



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
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

November 3, 2022

Environmental Health - Ukiah
Building Inspection - Ukiah
Potter Valley Community Services District

Department of Forestry/ CalFire
-Land Use
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Potter Valley Tribe

CASE#: AP_2022-0044

DATE FILED: 9/26/2022

OWNER/APPLICANT: CLIFFORD MORFORD

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

LOCATION: 4.5± miles southeast of Potter Valley town center, 2± miles east of the terminus of Pine Avenue (CR 244), on the east side of East Side Potter Valley Road (CR 240), located at 13115 Pine Avenue (Private), Potter Valley (APN: 177-310-19)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: November 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 _____

OWNER: CLIFFORD D MORFORD (1/2)

APPLICANT: CLIFFORD D MORFORD

AGENT: NA

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

LOCATION: 4.5± miles southeast of Potter Valley town center, 2± miles east of the terminus of Pine Avenue (CR 244), on the east side of East Side Potter Valley Road (CR 240), located at 13115 Pine Avenue (Private), Potter Valley (APN: 177-310-19)

APN/S: 177-310-19

PARCEL SIZE: 40± ACRES

GENERAL PLAN: RMR40:

ZONING: UR:40

EXISTING USES: Residential; Cannabis Cultivation

DISTRICT: Supervisorial District 1 (McGourty)

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Rural (RMR40)	Upland Residential (UR:40)	40± acres	Cannabis Cultivation
EAST:	Remote Rural (RMR40)	Upland Residential (UR:40)	160± acres	Residential
SOUTH:	Rangeland (RL160)	Rangeland (RL:160)	80±; 640± acres	Agriculture
WEST:	Remote Rural (RMR40)	Upland Residential (UR:40)	40± acres	Undeveloped

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Potter Valley Community Services District
- Fire District

- MAC
- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council
- STATE**
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol

- California Native Plant Society
- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club
- FEDERAL**
- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation
- TRIBAL**
- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Located in an area of naturally occurring asbestos and eastern rock inclusions

STAFF PLANNER: MARK CLISER

DATE: 11/3/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Potter Valley Community Services

4. FARMLAND CLASSIFICATION:

GIS

Grazing Lane (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Classification

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

NA

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

NA



Planning and Building Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
Office use only	

APPLICATION FORM

APPLICANT

Name: CLIFFORD MORFORD Phone: 707-621-1776

Mailing Address: PO BOX 56

City: POTTER VALLEY State/Zip: CA 95469 email: cdmorford@icloud.com

PROPERTY OWNER

Name: CLIFFORD MORFORD/DONNA PARENT Phone: 707-621-1776

Mailing Address: PO BOX 56

City: POTTER VALLEY State/Zip: CA 95469 email: cdmorford@icloud.com

AGENT

Name: N/A Phone: N/A

Mailing Address: N/A

City: N/A State/Zip: N/A email: N/A

Parcel Size: 40 acres (Sq. feet/Acres) Address of Property: 13115 PINE AVENUE

Assessor Parcel Number(s): 177-310-19-01

TYPE OF APPLICATION:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

	09/19/2022		09/19/2022
Signature of Applicant/Agent	Date	Signature of Owner	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.

Set up trailer coach as temporary home and connect to existing septic, water and off-grid power.

No grading for site prep.

No roadwork.

Vegetation removal limited to ladder fuels, weeds, berries, and poison oak.

The use of the "family care unit" is to provide housing for not more than two (2) adult persons

who are sixty (60) years of age or older, (2) an immediate family member or members who

requires daily supervision and care, or (3) a person or persons providing necessary daily

supervision and care for the person or persons residing in the main residence.

2. Structures/Lot Coverage	Number 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: _____	1	1	1700	305	2005
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: N/A
 Estimated shifts per day: N/A
 Type of loading facilities proposed: N/A

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:
N/A

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:
N/A

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:
N/A

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>0</u>	_____
Number of uncovered spaces	<u>0</u>	_____
Number of standard spaces	<u>0</u>	_____
Number of handicapped spaces	<u>0</u>	_____
Existing Number of Spaces	<u>2</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>2</u>	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).
N/A

9. For grading or road construction, complete the following:

A. Amount of cut N/A cubic yards
 B. Amount of fill N/A cubic yards
 C. Maximum height of fill slope N/A feet
 D. Maximum height of cut slope N/A feet
 E. Amount of import or export N/A cubic yards
 F. Location of borrow or disposal site N/A

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? N/A acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:
N/A

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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

Placement of structures in:
 N/A open coastal waters
 N/A wetlands
 N/A estuaries
 N/A lakes

If so, amount of material to be dredged or filled? N/A cubic yards.
 Location of dredged material disposal site? N/A

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 plan and building plans.
N/A

17. Utilities will be supplied to the site as follows:

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: Photovoltaic w/battery and generator backup.

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. 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: Horizontal well

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.):
 On this parcel only, a 10K cultivation and a nursery.

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 known.

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

23. Are there existing structures on the property? Yes No
 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.
 The building or demolition permit for each structure, as well as the ultimate use, will be determined by whether or not the Fire Safe requirements can be mitigated.

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.
 See #23.

25. Project Height. Maximum height of existing structures 30+/- feet. Maximum height of proposed structures 10+/- feet.

26. Gross floor area of existing structures 5200 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 305 square feet (including covered parking and accessory buildings).

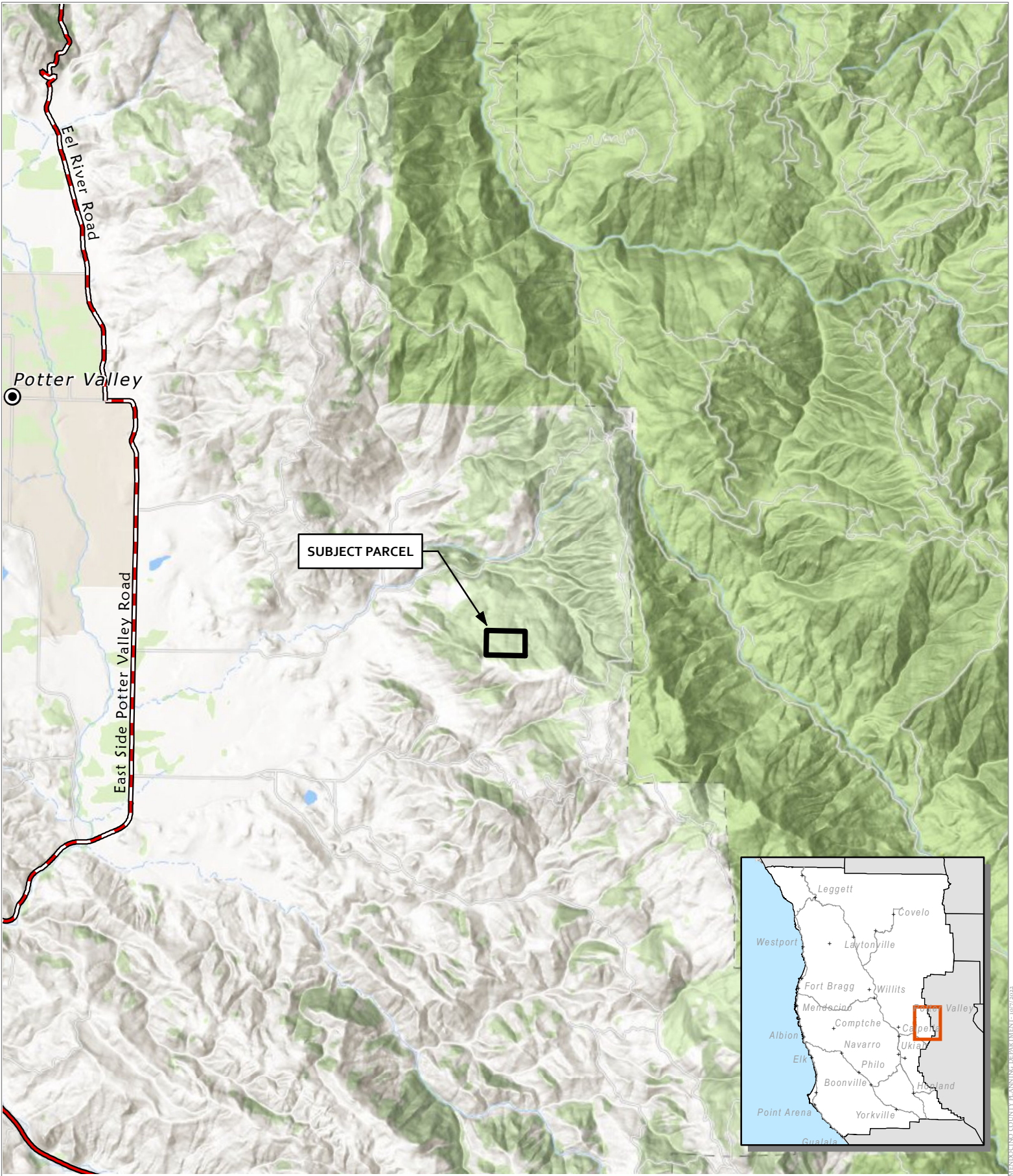
27. Lot area (within property lines): 40 square feet acres.

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.
 This steep north-facing slope is located on a remote portion of the historical Near Ranch. The project site is located in the dooryard premises Residence #1 which was lost to fire in 2003, and adjacent to domestic and commercial cannabis flower and nursery operations.




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.
 The property to the south is a working cattle ranch. Of the other three, two attempted cannabis compliance. All three are fallowed in 2022. All four are unoccupied.

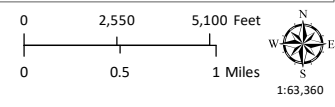
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant	X	X	X	X
Residential Agricultural	X	X		
Commercial Industrial	X	X	X	X
Institutional Timberland				
Other				



CASE: AP 2022-0044
OWNER: MORFORD, Clifford
APN: 177-310-19
APLCT: Clifford Morford
AGENT:
ADDRESS: 13115 Pine Avenue, Potter Valley

-  Major Towns & Places
-  Major Roads
-  Highways

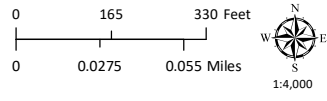


LOCATION



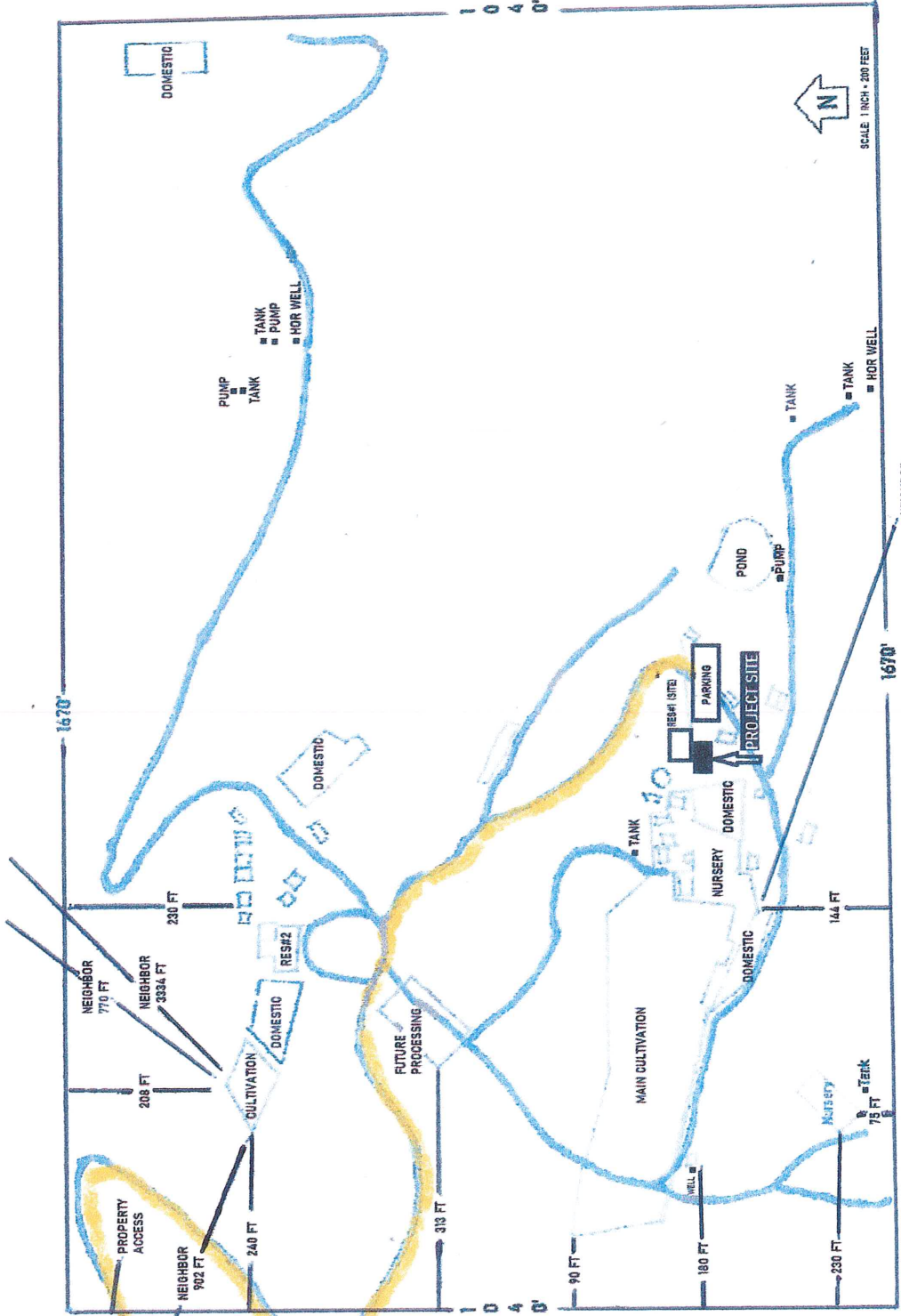
MEMPHIS COUNTY PLANNING DEPARTMENT - 10/7/2023

CASE: AP 2022-0044
OWNER: MORFORD, Clifford
APN: 177-310-19
APLCT: Clifford Morford
AGENT:
ADDRESS: 13115 Pine Avenue, Potter Valley



AERIAL IMAGERY

AP for trailer coach



CLIFFORD MORFORD
 13115 PINE AVENUE
 POTTER VALLEY, CA
 APN 177-310-19-01

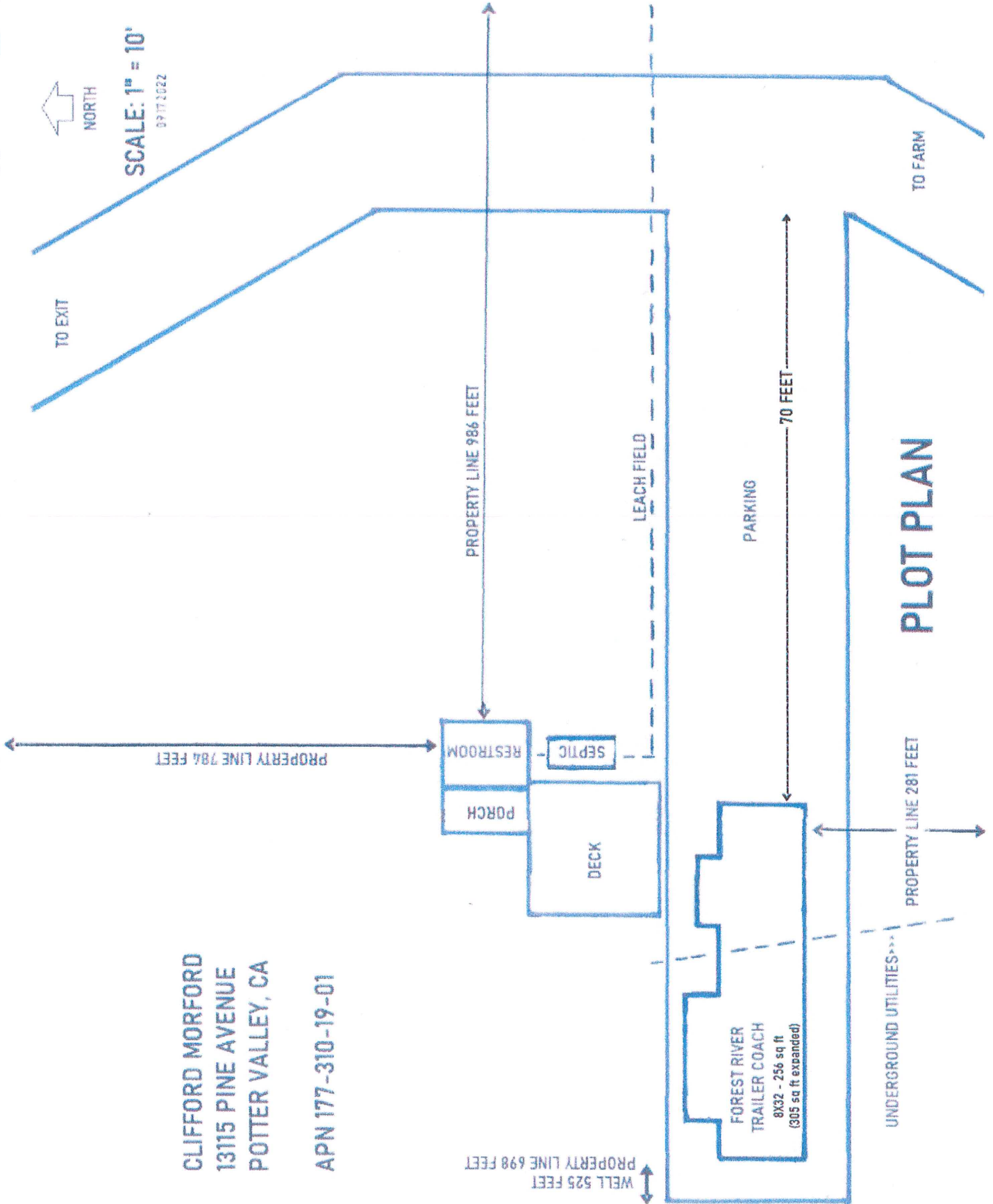
PROJECT SITE
 LOCATION DETAIL

NEIGHBOR
 1.44 MILES

CLIFFORD MORFORD
13115 PINE AVENUE
POTTER VALLEY, CA

APN 177-310-19-01

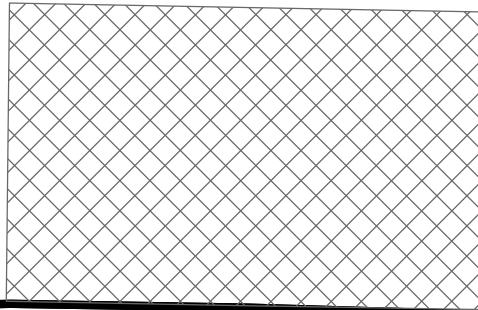
SCALE: 1" = 10'
07/17/2022



PLOT PLAN

RL

UR

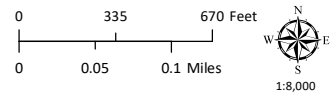


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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2022

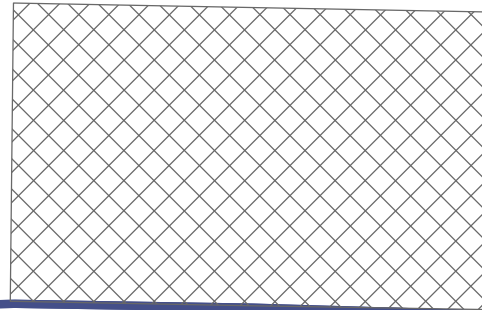
CASE: AP 2022-0044
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AGENT:
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 Zoning Districts




ZONING

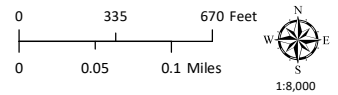
RMR 40



RL 160

CASE: AP 2022-0044
OWNER: MORFORD, Clifford
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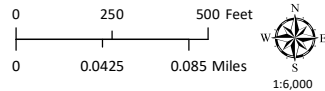
 General Plan Classes



GENERAL PLAN





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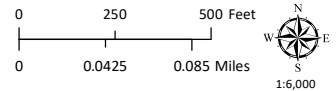
ADJACENT PARCELS

POTTER VALLEY
COMMUNITY
SERVICES DISTRICT

CASE: AP 2022-0044
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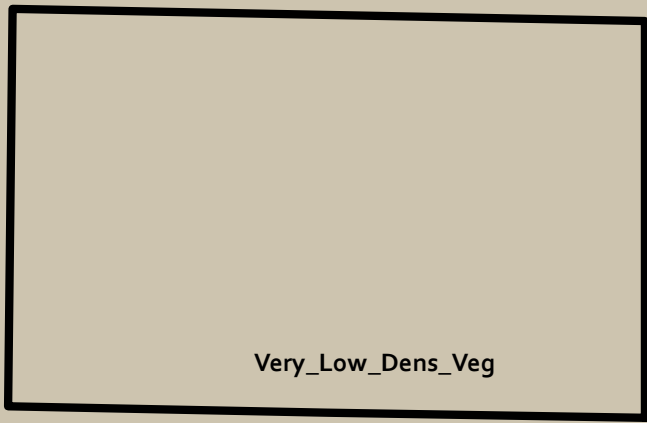
 Very High Fire Hazard
 Moderate Fire Hazard

 County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

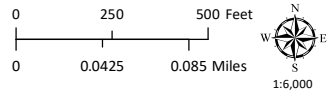
MENDOCINO COUNTY PLANNING DEPARTMENT 10/7/2023



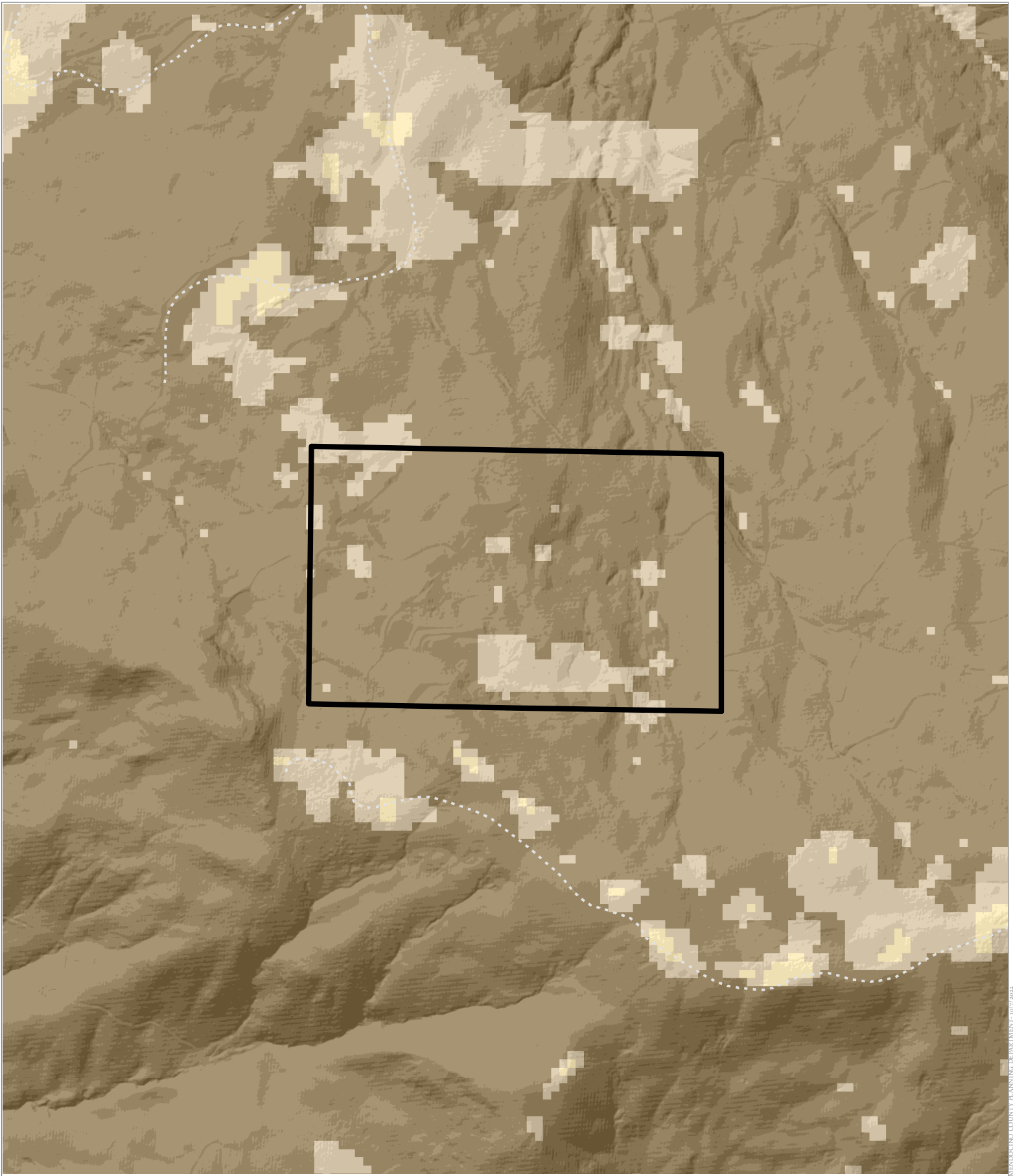
Very_Low_Dens_Veg

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2023

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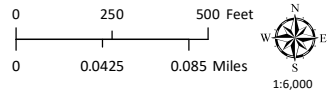
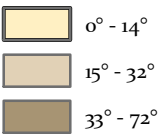


WILDLAND-URBAN INTERFACE

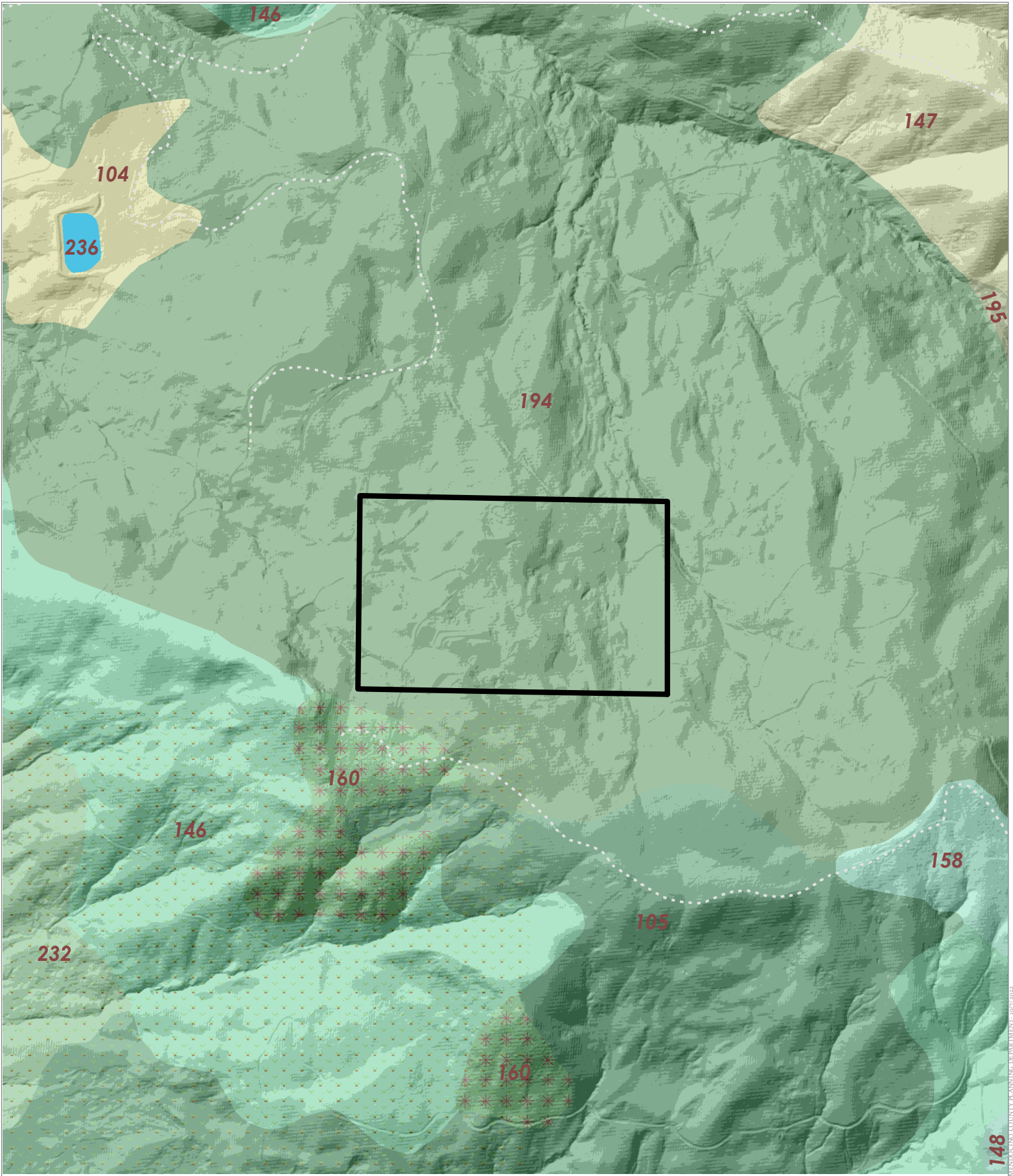


YERBONIMO COUNTY PLANNING DEPARTMENT - 10/7/2023



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OWNER: MORFORD, Clifford
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ADDRESS: 13115 Pine Avenue, Potter Valley

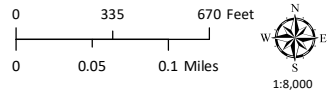


ESTIMATED SLOPE

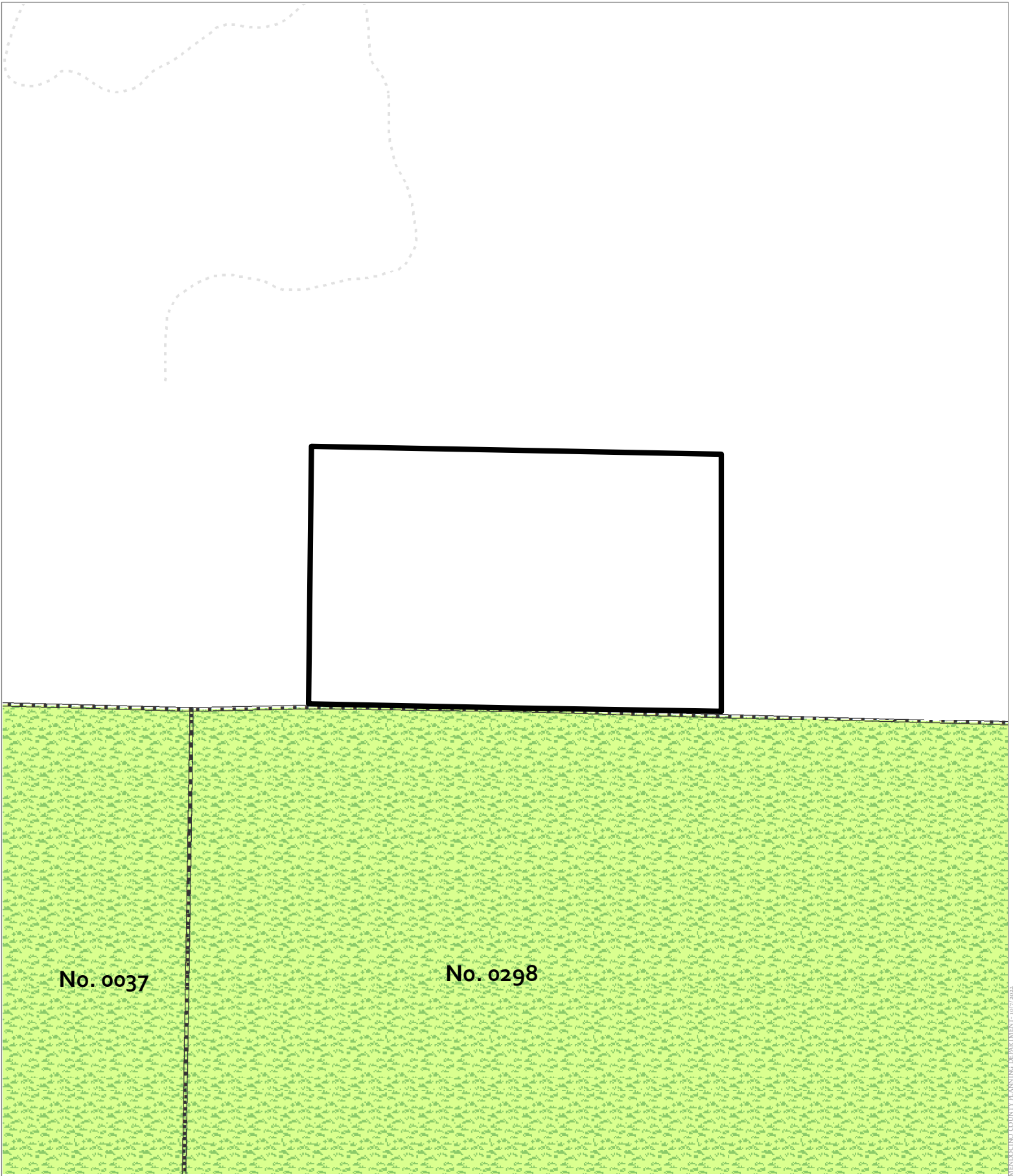


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-  Eastern Rock Inclusions
-  Naturally Occurring Asbestos



EASTERN SOIL CLASSIFICATIONS



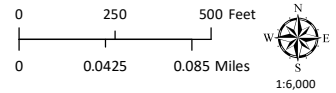
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No. 0298

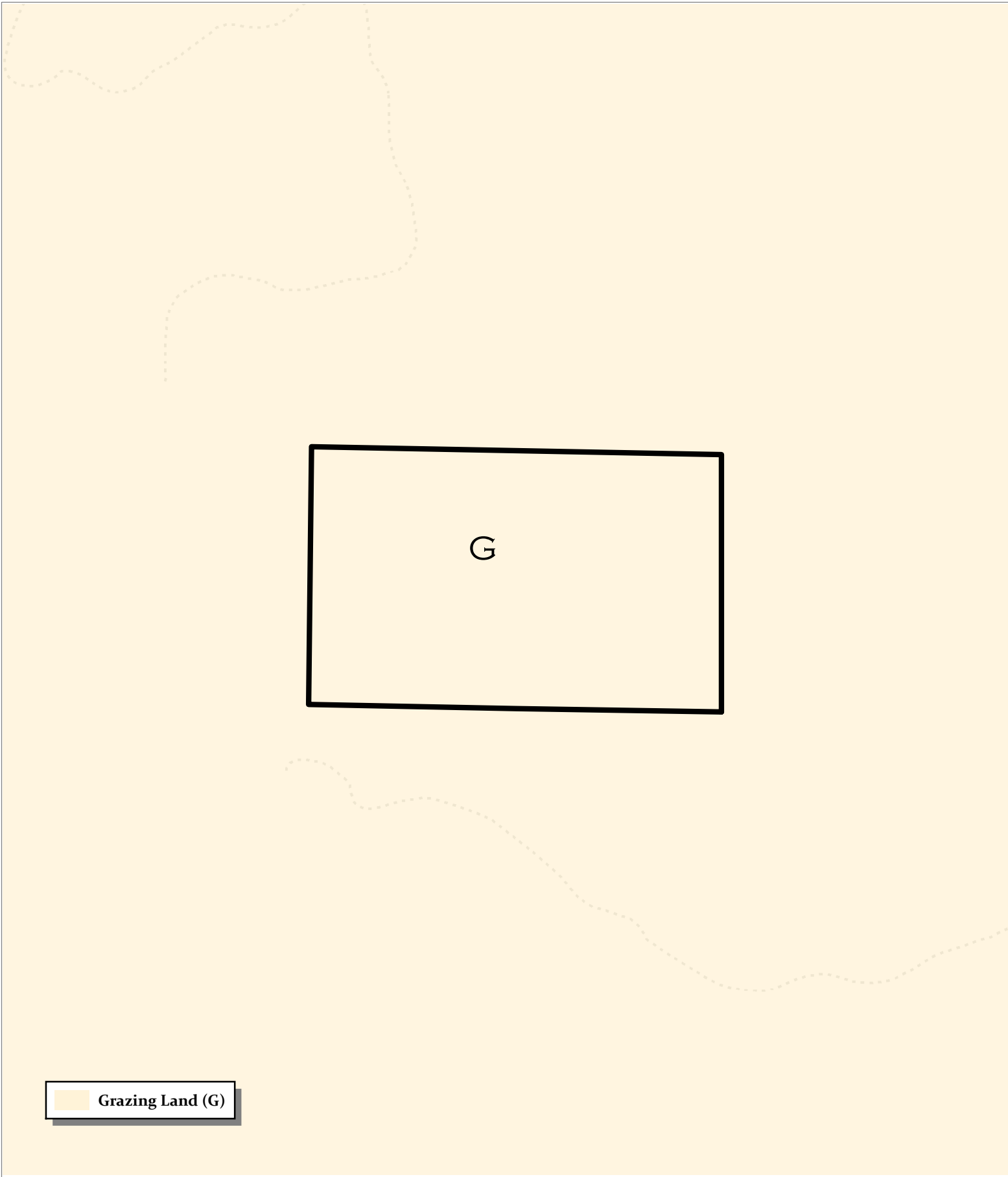
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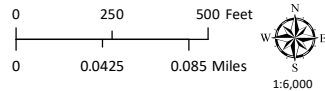
Contract Boundaries



WILLIAMSON ACT



CASE: AP 2022-0044
OWNER: MORFORD, Clifford
APN: 177-310-19
APLCT: Clifford Morford
AGENT:
ADDRESS: 13115 Pine Avenue, Potter Valley



FARMLANDS