



**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 KROG, ASSISTANT DIRECTOR  
 TELEPHONE: 707-234-6650  
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November 10, 2021

Department of Transportation  
 Environmental Health - Ukiah  
 Building Inspection - Ukiah

**CASE#:** AP 2021-0026  
**DATE FILED:** 10/27/2021  
**OWNER:** RHEINFRANK JOHN J IV  
**APPLICANT:** JAKE RHEINFRANK & AMY BICKERTON  
**AGENT:** RUFF & ASSOCIATES  
**REQUEST:** Administrative Permit for construction of one 1,386 sq. ft. family care unit with 671 sq. ft. attached garage. Power and water would be provided through existing utilities. Family care unit would be occupied by owner's parents.  
**LOCATION:** 3.3± miles northeast of Ukiah city center, on the south side of Deerwood Drive (CR 215BX), 1.5± miles east of its intersection with Redemeyer Road (CR 215A), located at 3101 Deerwood Drive, Ukiah (APN: 178-090-17).  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** LIAM CROWLEY  
**RESPONSE DUE DATE:** November 24, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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\_2021-0026**

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**OWNER:** JOHN RHEINFRANK

**APPLICANT:** JAKE RHEINFRANK & AMY BICKERTON

**AGENT:** RUFF & ASSOCIATES

**REQUEST:** Administrative Permit for construction of one 1,386 sq. ft. family care unit with 671 sq. ft. attached garage. Power and water would be provided through existing utilities. Family care unit would be occupied by owner's parents.

**LOCATION:** 3.3± miles northeast of Ukiah city center, on the south side of Deerwood Drive (CR 215BX), 1.5± miles east of its intersection with Redemeyer Road (CR 215A), located at 3101 Deerwood Drive, Ukiah (APN: 178-090-17).

**APN/S:** 178-090-17

**PARCEL SIZE:** 15.01± Acres

**GENERAL PLAN:** Rural Residential (RR) & Rangelands (RL)

**ZONING:** Rural Residential (RR5) & Rangeland (RL160)

**EXISTING USES:** Residential

**DISTRICT:** 1 McGourty

**RELATED CASES:** N/A

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rangelands	Rangeland (RL160)	8.44 Acres	Residential
<b>EAST:</b>	Rangelands	Rangeland (RL160)	57.46 Acres	Residential
<b>SOUTH:</b>	Rangelands	Rangeland (RL160)	276.30 Acres	Vacant
<b>WEST:</b>	Rural Residential	Rural Residential (RR5)	13.25 Acres	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Building Division (Ukiah)
  - Department of Transportation (DOT)
  - Environmental Health (EH)
- 

**ADDITIONAL INFORMATION:** Project would cut and fill a balance of 500± cubic yards, all on site.

**STAFF PLANNER:** LIAM CROWLEY

**DATE:** 11/10/21

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*N/A*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Moderate*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*State Responsibility Area & Ukiah Valley FPD*

**4. FARMLAND CLASSIFICATION:**

GIS

*Grazing Land*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*N/A*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*105 – Bearwallow-Hellman-Witherell complex*

*125 – Feliz clay loam*

**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

*Riverine (southeast corner of lot)*

**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](http://www.rivers.gov) (Eel Only); GIS

*NO*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*Ukiah Valley Area Plan (UVAP)*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NO*

**22. OAK WOODLAND AREA:**

USDA

*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO*



PLANNING & BUILDING SERVICES

Office Use Only box containing Case No, Date Filed, Fee, Receipt No, and Received By (Angie)

APPLICATION FORM

APPLICANT:

Name: JAKE RHEINFRANK & AMY BICKERTON Phone: 847-922-1050
Mailing Address: 3101 DEERWOOD DRIVE UKIAH CA 95482
City: UKIAH State/Zip: CA/95482 Email: jrheinfrank@gmail.com

PROPERTY OWNER:

Name: JAKE RHEINFRANK & AMY BICKERTON Phone: 847-922-1050
Mailing Address: 3101 DEERWOOD DRIVE UKIAH CA 95482
City: UKIAH State/Zip: CA/95482 Email: jrheinfrank@gmail.com

AGENT:

Name: RUFF & ASSOCIATES Phone: 415-515-2227
Mailing Address: 100 WEST STANDLEY STREET
City: UKIAH State/Zip: CA/95482 Email: mail@breuerdesignsf.com

ASSESSOR'S PARCEL NUMBER/S: 1780901700

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
Variance
Other

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

DocuSigned by: [Signature] 10/18/2021
Signature of Applicant/Agent Date

DocuSigned by: [Signature] 10/18/2021
Signature of Owner Date

## 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.**

NEW CARE TAKER HOME INCLUDING TWO BEDROOMS AND BATHROOMS; ATTACHED GARAGE AND STORAGE SHED.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family	1	2 (1 CARE TAKER HOME)	+/- 1,200	+/- 2,057	+/- 3,257
<input type="checkbox"/> Mobile Home				(1,386 HOUSE 671	
<input type="checkbox"/> Duplex				ATTACHED GARAGE)	
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: DETACHED GARAGE	1	1	+/- 768		+/- 768
<input checked="" type="checkbox"/> Other: ADU	1	1	+/- 660		+/- 660
<b>GRAND TOTAL (Equal to gross area of Parcel):</b>					<b>+/- 4,685</b>

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

Estimated No. of Employees per shift: \_\_\_\_\_ N/A

Estimated No. of shifts per day: \_\_\_\_\_ N/A

Type of loading facilities proposed: \_\_\_\_\_ N/A

**4. Will the project be phased?**

YES  NO If yes, explain your plans for phasing:

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**5. Will vegetation be removed on areas other than the building sites and roads?**

YES  NO If no, explain:

IT IS NOT REQUIRED TO REMOVE ANY VEGITATION ON AREAS OTHER THAN  
THE GRASS AREAS AT THE BUILDING SITE.

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**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:

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**7. How much off-street parking will be provided?**

	Number	Size
No. of covered spaces:	<u>2</u>	<u>12'x 23' // 11'x 20'</u>
No. of uncovered spaces:	<u>3</u>	<u>9'x 20'</u>
No. of standard spaces:	<u>          </u>	<u>          </u>
No. of accessible spaces:	<u>          </u>	<u>          </u>
Existing no. of spaces:	<u>5</u>	<u>          </u>
Proposed additional spaces:	<u>2</u>	<u>12'x 23' // 11'x 20'</u>
Total:	<u>7</u>	<u>          </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.)

MODERATE SLOPE, CIVIL ENGINEER IS WORKING ON THE GRADING AND DRAINAGE PLAN

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

Amount of cut: +/ 500 cubic yards  
 Amount of fill: +/ 500 cubic yards  
 Max. height of fill slope: +/ 4 feet  
 Max. height of cut slope: +/ 4 feet  
 Amount of import/export: NONE cubic yards  
 Location of borrow or disposal site: SITE WILL BE BALANCE

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?:           N/A           cubic yards

Location of dredged material disposal site?:           N/A          

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.

          OUTDOOR LIGHTING (DOWN-FACING ONLY) AT EXTERIOR DOORS AS REUIRED BY CODE,            
          ELECTRICAL LAYOUT ATTACHED          

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

Electricity:  Utility Company (service exists to parcel) **(E) SERVICE TO BE UPGRADED**  
 Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles  
 On Site Generation – Specify: **PHOTOVOLTAIC PANELS WILL BE ADDED**

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): MILLVIEW WATER DISTRICT
- 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.)
- 3105 DEERWOOD DRIVE (EXISTING ADU AS SHOWNB ON THE SITE-PLAN)

**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.)**

POWER POLE AND SHED FOR GARBAGE BINS AT THE T-JUNCTION OF DEERWOOD DRIVE AND DRIVEWAY

**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
- EXISTING SINGLE FAMILY HOME, DETACHED GARAGE AND ADU AS SHOWN ON THE SITE PLAN.

**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.**

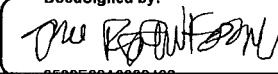
- YES     NO





### 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.

DocuSigned by:  
  
0592E69A0822492...
10/18/2021

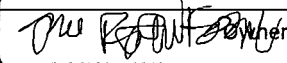
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Owner/Authorized Agent Date

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

#### AUTHORIZATION OF AGENT

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

DocuSigned by:  
  
0592E69A0822492...
10/18/2021

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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.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

COMPLETE FOR PROJECTS  
LOCATED IN THE COASTAL  
ZONE ONLY

**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

**(N) CARE TAKER HOME INCLUDING TWO BEDROOMS & BATHROOMS AND AN ATTACHED GARAGE**

(Description of development)

Located at:

**3101 DEERWOOD DRIVE UKIAH CA 95482**

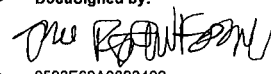
**1780901700**

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

**POWER POLE AT THE T-JUNCTION OF DEERWOOD DRIVE AND THE DRIVEWAY**

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

DocuSigned by:  
  
0592E69A0822492...

Owner/Authorized Representative

10/18/2021

Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.**

## Indemnification And Hold Harmless

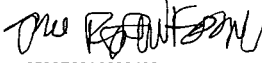
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### 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.

10/18/2021

\_\_\_\_\_  
Date

DocuSigned by:  
  
0592E69A0822492...

\_\_\_\_\_  
Applicant



**COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

BRENT SCHULTZ, 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

ACKNOWLEDGMENT 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 in 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*

DocuSigned by:

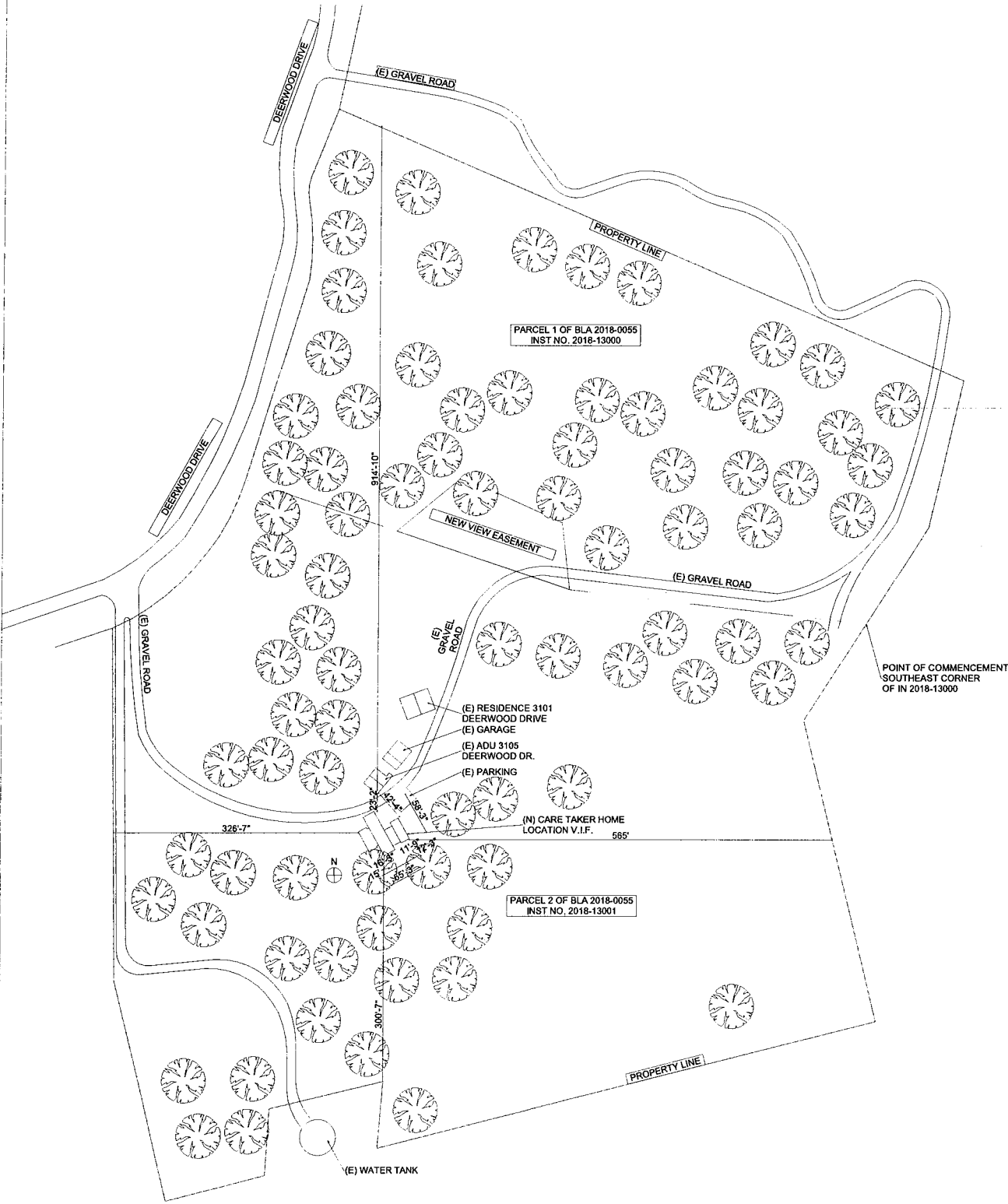
10/18/2021

Applicant Signature

Date

**OFFICE USE ONLY:**

Project or Permit Number



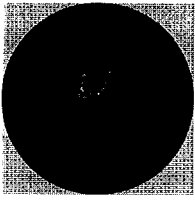
DATE	REVISIONS
	#

**RUFF + ASSOCIATES**  
 Architecture Planning Development  
 100 West Standley Street, Ukiah, CA 95482  
 Phone: 707-472-0525 Fax: 707-472-0527  
 e-mail: ruffard@ruffarchitect.com  
 COPYRIGHT © BY RUFF + ASSOCIATES, ALL RIGHTS RESERVED.

**(N) CARE TAKER HOME**  
**JAKE RHEINFRANK & AMY BICKERTON**  
 3101 DEERWOOD DRIVE  
 UKIAH CA 95482

SHEET TITLE	
Layout	
DRAWN BY	MB
CHECKED BY	RPR
DATE CREATED	10-12-2021
DATE ISSUED	10-12-2021
SCALE	AS NOTED
PAGE	
A-5.1	
SHEET 1	OF 1

1 SITEPLAN 1" = 200'



# Mendocino County

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## 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: RUFF & ASSOCIATES**  
100 WEST STANDLEY ST

UKIAH

CA 95482

**Project Number: AP\_2021-0026**

**Project Description: Bickerton, Rheinfrank FCU**

**Site Address: 3101 DEERWOOD DR**

**AP\_2021-0026**

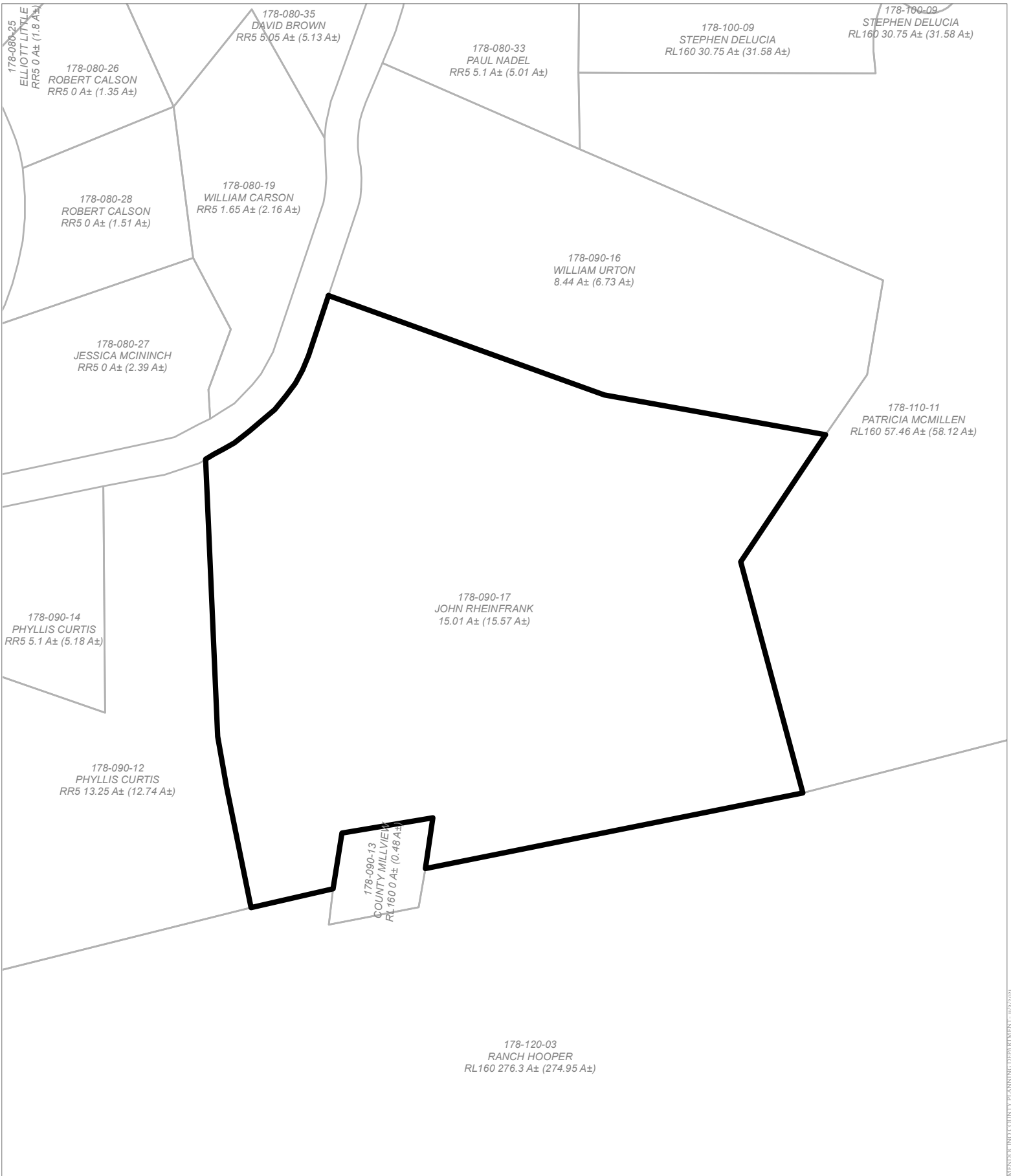
**Receipt: PRJ\_046053**

**Date: 10/27/2021**

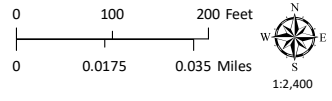
**Pay Method: CHECK 2861**

**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
<b>Total Fees Paid:</b>			<b>\$1,121.00</b>

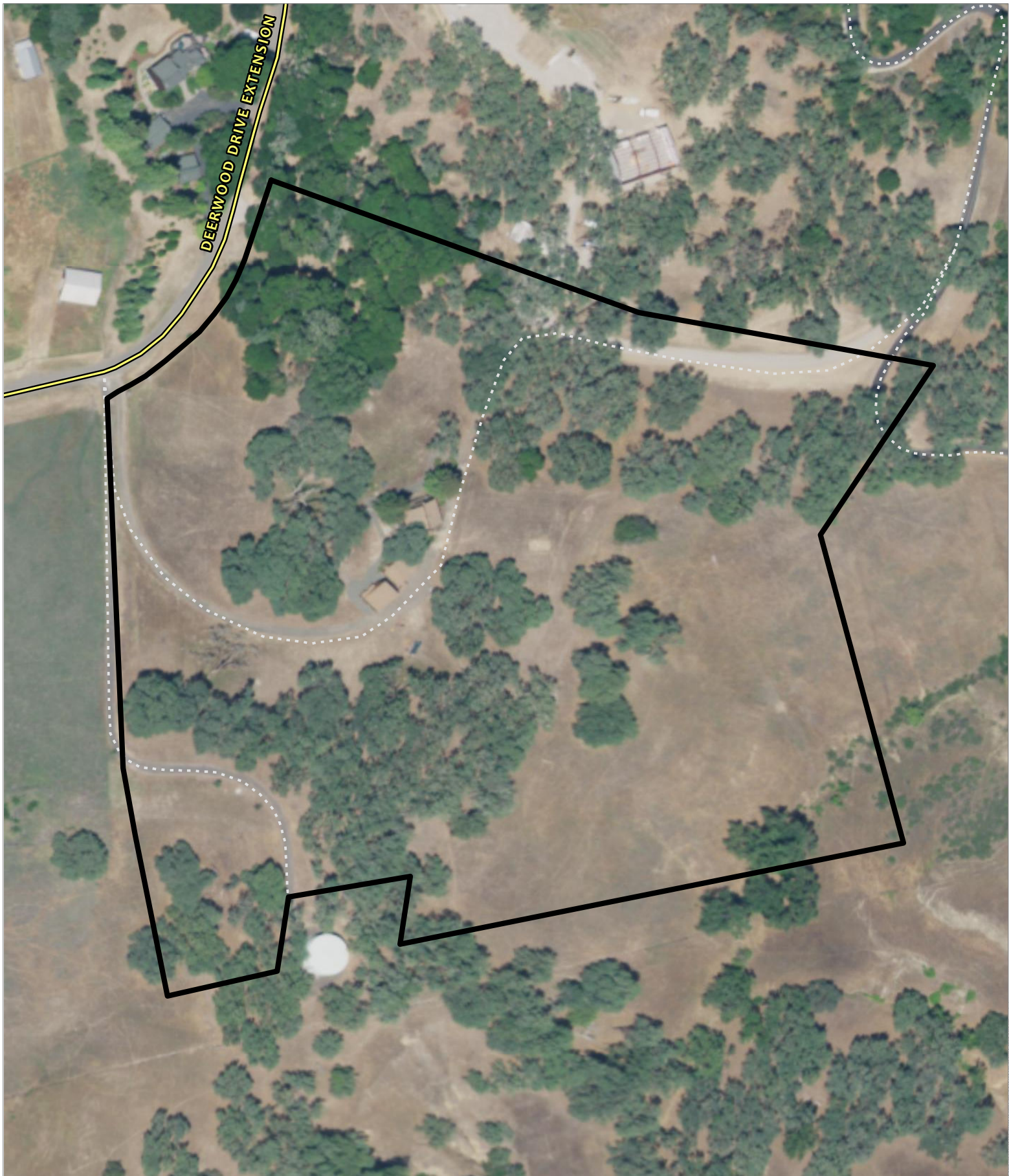


CASE: AP 2021-0026  
 OWNER: RHEINFRANK/BICKERTON  
 APN: 178-090-17  
 APLCT: Jake Rheinfrank & Amy Bickerton  
 AGENT: Ruff & Associates  
 ADDRESS: 3101 Deerwood Drive, Ukiah




ADJACENT PARCELS

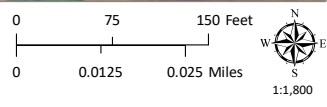




DEERWOOD DRIVE EXTENSION

CASE: AP 2021-0026  
OWNER: RHEINFRANK/BICKERTON  
APN: 178-090-17  
APLCT: Jake Rheinfrank & Amy Bickerton  
AGENT: Ruff & Associates  
ADDRESS: 3101 Deerwood Drive, Ukiah

 Public Roads

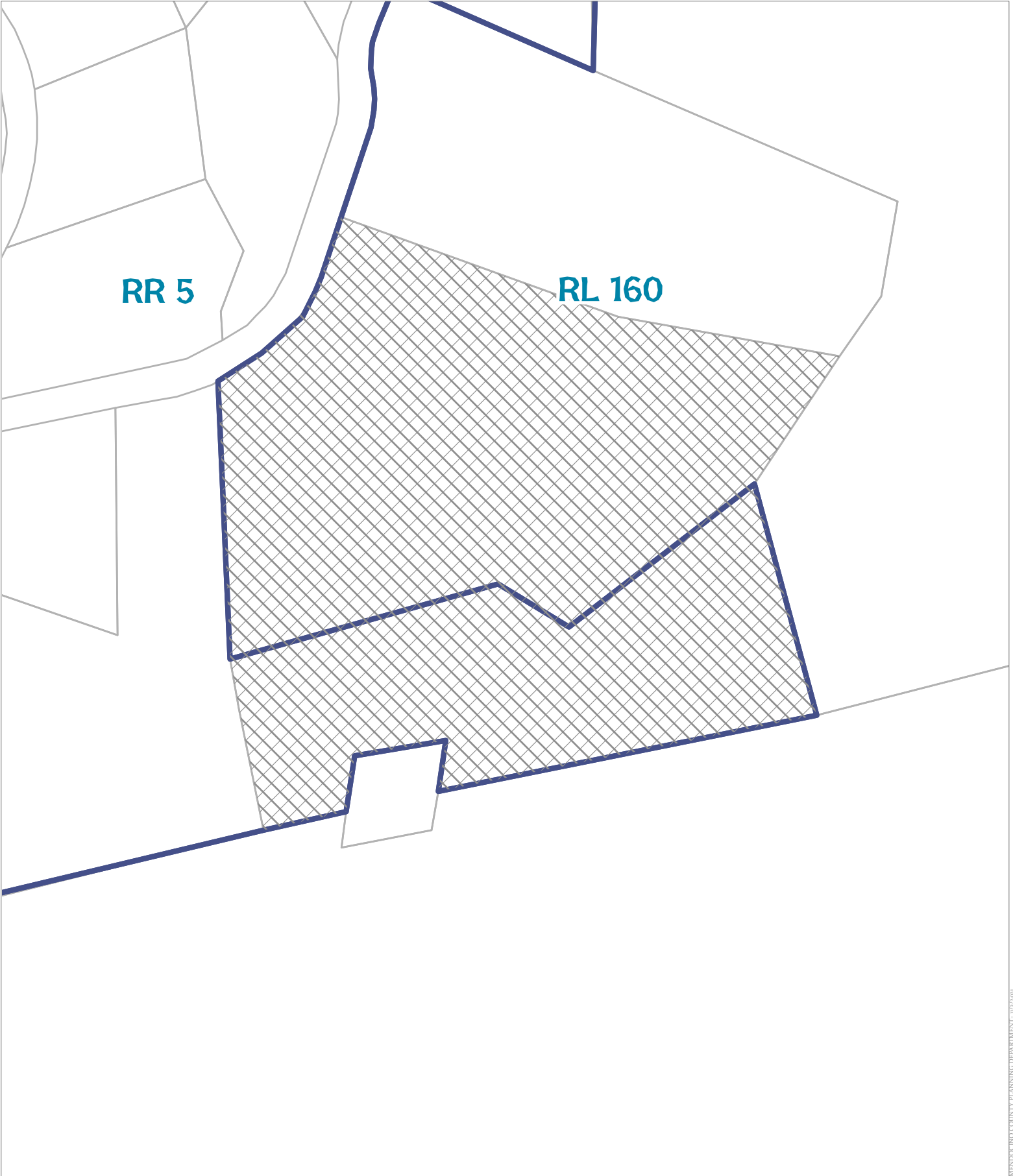


AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/24/2021

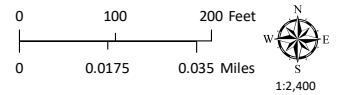
RR 5

RL 160



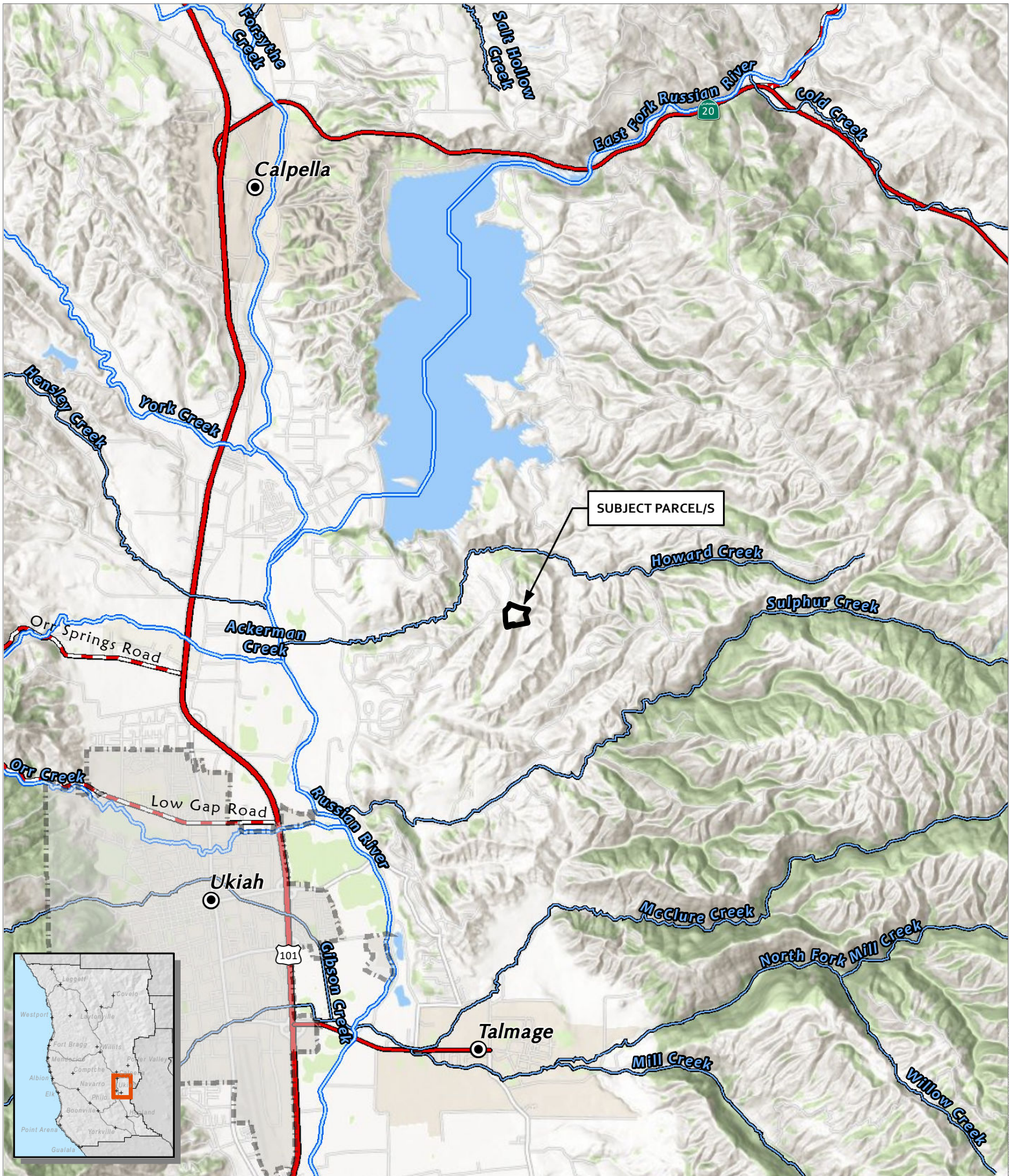
CASE: AP 2021-0026  
OWNER: RHEINFRANK/BICKERTON  
APN: 178-090-17  
APLCT: Jake Rheinfrank & Amy Bickerton  
AGENT: Ruff & Associates  
ADDRESS: 3101 Deerwood Drive, Ukiah

 General Plan Classes



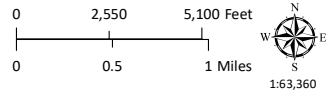
GENERAL PLAN CLASSIFICATIONS





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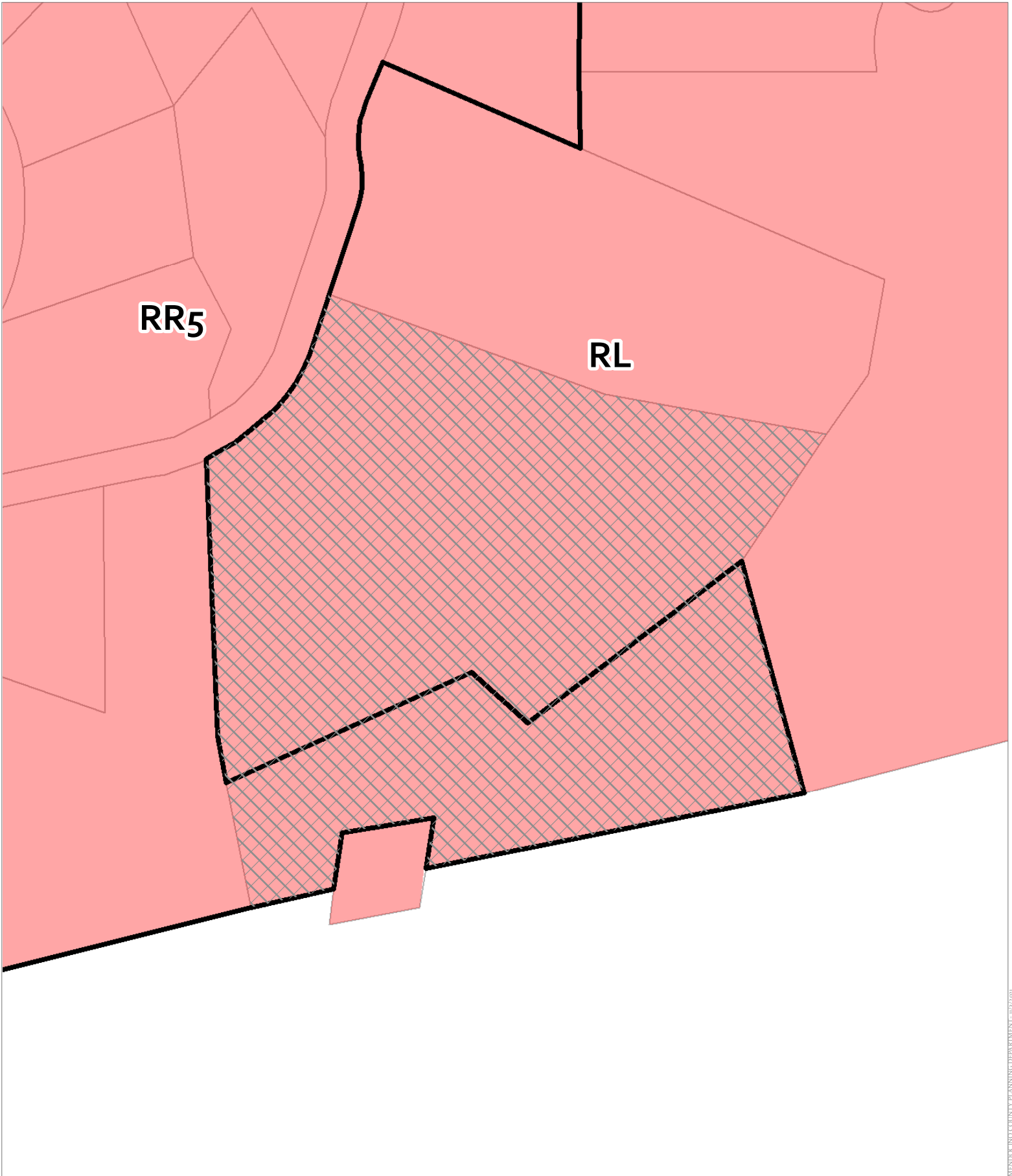
- Major Towns & Places
- Major Roads
- City Limits
- Highways



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/23/2021





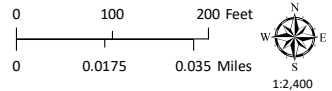


**RR5**

**RL**

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-  Zoning Districts
-  Cannabis Prohibition (CP) Districts



**ZONING DISPLAY MAP**



# STATE FIRE SAFE REGULATIONS

## CONDITIONS OF APPROVAL

<b>Applicant Name:</b>	<b>Jake Rheinfrank &amp; Amy Bickerton</b>		
<b>Review Date:</b>	<b>10/20/2021</b>	<b>APN:</b>	<b>178-090-17</b>
<b>CAL FIRE #:</b>	<b>372-21</b>	<b>Building Permit #:</b>	N/A

The CAL FIRE Mendocino Unit has reviewed this Building Permit application. Based upon the Unit's review, the following conditions shall be incorporated prior to approval of permit issuance as required by Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-chapter 2, Article 1, §1270.03

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

**ROAD STANDARD §1273.01-§1273.06, §1273.08 - §1273.09**

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead-end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.





**Maximum lengths for dead end roads:**

- Parcels zoned less than 1 acre- 800'
- Parcels zoned 1-4.99 acres-1320'
- Parcels zoned 5-19.99 acres-2640'
- Parcels zoned 20 acres or larger- 5280'.
- Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals.
- Each dead-end road shall have turn around constructed at its a terminus.

**DRIVEWAY STANDARD §1273.01(c), §1273.02(b), §1273.03, §1273.05, §1273.06, §1273.09**

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.

**ROADWAY STRUCTURE/BRIDGE STANDARD §1273.07**

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.





**SIGN STANDARD §1274.01- §1274.02**

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed, or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads, streets, or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.

**ADDRESS STANDARD §1274.03- §1274.04**

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

**EMERGENCY WATER STANDARD §1275.01- §1275.04**

**5,000 Gallons Minimum**

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.





**MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD §1276.01- §1276.04**

- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub, or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

EXCEPTION REQUEST GRANTED

- See attached letter

EXCEPTION REQUEST DENIED

- See attached letter

**Application Reviewed By:**

**Chris A. Vallerga, Fire Captain Mendocino Unit**

Please note that the comments noted above are based on a CAL FIRE State Fire Safe Regulation review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Should you have any questions, you may contact the CAL FIRE Mendocino Unit at (707) 459-7414 or email at [Mendocino4290@fire.ca.gov](mailto:Mendocino4290@fire.ca.gov).

For current State Fire Regulations, please visit <https://govt.westlaw.com/calregs>.

**California Code of Regulations  
 Title 14- Natural Resources  
 Division 1.5- Department of Forestry  
 Chapter 7- Fire Protection  
 Subchapter 2- SRA/VHFHSZ Fire Safe Regulations**





STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION  
**MENDOCINO UNIT- STATE FIRE SAFE REGULATIONS APPLICATION**  
MEU-4290 (REV. 1/19)

CAL FIRE - MENDOCINO UNIT  
Fire Safe Regulations  
17501 N. Hwy 101  
Willits, CA. 95490  
(707) 459-7414  
Mendocino4290@fire.ca.gov

CAL FIRE File # <b>372-21</b>
* FOR OFFICE USE ONLY *

RECEIVED  
OCT 18 2021  
MENDOCINO UNIT

### STATE FIRE SAFE REGULATIONS APPLICATION

Building / Project Site Information		
Address: 3101 DEERWOOD DRIVE	APN: 1780901700	
City: UKIAH	Zip Code: 95482	
Property Owner		
Name: JAKE RHEINFRANK & AMY BICKERTON		
Mailing Address: 3101 DEERWOOD DRIVE		
City: UKIAH	State: CA	
Zip Code: 95482	Phone: (847) 922-1050	
Email: jrheinfrank@gmail.com		
Agent Representing Property Owner		
Name: RUFF & ASSOCIATES		
Mailing Address: 100 WEST STANDLEY STREET		
City: UKIAH	State: CA	
Zip Code: 95482	Phone: (415) 515-2227	
Email: mail@breuerdesignsf.com		
Mail Correspondence to (choose one)		
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest
Project Information		
<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Class K	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Remodel/ Addition	<input type="checkbox"/> Replacement	<input type="checkbox"/> Other
Dwelling Sq. Ft: 1389	Attached Garage Sq. Ft: 668	
Accessory Building(s) Sq. Ft:	Detached Garage/ Shop Sq. Ft:	
Agricultural Building(s) Sq. Ft:	Other Structure Sq. Ft:	
<b>TOTAL SQUARE FEET: 2057</b>		
Briefly describe the structure(s) to be built: (N) CARE TAKER HOME INCLUDING TWO BEDROOMS & BATHROOMS AND ATTACHED GARAGE W/ SHED / STORAGE.		



STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY  
 DEPARTMENT OF FORESTRY AND FIRE PROTECTION  
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 17501 N. Hwy 101  
 Willits, CA. 95490  
 (707) 459-7414  
 Mendocino4290@fire.ca.gov

Project Information Continued		
	Yes	No
1. Was the subject parcel created PRIOR to January 1, 1991?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the structure within a ½ mile driving distance of a working fire hydrant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the structure within a 5-mile driving distance of a year-round fire station?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the subject parcel 1 acre or larger?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed structure(s) be 30 ft. or more from ALL property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will your project require construction of a new road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will your project require extension of an existing road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to question 6 or 7:	How many feet?	Maximum grade (%)?
8. Will your project require construction of a new driveway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will your project require extension of an existing driveway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to question 8 or 9:	How many feet?	Maximum grade (%)?
If you answered No to (one or more) questions 6-9, describe the existing road/driveway:		
10. Is there an existing bridge(s) on the parcel that provide access to the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will a bridge be installed/ constructed to provide access to project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a plot plan attached as per the instructions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Subdivision Information (only required for subdivision)</b>		
Current acreage before split?	How many parcels will be created?	
Acreage of each newly created parcel?		
<b>Timber and Land Conversion Activities</b>		
13. Will trees be cut and timber products be sold, bartered, traded, or exchanged?	<input type="checkbox"/>	<input type="checkbox"/>
14. Will timberland be converted to a non-timber growing use?	<input type="checkbox"/>	<input type="checkbox"/>
If YES on questions 13 or 14, a harvest permit may be required from CAL FIRE Resource Management <b>FOR QUESTIONS RELATED TO TIMBER OR LAND CONVERSION CALL (707) 459-7440</b>		
<b>Exception Request</b>		
15. Will your project require an exception to <b>ANY</b> of the Fire Safe Regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES on question 15, attach a separate page identifying the applicable section pertinent to your request, facts supporting the request, and details of the exception or mitigation measures proposed, and a map showing the proposed location of the exception or mitigation measure.		

**I hereby agree to maintain the property in compliance with the Fire Safe Regulations established in the Public Resources Code Section 4290. The information submitted in this application is complete and accurate to the best of my knowledge.**

Signature of property owner or authorized agent:	DocuSigned by:  <small>0592E69A0822492</small>
Date: 10/12/2021	Print Name: Jake Rheinfrank