



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
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FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 12, 2022

Planning – Ukiah
Environmental Health - Fort Bragg

Building Inspection - Fort Bragg
Fort Bragg Rural Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP 2022-0032

DATE FILED: 8/15/2022

OWNER/APPLICANT: MARIA ANAYA & VICTOR MARTINEZ

REQUEST: Administrative Permit to allow for a Family Care Unit (FCU) to be used on the property.

LOCATION: 1.5± miles northwest of the City of Fort Bragg, 1.25± miles east of the intersection of State Route 1 (SR 1) and Pudding Creek Road (CR 421), on the north side of Pudding Creek Road (CR 421), 0.5± miles east of its intersection with Petaluma Avenue (CR 422), located at 31500 Pudding Creek Road, Fort Bragg (APN: 020-100-34).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: September 26, 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: AP_2022-0032

OWNER/APPLICANT: MARIA ANAYA & VICTOR MARTINEZ

AGENT: N/A

REQUEST: Administrative Permit to allow for a Family Care Unit (FCU) to be used on the property.

LOCATION: 1.5± miles northwest of the City of Fort Bragg, 1.25± miles east of the intersection of State Route 1 (SR 1) and Pudding Creek Road (CR 421), on the north side of Pudding Creek Road (CR 421), 0.5± miles east of its intersection with Petaluma Avenue (CR 422), located at 31500 Pudding Creek Road, Fort Bragg (APN: 020-100-34).

APN/S: 020-100-34

PARCEL SIZE: 3.1± Acres

GENERAL PLAN: Rural Residential, 5 acre minimum parcel size (RR2)

ZONING: Rural Residential (RR2)

EXISTING USES: Residential

DISTRICT: 4 (Gjerde)

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR2)	Rural Residential (RR2)	1.0± acres	Residential
EAST:	Rural Residential (RR2)	Rural Residential (RR2)	4.0± acres	Residential
SOUTH:	Rural Residential (RR2)	Rural Residential (RR2)	1.5± acres	Residential
WEST:	Rural Residential (RR2)	Rural Residential (RR2)	3.5± acres	Residential

REFERRAL AGENCIES

LOCAL

- Building Division (FB)
- Environmental Health (EH)(FB)
- Fort Bragg Rural Fire District
- Planning Division (Ukiah)

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: JESSIE WALDMAN

DATE: 9/12/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (State Responsible Agency)

Fort Bragg Rural Fire Protection District (FBFD) (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential & Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

MARGINAL WATER RESOURCES

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

157—Harecreek sandy 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

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

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

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
501 LOW GAP ROAD, ROOM 1440
UKIAH, CA 95482
Telephone: 707-463-4281

Case No(s) AP-2022-0032
 CDF No(s) _____
 Date Filed 8-15-2022
 Fee \$ 1,429.00
 Receipt No. PRJ-
 Received by [Signature]
 Office Use Only

ADMINISTRATIVE PERMIT APPLICATION

Name of Applicant Victor Martinez Maria Anaya	Name of Owner(s) Victor Martinez Maria Anaya	Name of Agent
Mailing Address 31500 pudding creek rd fort bragg ca 95437	Mailing Address 31500 pudding creek rd fort Bragg ca 95437	Mailing Address
Telephone Number 7073573275	Telephone Number	Telephone Number

RECEIVED
 AUG 15 2022

Assessor's Parcel Number(s) 0201003400	Parcel Size <u>3</u> <input type="checkbox"/> Square feet <input checked="" type="checkbox"/> Acres	Street Address of Project 31500 pudding creek rd fort Bragg ca 95437
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PLANNING & BUILDING SERV
 FORT BRAGG CA

PROPOSED TEMPORARY USE
 (Check Appropriate Boxes)

- | | |
|--|--|
| <input type="checkbox"/> ENTERTAINMENT EVENT OR RELIGIOUS ASSEMBLY | <input checked="" type="checkbox"/> FAMILY CARE UNIT |
| <input type="checkbox"/> CONSTRUCTION SUPPORT FACILITY | <input type="checkbox"/> TEMPORARY USE OF A TRAILER |
| <input type="checkbox"/> TEMPORARY USE IN NEW SUBDIVISION | <input type="checkbox"/> TEMPORARY SIGNS OR BILLBOARDS |
| <input type="checkbox"/> OTHER: _____ | |

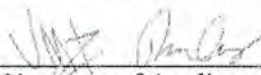

I certify that the information submitted with this application is true and accurate.

[Signature] 8/1/22
 Signature of Applicant/Agent Date

[Signature] 8/1/22
 Signature of Owner Date

[Signature]

[Signature]

1. Describe the proposed project:			YES	NO	NOT APPLICABLE
Attached Dwelling:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detached Dwelling:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conversion of existing structure:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit will be rented:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Square footage of existing structure: 940	3. Square footage of proposed unit: 320	4. Number of bedrooms: 1			
5. Number of existing parking spaces:		6. Number of proposed parking spaces:			
7. In order to develop the proposed unit, will it be necessary to:			YES	NO	NOT APPLICABLE
A. Remove trees/any vegetation::			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Make substantial changes in terrain?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Construct a road?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Connect to existing water district?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Connect to existing sewer district?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Install a septic system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Connect to existing septic system?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Install an individual well?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. OTHER (Explain)? _____					
I certify that the information submitted with this application is true and accurate:					
 Signature of Applicant/Agent		8/1/22 Date	 Signature of Owner		8/1/22 Date

FOR STAFF PURPOSES ONLY			
PLANNING & BUILDING SERVICES		DIVISION OF ENVIRONMENTAL HEALTH	
Zoning District: _____			
Setbacks: Front: _____	Feet	Health Information submitted:	YES <input type="checkbox"/> NO <input type="checkbox"/>
Rear: _____	Feet		
Side: _____	Feet	Health Department Approval:	<input type="checkbox"/> <input type="checkbox"/>
Compliance with Mendocino County Code Chapter 20.168:	YES <input type="checkbox"/> NO <input type="checkbox"/>		
Code Section reference if non-compliance with Mendocino County Code: _____		Signature _____	Date _____

THE PROJECT

1. Describe the proposed project, summarizing the number, function and size of proposed temporary uses:

Purpose of project is to be able to prove a living area where someone of the age of 60 can live in their trailer.

2. What is the proposed duration of the temporary use (Please check one):

- | | |
|--|--|
| <input type="checkbox"/> Less than one week | <input type="checkbox"/> Three to six months |
| <input type="checkbox"/> One week to one month | <input type="checkbox"/> Six months to one year |
| <input type="checkbox"/> One to three months | <input checked="" type="checkbox"/> More than one year (_____ years) |

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

4. Briefly describe the proposed site, including information on existing structures and their uses, slopes, vegetation, waterways, streets, etc.:

5. How much off street parking will be provided:

- None One Space Two spaces _____ spaces

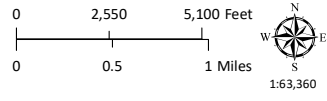
6. In order to develop the proposed temporary facility, will it be necessary to:

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| A. Remove trees and other vegetation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Make substantial changes in the terrain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Construct a road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



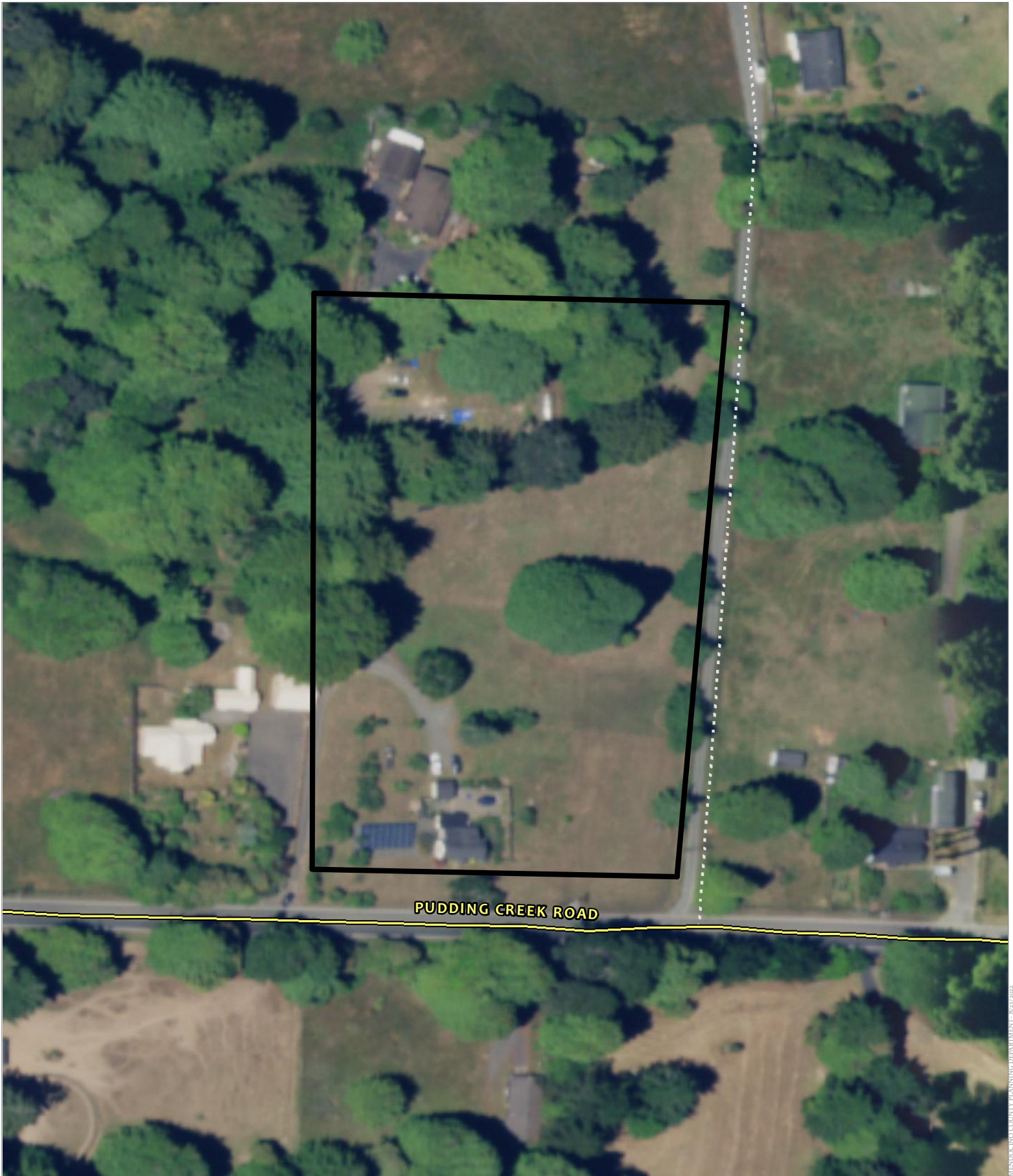
CASE: AP 2022-0032
 OWNER: ANAYA, Maria
 APN: 020-100-34
 APLCT: Maria Anaya
 AGENT:
 ADDRESS: 31500 Pudding Creek Road, Fort Bragg

- Major Towns & Places
- Highways
- City Limits
- Coastal Zone Boundary
- Major Roads




LOCATION MAP

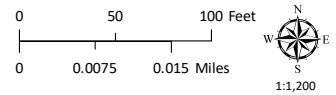
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2022



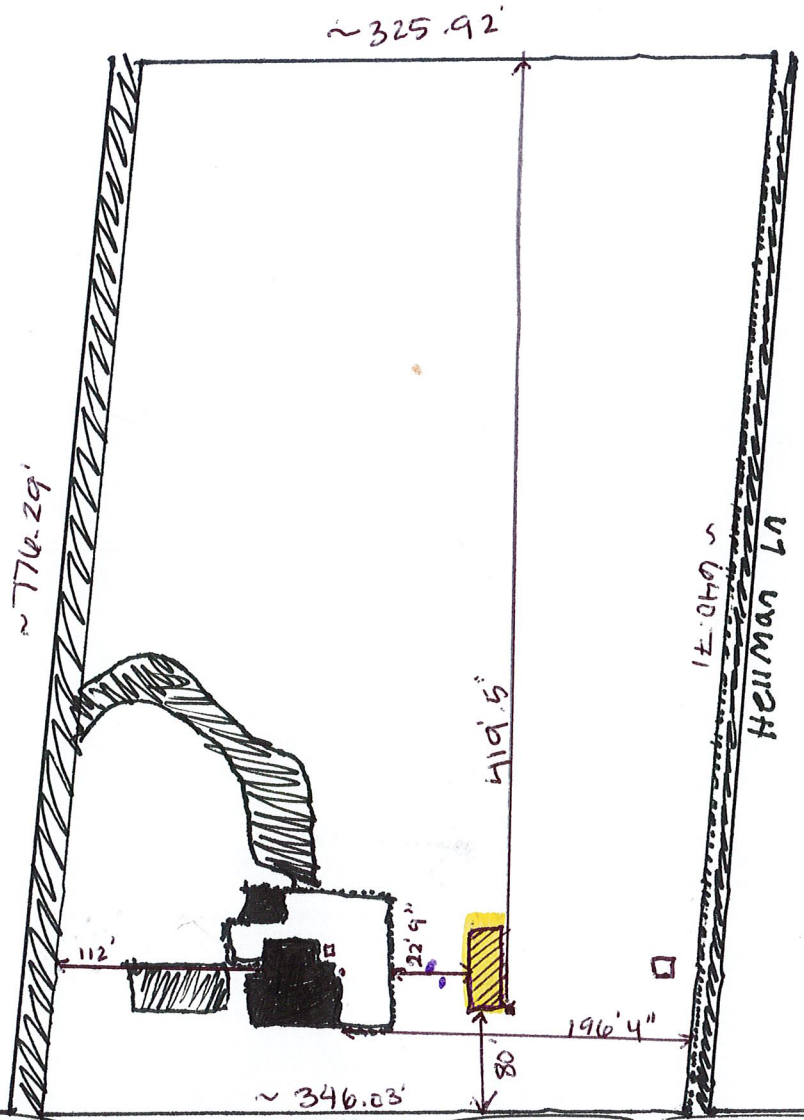
PUDDING CREEK ROAD

CASE: AP 2022-0032
OWNER: ANAYA, Maria
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AGENT:
ADDRESS: 31500 Pudding Creek Road, Fort Bragg

 Public Roads

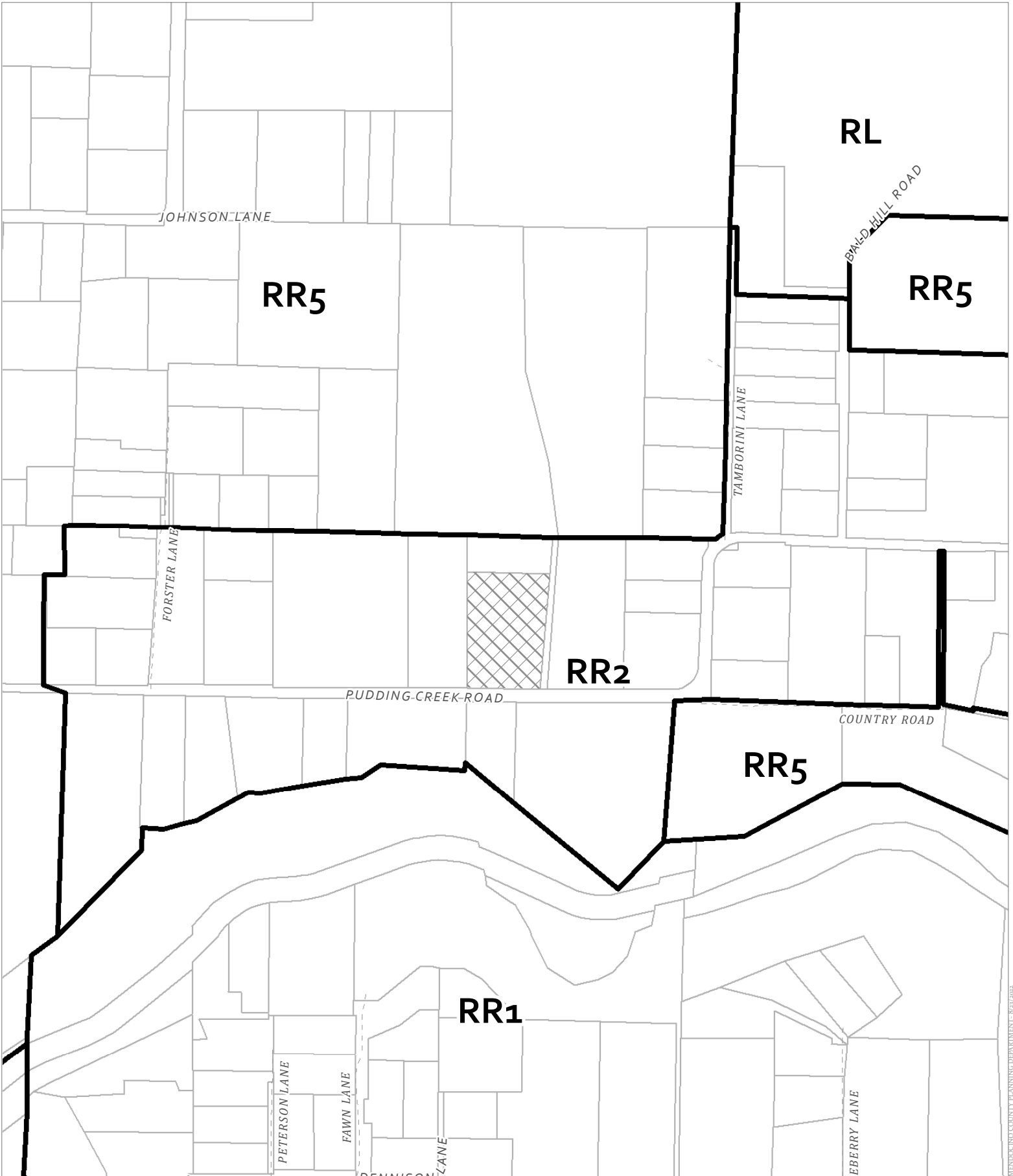


AERIAL IMAGERY



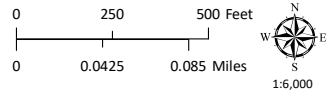
HELLMAN LN

Puttling Creek Rd.

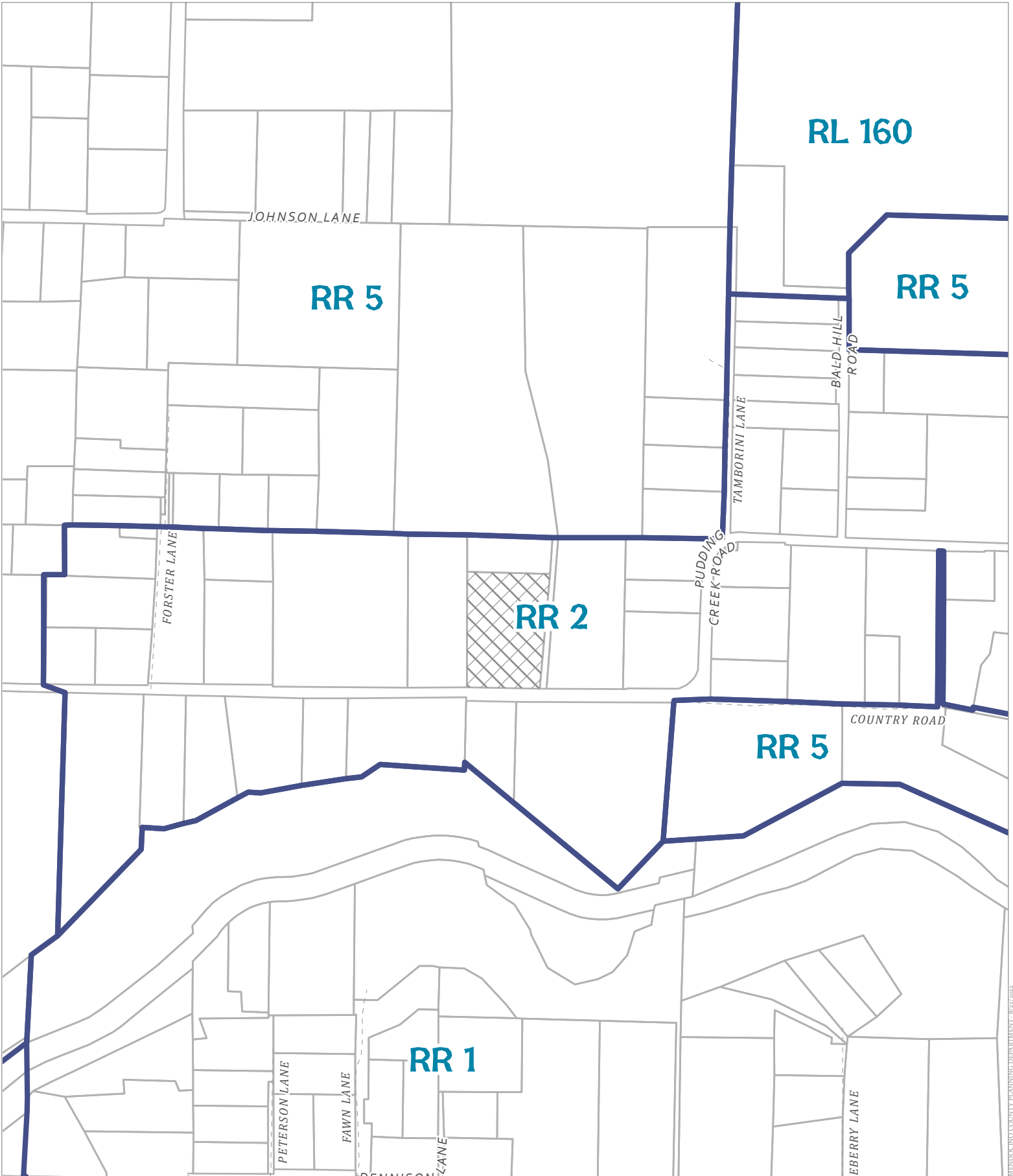


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 Zoning Districts
 Public Roads

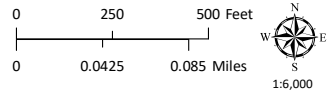


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2022



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 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2022

020-080-03
MATTILA CHARLES RTTEE 1/3
15.35 A±

020-080-04
MATTILA THEODORE JTTEE
13.66 A±

020-100-35
KOCHER SANDRA ROCHESTER &
1 A±

020-100-06
EXON KAREN L 1/6
3.4 A±

020-100-50
JORGE JOE F & MARIA ERNEST
0 A±

020-100-34
ANAYA MARIA /
3.1 A±

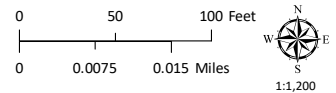
020-100-17
BONDOUX SUSAN H
3 A±

020-100-41
ENGEL HERBERT W
1.43 A±

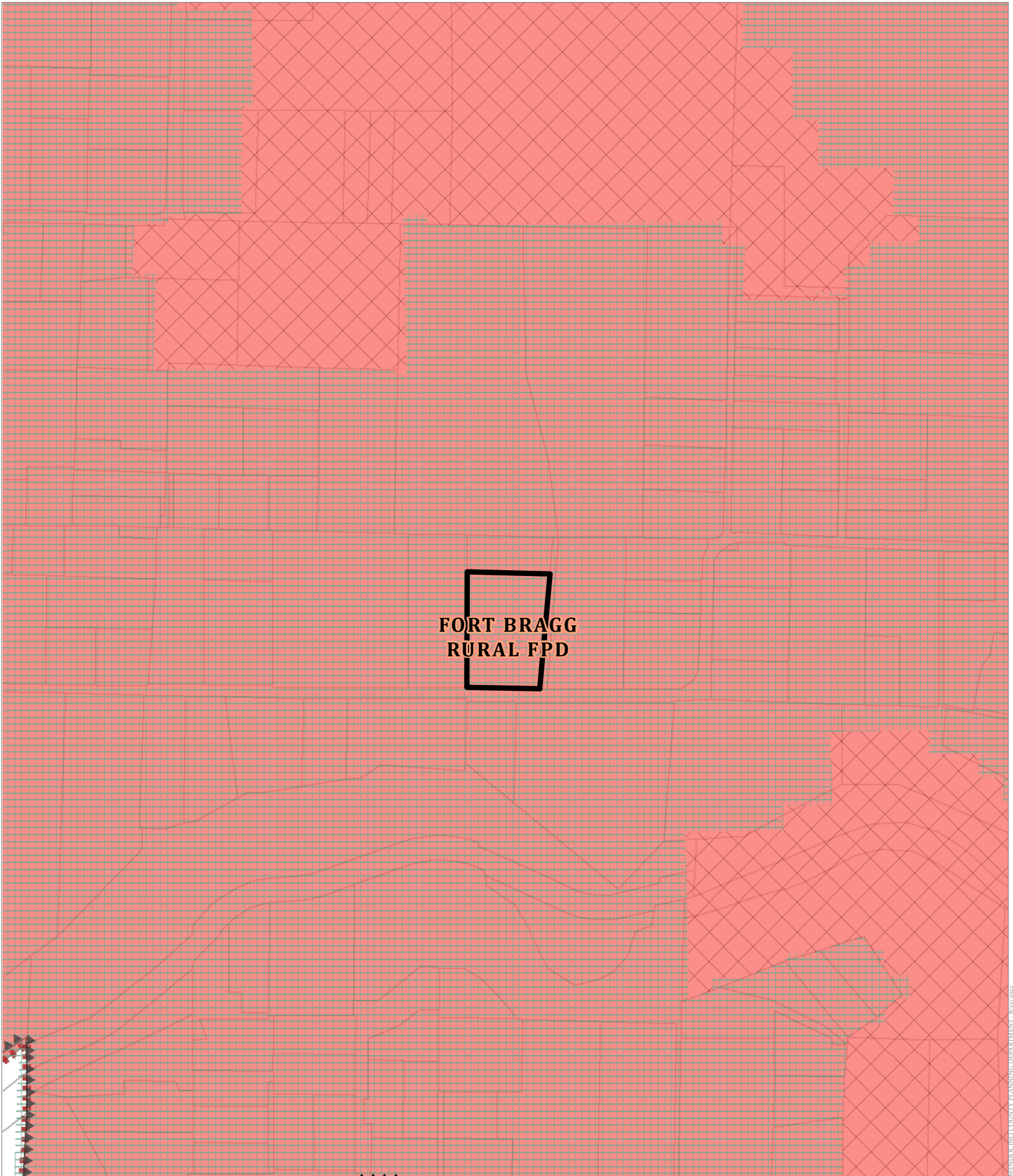
020-100-42
SIPILA JANICETTEE
8.08 A±

CASE: AP 2022-0032
OWNER: ANAYA, Maria
APN: 020-100-34
APLCT: Maria Anaya
AGENT:

ADDRESS: 31500 Pudding Creek Road, Fort Bragg



ADJACENT PARCELS



**FORT BRAGG
RURAL FPD**

CASE: AP 2022-0032
 OWNER: ANAYA, Maria
 APN: 020-100-34
 APLCT: Maria Anaya
 AGENT:
 ADDRESS: 31500 Pudding Creek Road, Fort Bragg



LRA



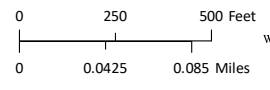
County Fire Districts



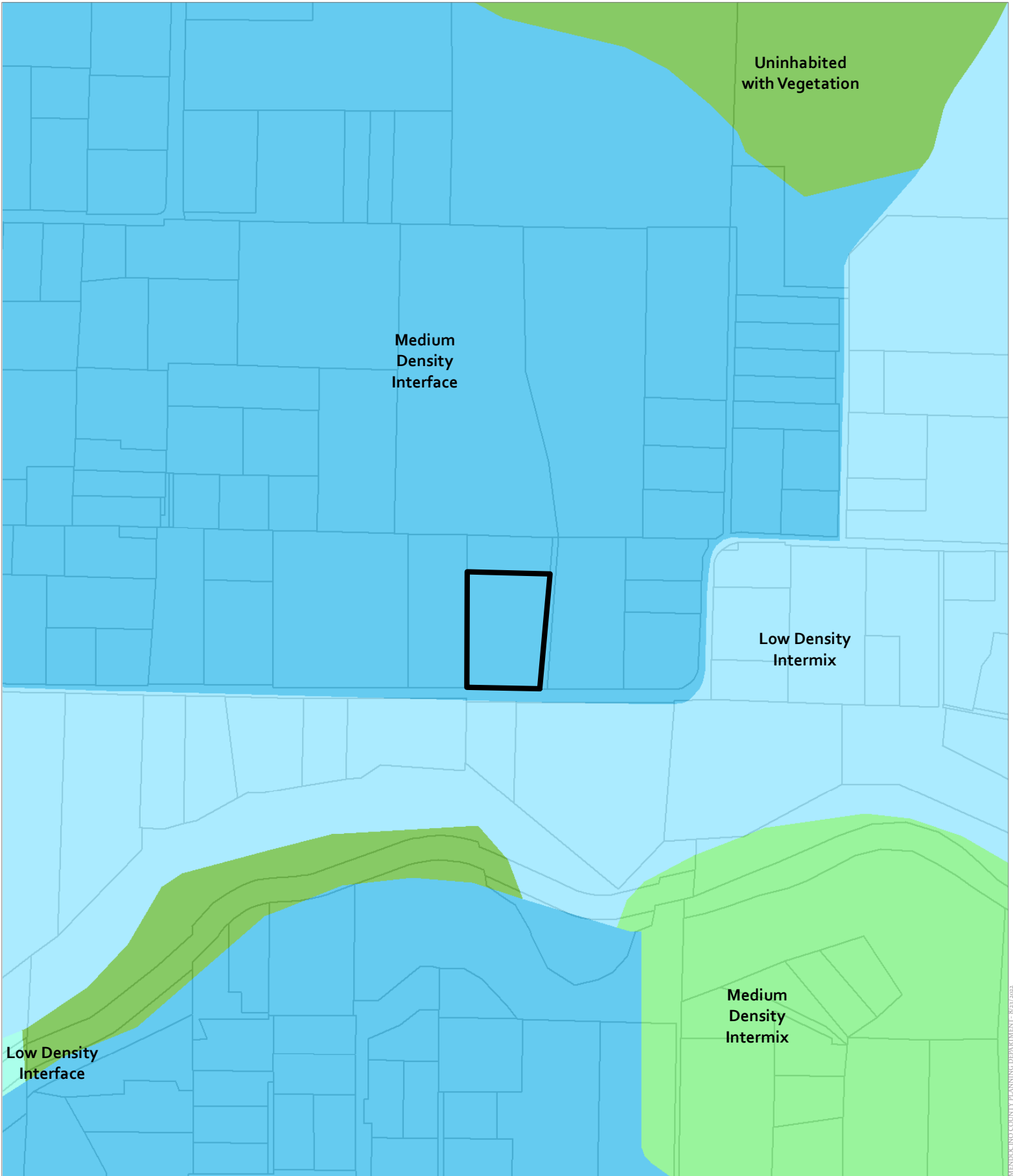
High Fire Hazard



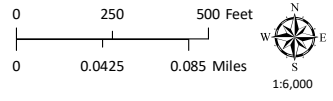
Moderate Fire Hazard



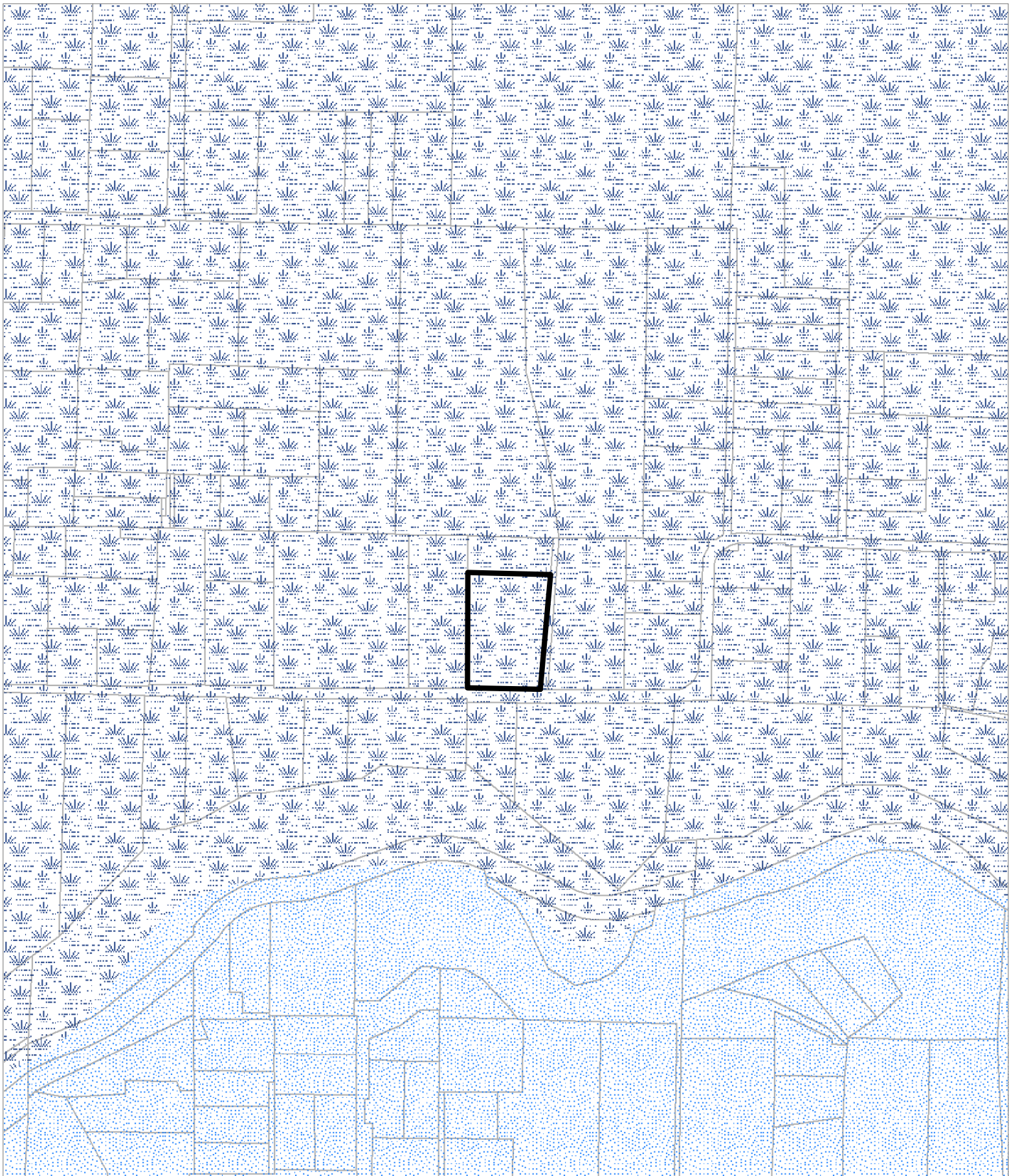
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA





CASE: AP 2022-0032
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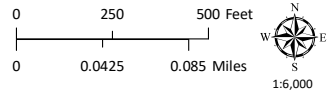


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2022



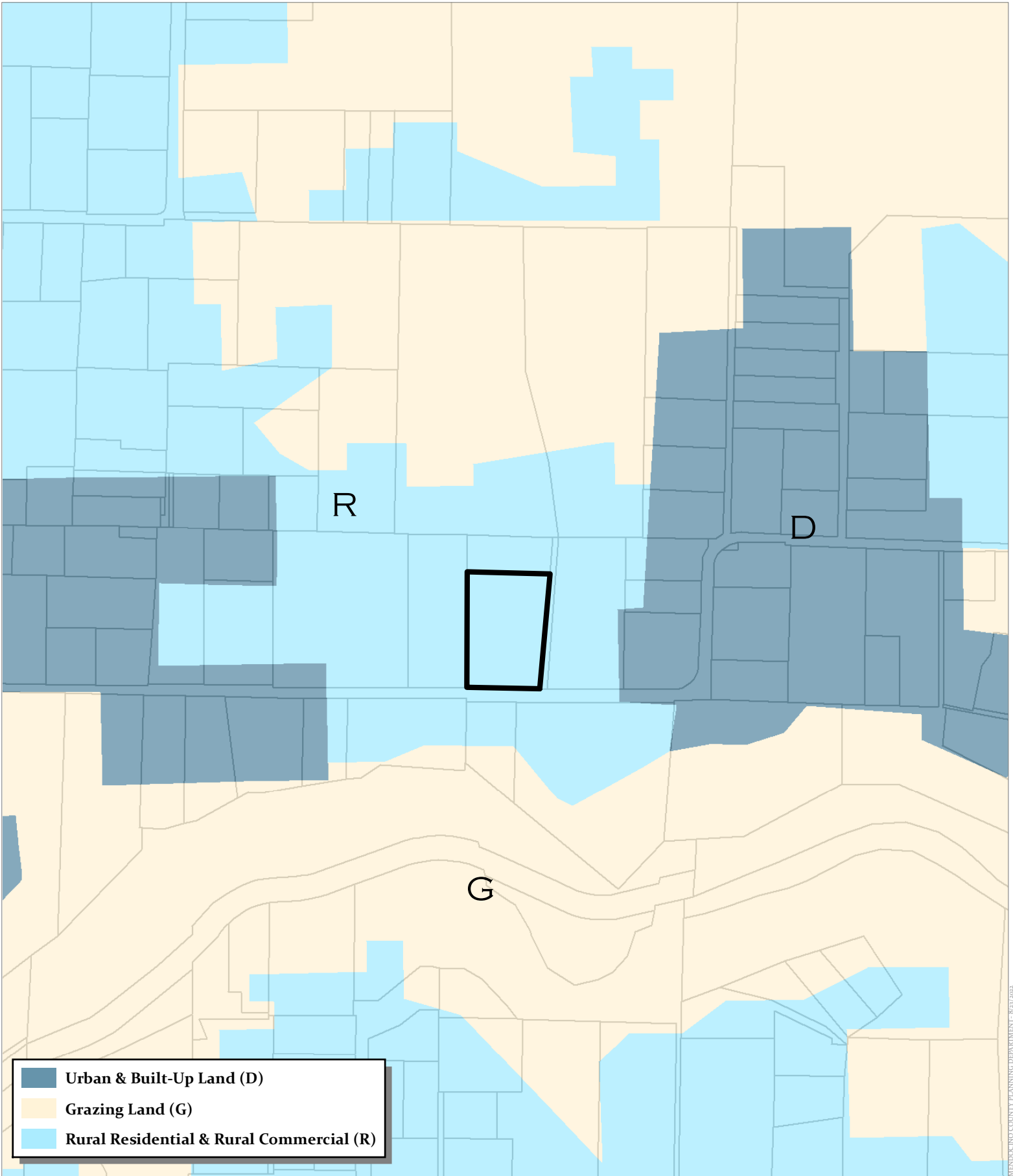
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
 Sufficient Water Resources
 Marginal Water Resources



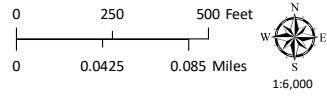
GROUND WATER RESOURCES

HERNDON COUNTY PLANNING DEPARTMENT 4/27/2023



	Urban & Built-Up Land (D)
	Grazing Land (G)
	Rural Residential & Rural Commercial (R)

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 OWNER: ANAYA, Maria
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