



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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 www.mendocinocounty.org/pbs

November 29, 2021

Environmental Health - Ukiah

Building Inspection - Ukiah

CASE#: AP_2021-0027

DATE FILED: 11/10/2021

OWNER/APPLICANT: GREGORY J MUSGRAVE

AGENT: TANYA MUSGRAVE

REQUEST: Administrative Permit to allow for a Family Care Unit (FCU) to be used by the caretaker of the property owner.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.5± miles southeast of Laytonville Town Center, on the east side of US 101, 400± feet east of its intersection with Davidson Lane (CR 318A); located at 100 Davidson Ln, Laytonville; APN 035-180-34.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: December 13, 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_2021-0027

OWNER: MUSGRAVE GREGORY J TTEE
APPLICANT: GREGORY MUSGRAVE
AGENT: TANYA MUSGRAVE
REQUEST: Administrative Permit to allow for a Family Care Unit (FCU) to be used by the caretaker of the property owner.
LOCATION: 2.5± miles southeast of Laytonville Town Center, on the east side of US 101, 400± feet east of its intersection with Davidson Lane (CR 318A); located at 100 Davidson Ln, Laytonville; APN 035-180-34.
APN/S: 035-180-34
PARCEL SIZE: 29.00± Acres
GENERAL PLAN: Remote Residential (RMR)
ZONING: Upland Residential (U-R: L: 20)
EXISTING USES: Residential
DISTRICT: 3
RELATED CASES: IC_2021-0845

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR)	Upland Residential (UR 20)	5.00±	Residential
EAST:	Remote Residential (RMR);	Upland Residential (UR 20);	0.00± ; 10.00± ; 19.50±	Residential
SOUTH:	Remote Residential (RMR);	Upland Residential (UR 20);	3.50± ; 60.00±	Residential
WEST:	Remote Residential (RMR); Agricultural Lands (AG 40)	Upland Residential (UR 20); Agricultural Lands (AG 40);	20.17± ; 20.17± ; 20.06±	Residential; Agricultural

REFERRAL AGENCIES

LOCAL

Building Division

Environmental Health (EH)

STAFF PLANNER: STEVEN SWITZER

DATE: 11/29/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

Laytonville

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Long Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Survey (194,115,155)

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

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

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

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Laytonville Community Planning Area

21. STATE CLEARINGHOUSE REQUIRED:

Policy

YES

22. OAK WOODLAND AREA:

USDA

YES

23. HARBOR DISTRICT:

Sec. 20.512

N/A



PLANNING & BUILDING SERVICES

CASE NO:	AP-2021-0027
DATE FILED:	11-10-21
FEE:	1121-
RECEIPT NO:	PAJ-046397
RECEIVED BY:	Angie
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Greg Musgrave Phone: 707 489 1989
 Mailing Address: PO Box 1501
 City: Laytonville State/Zip: CA 95454 Email: gregory.j.musgrave@gmail.com

PROPERTY OWNER:

Name: Greg Musgrave Phone: 707 489 1989
 Mailing Address: PO Box 1501
 City: Laytonville State/Zip: CA 95454 Email: gregory.j.musgrave@gmail.com

AGENT:

Name: Tanya Musgrave Phone: 707 272 8668
 Mailing Address: PO Box 1501
 City: Laytonville State/Zip: CA 95454 Email: tanya.i.musgrave@gmail.com

ASSESSOR'S PARCEL NUMBER/S: 0351803400/

TYPE OF APPLICATION:

- Administrative Permit
- 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.

Tanya Musgrave
Signature of Applicant/Agent

11/8/2021
Date

Greg Musgrave
Signature of Owner

11/8/2021
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.

Application for family care unit for travel trailer located at 100 Davidson Lane Laytonville, CA APN 0351803400

for son, Seth Musgrave, to stay in travel trailer to help care for father and property, Greg Musgrave, (over 60 years year of age). This is an existing site location with established well, driveway, PGE power, and 1500 gal septic/leach fields from a previous house that was removed. The property has been in the family name for many decades (40+ years) and has been passed down from Grandfather James Musgrave (deceased) to Father Greg Musgrave. Greg Musgrave is in the process of researching how to transfer ownership to son Seth Musgrave.

The longer term goal is for an application to be submitted to the planning department for Seth Musgrave to build a house on the existing site.

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 type="checkbox"/> Other:	1 house	1 house + 1 travel trailer	2200 (house)	2400 2200house + 200 travel trailer	2000 2400
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:

I don't know what "phased" means

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

YES NO If no, explain:

Existing fire abatement already in place, established property just adding travel trailer for Son Seth Musgrave to stay in to help care for Father and property.

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:	1	30x100
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	1	1 300ft

(existing parking area)

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 *existing*

On Site Generation – Specify:

None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank *existing*
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well *existing*
- 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.)

no associated projects, but adjacent property APN 0351803500 will be used for the lot line adjustment

application after the 2 parcels are surveyed. *THIS is a future project planned to begin process late 2022/2023*

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:

unknown of any other required

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

lower field at the address entrance of 100 Davidson Lane, Laytonville CA 95454

100 Davidson Lane is the first parcel from Highway 101 once you turn on Davidson Lane

this is an existing home site location

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 house at the top of the hill (total property including both parcels is 30 acres)

The house is occupied by Greg Musgrave. There are other storage outbuildings located next to house

at the top of the hill. There are no structures near the proposed site for the travel trailer.

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

25. What is the maximum height of all structures?

Existing: 15 feet
Proposed: 15 feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 2400 square feet
Proposed: 2600 square feet

27. What is the total lot area within property lines?

Total Lot Area: 30 acres square feet

24pns total 30 Acres
0351803400 = 29 Acres
0351803500 = 1 Acre

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:

The 30 acre property currently has 1 house at the top of the hill, the lower portion of the property has a field that is used for hay/grass and cows. There is a existing house location where a previous

travel trailer existed when under the ownership of Jim Musgrave (Grandfather). There is an existing driveway, well, separate PGE, Septic & leachfield for the proposed travel trailer location.

Hwy 101 borders property.

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.

Agricultural / rural / residential Surrounding ApN 0351803400

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Hwy 101 borders property

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.



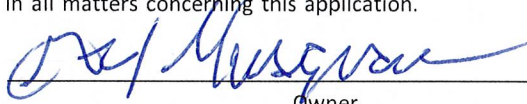



Owner/Authorized Agent
Date

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

AUTHORIZATION OF AGENT

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

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	Name	Name
Mailing Address	Mailing Address	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.

11/8/21

Date



Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
 120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

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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.

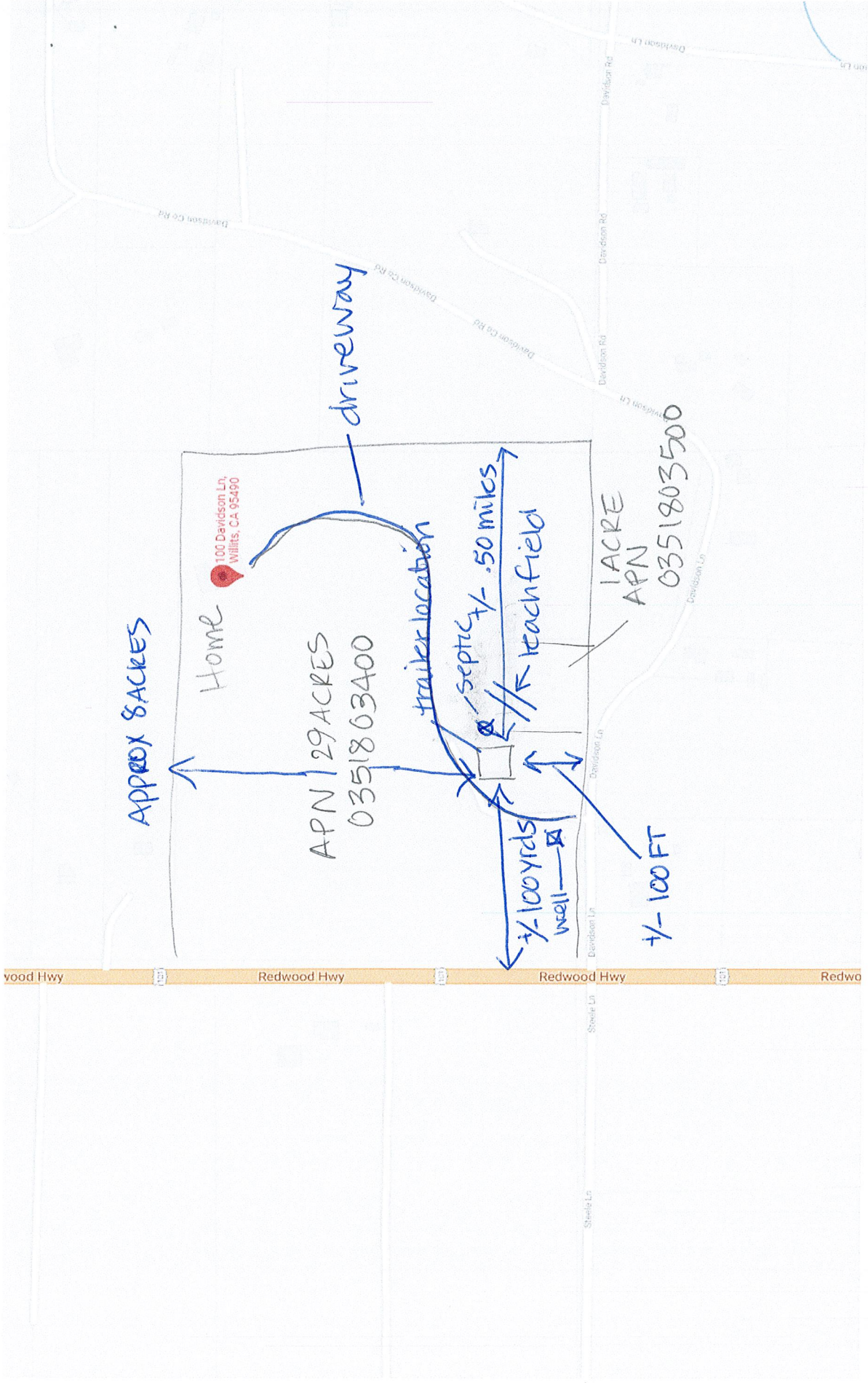
I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.


 Applicant Signature


 Date

OFFICE USE ONLY:

Project or Permit Number



APPROX 8 ACRES

HOME

APN 29 ACRES
0351803400

driveway

trailer location

septic +/- .50 miles

1 ACRE
APN 0351803500

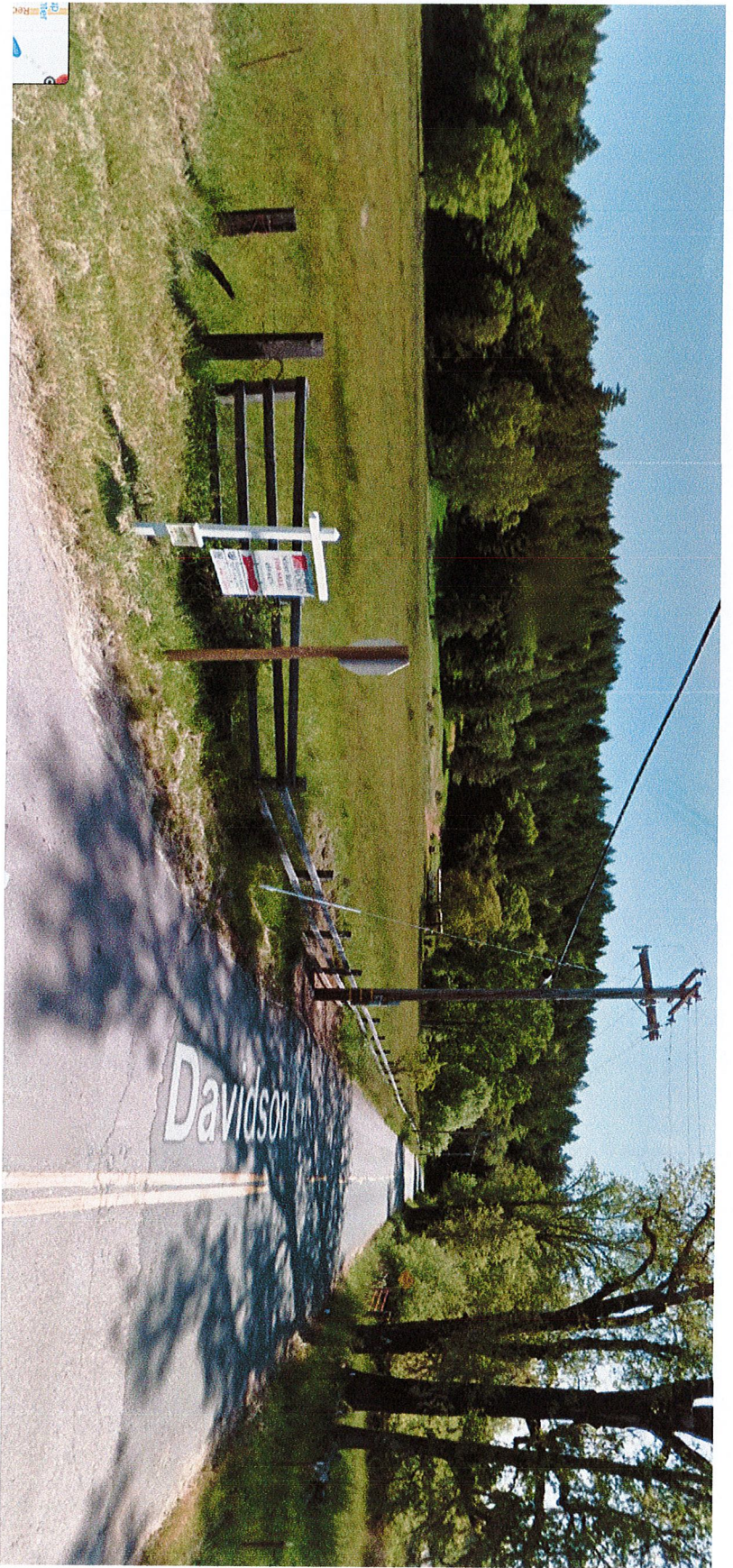
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well

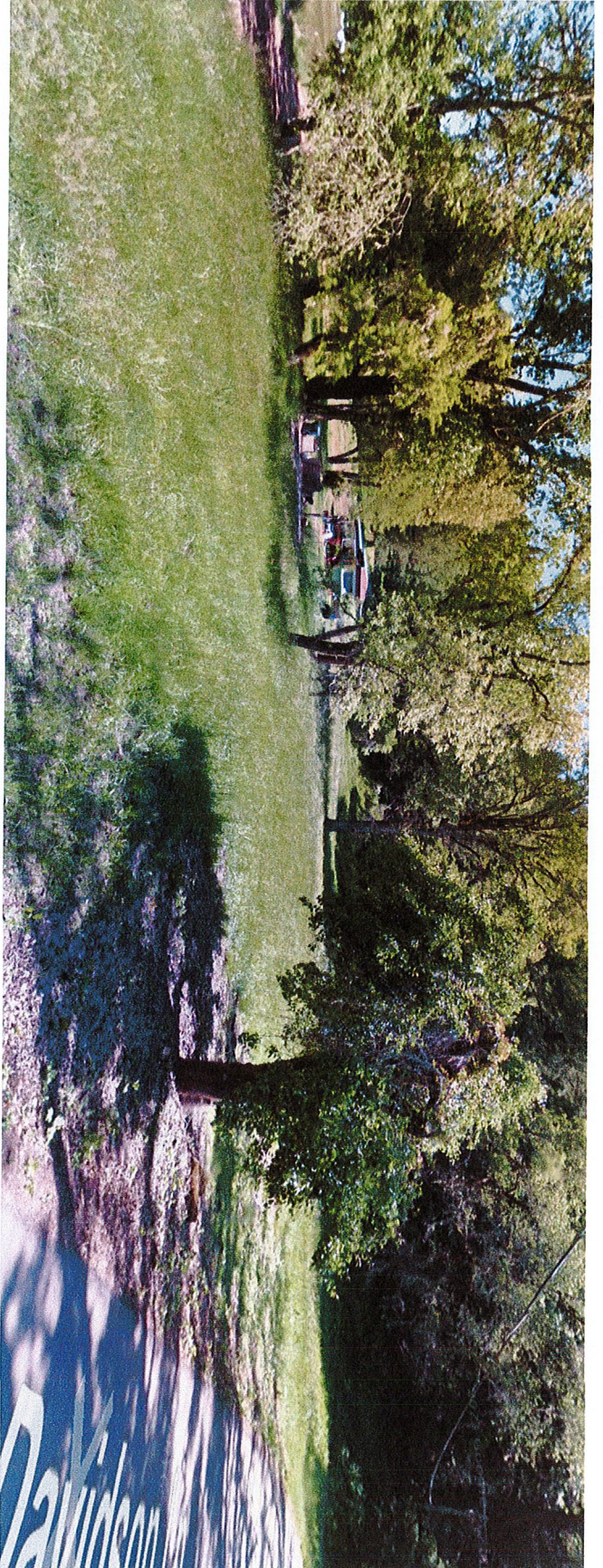
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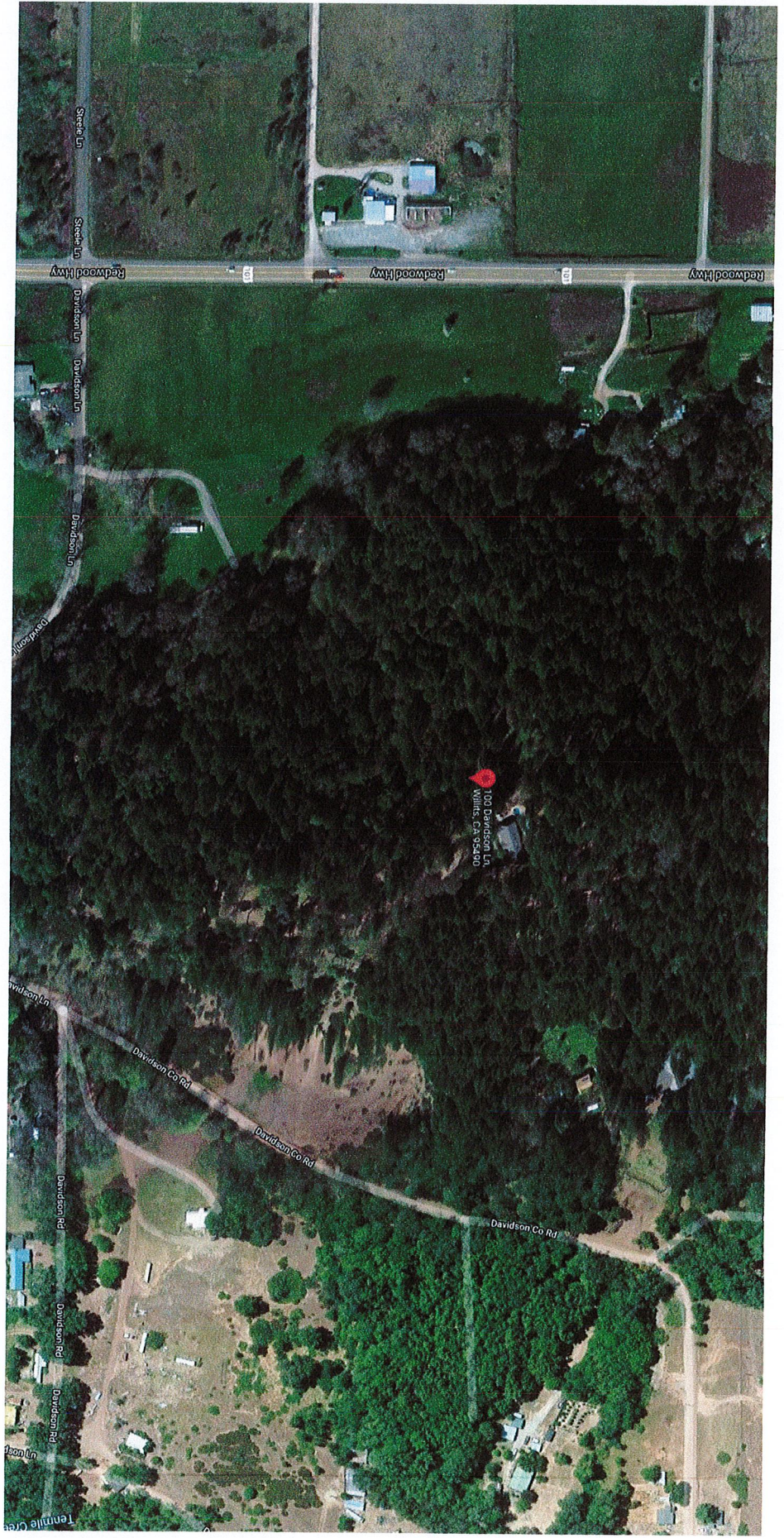
100 Davidson Ln,
Willis, CA 95490

wood Hwy Redwood Hwy Redwood









014-280-48
TROY KUYKENDALL
AG40 0 A± (15.9 A±)

014-280-47
CLEMENT MORA
AG40 0 A± (23.04 A±)

014-280-10
ELOISE MUSGRAVE
AG40 20.17 A± (21.69 A±)

014-280-11
TIMOTHY BLAKE
AG40 20.17 A± (20.22 A±)

014-280-49
BUDDA EMERALD
UR20 20.06 A± (19.73 A±)

014-630-04
CHRISTIAN COMMUNITY
UR20 20 A± (18.11 A±)

035-180-30
AGNES HENCZ
UR20 20.33 A± (20.11 A±)

035-180-31
COQUETTE PRECIADO
UR20 20.15 A± (20.29 A±)

035-180-05
ELEANOR ELLIOTT
UR20 5 A± (5.02 A±)

035-180-06
WILLIAM TURNBULL
UR20 5 A± (5.04 A±)

035-180-34
GREGORY MUSGRAVE
UR20 29 A± (27.8 A±)

035-180-35
GREGORY MUSGRAVE
UR20 1 A± (1.02 A±)

035-300-01
ELOISE MUSGRAVE
UR20 3.5 A± (2.88 A±)

035-300-02
CAROLYN BROWN
UR20 2.37 A± (2.93 A±)

035-300-23
MIKE WILWAND
UR20 7.34 A± (6.16 A±)

035-300-05
TRACY MUSGRAVE
UR20 0.59 A± (0.65 A±)

035-300-40
HARRY ANGUS
UR20 6.4 A± (6.46 A±)

035-300-41
ELOISE MUSGRAVE
UR20 60 A± (72.86 A±)

035-180-14
DOROTHY ASBURY
UR20 31 A± (30.34 A±)

035-180-36
MICHAEL WILWAND
UR20 6.12 A± (6.32 A±)

035-180-32
MIKE WILWAND
UR20 7 A± (7.25 A±)

035-180-23
BLANCA GUTIERREZ
UR20 0 A± (3.33 A±)

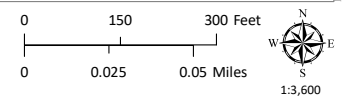
035-180-18
KURT WILWAND
UR20 10 A± (9.4 A±)

035-180-28
ELOISE MUSGRAVE
UR20 19.5 A± (19.47 A±)

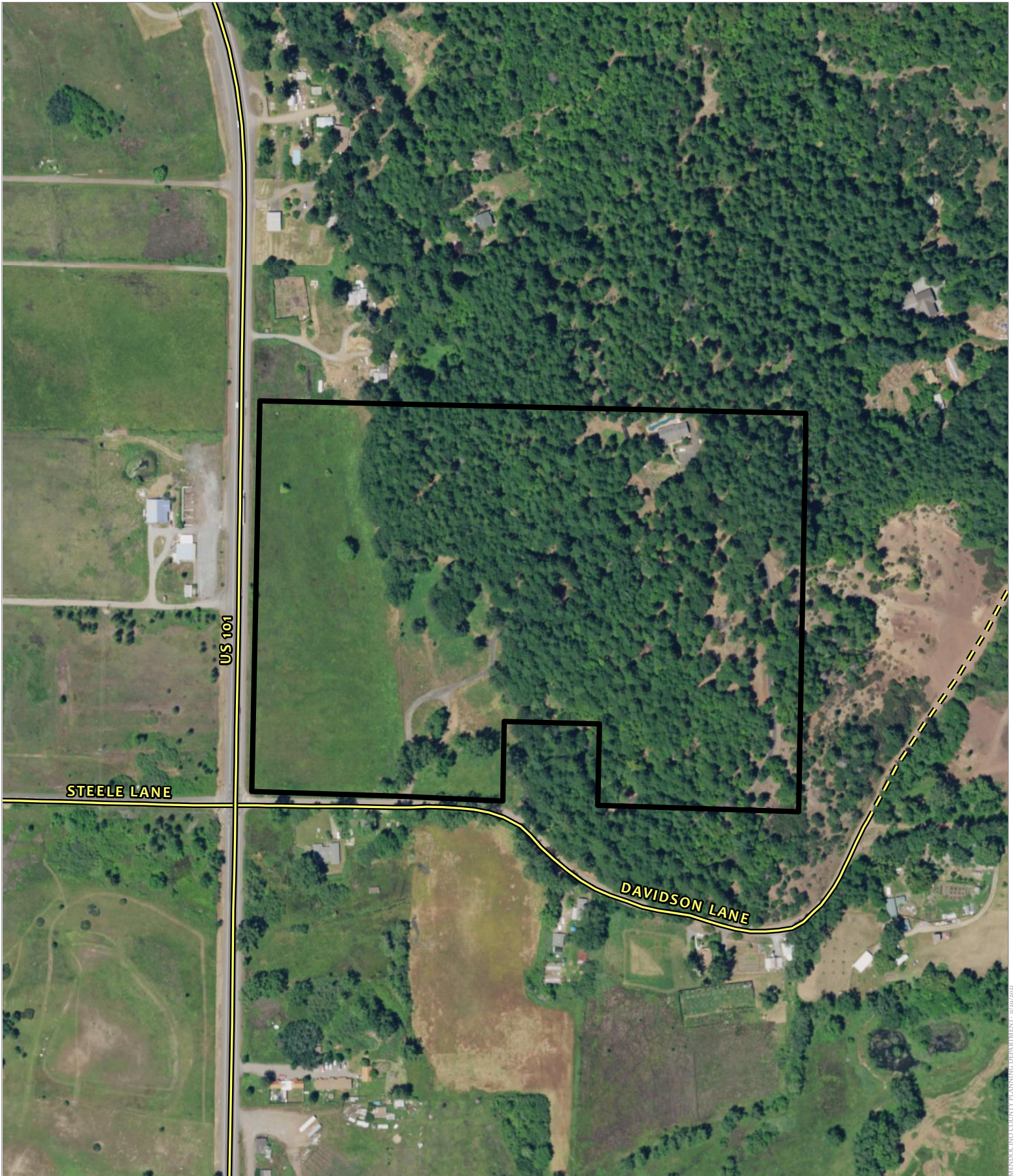
035-300-11
DAWN CAMERON
UR20 6 A± (5.04 A±)

035-300-37
KARMA KREMPPEL
UR20 1 A± (1.62 A±)



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ADDRESS: 100 Davidson Lane, Laytonville

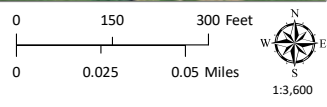


ADJACENT PARCELS



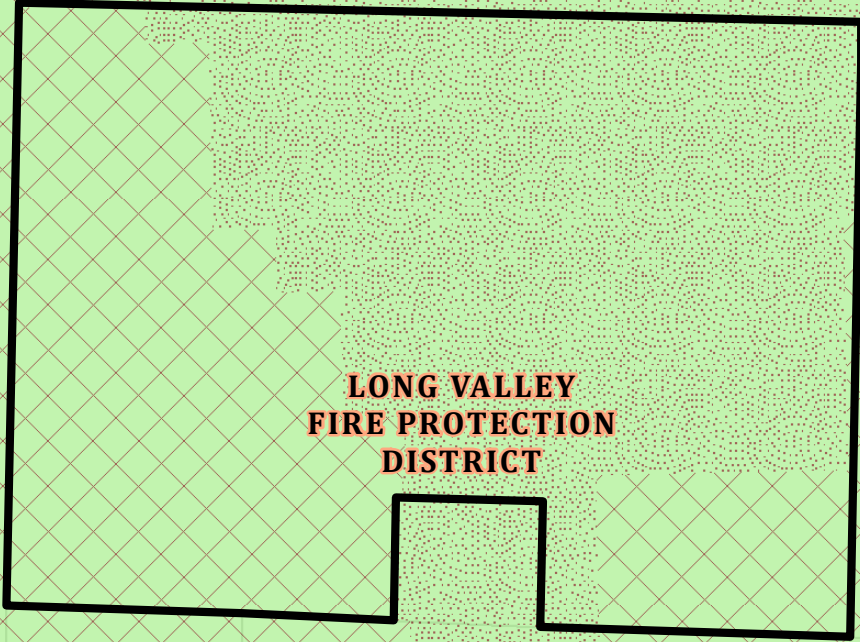
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-  Public Roads
-  Private Roads






AERIAL IMAGERY

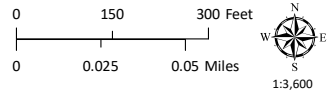
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/29/2021



**LONG VALLEY
FIRE PROTECTION
DISTRICT**

CASE: AP 2021-0027
 OWNER: MUSGRAVE, Greg
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 APLCT: Greg Musgrave
 AGENT: Tanya Musgrave
 ADDRESS: 100 Davidson Lane, Laytonville


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

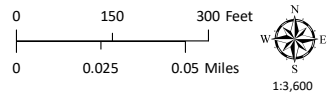


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

AG 40

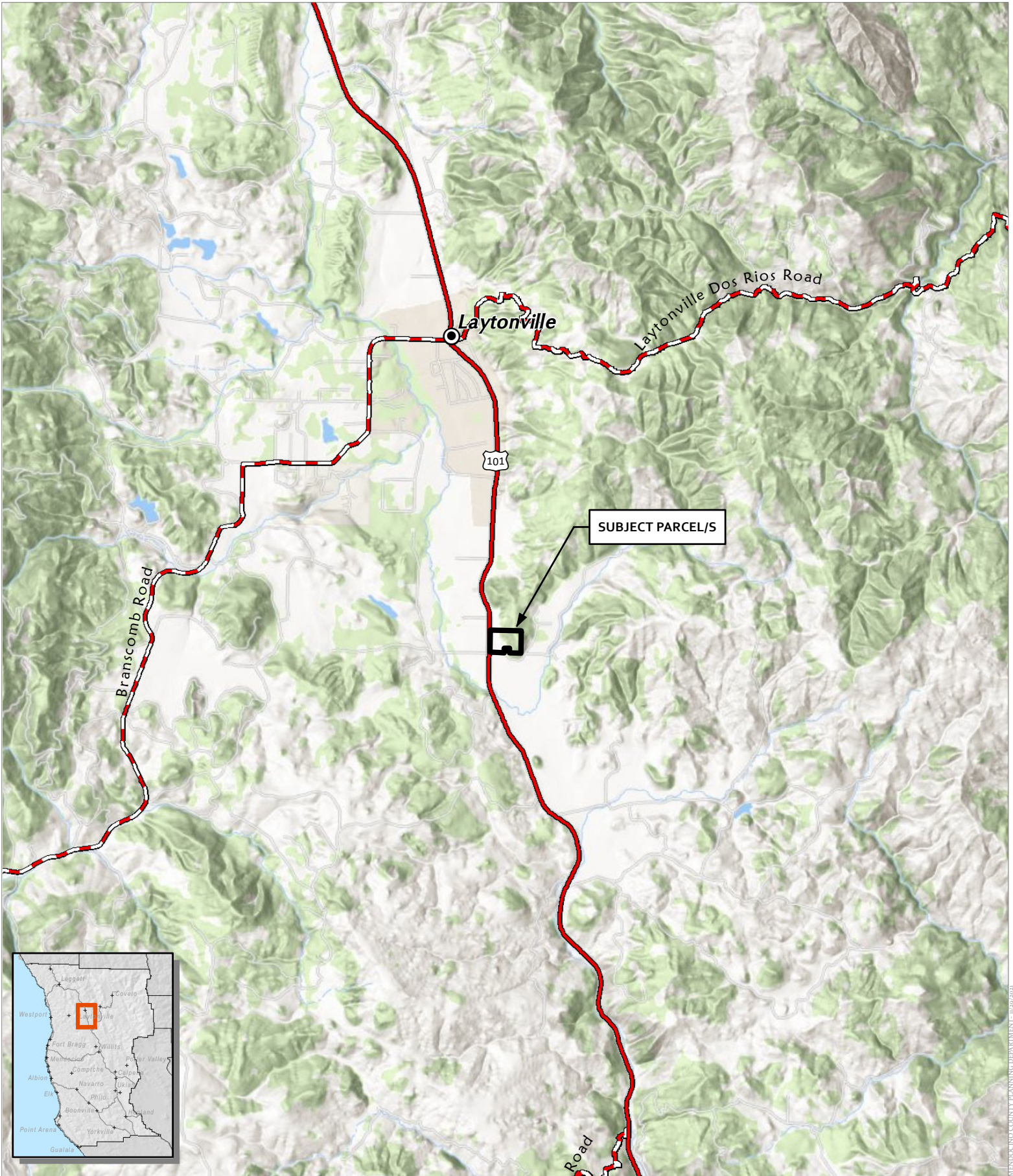
RMR 20

 General Plan Classes



CASE: AP 2021-0027
OWNER: MUSGRAVE, Greg
APN: 035-180-34
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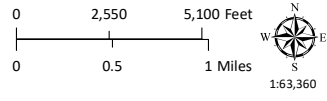
GENERAL PLAN CLASSIFICATIONS



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/29/2021

CASE: AP 2021-0027
 OWNER: MUSGRAVE, Greg
 APN: 035-180-34
 APLCT: Greg Musgrave
 AGENT: Tanya Musgrave
 ADDRESS: 100 Davidson Lane, Laytonville

- Major Towns & Places
- Highways
- Major Roads



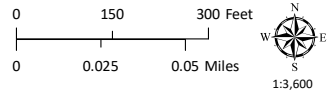
LOCATION MAP



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/29/2021

CASE: AP 2021-0027
OWNER: MUSGRAVE, Greg
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 Zoning Districts



ZONING DISPLAY MAP