



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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www.mendocinocounty.org/pbs

June 21, 2022

Environmental Health - Ukiah

Building Inspection - Ukiah

CASE#: AP_2022-0011

DATE FILED: 4/18/2022

OWNER: LINDA & ROBERT COLVIG

APPLICANT: MICHAEL COLVIG

REQUEST: Administrative Permit for temporary use of a 465± square foot wheeled "tiny home" as a Family Care Unit, to be used by a caretaker and connected to an existing well and septic system.

LOCATION: 3± miles northwest of Willits city center, on the west side of East Side Road (CR 304), 0.5± miles north of its intersection with Valley Road (CR 309), located at 23500 East Side Road, Willits; (APN: 103-180-03).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: July 5, 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 _____

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APN/S: 103-180-03

PARCEL SIZE: 5.48± Acres

GENERAL PLAN: Agricultural 40 Acre Minimum (AG:40)

ZONING: Agricultural (AG)

EXISTING USES: Residential/Agricultural

DISTRICT: 3 (Haschak)

RELATED CASES: IC_2022-0022 for an occupied RV/tiny home

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	AG	AG	96.80± Acres	Agricultural
EAST:	AG	AG	5.00± Acres	Residential/Agricultural
SOUTH:	AG	AG	1.40± Acres	Residential
WEST:	AG	AG	7.22± Acres	Residential/Agricultural

REFERRAL AGENCIES

LOCAL

Building Division

Environmental Health (EH)

ADDITIONAL INFORMATION:

STAFF PLANNER: LIAM CROWLEY

DATE: 6/9/2022

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

Local Responsibility Area (LRA)

4. FARMLAND CLASSIFICATION:

GIS

Southern Portion: Rural Residential and Rural Commercial

Northern Portion: 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 Classes 115 and 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

Riverine

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 2022-0011
DATE FILED: 4.18.2022
FEE: \$1,469.00
RECEIPT NO: PRJ-048990
RECEIVED BY: STEVEN SWITZER
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Michael Colvig Phone: 707-841-8304
Mailing Address: 23500 Eastside Rd.
City: Willits State/Zip: CA 95490 Email: mcolvig@gmail.com

PROPERTY OWNER:

Name: Robert & Linda Colvig Phone: 707-841-7274 (7270)
Mailing Address: 23500 Eastside Rd.
City: Willits State/Zip: CA 95490 Email: dr.bobcolvig@gmail.com

AGENT:

Name: Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S:

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: Michael Colvig Date: 4/18/22
Signature of Owner: Robert Colvig Date: 4/18/22

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.

My father (Robert Colby) has cancer and has had 1 kidney removed entirely and roughly 1/3 of his 2nd kidney still functioning. In order to help care for my father I need to get a permit for a family care unit. In my case it's a Tiny house on wheels / RV. The placement of the (FCU) would be on an existing concrete pad where an old garage used to be located. The (FCU) would utilize existing septic system and water supply. The (FCU) is a one bedroom, one bathroom with small kitchenette.

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 checked="" type="checkbox"/> Other: RV <input type="checkbox"/> Other:	1	1		465	465
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: N/A

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?

- No. of covered spaces:
- No. of uncovered spaces:
- No. of standard spaces:
- No. of accessible spaces:
- Existing no. of spaces:
- Proposed additional spaces:
- Total:

Number
N/A

Size

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: N/A 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.

One exterior light outside the Front Door

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 - 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.)

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.)

Eastside Rd, Hearst Rd

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

Single Family Home, Barn, Well pump ~~shed~~

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

PLOT PLAN



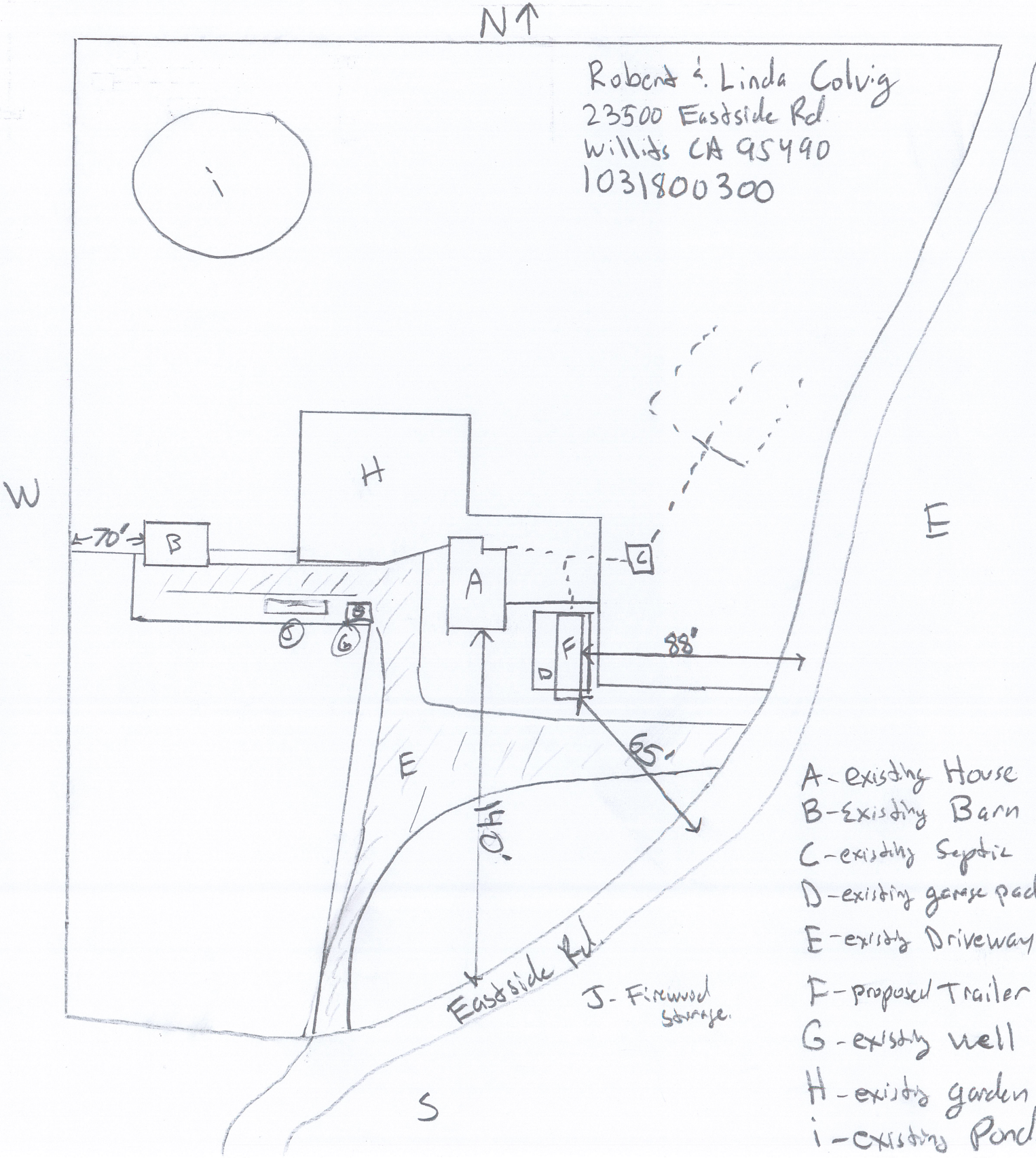
COUNTY OF Mendocino

APPLICATION# _____

JOB ADDRESS: 23500 Eastside Rd. CITY OR TOWN: Willits CA 95490

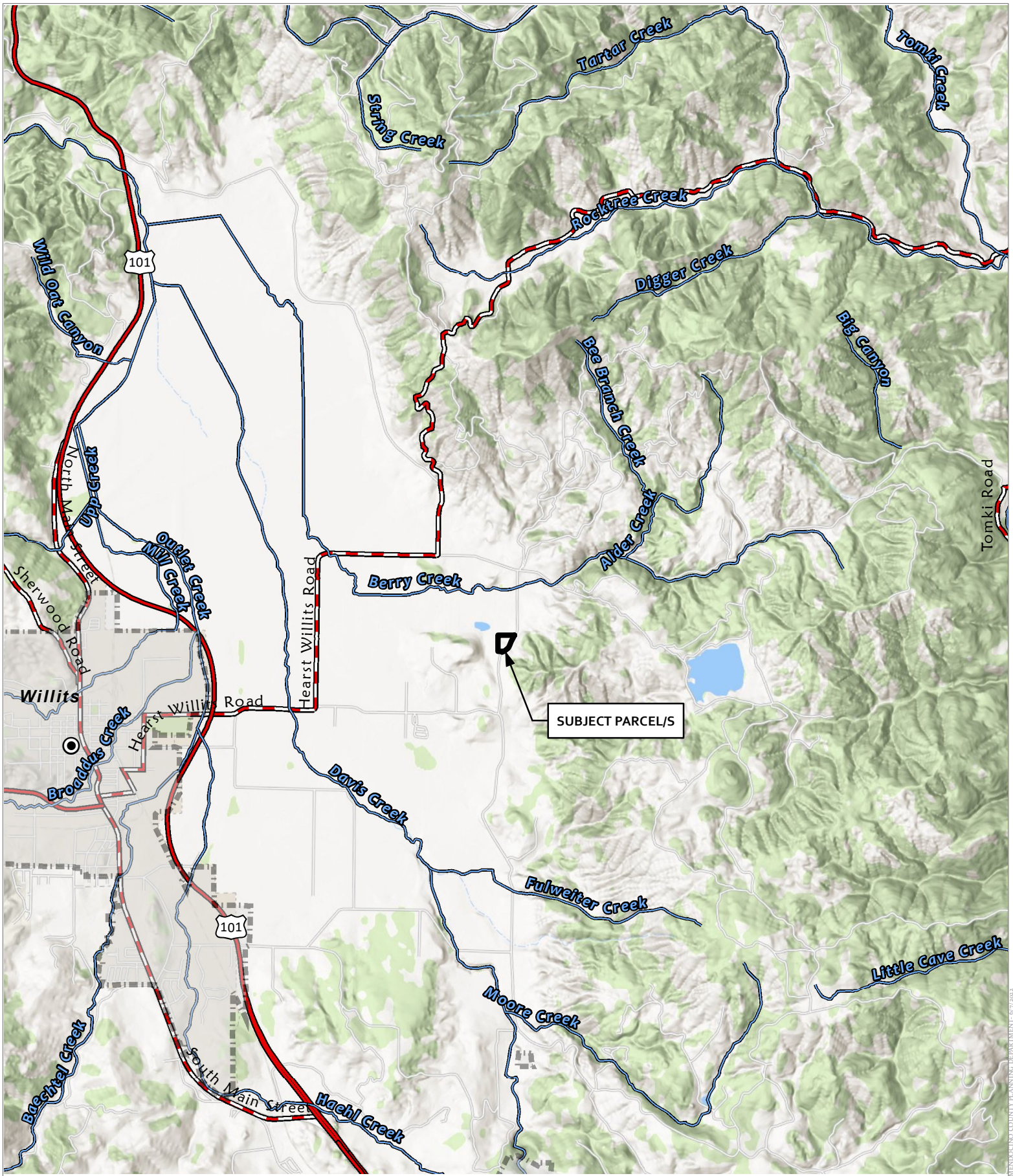
ASSESSOR'S PARCEL #: 1031800300 PROPERTY OWNER'S NAME: Robert & Linda Colvig

SHOW ALL BUILDINGS, STRUCTURES, SEPTIC TANKS AND LEACH FIELDS, WELLS, STREAMS, LAKES, ROADS, STREETS, ALLEYS, RETAINING WALLS FENCES, EASEMENTS, POWER POLES, AND ANY OTHER IMPROVEMENTS AND INDICATE ALL DISTANCES BETWEEN. SPECIFY WHETHER EXISTING OR PROPOSED. INDICATE ORIENTATION WITH A NORTH ARROW.



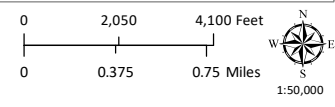
- A - existing House
- B - existing Barn
- C - existing Septic
- D - existing garage pad.
- E - existing Driveway
- F - proposed Trailer
- G - existing well
- H - existing garden
- i - existing Pond

J - Firewood Storage.



CASE: AP 2022-0011
OWNER: Robert & Linda Colvig
APN: 103-180-03
APLCT: Michael Colvig
AGENT: N/A
ADDRESS: 23500 East Side Road, Willits

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

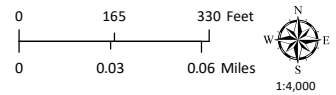


LOCATION MAP

TENDRINO COUNTY PLANNING DEPARTMENT - 06/27/2023



CASE: AP 2022-0011
OWNER: Robert & Linda Colvig
APN: 103-180-03
APLCT: Michael Colvig
AGENT: N/A
ADDRESS: 23500 East Side Road, Willits




AERIAL IMAGERY

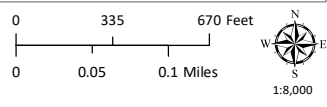


AG 40

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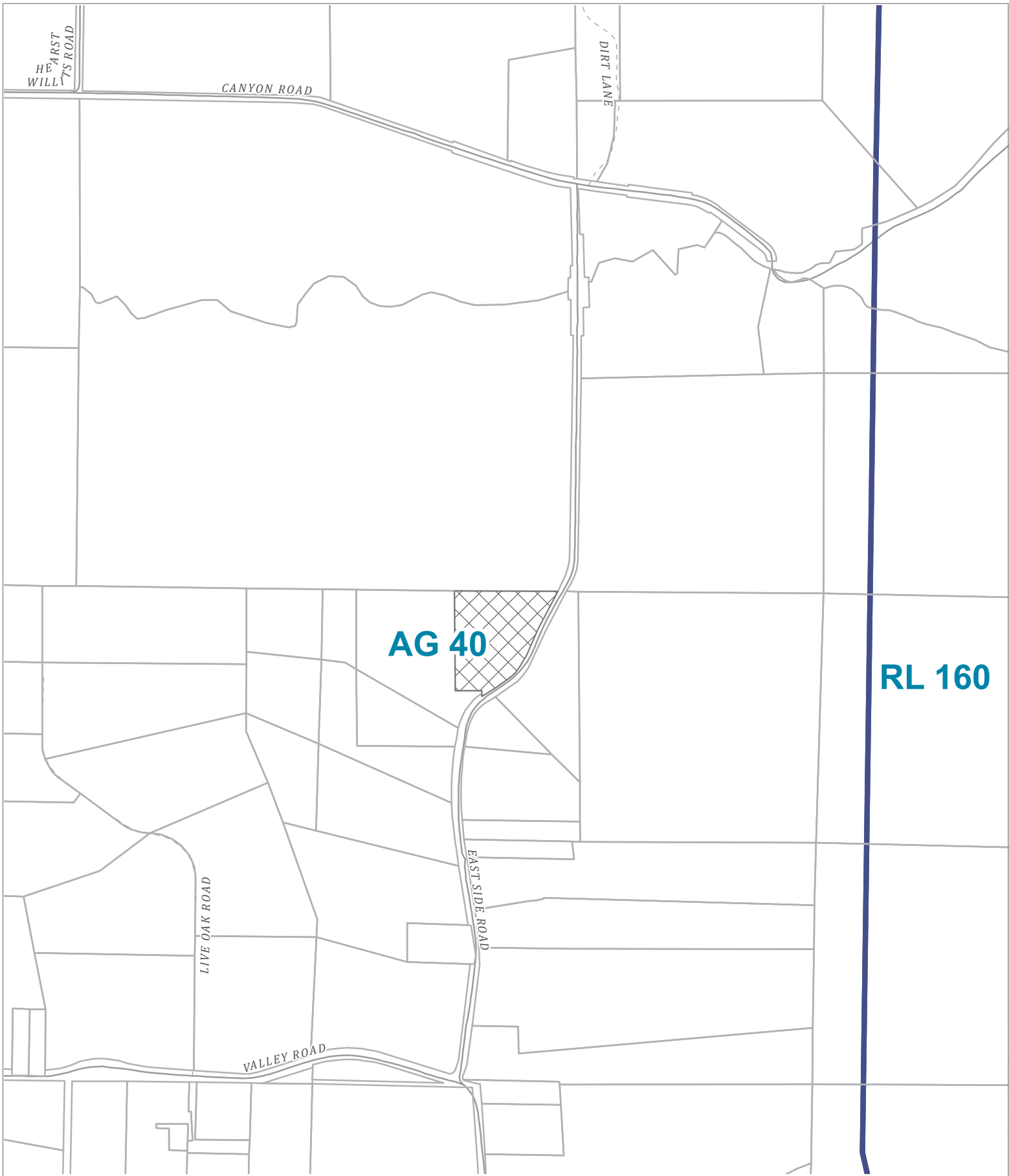
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OWNER: Robert & Linda Colvig
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ADDRESS: 23500 East Side Road, Willits

 Zoning Districts
 Public Roads





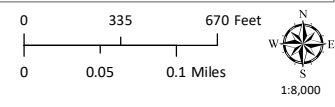
MENDOCINO COUNTY PLANNING DEPARTMENT - 07/7/2023

ZONING DISPLAY MAP



CASE: AP 2022-0011
OWNER: Robert & Linda Colvig
APN: 103-180-03
APLCT: Michael Colvig
AGENT: N/A
ADDRESS: 23500 East Side Road, Willits

 General Plan Classes
 Public Roads

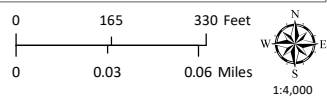


MENDOCINO COUNTY PLANNING DEPARTMENT - 07/2023

GENERAL PLAN CLASSIFICATIONS



CASE: AP 2022-0011
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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2023

ADJACENT PARCELS