



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, 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

June 3, 2022

Planning – Ukiah
 Department of Transportation
 Environmental Health - Ukiah

Assessor
 Caltrans
 Department of Forestry/ CalFire
 -Land Use

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: U_2022-0004

DATE FILED: 3/28/2022

OWNER/APPLICANT: HON THI NGUYEN

REQUEST: Major Use Permit to use an existing single-family residence as a Vacation Home Rental while the property owner resides in the other existing single-family residence on the parcel.

LOCATION: 5± miles east of Calpella Town Center, 1.3± miles southeast from the nearest intersection of Hwy 20 (SR 20) and East Side Potter Valley Road (CR 240), 0.2± miles southwest of Postmile MEN R39.212, located at 5501 East Hwy 20, Ukiah; APN: 188-090-03.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: June 17, 2022

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: U_2022-0004

OWNER: RICHARD P JR & Mary MCCLINTOCK

APPLICANT: HON THI NGUYEN

REQUEST: Major Use Permit to use an existing single-family residence as a Vacation Home Rental while the property owner resides in the other existing single-family residence on the parcel.

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APN: 188-090-03

PARCEL SIZE: 12.93± Acres

GENERAL PLAN: Rangeland (RL)

ZONING: Rangeland (RL)

EXISTING USES: Residential

DISTRICT: 1 (McGourty)

RELATED CASES: BL_2022-0056 –Vacation Home Rental (*On Hold*), CC_2021-0010 –McClintok.2lots.Ukiah

	<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)	8.79± Acres	Residential
EAST:	Rangeland (RL)	Rangeland (RL)	11.75± Acres	Residential
SOUTH:	Rangeland (RL)	Rangeland (RL)	40± Acres	Residential
WEST:	Rangeland (RL)	Rangeland (RL)	40± Acres	Vacant

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Department of Transportation (DOT)
- Environmental Health (EH)
- Planning Division (Ukiah)

STATE

- CALFIRE (Land Use)
- CALTRANS

TRIBAL

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

ADDITIONAL INFORMATION: Please send comments to switzers@mendocinocounty.org

Two separate legal parcels APNs: (188-090-03) & (188-090-04) were created from CC_2021-0010. Please refer to the Aerial Imagery (Adjusted Geometry) Map to view where existing structures are sited on APN: 188-090-03.

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential and Rural Commercial, 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 Soil Classifications, 225

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

Freshwater Pond

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

N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

N/A



PLANNING & BUILDING SERVICES

CASE NO: U-2022-0004
DATE FILED: 3-10-2022
FEE:
RECEIPT NO:
RECEIVED BY: Angie
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Hon Thi Nguyen Phone: (707) 807-8488
Mailing Address: P.O. Box 142
City: Ukiah State/Zip: CA 95482 Email: myvacahome101@gmail.com

PROPERTY OWNER:

Name: Hon Thi Nguyen Phone: (707) 807-8488
Mailing Address: P.O. Box 142
City: Ukiah State/Zip: CA 95482 Email: myvacahome101@gmail.com

AGENT:

Name: Phone:
Mailing Address:
City: State/Zip: 188-090-03-00 Email: 5501 Hwy 101

ASSESSOR'S PARCEL NUMBER/S: 048-290-07-00 13150 Hwy 101

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve: New Contract, General Plan Amendment, Land Division - Minor, 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 Date 03/02/22 Signature of Owner Date 03/02/22

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.

Turn the main home into an "airbnb". It is a 3 bdrm/2 bath home -- 1852 sq ft on approx 25 acres. Water source is a spring. New septic system in April. Roads are in -- plenty of room to park and turn around

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" 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:	existing 1	—	1852	—	1852
GRAND TOTAL (Equal to gross area of Parcel):	one		1852		1852

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:

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>8</u>	_____
No. of uncovered spaces:	<u>6</u>	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	<u>6</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.

front porch

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:

None

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

locked gate going to the house, mail boxes on Hwy 20

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

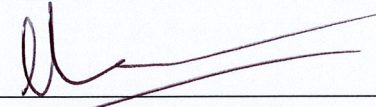
a small home adjacent to the proposed home.

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.

x 

 Owner/Authorized Agent

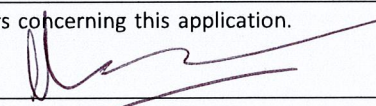
03/02/22

 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.

x 

 Owner

03/02/22

 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

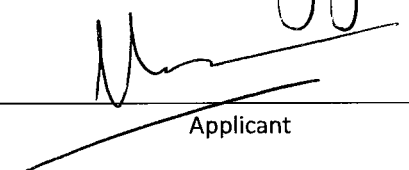
Indemnification And Hold Harmless

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.

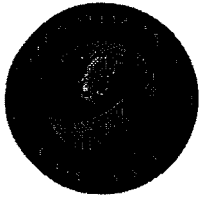
Indemnification Agreement

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.

03/02/22
Date

Hon Thi Nguyen


Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

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

IGNACIO GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER-KROG, ASSISTANT DIRECTOR
 PHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

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

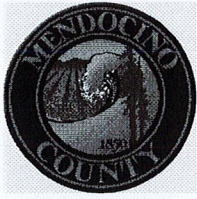
Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more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

_____  _____ 03/02/22
 Applicant Signature Date

OFFICE USE ONLY:

Project or Permit Number



Mendocino County Planning and Building Services

Date: 3/28/2022

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

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

PROJECT FEE ESTIMATE

u-22-4

Contact: MATT GOINES

Situs Address: 5501 EA HWY 20

Applicant Name:
Hon Thi Nguyen

Project Number: EST_2022-0058

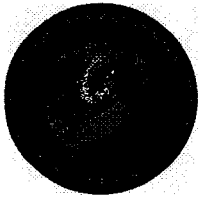
Type: ZONING

Desc: Hon, VHR

<u>Fee Description</u>	<u>Account</u>	<u>Qty</u>	<u>Amount</u>
GENERAL PLAN	1100-2851-826188		\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
UMIN BASE	1100-2851-822605		\$2,263.38
UMIN OR UMAJ EH	1100-4011-822606		\$353.00
UMIN UMAJ COT DR SMARA CDPA CDPS REF	1100-1910-826182		\$90.00

Total Fee Estimate for EST_2022-0058 : \$2,933.38

TOTAL ESTIMATE: \$2,933.38



Mendocino County

Planning and Building Services

860 North Bush Street
 Ukiah, CA 95482
 (707) 234-6650

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

Paid By: DBA MY VACAHOME
 PO BOX 142

UKIAH CA 95482

Project Number: U_2022-0004
Project Description: Nguyen, VHR
Site Address: 5501 EA HWY 20

U_2022-0004

Receipt: PRJ_048662

Date: 3/29/2022

Pay Method: CHECK 298

Received By: ANGIE LANE

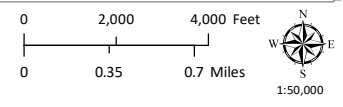
<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$2,263.38
UMAJ BASE			\$2,263.38
DOT FEES	1100-1910-826182		\$90.00
UMIN UMAJ SMARA DOT2C			\$90.00
EH FEES	1100-4011-822606		\$353.00
UMIN OR UMAJ EH			\$353.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$2,933.38



MENDOCINO COUNTY PLANNING DEPARTMENT - 5/10/2023

CASE: U 2022-0004
OWNER: Hon Thi Nguyen
APN: 188-090-03
APLCT: Hon Thi Nguyen
AGENT: N/A
ADDRESS: 5501 Hwy 20, Potter Valley

- Highways
- Major Roads

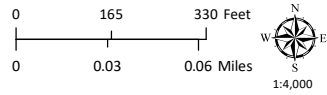


LOCATION MAP

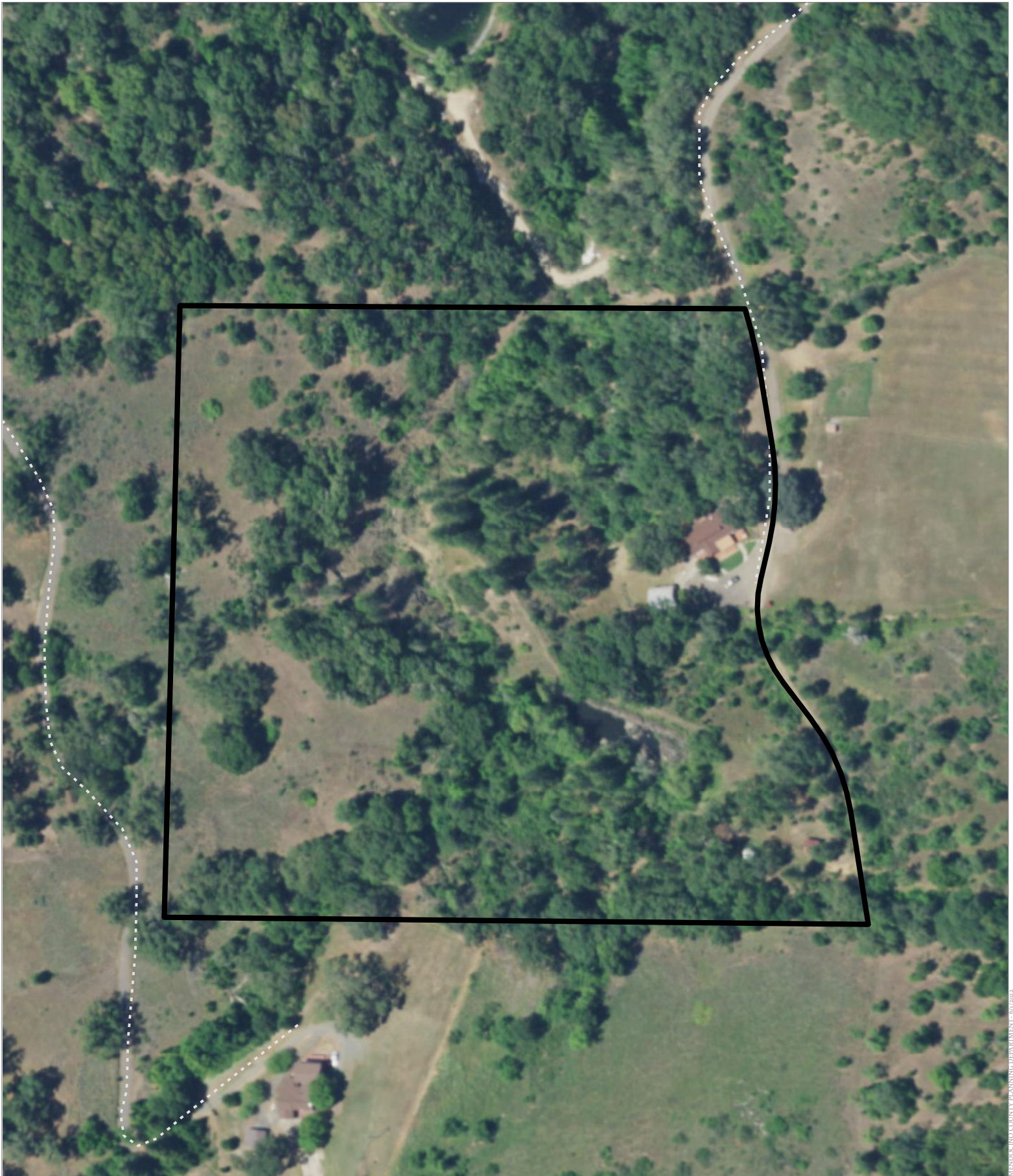


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/29/2023

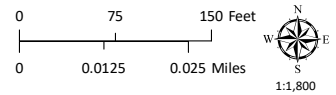
CASE: U 2022-0004
OWNER: Hon Thi Nguyen
APN: 188-090-03
APLCT: Hon Thi Nguyen
AGENT: N/A
ADDRESS: 5501 Hwy 20, Potter Valley



AERIAL IMAGERY



CASE: U 2022-0004
OWNER: Hon Thi Nguyen
APN: 188-090-03
APLCT: Hon Thi Nguyen
AGENT: N/A
ADDRESS: 5501 Hwy. 20, Potter Valley



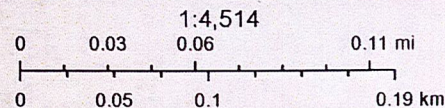
AERIAL IMAGERY (ADJUSTED GEOMETRY)

ArcGIS Web Map



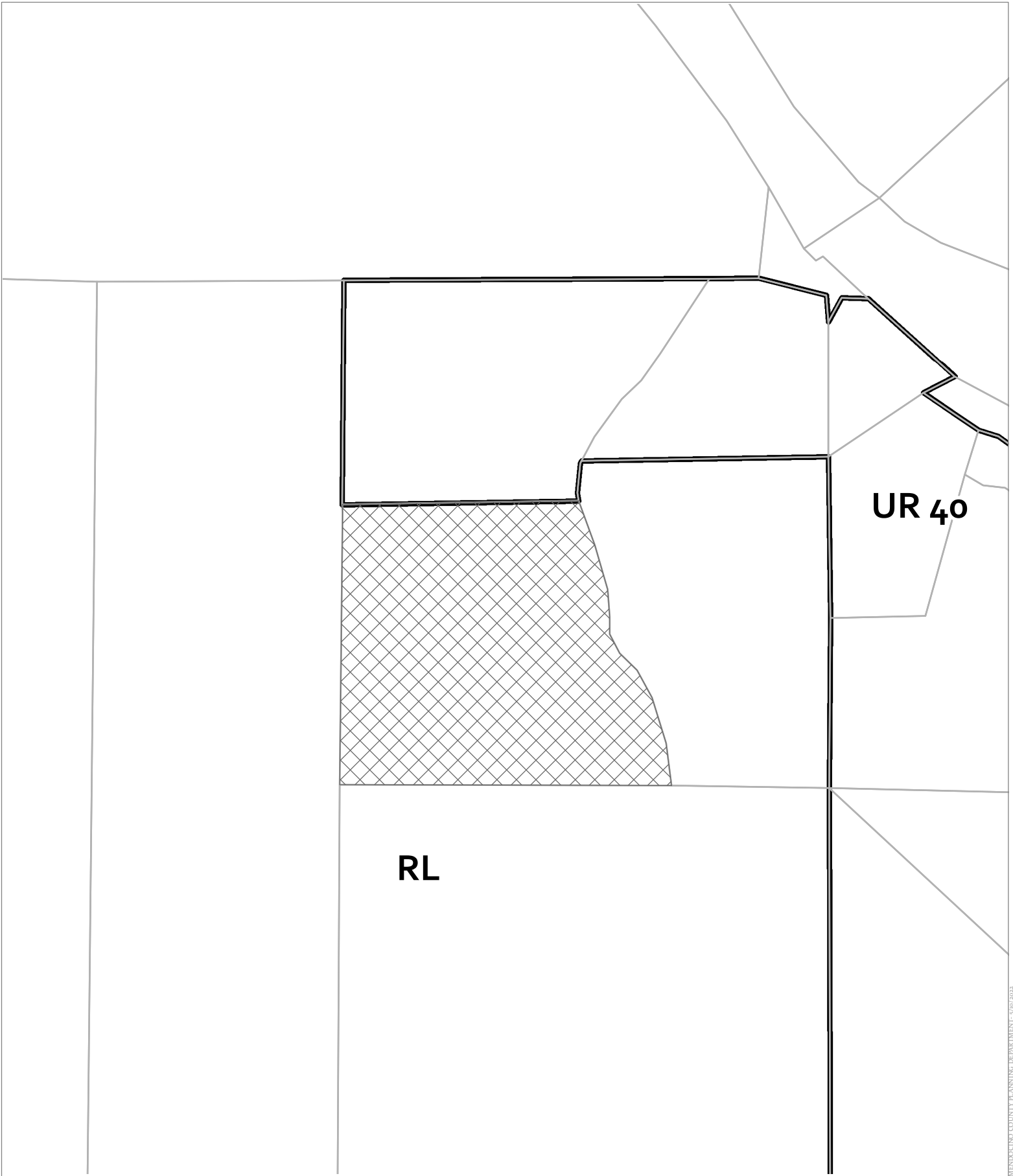
3/10/2022, 4:33:04 PM

- Assessor's Parcels
- County Boundary
- Public Roads



Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

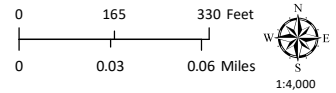
ArcGIS Web AppBuilder



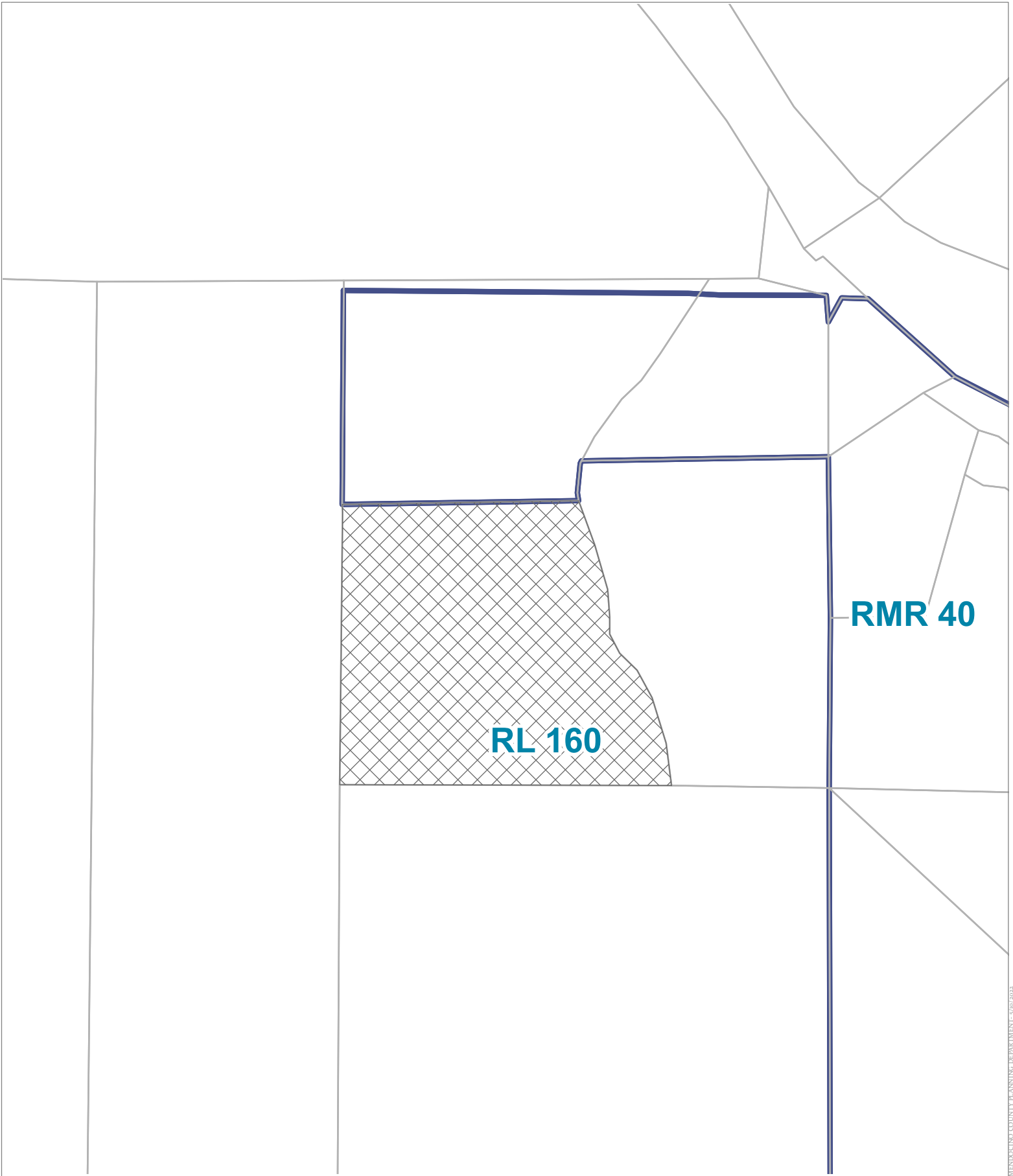
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/10/2022

CASE: U 2022-0004
OWNER: Hon Thi Nguyen
APN: 188-090-03
APLCT: Hon Thi Nguyen
AGENT: N/A
ADDRESS: 5501 Hwy 20, Potter Valley

 Zoning Districts




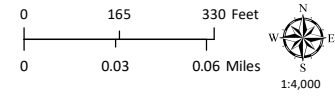
ZONING DISPLAY MAP



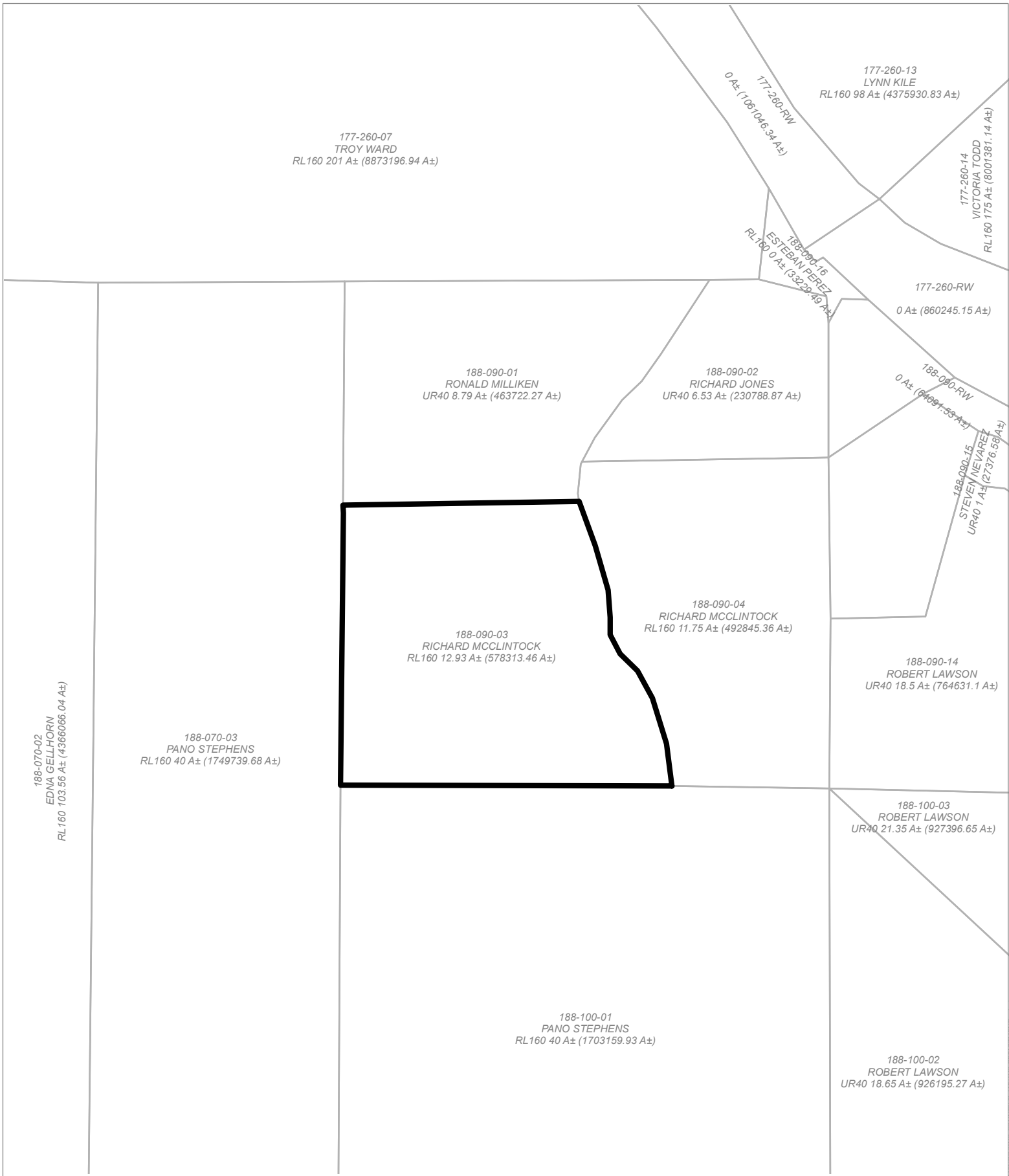
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/10/2022

CASE: U 2022-0004
OWNER: Hon Thi Nguyen
APN: 188-090-03
APLCT: Hon Thi Nguyen
AGENT: N/A
ADDRESS: 5501 Hwy 20, Potter Valley

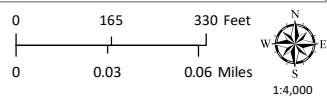
 General Plan Classes



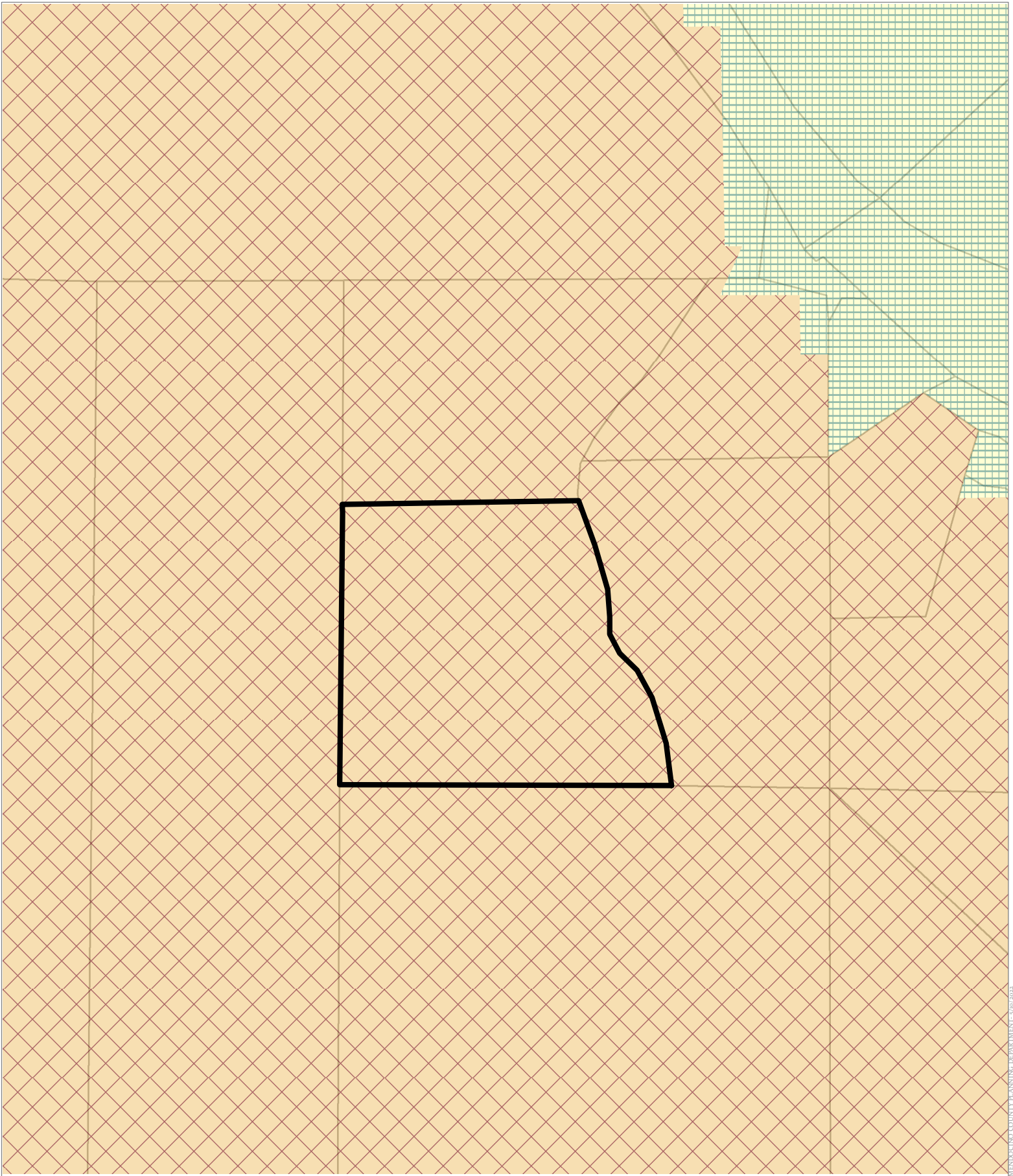
GENERAL PLAN CLASSIFICATIONS



CASE: U 2022-0004
OWNER: Hon Thi Nguyen
APN: 188-090-03
APLCT: Hon Thi Nguyen
AGENT: N/A
ADDRESS: 5501 Hwy 20, Potter Valley






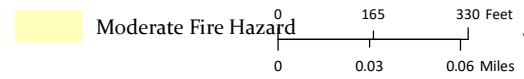
ADJACENT PARCELS



HERNDON COUNTY PLANNING DEPARTMENT - 3/07/2022

CASE: U 2022-0004
OWNER: Hon Thi Nguyen
APN: 188-090-03
APLCT: Hon Thi Nguyen
AGENT: N/A
ADDRESS: 5501 Hwy 20, Potter Valley

-  High Fire Hazard
-  Moderate Fire Hazard
-  High Fire Haz



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA