



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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July 23, 2021

Environmental Health - Ukiah/Fort Bragg

Building Inspection - Ukiah

CASE#: AP_2021-0013

DATE FILED: 5/20/2021

OWNER/APPLICANT: WESLEY N & MARGUERITTE M AND CANBY

REQUEST: New Administrative Permit for continued use of trailer as Family Care Unit.

LOCATION: 7.6± miles north of Ukiah City center, on the north side of Feliz Creek Drive (Private), 0.4± miles west of its intersection with Lakeside Drive (Private); located at 8250 Feliz Creek Drive, Ukiah; APN: 046-320-67.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: August 6, 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 _____

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APPLICANT: WESLEY N & MARGUERITTE M CANBY

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APN/S: 046-320-67-00

PARCEL SIZE: 20.1± acres

GENERAL PLAN: RMR40:

ZONING: UR:40

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: AP_2011-0006 (Family Care Unit - Expired)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RMR40	UR:40	40± acres	Residential
EAST:	RMR40	UR:40	10±; 10± acres	Residential
SOUTH:	RMR40	UR:40	20± acres	Residential
WEST:	RL160	RL:160	80± acres	Residential

REFERRAL AGENCIES

LOCAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 7/23/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

Hopland

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Hopland Rural Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

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

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512



Planning and Building
Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
<i>Office use only</i>	

APPLICATION FORM

APPLICANT

Name: Wesley Canby Phone: 707-468-1257

Mailing Address: 8250 Feliz Creek Drive

City: Ukiah State/Zip: CA, 95482 email: wesn100@gmail.com

PROPERTY OWNER

Name: Same as Applicant Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

AGENT

Name: NA Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: 20 acres (Sq. feet/Acres) Address of Property: Same as Applicant

Assessor Parcel Number(s): _____

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 | |

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

Signature of Applicant/Agent

Date

Signature of Owner

5-30-21

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	NA _____	_____
Number of uncovered spaces	NA _____	_____
Number of standard spaces	NA _____	_____
Number of handicapped spaces	NA _____	_____
Existing Number of Spaces	NA _____	
Proposed Additional Spaces	NA _____	
Total	NA _____	

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

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 :	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Placement of structures in:
Filling:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> open coastal waters
Dredging:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> wetlands
			<input type="checkbox"/> estuaries
			<input type="checkbox"/> 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:

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

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.
House, Trailer, 5th Wheel, Truck Trailer for Hay Storage, Modular Unit (ADU), Water Storage Tanks, Shop (formally a barn),
Family Care Unit

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 ³²⁰ _____ 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.

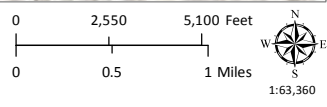
30. Indicate the surrounding land uses:

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



CASE: AP 2021-0013
 OWNER: CANBY, Wesley & Margueritte
 APN: 046-320-67
 APLCT: Wesley Canby
 AGENT:
 ADDRESS: 8250 Felz Creek Drive, Ukiah

- Major Towns & Places
- City Limits
- Highways



SUBJECT PARCEL/S

LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 7/07/2021



MC NAB
RANCH ROAD

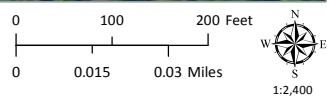
McNab Creek

DRIVE



CASE: AP 2021-0013
OWNER: CANBY, Wesley & Margueritte
APN: 046-320-67
APLCT: Wesley Canby
AGENT:
ADDRESS: 8250 Feliz Creek Drive, Ukiah

-  Named Rivers
-  Private Roads



AERIAL IMAGERY

RENDERING COUNTY PLANNING DEPARTMENT 7/9/2021

Wesley Canby
8250 Feliz Creek Rd
Parcel # OH6-320-67

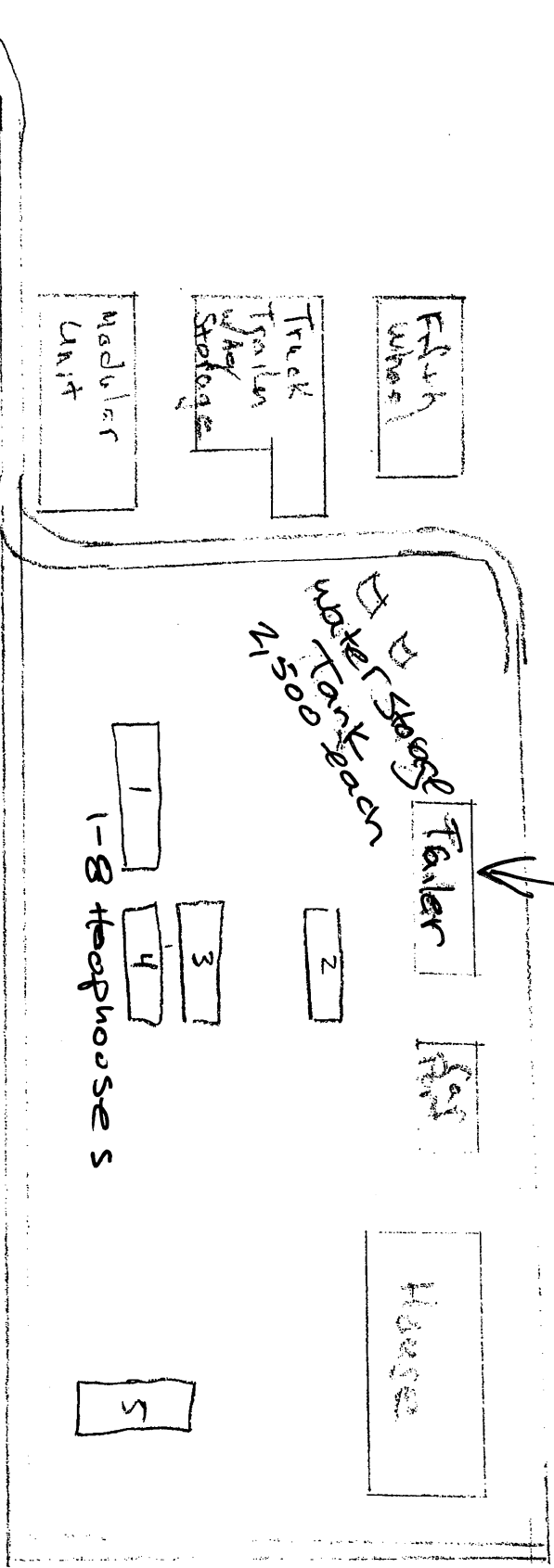
© Marshall Fine

WCF

Former FCD

Motor home &
Car Port

Car
Garage



Trailer
Truck
W/ 500
Kilograms

Trailer

Garage

House

1

2

3

4

5

1-8 Hoophouses

North

8250
Wesley Canby
Well of Power

8
7

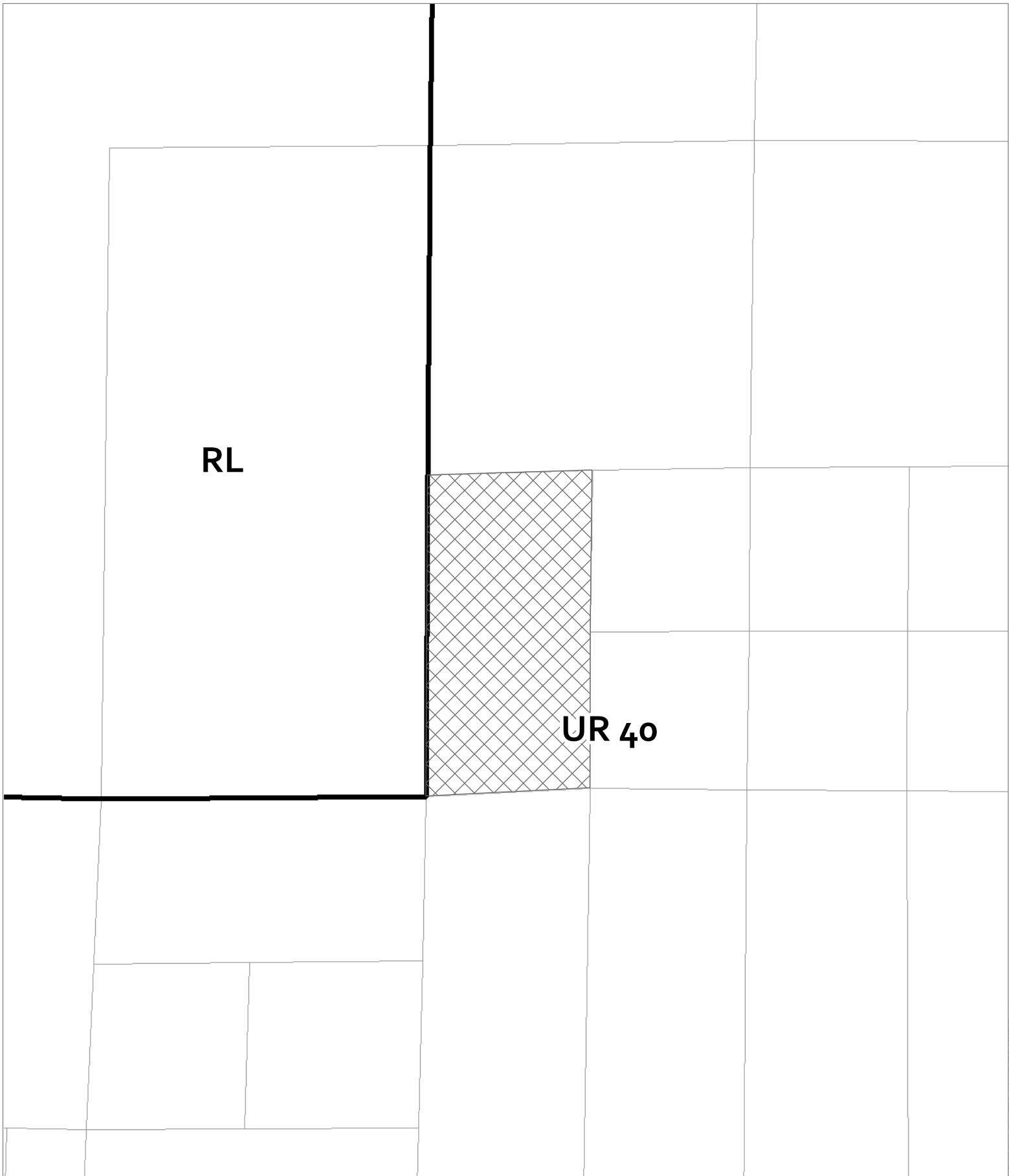
Shop

6


Family
Care
Trailer

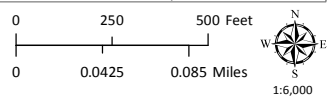
Feliz Creek Road

WCF



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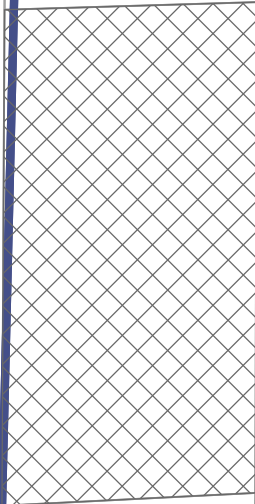
 Zoning Districts




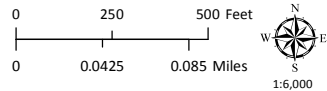
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/9/2021

RL 160

RMR 40



 General Plan Classes



CASE: AP 2021-0013
OWNER: CANBY, Wesley & Margueritte
APN: 046-320-67
APLCT: Wesley Canby
AGENT:
ADDRESS: 8250 Feliz Creek Drive, Ukiah

GENERAL PLAN CLASSIFICATIONS

046-320-21
DEE TRIVETTE
7860 FELIZ CREEK DR
UR 40 40.16 A±

046-320-20
JEANEEN CHAPES
3400 MCNAB RANCH RD
UR 40 40.15 A±

046-310-06
MICHAEL EDGINGTON
8670 FELIZ CREEK DR
RL 160 80 A±

046-320-69
CLIFFORD ANDREWS
8220 FELIZ CREEK DR
UR 40 10.04 A±

046-320-65
HOWARD ROFFMAN
8000 FELIZ CREEK DR
UR 40 10 A±

046-320-67
WESLEY CANBY
8250 FELIZ CREEK DR
UR 40 20.1 A±

046-320-70
AMANDA SLADE
8200 FELIZ CREEK DR
UR 40 10.04 A±

046-320-66
HOWARD ROFFMAN
UR 40 10 A±

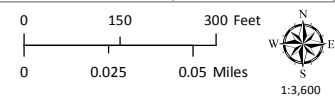
046-310-26
LAND RBST
8650 FELIZ CREEK DR
UR 40 20 A±

046-320-57
ALLEN VONBRANDT
8300 FELIZ CREEK DR
UR 40 40 A±

046-320-73
SHANE GUILLORY
8211 FELIZ CREEK DR
UR 40 40 A±

046-320-74
HOWARD ROFFMAN
8221 FELIZ CREEK DR
UR 40 40 A±

CASE: AP 2021-0013
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AGENT:
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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/9/2021

ADJACENT PARCELS

**HOPLAND RURAL FIRE
PROTECTION DISTRICT**

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