3 compact spaces | 7.5'X20' |
| Total: | _____ | _____ |

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

Gentle up slope less than 2%. Will need minor grading to level building pad.

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

Amount of cut: Less than 1'6" 20 cubic yards + - _____ cubic yards

Amount of fill: Less than 1 ft. 20 cubic yards +- _____ cubic yards

Max. height of fill slope: Less than 1 ft. _____ feet

Max. height of cut slope: 1'6" or less _____ feet

Amount of import/export: No import/export, balanced site _____ cubic yards

Location of borrow or disposal site: _____

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?: Not applicable cubic yards

Location of dredged material disposal site?: Not applicable

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.

Security lighting will be installed above the retail store entrance and proposed building entrances. The lights will be downward shielded. The lighting fixtures to be used will be "Dark Sky Friendly Fixtures" and will operated on a limited night schedule so as to avoid or prevent the illumination of adjoining uses or areas or the night sky.

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

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): Existing well will be used for the accessible restroom. Potable water will be brought in for employees.

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:

A building permit is required to construct the proposed storage building.

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

Long Valley Feed and Supply is located 1/2 mile West of the intersection of Branscomb Road and North Highway 101.

23. Are there existing structures on the property? 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.

- YES
- NO

There is an existing 1800 sq. ft. Feed and Supply store and an 8'X40" storage container. There are two existing 900 sq. ft. membrane storage buildings that were damage by snow and will be removed.

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.

- YES
- NO

The two existing membrane storage structures that were damaged by the snow storm will be removed.

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

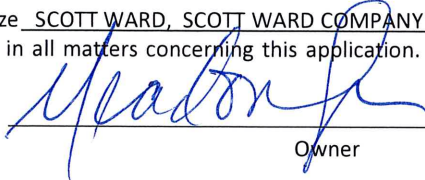
3/29/21

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize SCOTT WARD, SCOTT WARD COMPANY _____ to act as my representative and to bind me in all matters concerning this application.



 Owner

3/29/21

 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

| | | |
|---|---|------------------------|
| Name SCOTT WARD SCOTT WARD COMPANY | Name PAOLO AND MEADOW SHERE | Name |
| Mailing Address 8888 EAST ROAD REDWOOD VALEY, CA 95470 | Mailing Address 400 BRANSCOMB ROAD LAYTONVILLE, CA 95454 | Mailing Address |

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

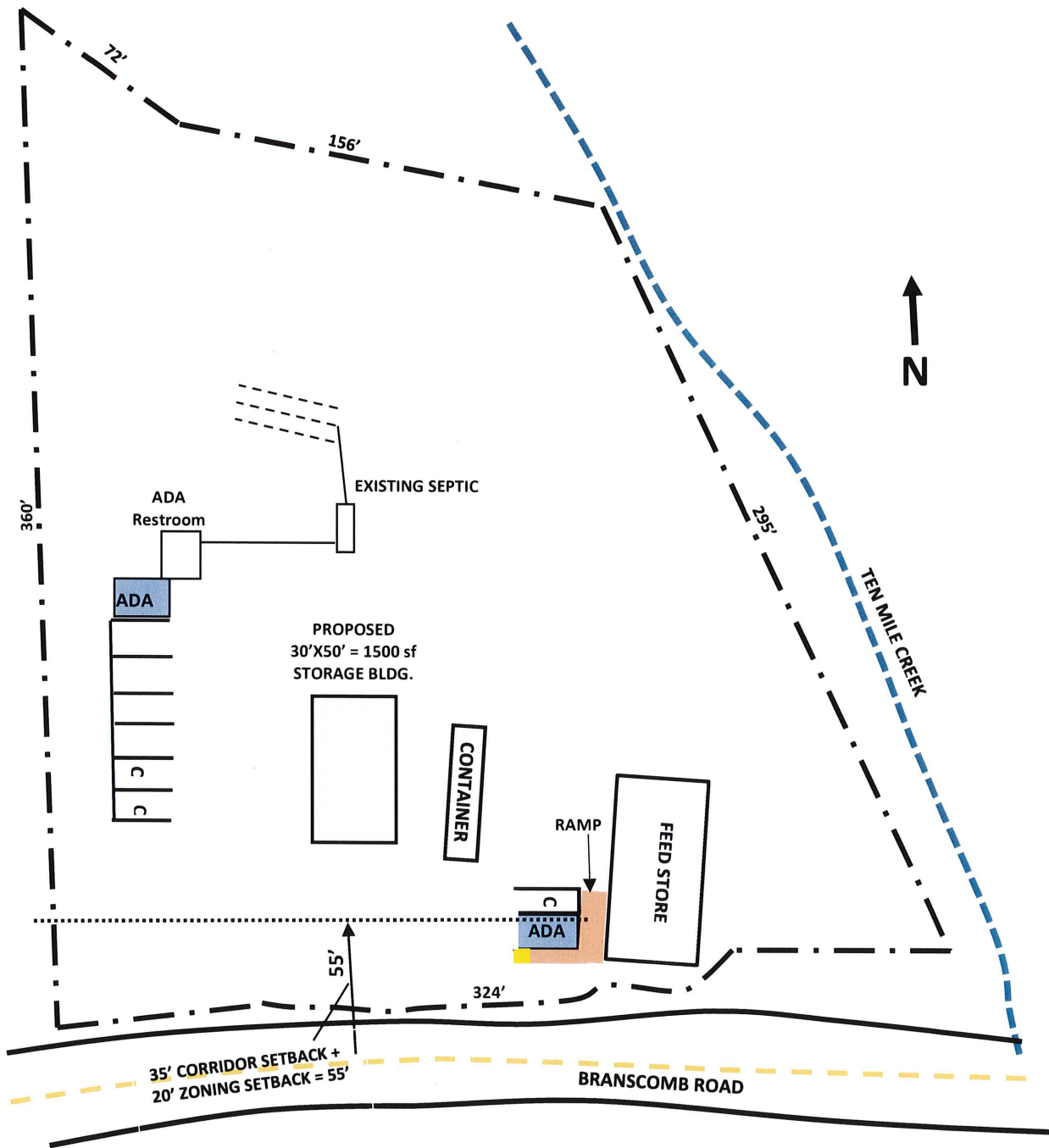
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought 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.

3/29/21

Date



Applicant



LONG VALLEY FEED AND SUPPLY

| | |
|-------------------------|--|
| PROJECT: | MINOR USE PERMIT |
| OWNERS: | MEADOW AND PAOLO SHERE |
| PROJECT ADDRESS: | 400 BRANSCOMB ROAD LAYTONVILLE, CA 95454 |
| APN: | 014-060-47 |
| ZONING: | RR10 |



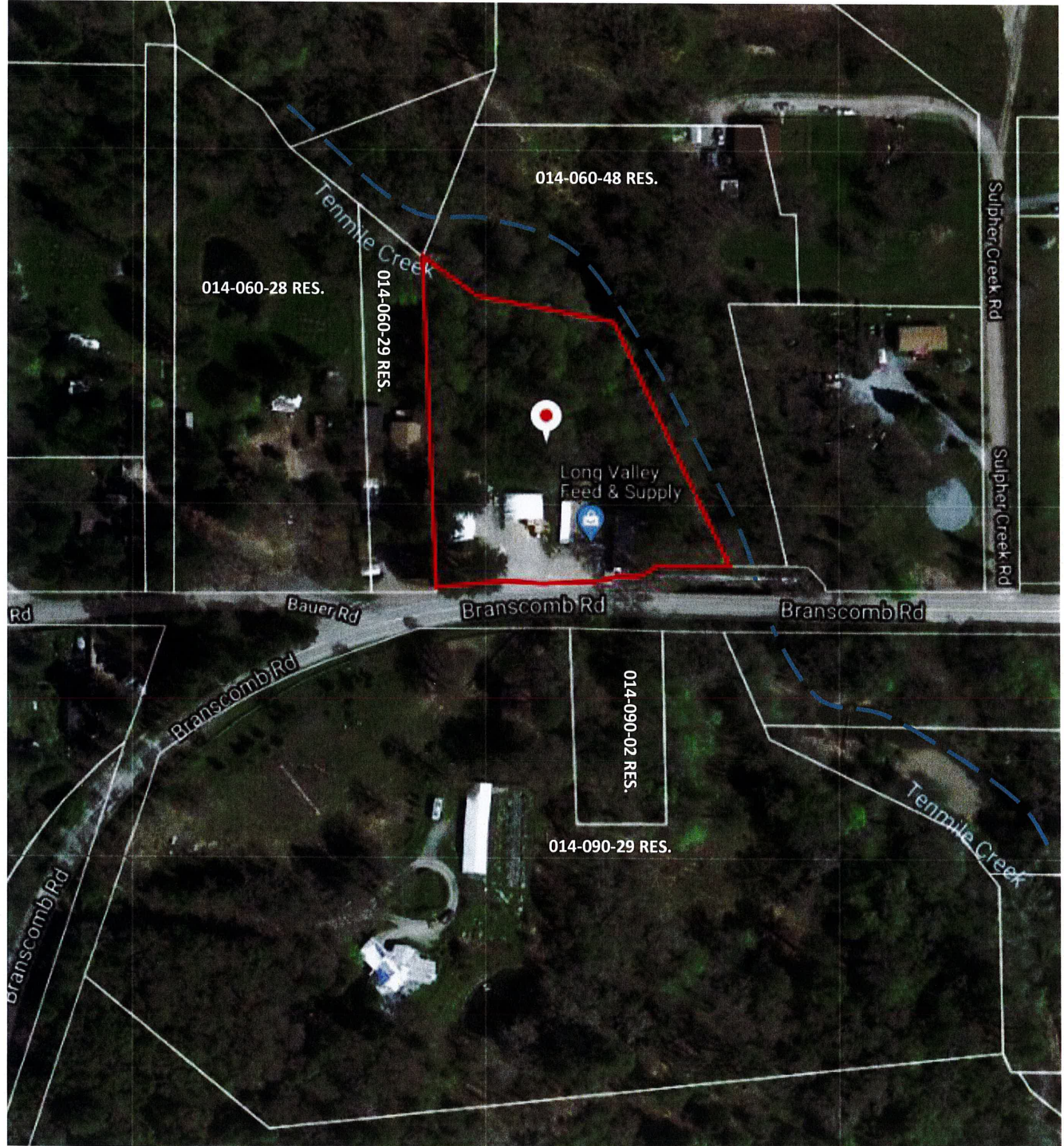
LONG VALLEY FEED AND SUPPLY

PROJECT: MINOR USE PERMIT
OWNERS: MEADOW AND PAOLO SHERE
PROJECT ADDRESS: 400 BRANSCOMB ROAD LAYTONVILLE, CA 95454
APN: 014-060-47
ZONING: RR10

LONG VALLEY FEED AND SUPPLY

EXHIBIT 3

PROJECT: MINOR USE PERMIT
OWNERS: MEADOW AND PAOLO SHERE
PROJECT ADDRESS: 400 BRANSCOMB ROAD LAYTONVILLE, CA 95454
APN: 014-060-47
ZONING: RR10



⏪ Reply all ✓ 🗑 Delete 🚫 Junk 🚫 Block ...

Re: Fwd: 400 Branscomb Rd. Laytonville Right of Way location

HD

Howard Dashiell <dashiell@mendocinocounty.org>

>

👍 ⏪ ⏩ → ...

Thu 2/18/2021 4:48 PM

To: Scott Ward

Final RW map.pdf

2 MB

Mr. Ward:

The recent pedestrian bridge on Branscomb Rd @ Ten Mile Creek required MCDOT to prepare the attached map & take.

As you can see the "old right-of-way" was rather undefined... basically the area the County had used for a road shoulder in the past. We purchased additional right up to the existing building for a walkway only... intent was to provide a walkway and as far as I am considered the walkway and road shoulder could double as part of the setback in this case... if P&BS would not permit your project repair without a set back MCDOT would support a waiver...

I will return your phone message as I am able; I in the middle of another matter at this moment...

Cordially,
Howard N. Dashiell, Director
Mendocino County Department of Transportation
340 Lake Mendocino Drive
Ukiah, CA 95482
[\(707\)463-4363](tel:(707)463-4363)
[\(707\)463-5474](tel:(707)463-5474) FAX
County Engineer – County Surveyor – Road Commissioner

>>> Scott Ward <scott@scottwardcompany.com> 2/18/2021 3:15 PM >>>

Good afternoon Mr. Dashiell,

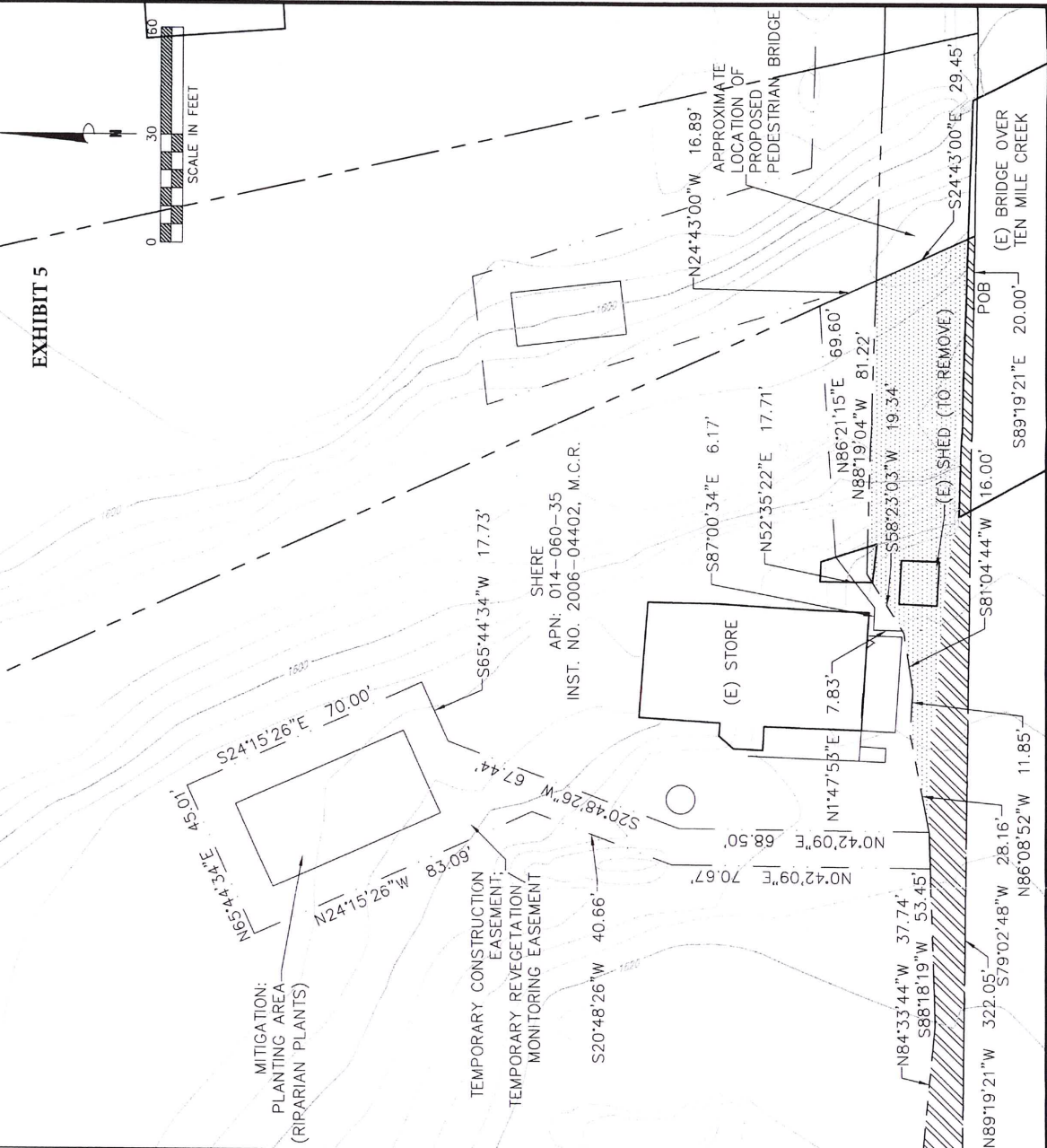
Attached for your review and delegation is a letter regarding the location of the DOT right of way in front of Long Valley Feed at 400 Branscomb Rd. Laytonville.




Thank you,

Scott Ward
Scott Ward Company
8888 East Road
Redwood Valley, CA 95470
707.272.8432

Reply Forward

EXHIBIT 5



| | | | |
|---|---|----------|--|
| AREA TO BE ACQUIRED FROM SHERE | | | |
| INITIAL PARCEL SIZE: | 65,829 SF± | 1.51 AC± | |
| HISTORIC ROAD EASEMENT: | 2,437 SF± | | |
| NEW UNENCUMBERED RIGHT OF WAY: | 2,666 SF± | | |
| TOTAL FEE ACQUISITION: | 5,103 SF± | 0.12 AC± | |
| REMAINING PARCEL SIZE: | 60,726 SF± | 1.39 AC± | |
|  | NEW UNENCUMBERED RIGHT OF WAY | | |
|  | HISTORIC ROAD EASEMENT | | |
|  | TEMPORARY CONSTRUCTION EASEMENT (4,565 SF±) | | |

HORIZONTAL BASIS: NAD 83
 STATE PLANE COORDINATES
 HELD HPGN (101 MEN 72.85) PT NO 4, ROTATED THROUGH HPGN (D CA 01 GE)
 PT NO 3, EPOCH DATE 2007.
 COMBINED SCALE FACTOR 0.999990326...COMPUTED FROM LEICA GEO-OFFICE
 CONVERGENCE ANGLE -0°56'01"



| | | | | |
|--|-----------|--|-------|---------------|
| DATE: | REVISION: | BY: | DATE: | NO. OF SHEETS |
| | | | | 1 |
| DRAWING: RIGHT OF WAY ACQUISITION MAP | | SHEET | | |
| PROJECT: PEDESTRIAN BRIDGE OVER TEN MILE CREEK | | Scale: AS SHOWN | | |
| PROJECT NO. 01-MEN-0-CR | | Drawing: CR | | |
| | | Revised: CR | | |
| | | Job No. RT 008 | | |
|  RAU AND ASSOCIATES INC. CIVIL ENGINEERS - LAND SURVEYORS 100 NORTH PINE STREET (707) 862-8538 TUNNUN, CA 94929 | | COUNTY OF MENDOCINO BRANSCOMB ROAD, M.P. 25.41 LAYTONVILLE, CALIFORNIA | | |
| OWNER: | | LOCATION: | | |



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: SHERE PAOLO & MEADOW
 400 BRANSCOMB RD

U_2021-0004

LAYTONVILLE CA 95454

Receipt: PRJ_040915

Date: 4/5/2021

Project Number: U_2021-0004

Pay Method: CHECK 8610

Project Description: ExpandNon-Conformity.Shere.Layton

Received By: DIRK LARSON

Site Address: 400 BRANSCOMB RD

| <u>Fee Description</u> | <u>Account Number</u> | <u>Qty</u> | <u>Fee Amount</u> |
|-------------------------------------|-----------------------|------------|-------------------|
| BASE FEES | 1100-2851-822605 | | \$2,263.38 |
| UMIN BASE | | | \$2,263.38 |
| DOT FEES | 1100-1910-826182 | | \$400.00 |
| UMIN UMAJ COT DR CDPA CDPS COUNTY R | | | \$400.00 |
| EH FEES | 1100-4011-822606 | | \$300.00 |
| UMIN OR UMAJ EH | | | \$300.00 |
| GENERAL PLAN | 1100-2851-826188 | | \$116.00 |
| | | | \$116.00 |
| RECORDS MANAGEMENT | 1222-2852-826260 | | \$111.00 |
| | | | \$111.00 |
| Total Fees Paid: | | | \$3,190.38 |

RL

AG 40

AG 40


RR10


RR10

BAUER ROAD

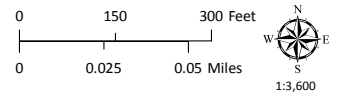
BRANSCOMB ROAD

RR1

 Zoning Districts

 Accommodation Districts

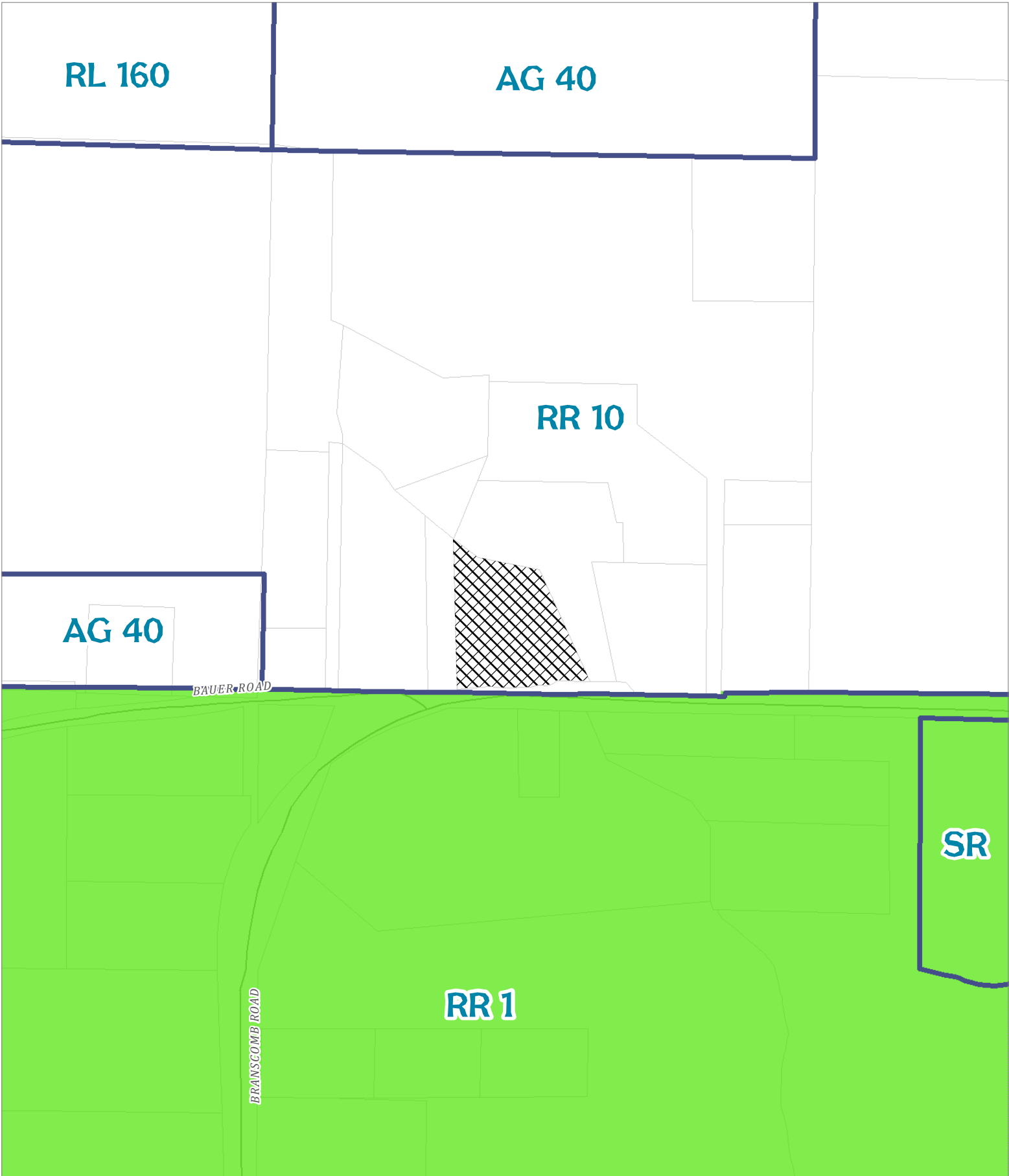
 Public Roads






CASE: U 2021-0004
 OWNER: SHERE, Paolo & Meadow
 APN: 014-060-47
 APLCT: Meadow & Paolo Shere
 AGENT: Scott Ward
 ADDRESS: 400 Branscomb Road, Laytonville

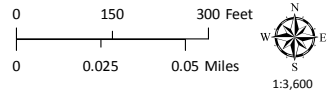
ZONING DISPLAY MAP

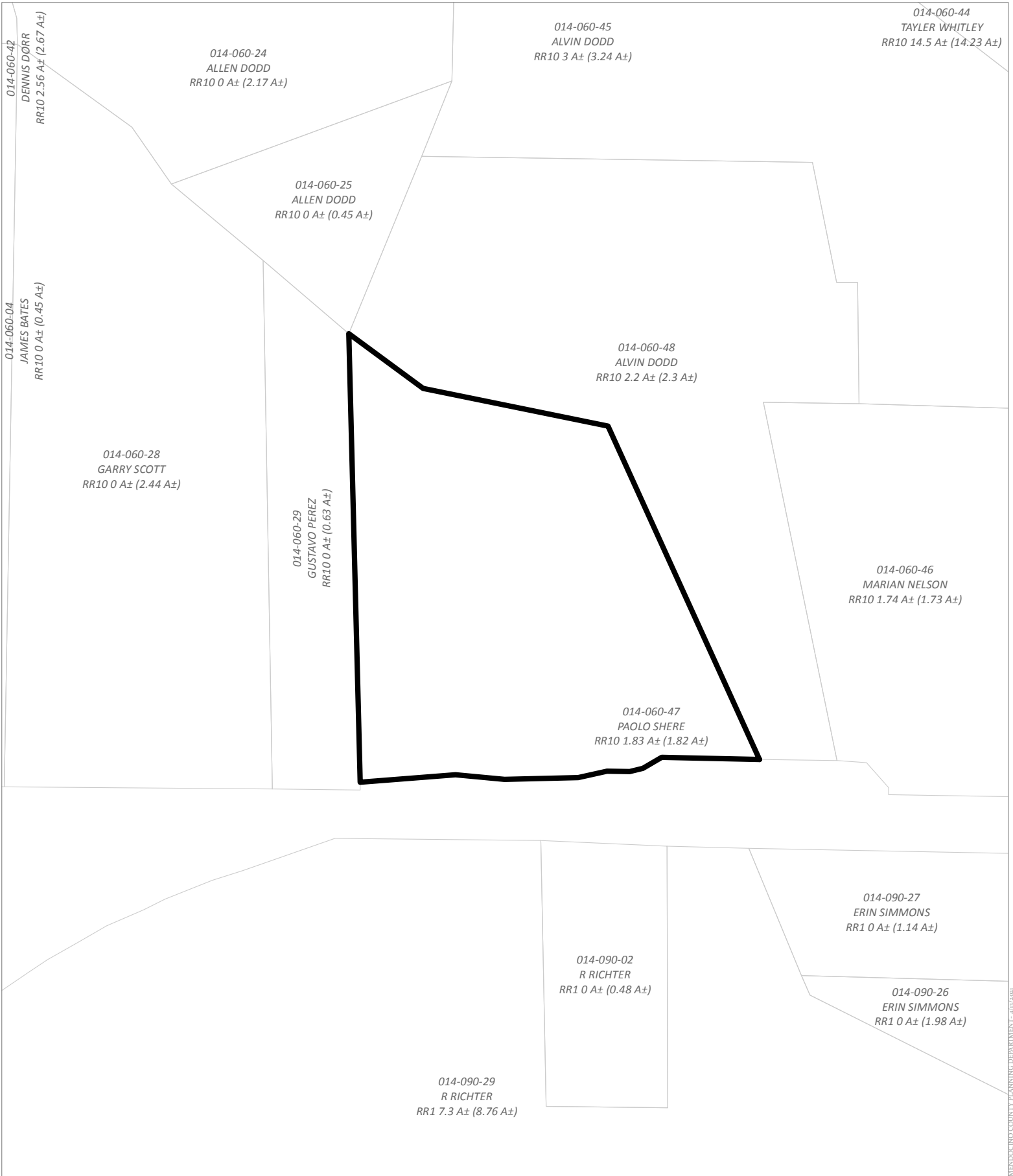
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2021



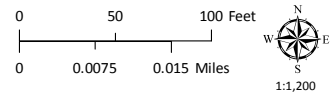
CASE: U 2021-0004
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-  General Plan Classes
-  Accommodation Districts
-  Public Roads





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ADJACENT PARCELS

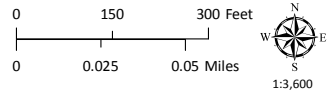
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2021



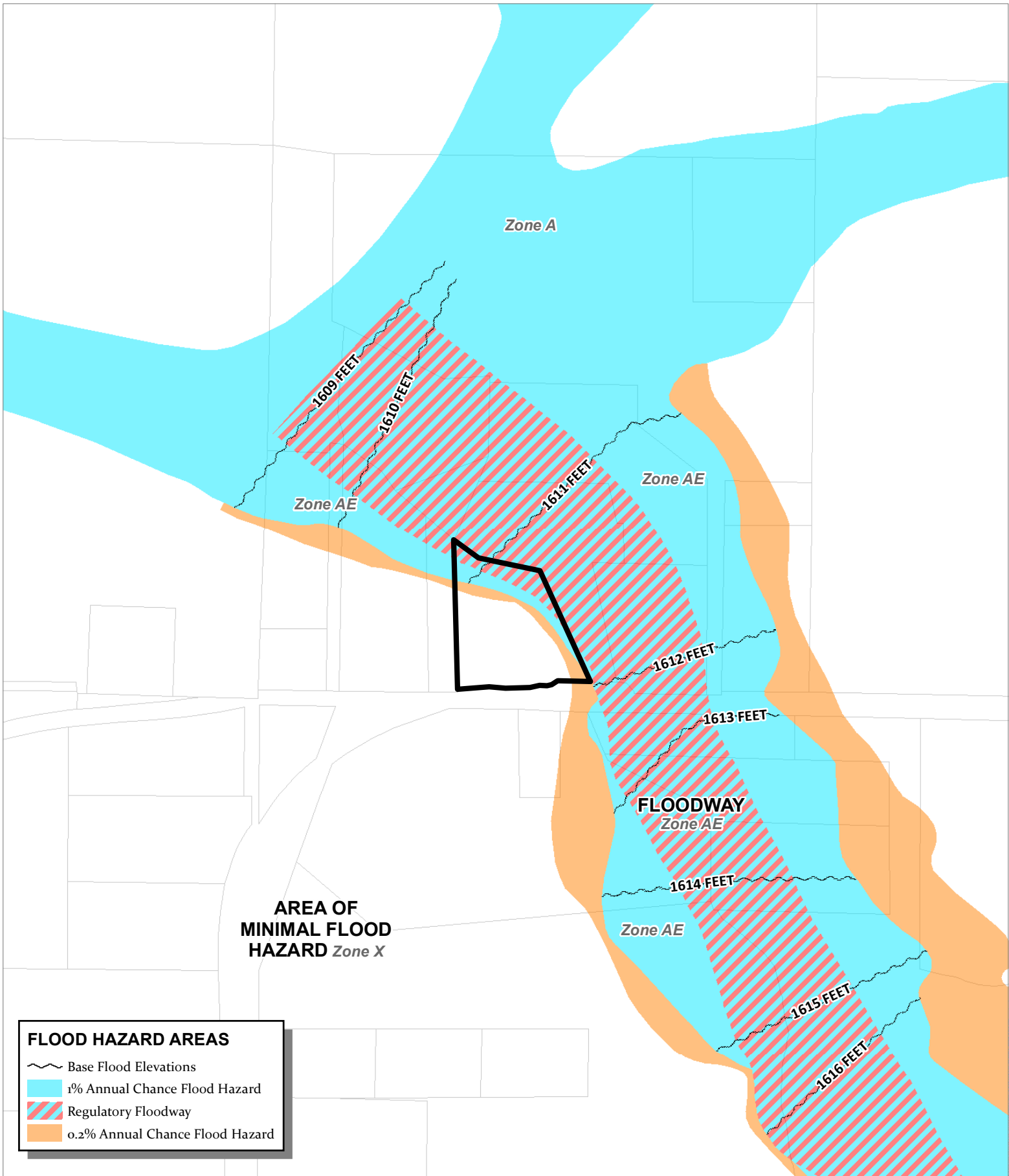
**LONG VALLEY FIRE
PROTECTION
DISTRICT**

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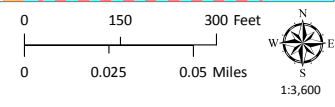
-  Very High Fire Hazard
-  High Fire Hazard
-  County Fire Districts

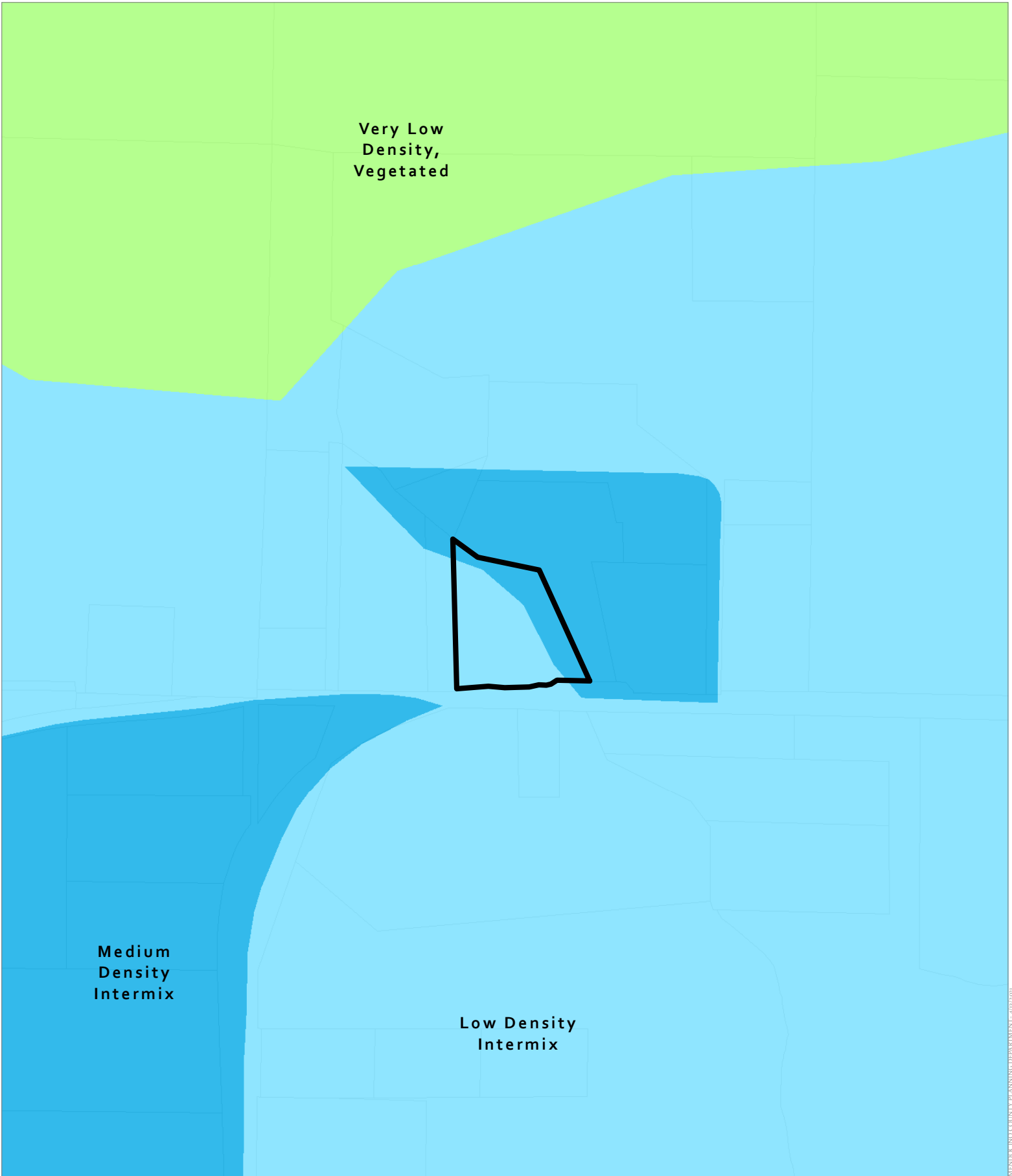


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

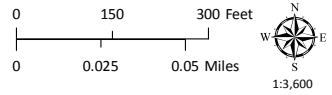


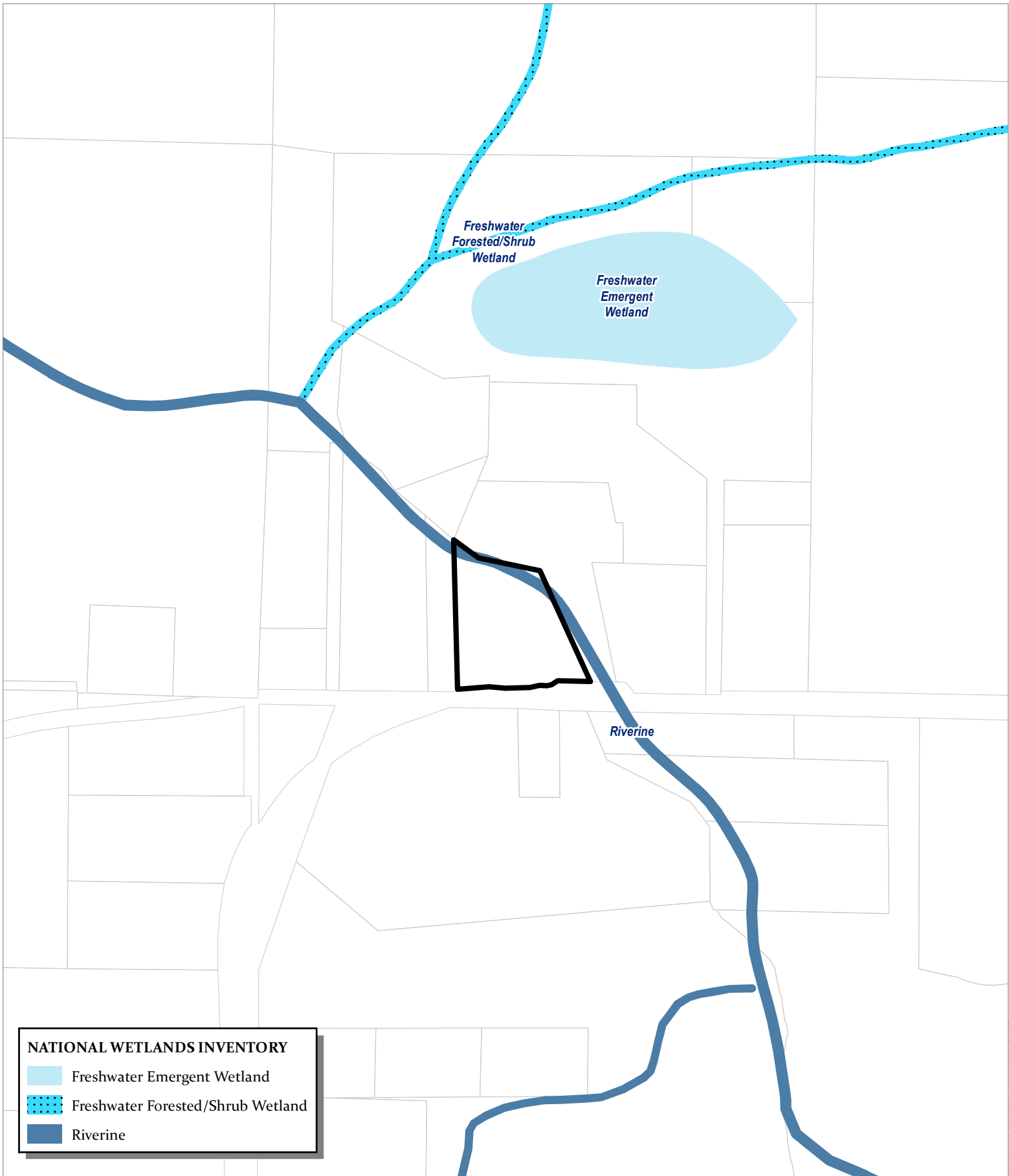
CASE: U 2021-0004
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CASE: U 2021-0004
OWNER: SHERE, Paolo & Meadow
APN: 014-060-47
APLCT: Meadow & Paolo Shere
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ADDRESS: 400 Branscomb Road, Laytonville

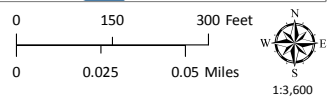




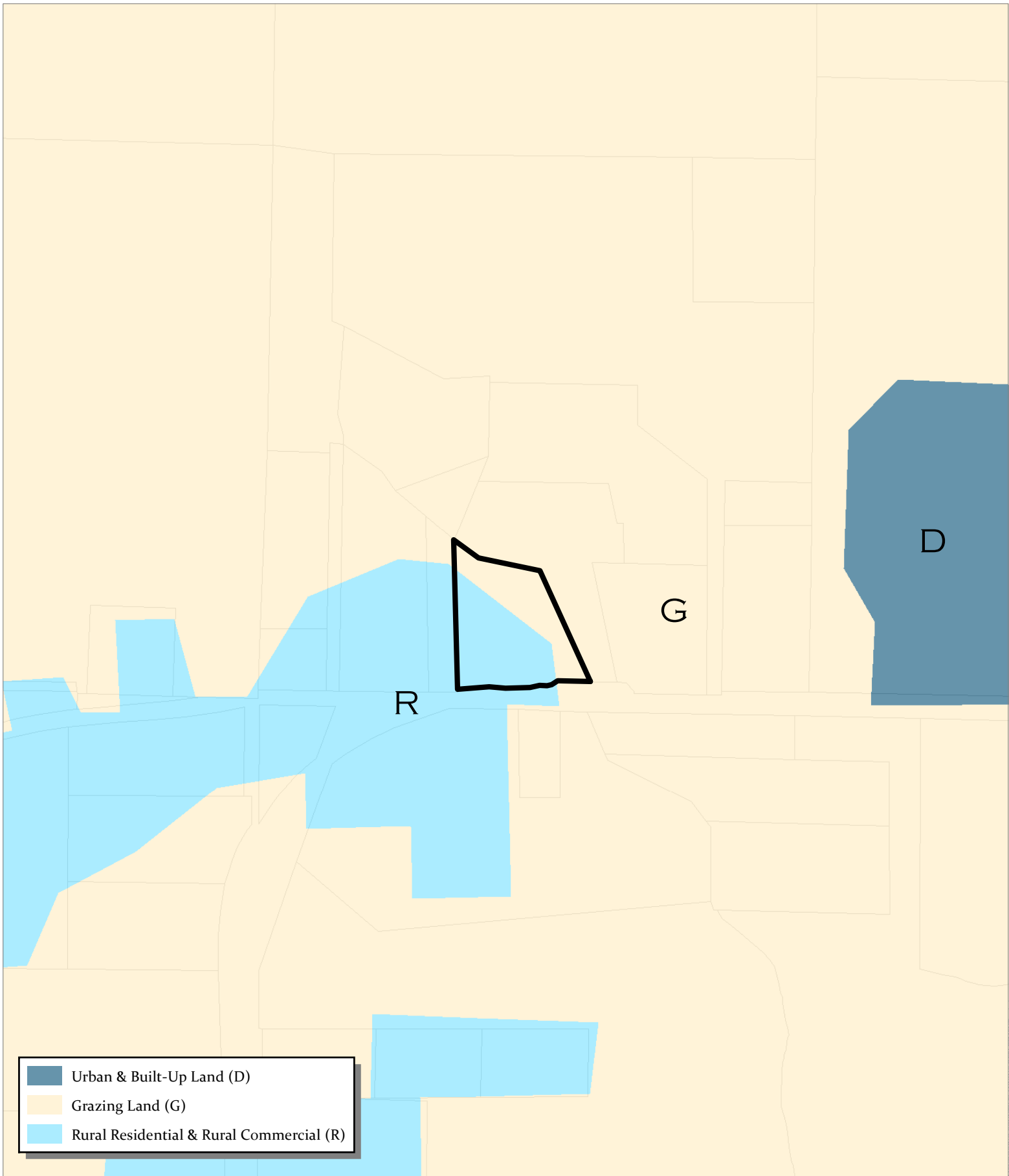
NATIONAL WETLANDS INVENTORY




- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

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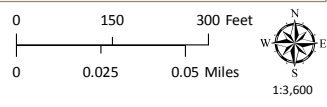


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2021



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

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MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2021