



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

October 20, 2022

Department of Transportation

Environmental Health – Fort Bragg

Building Inspection – Fort Bragg
County Addresser

CASE#: AP 2022-0040

DATE FILED: 9/12/2022

OWNER: GLOBAL TRADING COMP LLC

APPLICANT: PAUL TCHERNITSKY

REQUEST: Administrative Permit for use of a trailer coach as Farm Employee Housing

LOCATION: 11.6± miles west of Boonville, lying on the north side of Mountain View Road (CR510), 9.3± miles west of its intersection with Redwood Ridge Road (Private), located at 35180 Mountain View Rd., Boonville; APN: 026-490-80.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: November 3, 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_2022-0040

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APN: 026-490-80

PARCEL SIZE: 50± Acres

GENERAL PLAN: Forest Lands (FL)

ZONING: ForestLand (FL)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: AP_2018-0112 –large mixed light cannabis cultivation site

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Forest Lands (FL)	Timberland Production Zoning (TPZ)	258.27± Acres	Agricultural
EAST:	Forest Lands (FL)	Timberland Production Zoning (TPZ)	258.27± Acres	Agricultural
SOUTH:	Forest Lands (FL)	Timberland Production Zoning (TPZ)	100± Acres	Agricultural
WEST:	Forest Lands (FL)	ForestLand (FL)	29± Acres	Agricultural

REFERRAL AGENCIES

LOCAL

- Building Division
- County Addresser

- Department of Transportation (DOT)
- Environmental Health (EH)

ADDITIONAL INFORMATION:

The Farm Employee Housing will support an existing agricultural use on the parcel and not the cannabis cultivation site.

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

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
Critical Water Resources Bedrock

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Western Soil Classes 207, 235, & 237

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
YES, 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

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-2022-0040
 CDE No(s)
 Date Filed 9/12/22
 Fee \$ \$1,469.00
 Receipt No. PD-052021
 Received by SPURK
 Office Use Only

ADMINISTRATIVE PERMIT APPLICATION

Name of Applicant <u>PAUL TCHERNITSKY</u>	Name of Owner(s) <u>PAUL TCHERNITSKY</u>	Name of Agent
Mailing Address <u>156 NASSAU AVE APT 1R BROOKLYN NY 11222</u>	Mailing Address <u>156 NASSAU AVE APT 1R BROOKLYN NY 11222</u>	Mailing Address
Telephone Number <u>646 321-3642</u>	Telephone Number <u>646 321-3642</u>	Telephone Number
Assessor's Parcel Number(s) <u>APN - 026-490-80</u>		
Parcel Size <u>52</u> <input type="checkbox"/> Square feet <input checked="" type="checkbox"/> Acres	Street Address of Project <u>35-180 MOUNTAIN VIEW RD BODNVILLE CA 95415</u>	

PROPOSED TEMPORARY USE
 (Check Appropriate Boxes)

- | | |
|--|--|
| <input type="checkbox"/> ENTERTAINMENT EVENT OR RELIGIOUS ASSEMBLY | <input type="checkbox"/> FAMILY CARE UNIT |
| <input type="checkbox"/> CONSTRUCTION SUPPORT FACILITY | <input checked="" 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: <u>FARM EMPLOYER HOUSING</u> | |

AND CONSTRUCTION SUPPORT

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

Paul Tchernitsky
 Signature of Applicant/Agent

09/12/22
 Date

Paul Tchernitsky
 Signature of Owner

09/12/22
 Date

0200-0005-9

1. Describe the proposed project:			YES	NO	NOT APPLICABLE
Attached Dwelling:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Detached Dwelling:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Conversion of existing structure:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Unit will be rented:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Square footage of existing structure:	3. Square footage of proposed unit:		4. Number of bedrooms:		
5. Number of existing parking spaces:	N/A		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 type="checkbox"/>	<input checked="" type="checkbox"/>
B. Make substantial changes in terrain?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Construct a road?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Connect to existing water district?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Connect to existing sewer district?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Install a septic system?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Connect to existing septic system?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Install an individual well?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. OTHER (Explain)? _____					

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

Paul Toland by 09/12/22 Paul Toland 09/12/22
 Signature of Applicant/Agent Date Signature of Owner Date

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

THE PROJECT

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

RV TRAVEL TRAILER 37' x 9'

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

- Less than one week
- One week to one month
- One to three months
- Three to six months
- Six months to one year
- More than one year (SEASONAL years)

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

35-130 MOUNTAIN VIEW RD
BOONVILLE CA 95415. ENTRANCE VIA 35-000
MAIL BOX *

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

15 GREEN HOUSES FOR CANNABIS
VEGETABLES, Fruit TREES, G. SHED, RV TRAILER

5. How much off street parking will be provided:

- None
- One Space
- Two spaces
- _____ spaces

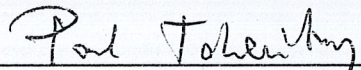
6. In order to develop the proposed temporary facility, will it be necessary to:

- | | 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"/> |

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 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.

 <hr style="width: 80%; margin: 0 auto;"/> Owner/Authorized Agent	09/12/22 <hr style="width: 80%; margin: 0 auto;"/> Date
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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.

<hr style="width: 80%; margin: 0 auto;"/> Owner	<hr style="width: 80%; margin: 0 auto;"/> 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 One of the application form.

Name PAUL TOMERNITSKY	Name	Name
Mailing Address 156 NASSAU AVE BROOKLYN N.Y. 11222	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

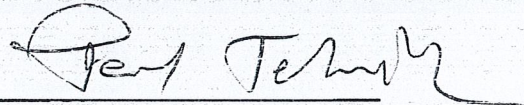
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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.

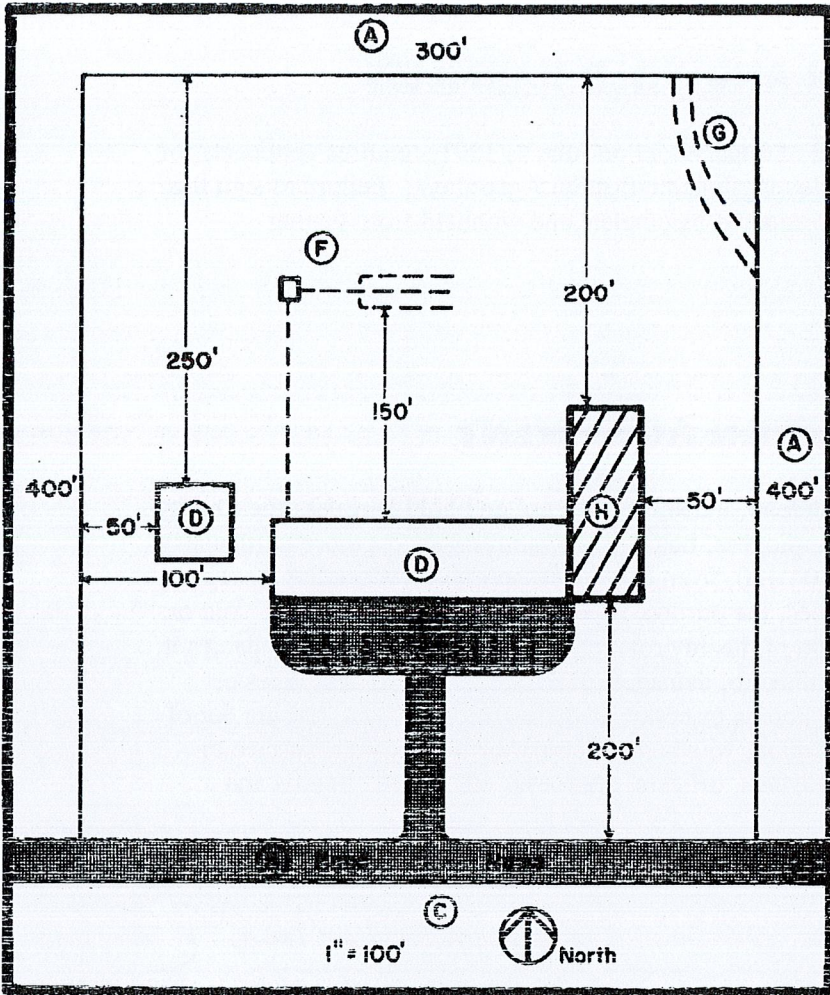
Date: _____

04/12/22



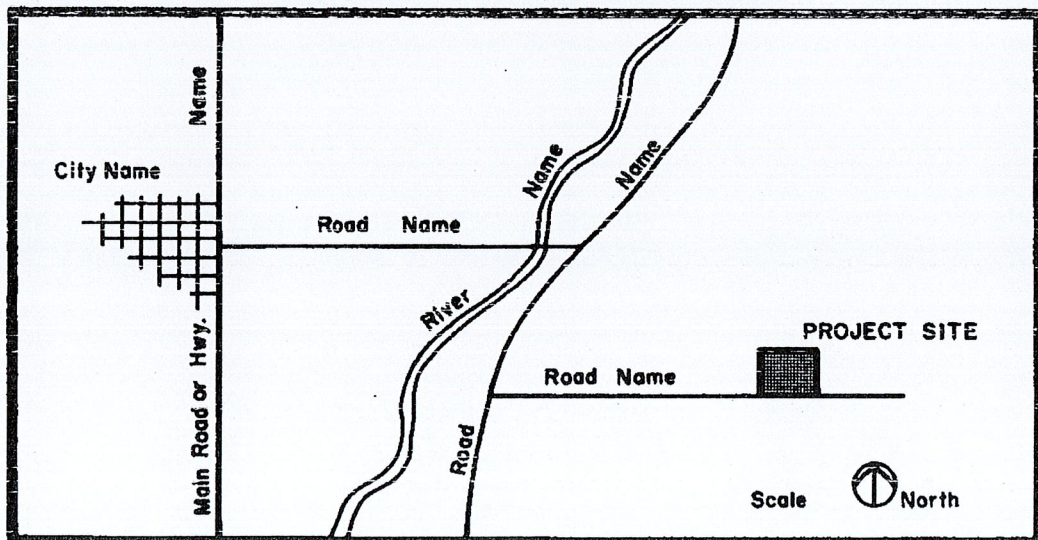
Applicant: _____

Sample Plot Plan



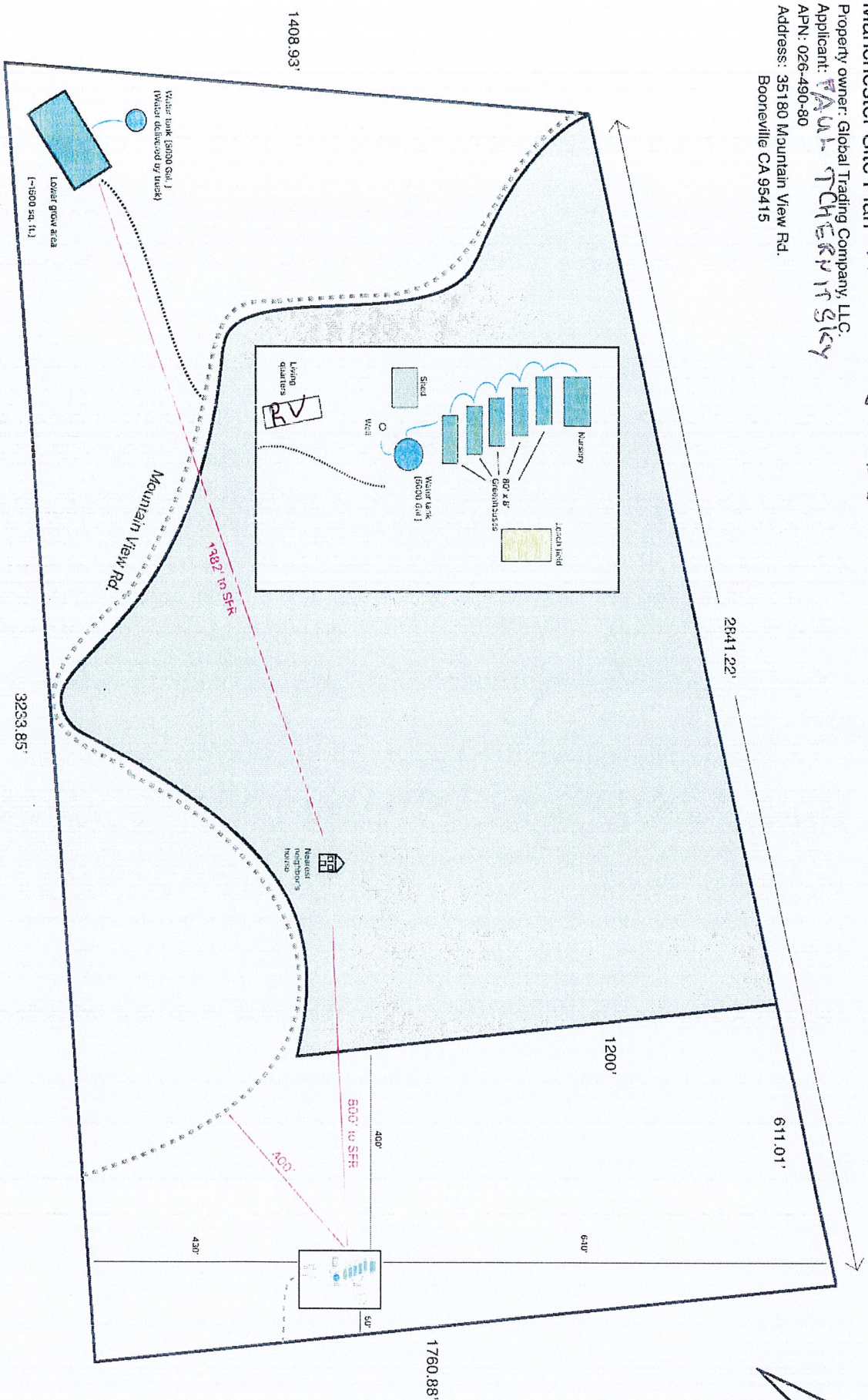
- A. Parcel Shape and Dimensions.
- B. Adjacent Streets.
- C. North Arrow and Scale.
- D. Existing Buildings including distance from property lines.
- E. Driveways, Parking and Loading Areas.
- F. Existing and proposed septic system and wells including distances from structures.
- G. Easements and Utility lines (power, sewer, water etc.).
- H. Proposed structure or addition including distance from property lines.

Sample Location Map



Manchester Site Plan *AE - 2018-0385*

Property owner: Global Trading Company, LLC
 Applicant: **PAUL TCHERKINITSKY**
 APN: 026-490-80
 Address: 35180 Mountain View Rd.
 Booneville CA 95415





V9



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: PAUL TCHERNITSKY
156 NASSAU AVE APT 1R

BROOKLYN

NY 11222

Project Number: AP_2022-0040

Project Description: Tchernitsky.FarmEmployeeTrailer.Manchester

Site Address: 35180 MOUNTAIN VIEW RD

AP_2022-0040

Receipt: PRJ_052021

Date: 9/12/2022

Pay Method: CHECK 177

Received By: STEVE KLEINMAN

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$1,031.00
AP BASE			\$1,031.00
EH FEES	1100-4011-822606		\$135.00
AP EH			\$135.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
Total Fees Paid:			\$1,469.00



Mendocino County

Planning and Building Services

860 North Bush Street
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120 West Fir Street
Fort Bragg, CA 95437
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Paid By: PAUL TCHERNITSKY
156 NASSAU AVE APT 1R

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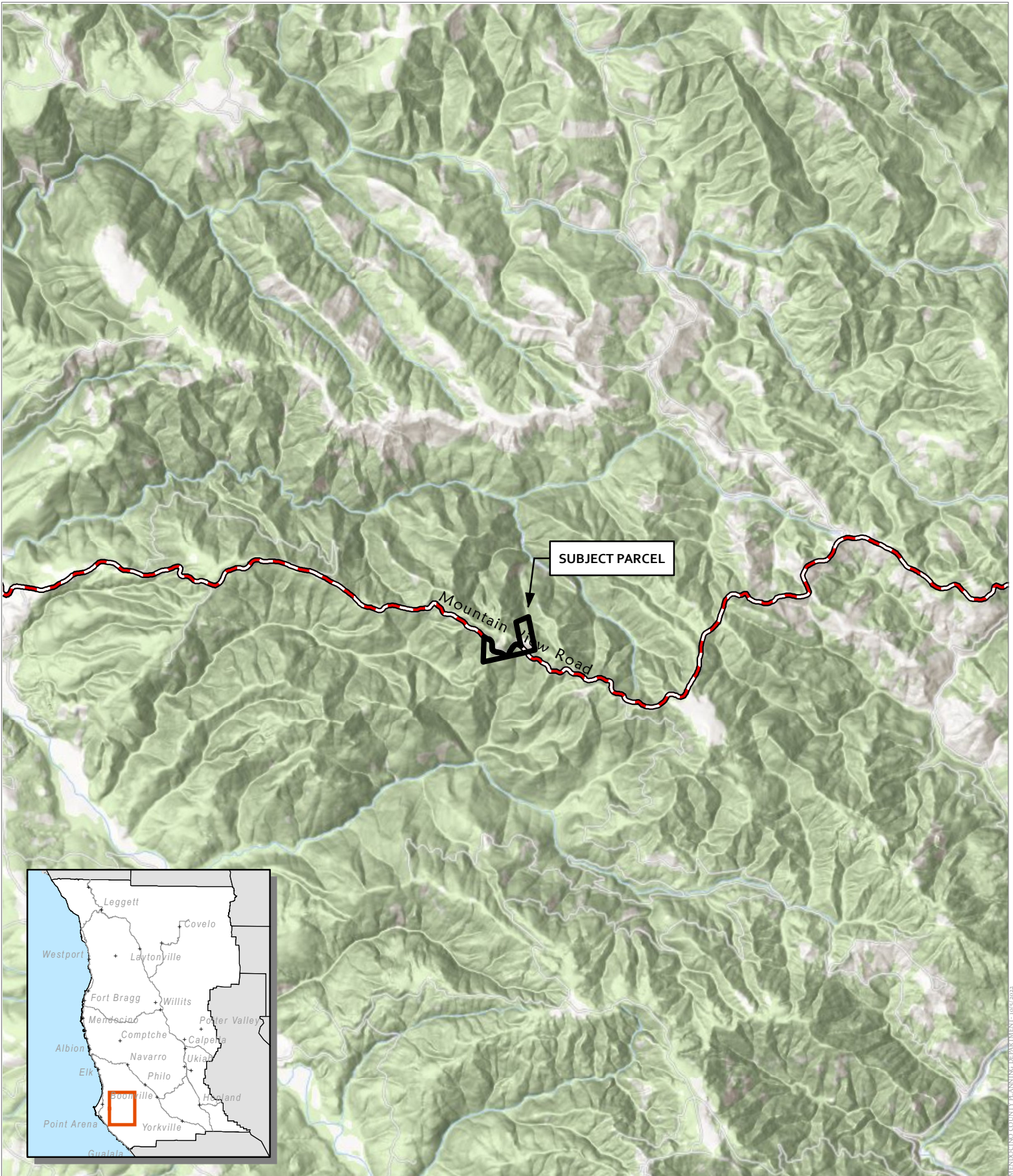
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Date: 9/12/2022

Pay Method: CHECK 177

Received By: STEVE KLEINMAN

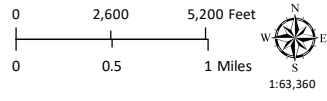
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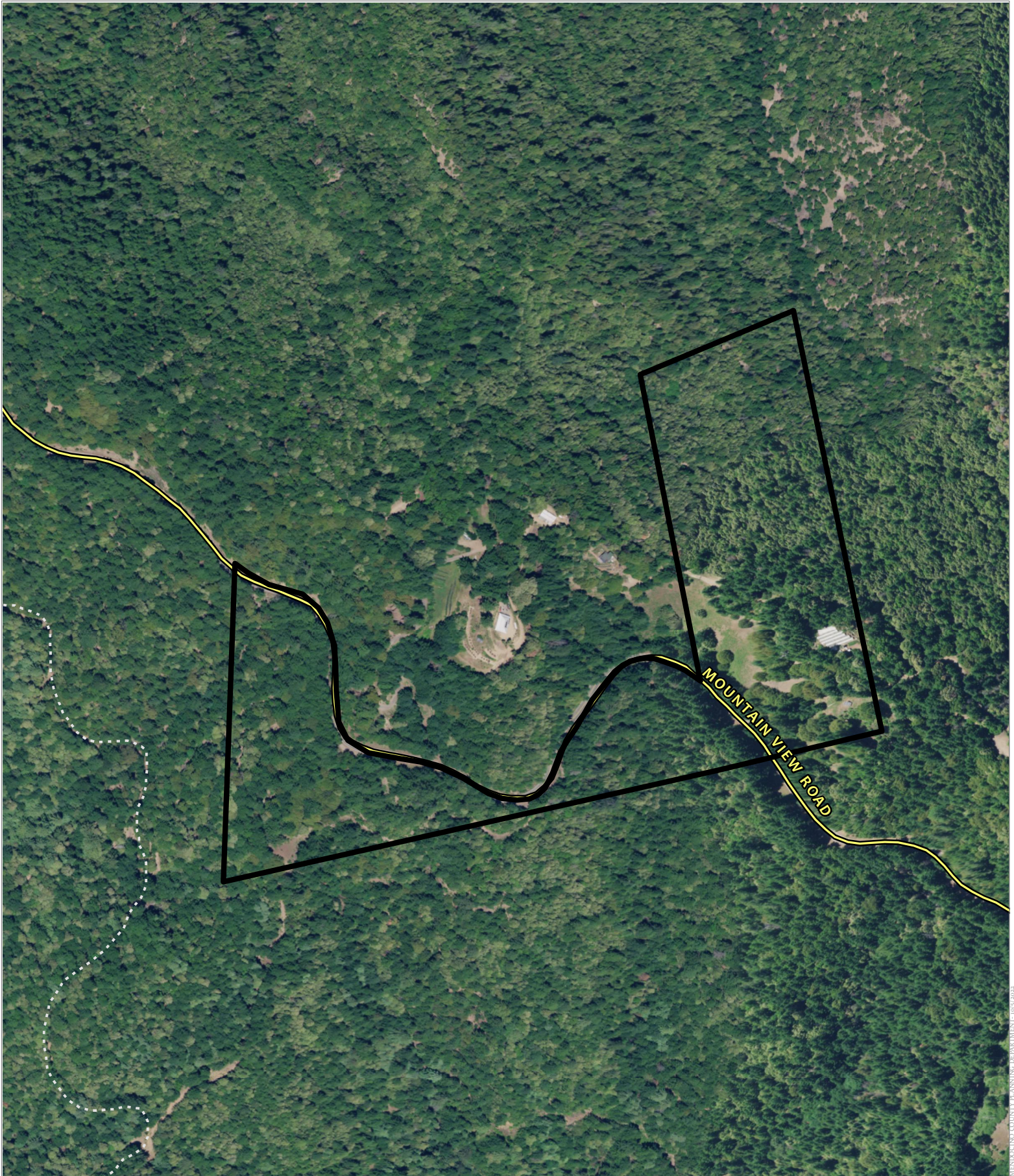
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023

CASE: AP 2022-0040
OWNER: GLOBAL TRADING COMPANY LLC
APN: 026-490-80
APLCT: Paul Tchernitsky
AGENT:
ADDRESS: 35180 Mountain View Road, Boonville


Major Roads

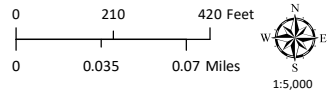


LOCATION MAP



CASE: **AP 2022-0040**
OWNER: **GLOBAL TRADING COMPANY LLC**
APN: **026-490-80**
APLCT: **Paul Tchernitsky**
AGENT:
ADDRESS: **35180 Mountain View Road, Boonville**

 Public Roads

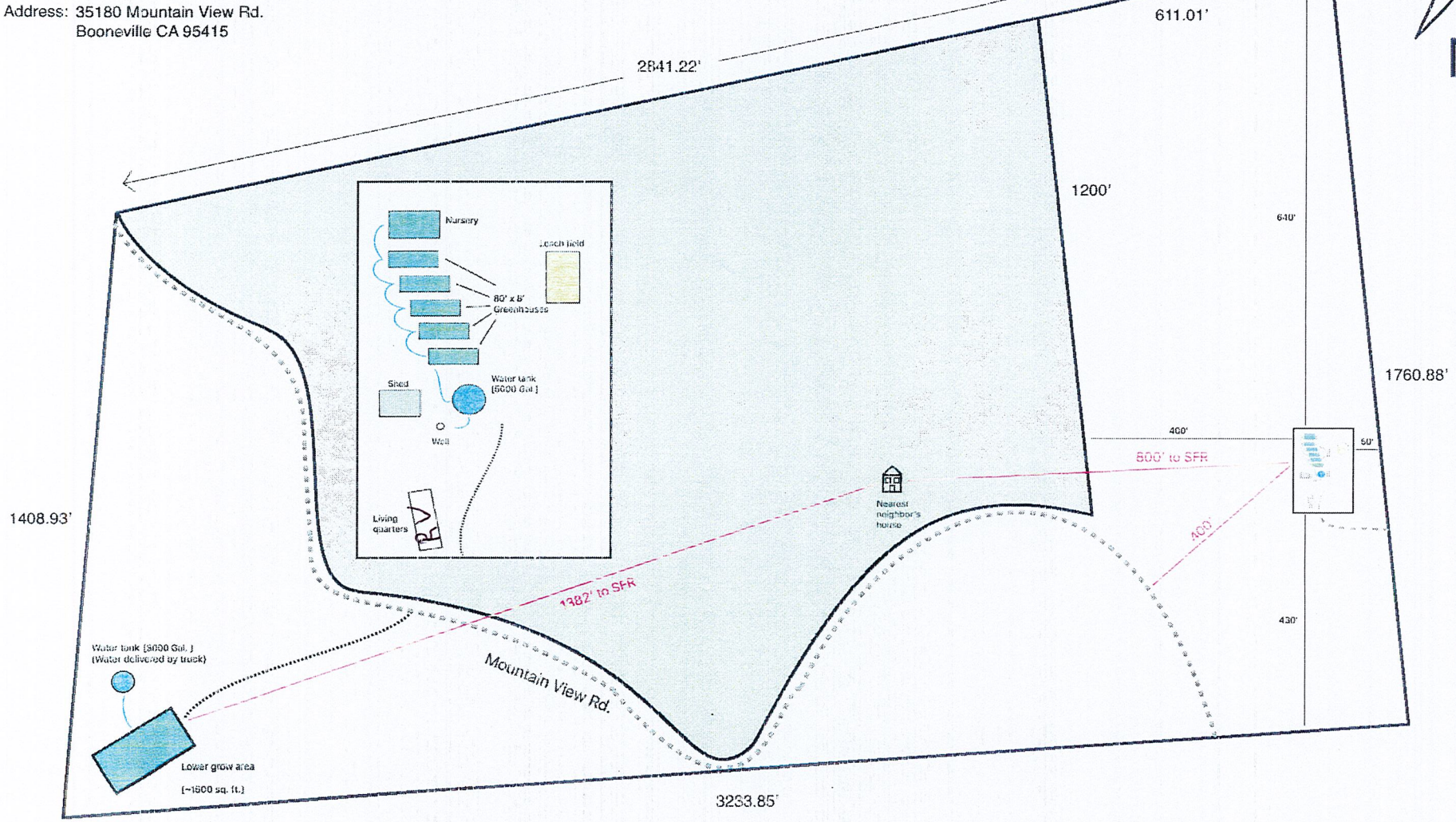


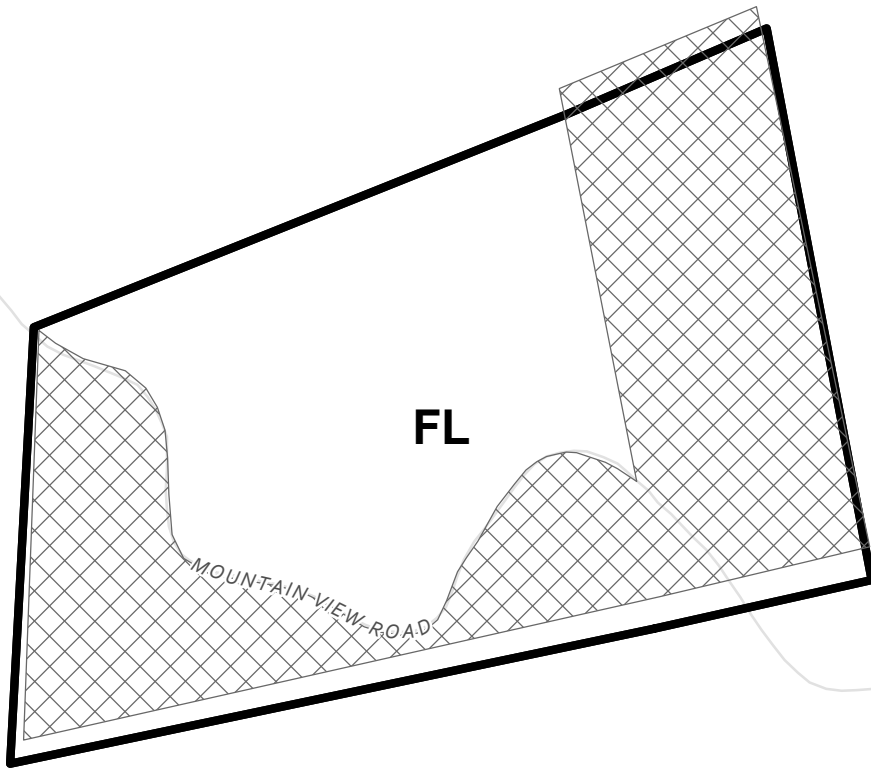
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT | 10/9/2023

Manchester Site Plan *AG-2018-0385*

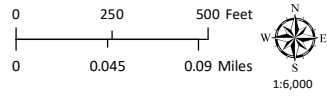
Property owner: Global Trading Company, LLC.
Applicant: *PAUL TCHERNITSKY*
APN: 026-490-80
Address: 35180 Mountain View Rd.
Booneville CA 95415





CASE: AP 2022-0040
OWNER: GLOBAL TRADING COMPANY LLC
APN: 026-490-80
APLCT: Paul Tchernitsky
AGENT:
ADDRESS: 35180 Mountain View Road, Boonville

 Zoning Districts
 Public Roads





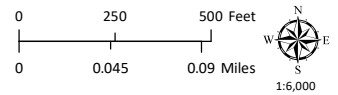
ZONING

FL 160

MOUNTAIN-VIEW-ROAD

CASE: AP 2022-0040
OWNER: GLOBAL TRADING COMPANY LLC
APN: 026-490-80
APLCT: Paul Tchernitsky
AGENT:
ADDRESS: 35180 Mountain View Road, Boonville

 General Plan Classes
 Public Roads



GENERAL PLAN

133-220-06
MENDOCINO REDWOOD COMPANY
160 A±

026-490-10
MENDOCINO REDWOOD COMPANY
140 A±

026-490-87
SAULLSTONIA
258.27 A±

026-490-22
MENDOCINO REDWOOD COMPANY
40 A±

026-490-81
MCCLURE BRIAN ROBERT /
29 A±

133-230-04
MILLER GEORGE RTTEE 80%
0 A±

026-490-80
GLOBAL TRADING COMP LLC
50 A±

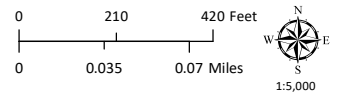
**MOUNTAIN
VIEW ROAD**

026-490-28
MENDOCINO REDWOOD COMPANY
100 A±

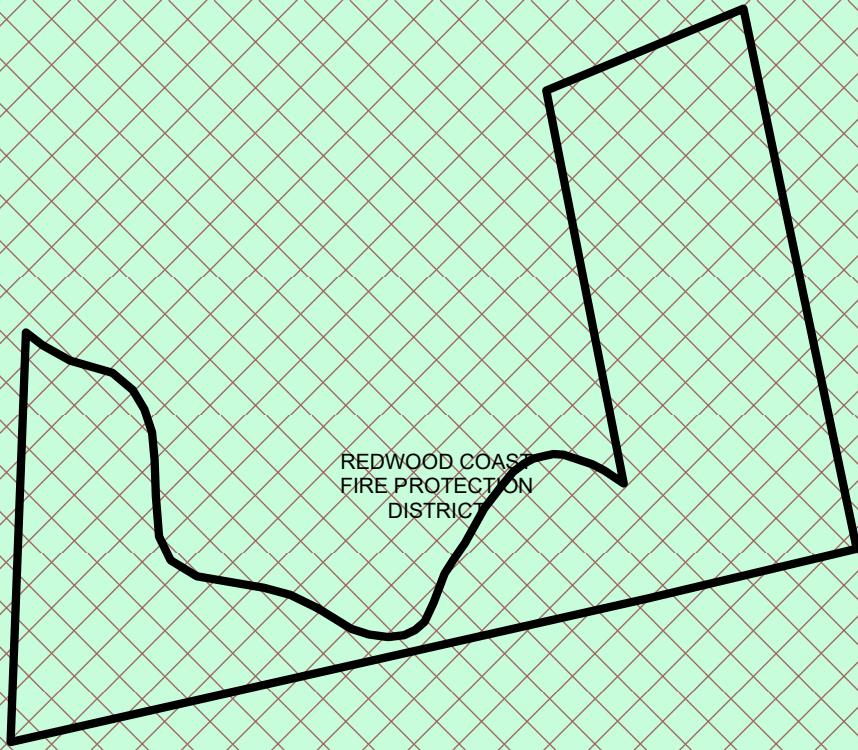
026-490-77
CONSERVATION FUND THE
225 A±

CASE: AP 2022-0040
OWNER: GLOBAL TRADING COMPANY LLC
APN: 026-490-80
APLCT: Paul Tchernitsky
AGENT:
ADDRESS: 35180 Mountain View Road, Boonville

 Public Roads





ADJACENT PARCELS

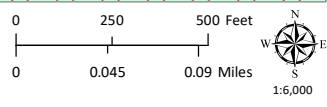


REDWOOD COAST
FIRE PROTECTION
DISTRICT

HERNDON COUNTY PLANNING DEPARTMENT - 06/27/2022

CASE: AP 2022-0040
OWNER: GLOBAL TRADING COMPANY LLC
APN: 026-490-80
APLCT: Paul Tchernitsky
AGENT:
ADDRESS: 35180 Mountain View Road, Boonville

 High Fire Hazard
 County Fire Districts

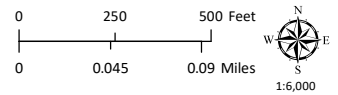


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

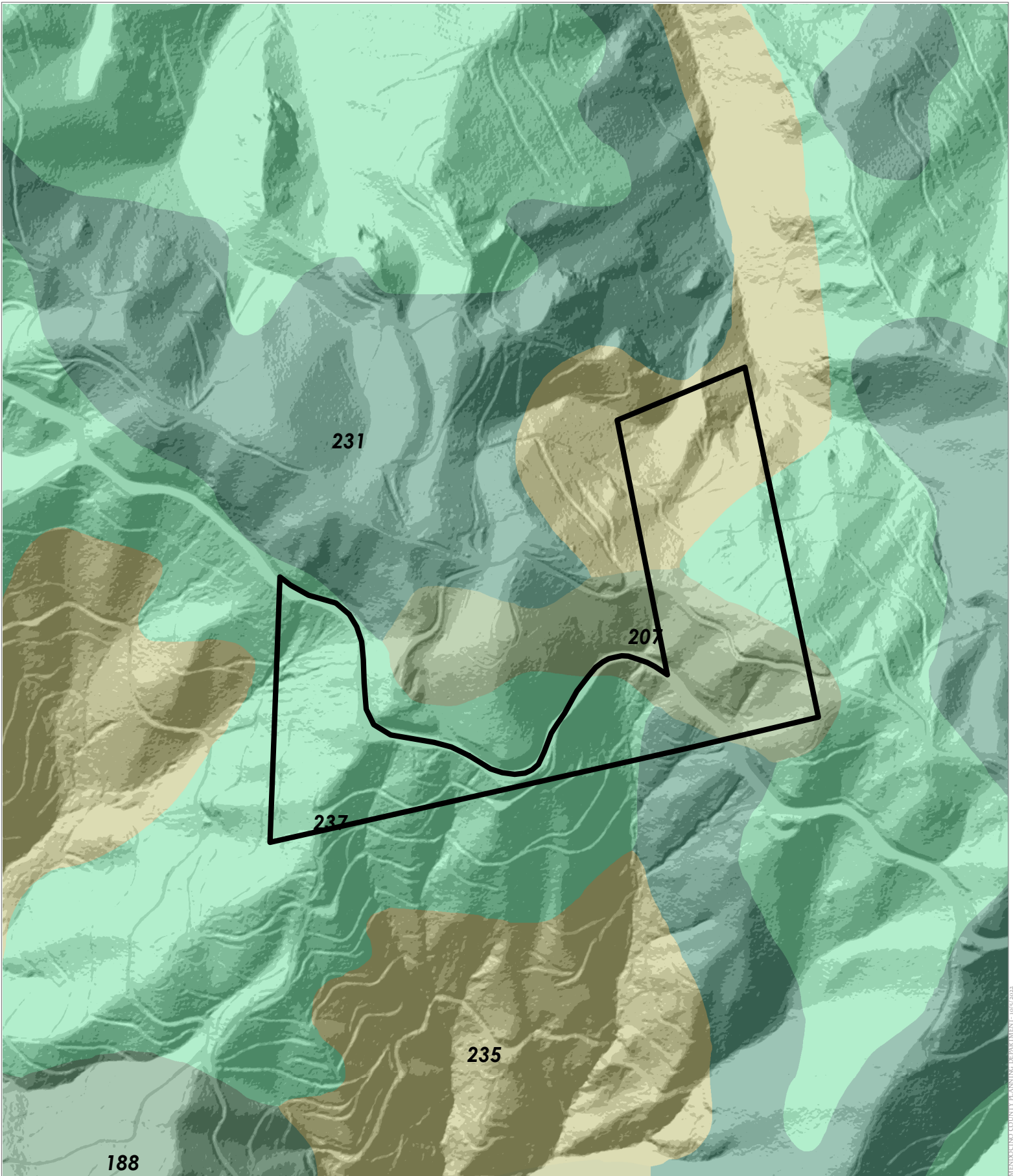
Very_Low_Dens_Veg



CASE: AP 2022-0040
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APN: 026-490-80
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AGENT:
ADDRESS: 35180 Mountain View Road, Boonville

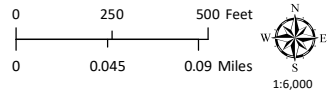


WILDLAND-URBAN INTERFACE ZONES



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2/2023

CASE: AP 2022-0040
OWNER: GLOBAL TRADING COMPANY LLC
APN: 026-490-80
APLCT: Paul Tchernitsky
AGENT:
ADDRESS: 35180 Mountain View Road, Boonville



WESTERN SOIL CLASSIFICATIONS