COUNTY OF MENDOCINO DEPARTMENT OF PLANNING AND BUILDING SERVICES

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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	Recommend denial (Attach reasons for recommending denial).					
☐ Recommend preparation of an Env	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				

REPORT FOR ADMINISTRATIVE PERMIT

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:

NORTH: ADJACENT GENERAL PLAN ADJACENT ZONING ADJACENT LOT SIZES ADJACENT USES

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Upland Residential 40± acres Cannabis Cultivation

(UR:40)

EAST: Remote Rural (RMR40) Upland Residential 160± acres Residential (UR:40)

SOUTH: Rangeland (RL160) Rangeland (RL:160) 80±; 640± acres Agriculture
WEST: Remote Rural (RMR40) Upland Residential 40± acres Undeveloped

(UR:40)

REFERRAL AGENCIES

LOCAL

☐ Agricultural Commissioner

 \square Air Quality Management District

☐ Airport Land Use Commission

☐ Archaeological Commission

☐ Assessor's Office

Building Division Ukiah

 \square County Addresser

☐ Department of Transportation (DOT)

☐ 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)

 $\hfill\square$ Planning Division

 $\hfill\square$ Resource Lands Protection Com.

☐ Sonoma State University

☐ Trails Advisory Council

STATE

☐ CALFIRE (Resource Management)

☐ California Coastal Commission

☐ California Div. of Mine Reclamation

☐ California Dept. of Fish & Wildlife

☐ California Highway Patrol

☐ California Native Plant Society

CASE: AP 2022-0044

☐ California State Clearinghouse

□ CALTRANS

☐ Regional Water Quality Control Board

☐ Sierra Club

☐ Sierra Ciub

FEDERAL

☐ Sierra Club

☐ US Department of Fish & Wildlife

☐ US Department of Health Services

☐ US Department of Parks & Recreation

☐ US Natural Resources Conservation

TRIBAL

□ 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:

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GI

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Potter Valley Community Services

4. FARMLAND CLASSIFICATION:

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; GI:

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 3-1:

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-1

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:

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		i			
Name: CLIFFORD MORFORD		Phone: 707-621-1776	novomba laktoriskujunjunga promperso		
Mailing Address: PO BOX 56					
City: POTTER VALLEY	State/Zip: CA 95469	email: cdmorford@icloud.com	MET POPUNDA CONTRACTOR		
PROPERTY OWNER Name: CLIFFORD MORFOR	D/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 N/A Address:					
City: N/A	State/Zip: N/A	email: N/A			
Parcel Size: 40 acres		perty: 13115 PINE AVENUE	Internation property and an expenses		
Assessor Parcel Number(s):	177-310-19-01				
TYPE OF APPLICATION: ☐ Administrative Permit ☐ Agricultural Preserve ☐ Airport Land Use ☐ CDP- Admin ☐ CDP- Standard ☐ Certificate of Compliance ☐ Development Review ☐ Exception	☐ Flood Hazard ☐ General Plan Amend ☐ Land Division-Minor ☐ Land Division-Major ☐ Land Division-Parce ☐ Land Division-Resub ☐ Modification of Cond ☐ Reversion to Acreag	Use Permit-Minor Use Permit-Major Variance division Other			
certify that the information submitted with this application is true and accurate.					
Signature of Applicant/Agent	09/19/2022	Culture of Owner Date	ANTICONO DE CONTRACTOR DE		

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".

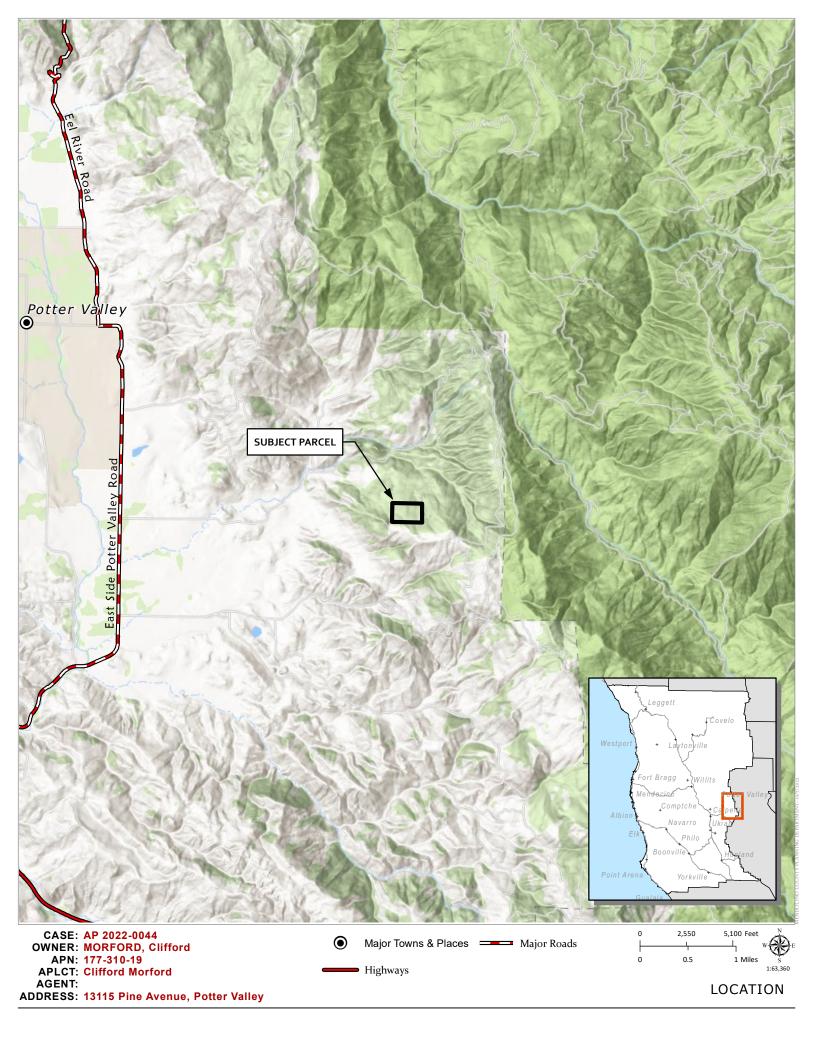
THE PROJECT

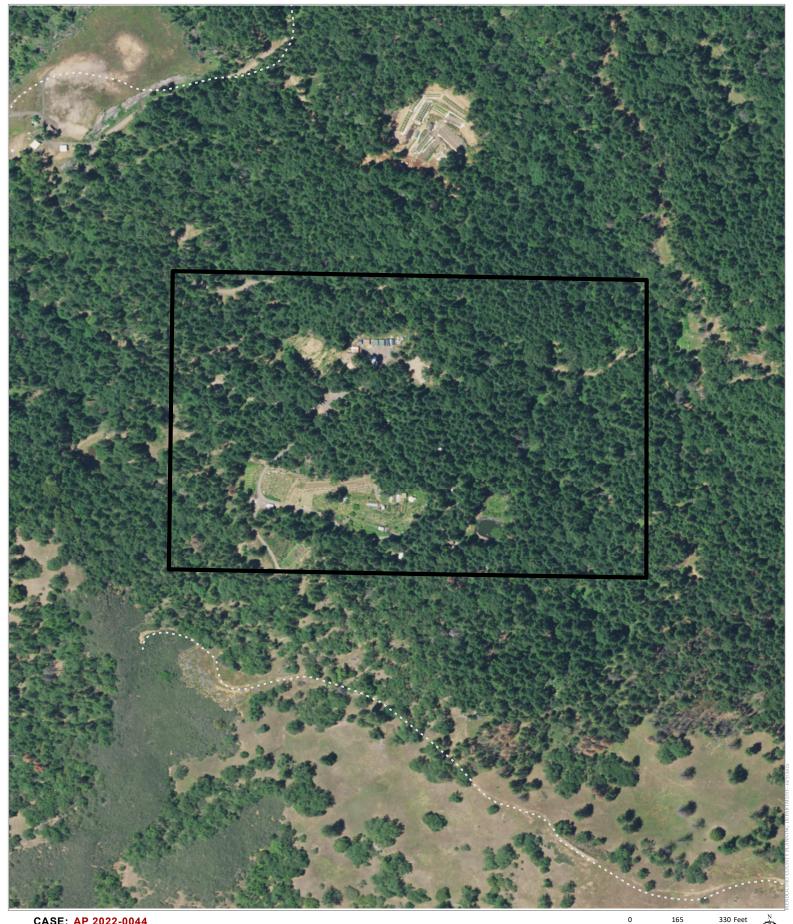
 Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. 					ding,	
Set up trailer coach as temporary home and connect to existing septic, water and off-grid power.						er.
	No grading for site prep.					\$480 Mr. On and unable Curies
	No roadwork.					
	Vegetation removal limited to la	dder fuels, weeds	, berries, and po	oison oak.		
The use of the "family care unit" is to provide housing for not more than two (2) adult persons						Magner Zanderspannsker beton
	who are sixty (60) years of a	age or older, (2) ar	n immediate fan	nily member o	members wh	О
requires daily supervision and care, or (3) a person or persons providing necessary daily						with antique and all any products
	supervision and care for the person or persons residing in the main residence.					Proposition by Marie Commission
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2. St	ructures/Lot Coverage	Number	Walter Tyrone - Wiles St. Marchael Representation and address representative		Square Foota	
	ingle Family	Existing	Proposed	Existing	Proposed	Total
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Total Structures Paved Area Landscaped Area						
	oved Area	Harry March Address		Per proposition of Transaction of the Control of th		
GRANI	D TOTAL (Equal to gross area	of Parcel)	Berger (1) - 10 - 10 - 10 - 10 - 10 - 10 - 10 -		as and a superior of the control of	And an alternative distribution on adjust the electric control of the electric

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
	Experimental control of the control
5.	Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:
	N/A
	The second secon
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 0
	Number of uncovered spaces 0
	Number of standard spaces 0
	Number of handicapped spaces 0
	Existing Number of Spaces 2
	Proposed Additional Spaces 0 Total 2
	Total
8.	Is any road construction or grading planned?
O.	Is any road construction or grading planned? Yes XiNo 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
	The contract of the contract o
O	For grading or road construction, complete the following:
9.	For grading or road construction, complete the following:
discount of the second	A. Amount of cut N/A cubic yards
	a 2 to 10 to
	B. Amount of fill N/A cubic yards C. Maximum height of fill stope N/A feet
and children	D. Maximum height of cur stope N/A feet
	E. Amount of import or export N/A cubic yards
	F. Location of borrow or disposal site N/A
	The state of the s

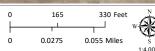
10.	Does the project involve sand removal, mining or gravel extraction? Yes Yes You Yes
11.	Will the proposed development convert land currently or previously used for agriculture to another use? ☐Yes ☐No
	If yes, how many acres will be converted? N/A acres. An agricultural economic feasibility study 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? Is the proposed development visible from a park, beach or other recreational area? In the proposed development visible from a park, beach or other recreational area? In the proposed development visible from a park, beach or other recreational area?
15.	Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?
	Diking:
	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:feetmiles) XIOn Site Generation - Specify: Photovoltaic w/battery and generator backup.
	B. Gas: X Utility Company/Tank On Site Generation - Specify: None None Yes X 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.					
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21.	List and describe any other rel	ated nermits and other	nublic approval rea	uired for this project in	oluding those required	
۷.	by other County departments, None known.			uned for this project, in	ordering those required	
					nn Británisch in Priocht Antaria (action con thrift Ball de Touron con con concerna	
22.	Describe the location of the sit intersections, etc.): See attached maps.	e in terms of readily ide	entifiable landmarks	(e.g., mailboxes, mile	posts, street	
	eagen as separate and design in a serial magazine as sign distribution as a series of the series of				All has the earth of the contract may be one still year as a Maddish took de still open any annual.	
23.	Are there existing structures or If yes, describe below, and ide subdivision.	ntify the use of each st		•		
	The building or demolition pe	MANAY MARATA KAREMININ MANAKAN	Ministratura pri sulta ci il antitore sintitori sintenna ci santito di sulta ci prima di coltra nitra ci santi	ultimate use, will be	determined	
	by whether or not the Fire S	Safe requirements ca	n be mitigated.		entante de la Participa de la propriata de la Transilla de la propriata de la Participa de la	
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24.	Will any existing structures be demolished or removed? [X]Yes [No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable. See #23.					
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25.	Project Height. Maximum heig	_			Zhilling countylisted for the California p	
26.	Gross floor area of existing strarea of proposed structures 30	ructures ⁵²⁰⁰ square fee ⁰⁵ square feet (includi	et (including covered ng covered parking	parking and accessor and accessory building	y buildings). Gross floor s).	
27.	Lot area (within property lines)	:40	feet Xacres.			
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 islocated 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 c	annabis flower and r	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 202	pper a structure productive control and as the structure of the residence of the forest control and control	edintalitusymminytöt in promittiinin in jakitoin vari motainyttä motavi distyttä tei motavassa tavus vari myta Vari	MICES SEAAN SECRETARION SERVINO ARTHURANI, AL DISTANCE CON PROPERTIES CONTRACTOR SERVINO AND SERVINO A		
30.	Indicate the surrounding la	EPRECAMENTAL IN A STATE OF THE		MOTEUR SSAF MATEUR (S NE STE OLIT MEN AND ALL AND		
		North	East	South	West	
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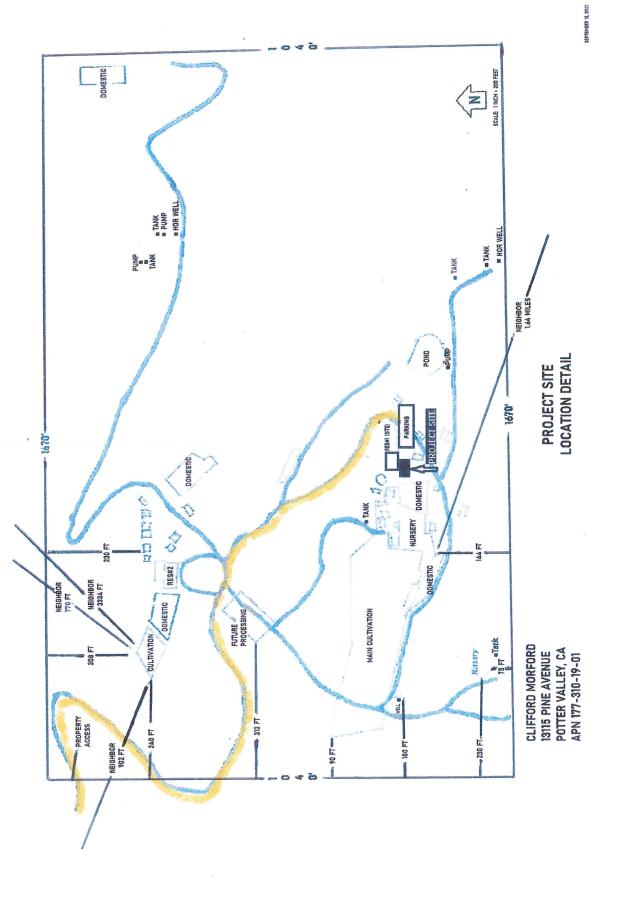


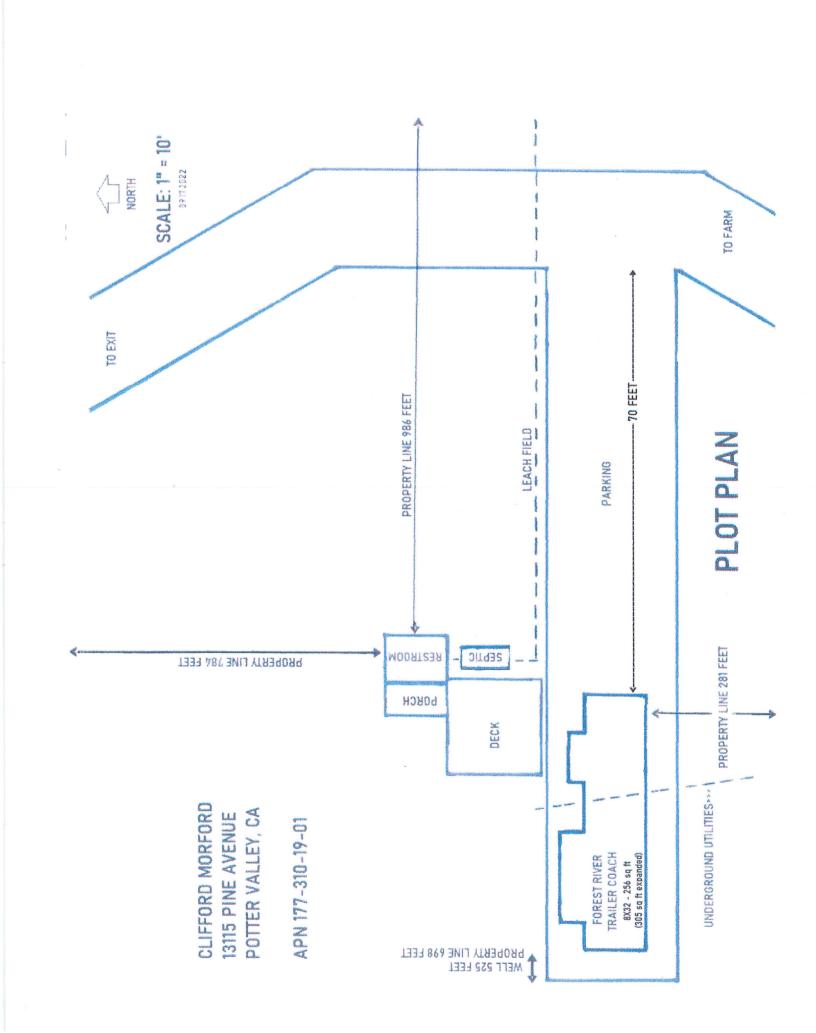


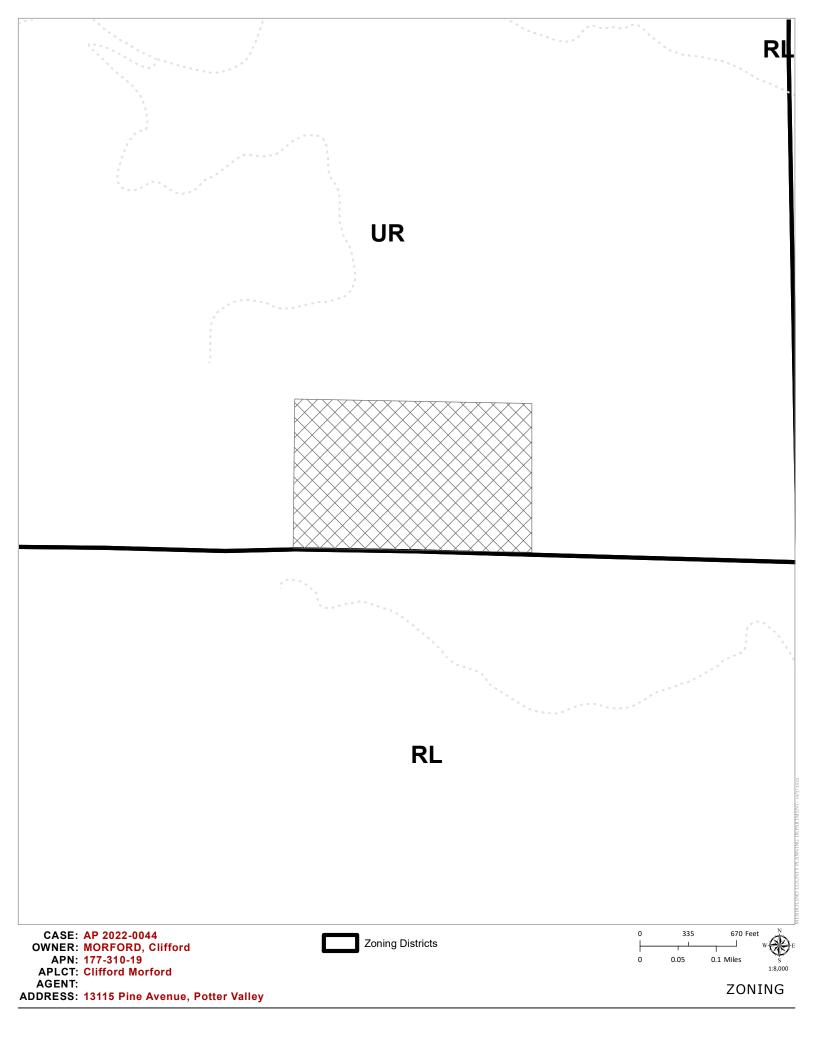
CASE: AP 2022-0044
OWNER: MORFORD, Clifford
APN: 177-310-19
APLCT: Clifford Morford
AGENT:
ADDRESS: 13115 Pine Avenue, Potter Valley

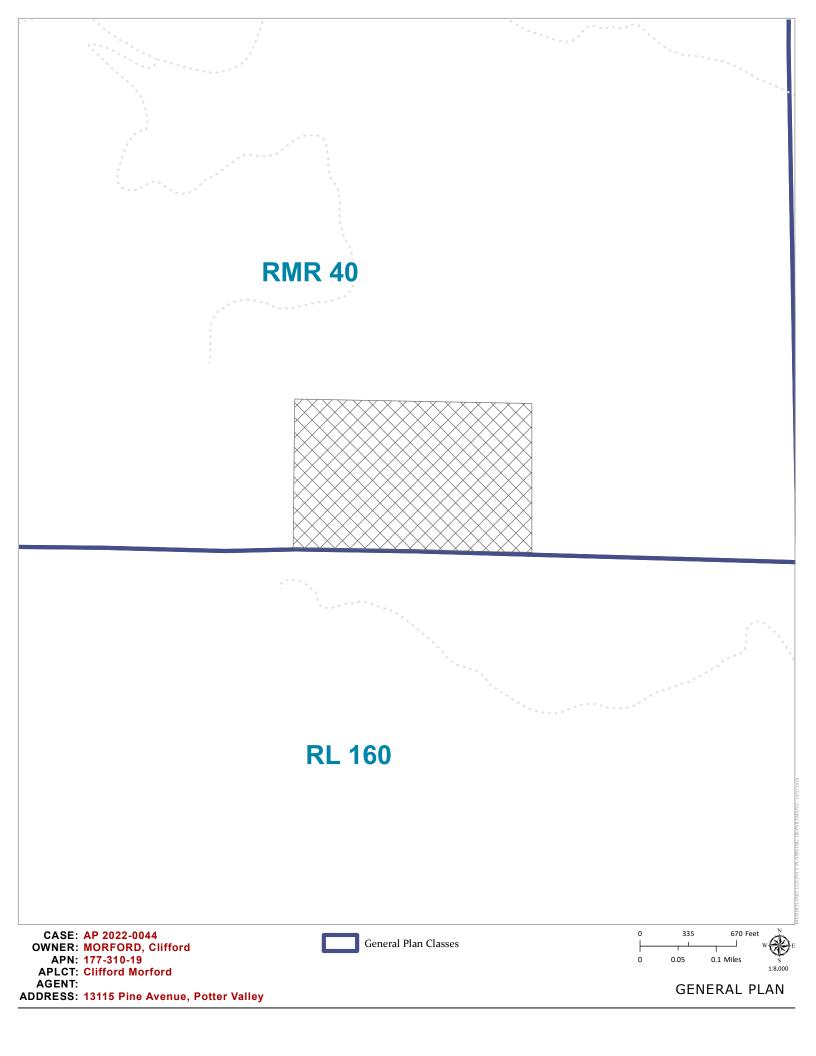


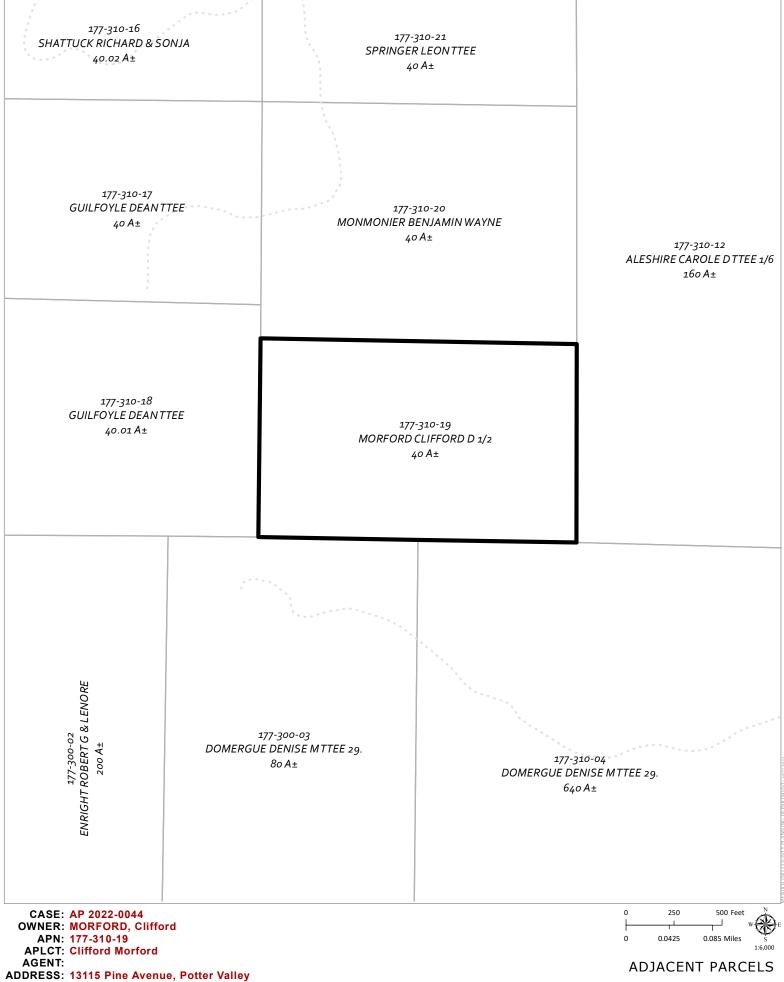
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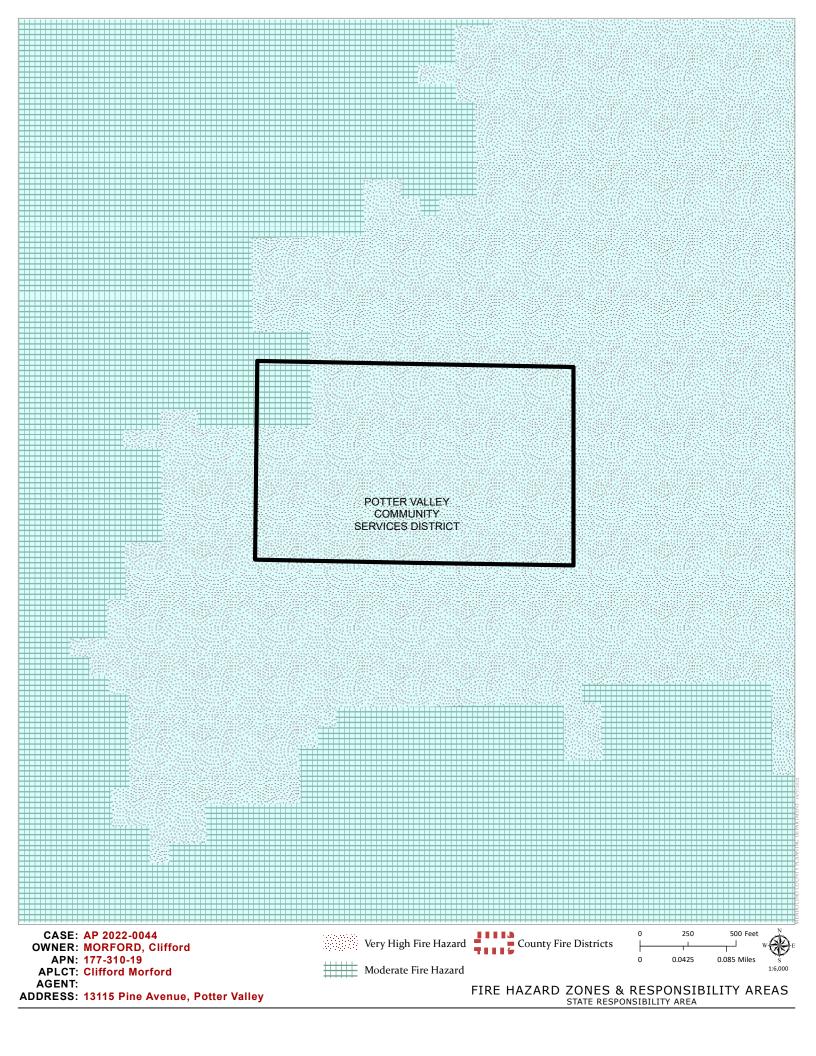


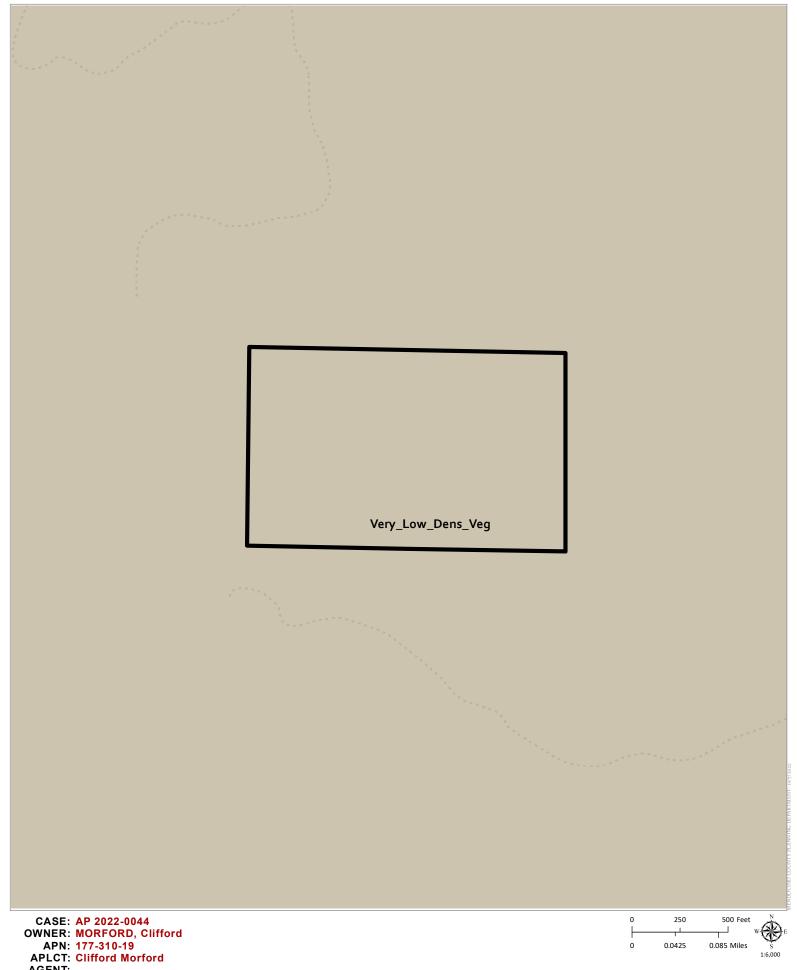






ADJACENT PARCELS





AGENT:

ADDRESS: 13115 Pine Avenue, Potter Valley

WILDLAND-URBAN INTERFACE

