



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 GONZALEZ, INTERIM DIRECTOR
 JULIA KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

October 25, 2021

Environmental Health - Ukiah
 Building Inspection - Ukiah

CASE#: AP_2021-0024
DATE FILED: 10/12/2021
OWNER/APPLICANT: THOMAS S & PAMELA L DAVIS
AGENT: RANDY DORN

REQUEST: Installation of a trailer for use as a Family Care Unit for the 66 year old property owner who has Parkinson's disease. Sewer will be connected to existing septic tank and electrical will be connected to existing sub-panel at the main house. Water is supplied by Redwood Valley Water District. All utilities shall be trenched underground.

LOCATION: Located 0.61± miles from Redwood Valley town center, lying north of Ellen Lynn Road 354.6± feet from its southern intersection with West Road; located at 637 Ellen Lynn Road, Redwood Valley, CA 95470; APN 162-280-05.

SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: MATT GOINES
RESPONSE DUE DATE: November 5, 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 _____

CASE: AP_2021-0024

OWNER: Thomas Davis

APPLICANT: Thomas Davis

AGENT: Randy Dorn

REQUEST: Installation of a trailer for use as a Family Care Unit for the 66 year old property owner who has Parkinson's disease. Sewer will be connected to existing septic tank and electrical will be connected to existing sub-panel at the main house. Water is supplied by Redwood Valley Water District. All utilities shall be trenched underground.

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APN/S: 162-280-05

PARCEL SIZE: 0.36± acres

GENERAL PLAN: Rural Residential [RR:1]

ZONING: Rural Residential [RR-1]

EXISTING USES: Residential

DISTRICT: 1 (McGourty)

RELATED CASES: None

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential [RR:1]	Rural Residential [RR-1]	0.42± acres, 0.47± acres	Residential
EAST:	Rural Residential [RR:1]	Rural Residential [RR-1]	0.36± acres	Residential
SOUTH:	Rural Residential [RR:1]	Rural Residential [RR-1]	0.35± acres	Residential
WEST:	Rural Residential [RR:1]	Rural Residential [RR-1]	0.33± acres	Residential

REFERRAL AGENCIES

LOCAL

Building Division Ukiah

Environmental Health (EH) Ukiah

STATE

FEDERAL

TRIBAL

ADDITIONAL INFORMATION: None

STAFF PLANNER: Matt Goines

DATE: 10/22/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

Redwood Valley

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Urban Unzoned

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Local Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Vandamme loam, 221

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

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

No

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 & BUILDING SERVICES

CASE NO: AP-2021-0024
DATE FILED: 10-8-21
FEE: 1121
RECEIPT NO: PRJ-045688
RECEIVED BY: Arjie
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Tom DAVIS Phone: 621-4565
Mailing Address: 637 ELLEN LYNN
City: REDWOOD VALLEY State/Zip: CA 95470 Email:

PROPERTY OWNER:

Name: THOMAS DAVIS Phone: 707 621-4565
Mailing Address: 637 ELLEN LYNN
City: REDWOOD VALLEY State/Zip: CA 95470 Email:

AGENT:

Name: RANDY DORN Phone: 707 621-4567
Mailing Address: 567 LAUREL WAY
City: REDWOOD VALLEY State/Zip: CA 95470 Email: RS.DORN@COMCAST.NET

ASSESSOR'S PARCEL NUMBER/S: 162-280-05

TYPE OF APPLICATION:

- Administrative Permit (checked)
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: Randy Dorn Date: 10-7-21
Signature of Owner: Thomas Davis Date: 10-7-21



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DEPARTMENT OF PLANNING & BUILDING SVCS.

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ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

A handwritten signature in black ink that reads "Romeo Davis".

Applicant Signature

10-7-21

Date

OFFICE USE ONLY:

Project or Permit Number

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.

FAMILY CARE UNIT ADMINISTRATIVE PERMIT
TRAILER WILL BE PLACED IN BACKYARD. WE WILL HOOK UP THE
SEWAGE TO THE EXISTING TANK. THE WATER IS SUPPLIED BY
REDWOOD VALLEY WATER DISTRICT. ELECTRICITY WILL BE SUPPLIED
TO A SUB PANEL FROM THE MAIN HOUSE PANEL. ALL UTILITIES
WILL BE TRENCHED UNDERGROUND

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 type="checkbox"/> Other: <input type="checkbox"/> Other:	4200 sq' SF	1 BED ROOM TRAILER	1200 sq'	240'	
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: _____

Estimated No. of shifts per day: _____

Type of loading facilities proposed: _____

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:	<u>2</u>	<u>400 FT GARAGE</u>
No. of uncovered spaces:	<u>2</u>	<u>400 FT DRIVEWAY</u>
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	<u>4</u>	_____
Proposed additional spaces:	<u>1</u>	<u>OUTSIDE PARKING IN BACK YARD</u>
Total:	<u>5</u>	_____

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.)

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

Amount of cut: _____ 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: _____

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?: _____ 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 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: 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.)

637 ELLEN LYNN

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

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

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.

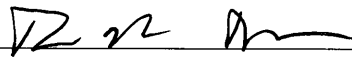


10-7-21

 Owner/Authorized Agent Date

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

AUTHORIZATION OF AGENT

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


10-7-21

 Owner Date

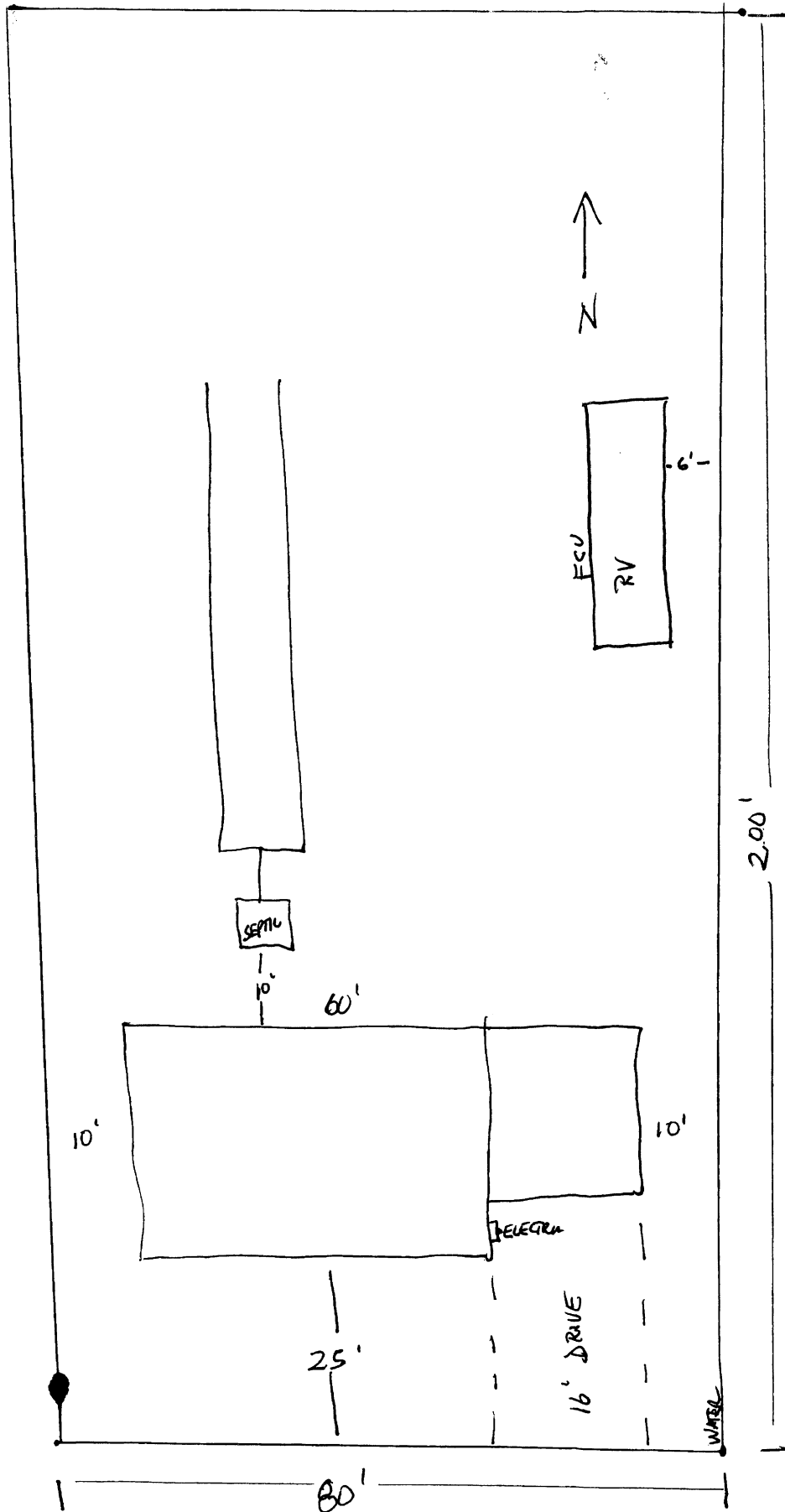
MAIL DIRECTION

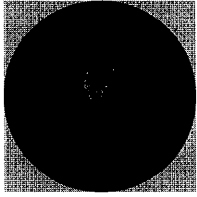
To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name RANDY DORN	Name	Name
Mailing Address 567 LAURELIN WAY RIV., CA 95470	Mailing Address	Mailing Address

637 ELLEN LYNN
REDWOOD VALLEY

AP 162-28-05





Mendocino County Planning and Building Services

Date: 10/8/2021

860 North Bush Street
Ukiah, CA 95482
(707) 463-4281

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

PROJECT FEE ESTIMATE

Contact: ANGIE LANE

Situs Address: 637 ELLEN LYNN RD

Applicant Name:

Type: ADMINISTRATIVE

Desc: adu fcu

Fee Description

Account

Qty

Amount

AP BASE	1100-2851-822605		\$825.00
AP EH	1100-4011-822606		\$69.00
GENERAL PLAN	1100-2851-826188		\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00

Total Fee Estimate for EST_2021-0204 : \$1,121.00

TOTAL ESTIMATE: \$1,121.00



Mendocino County

Planning and Building Services

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(707) 234-6650

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(707) 964-5379

Paid By: RANDY DORN
567 LAUGHLIN WAY

REDWOOD VALLEY CA 95470

Project Number: AP_2021-0024

Project Description: FCU, Davis

Site Address: 637 ELLEN LYNN RD

AP_2021-0024

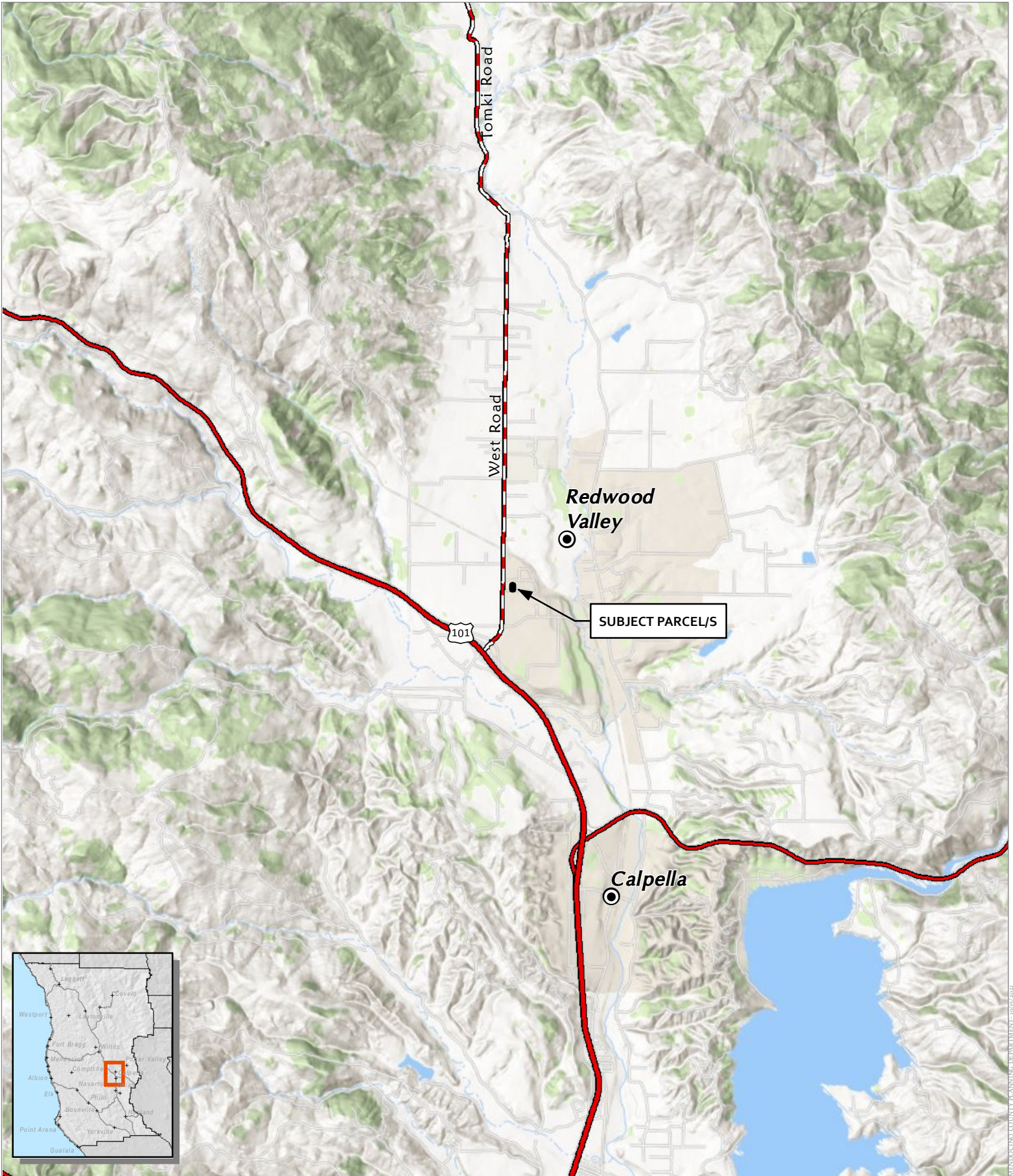
Receipt: PRJ_045688

Date: 10/12/2021




Pay Method: CHECK 3224

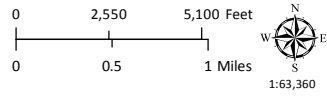
Received By: ANGIE LANE

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$825.00
AP BASE			\$825.00
EH FEES	1100-4011-822606		\$69.00
AP EH			\$69.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$1,121.00



CASE: AP 2021-0024
 OWNER: DAVIS, Tom
 APN: 162-280-05
 APLCT: Tom Davis
 AGENT: Randy Dorn
 ADDRESS: 637 Ellen Lynn Road, Redwood Valley

-  Major Towns & Places
-  Highways
-  Major Roads



LOCATION MAP

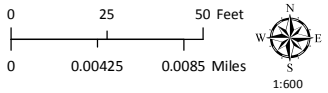


ELLEN LYNN ROAD



CASE: AP 2021-0024
OWNER: DAVIS, Tom
APN: 162-280-05
APLCT: Tom Davis
AGENT: Randy Dorn
ADDRESS: 637 Ellen Lynn Road, Redwood Valley

Public Roads

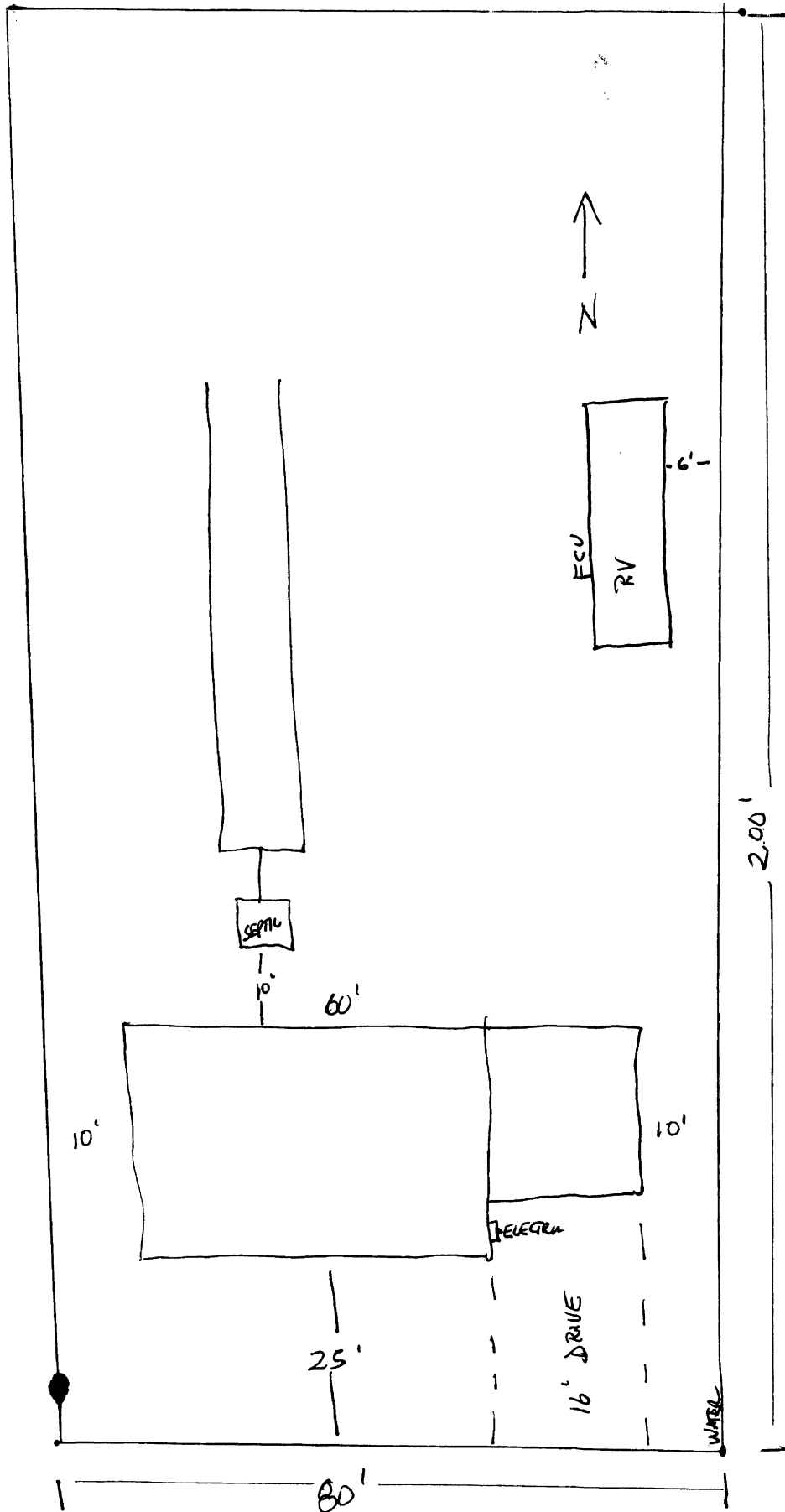


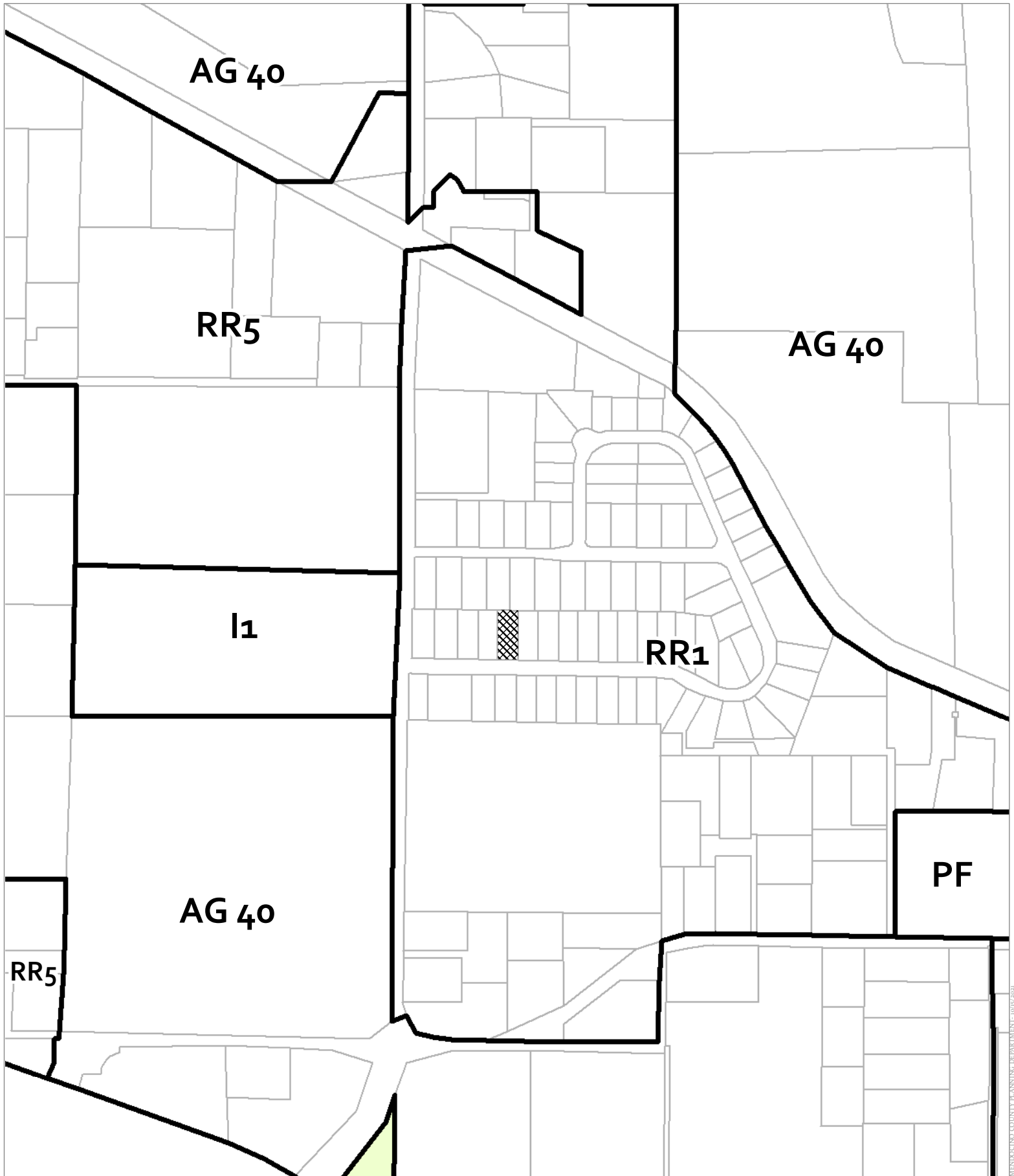
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/09/2021

637 ELLEN LYNN
REDWOOD VALLEY



AP 162-28-05

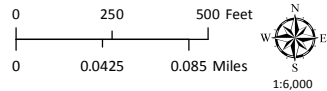




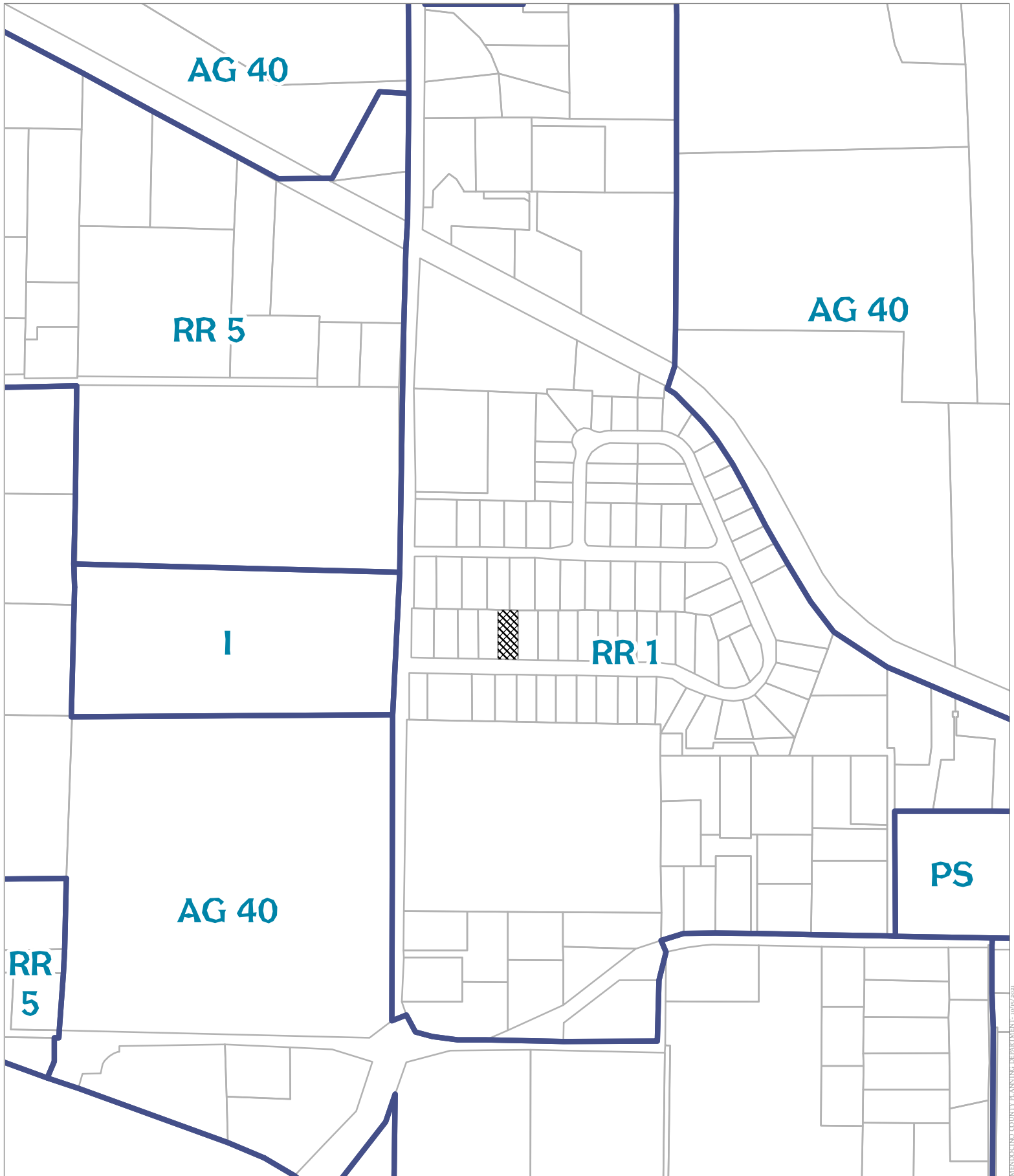
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/25/2021

CASE: **AP 2021-0024**
 OWNER: **DAVIS, Tom**
 APN: **162-280-05**
 APLCT: **Tom Davis**
 AGENT: **Randy Dorn**
 ADDRESS: **637 Ellen Lynn Road, Redwood Valley**

 Zoning Districts
 Community Character (CC) Districts



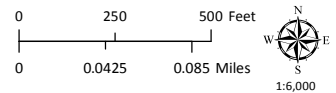
ZONING DISPLAY MAP



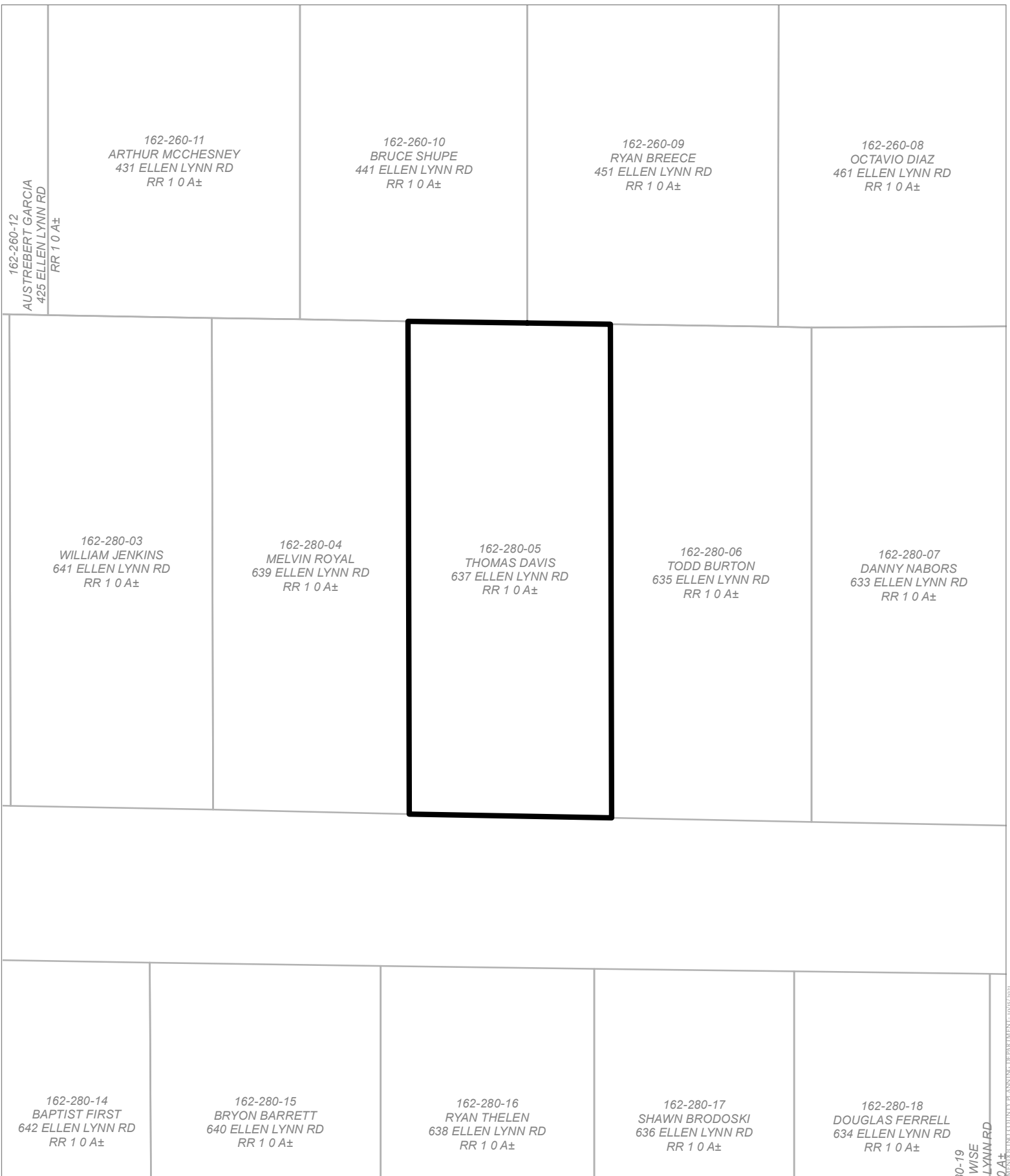
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/25/2021

CASE: AP 2021-0024
 OWNER: DAVIS, Tom
 APN: 162-280-05
 APLCT: Tom Davis
 AGENT: Randy Dorn
 ADDRESS: 637 Ellen Lynn Road, Redwood Valley

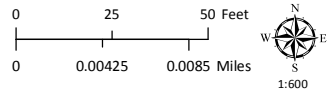
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



CASE: AP 2021-0024
 OWNER: DAVIS, Tom
 APN: 162-280-05
 APLCT: Tom Davis
 AGENT: Randy Dorn
 ADDRESS: 637 Ellen Lynn Road, Redwood Valley



10-19
 WISE
 LYNN RD
 0A±

MERCED COUNTY PLANNING DEPARTMENT - 10/15/2021

ADJACENT PARCELS