



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

December 13, 2022

Planning – Fort Bragg

Environmental Health - Fort Bragg

Building Inspection - Fort Bragg

CASE#: AP_2022-0051

DATE FILED: 11/21/2022

OWNER: CHARAN THORNTON

APPLICANT/AGENT: LANCE SPRAGUE

REQUEST: Administrative Permit to utilize a trailer as a 'Family Care Unit' for persons providing care to main residents.

LOCATION: 2.2± miles southeast of Fort Bragg City center, lying on the north side of Benson Lane (CR415E), 0.06± miles east of its intersection with Hanson Road (CR415H); addressed at 19421 Benson Lane, Fort Bragg (APN: 019-331-03).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: December 27, 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 _____

AP_2022-0051
CHARAN THORNTON
PO BOX 767 / 19420 BENSON LANE
FORT BRAGG, CA 95437

AP_2022-0051
LANCE SPRAGUE
27805 N HWY 1
FORT BRAGG, CA 95437

OWNER: CHARAN THORNTON AND [OWNER2NAME] AND [OWNER3 NAME]

APPLICANT: LANCE SPRAGUE

AGENT: LANCE SPRAGUE

REQUEST: Administrative Permit to utilize a trailer as a 'Family Care Unit' for persons providing care to main residents.

LOCATION: 2.2± miles southeast of Fort Bragg City center, lying on the north side of Benson Lane (CR415E), 0.06± miles east of its intersection with Hanson Road (CR415H); addressed at 19421 Benson Lane, Fort Bragg (APN: 019-331-03).

APN/S: 019-331-030-0

PARCEL SIZE: 0.9± acres

GENERAL PLAN: Rural Residential (RR2:)

ZONING: Rural Residential (RR:2)

EXISTING USES: Residential

DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES: AP_2022-0051 – Temporary Dwelling During Construction

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR2	Rural Residential RR	0.94±; 0.94± acres	Residential
EAST:	Rural Residential RR2	Rural Residential RR	1.2± acres	Residential
SOUTH:	Rural Residential RR2	Rural Residential RR	1.1± acres	Residential
WEST:	Rural Residential RR2	Rural Residential RR	0.5± acres	Residential

REFERRAL AGENCIES

LOCAL

- Building Division Fort Bragg
- Environmental Health (EH) (FB)
- Planning Division (FB)

ADDITIONAL INFORMATION:

Applicant currently processing AP 2022-0050 for Temporary Occupancy of trailer during construction.

STAFF PLANNER: MARK CLISER

DATE: 12/12/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg Rural Fire / Calfire

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal / Sufficient

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

Yes

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

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NA

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

Yes

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

NA

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-2022-0051
 CDE No(s) -
 Date Filed 11-21-2022
 Fee \$ 114692
 Receipt No. PRJ-053252
 Received by WILLIAM H. ...
 Office Use Only

ADMINISTRATIVE PERMIT APPLICATION

Name of Applicant LANCE M. SPRAGUE	Name of Owner(s) CHARAN THORNTON	Name of Agent SAME AS APPLICANT
Mailing Address 27805 N HWY 1 FORT BRAGG, CA. 95437	Mailing Address 19421 BENSON LANE FORT BRAGG, CA 95437	Mailing Address
Telephone Number 707-962-8050	Telephone Number 707-367-1502	Telephone Number
Assessor's Parcel Number(s) 019-331-10 & 019-331-03		

Parcel Size 03=42,286 SF + 10=23,252 SF 65,538 SF =	<input checked="" type="checkbox"/> Square feet .97 AC <input checked="" type="checkbox"/> Acres + .53 AC 1.5 AC	Street Address of Project 19421 BENSON LANE FORT BRAGG CA. 95437
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PROPOSED TEMPORARY USE
 (Check Appropriate Boxes)

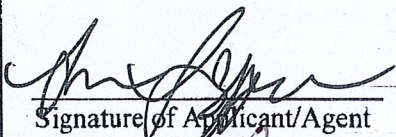
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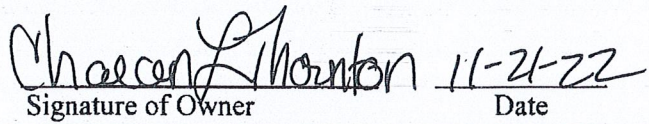
- ENTERTAINMENT EVENT OR RELIGIOUS ASSEMBLY
- FAMILY CARE UNIT
- CONSTRUCTION SUPPORT FACILITY
- TEMPORARY USE OF A TRAILER
- TEMPORARY USE IN NEW SUBDIVISION
- TEMPORARY SIGNS OR BILLBOARDS
- OTHER: _____

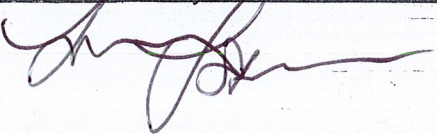
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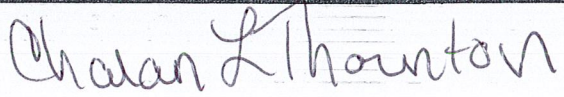
PLANNING & BUILDING SERV
 FORT BRAGG

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

 **11/1/22**
 Signature of Applicant/Agent Date

 **11-21-22**
 Signature of Owner Date





THE PROJECT

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

TRAILER #2 WILL BE USED AS A FAMILY CARE UNIT.

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 (5+ years)

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

JUST PAST FIRST BEND IN ROAD

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

SITE HAS ONE EXISTING STRUCTURE THAT WILL BE REMODEL W/SMALL ADDITION. THE STRUCTURE IS TO BE USED BY OWNER. THE SITE SLOPES GENTLY TO THE NORTH WEST. NO EXISTING VEGETATION IS TO BE REMOVED. THERE ARE NO WATERWAYS ON SITE. THE LOTS FRONT BENSON LANE.

5. How much off street parking will be provided:

- None
- One Space
- Two spaces
- _____ spaces

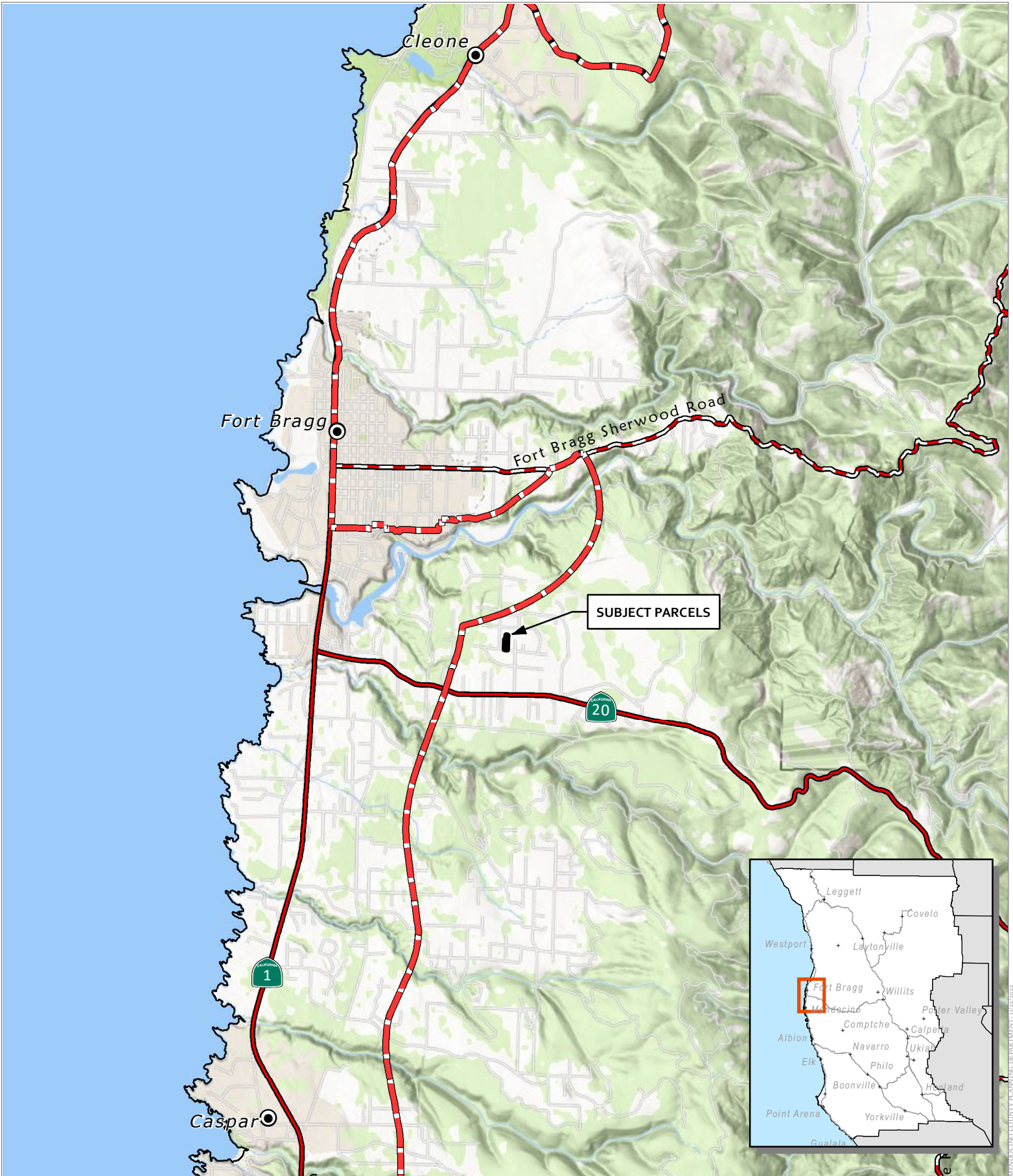
6. In order to develop the proposed temporary facility, will it be necessary to:

- | | 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"/> |

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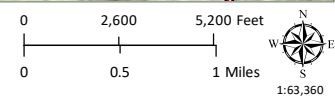
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PLANNING & BUILDING SERV
FORT BRAGG CA



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OWNER: THORNTON, Charan
APN: 019-331-10 & 019-331-03
APLCT: Lance Sprague
AGENT: Lance Sprague
ADDRESS: 19421 Benson Lane, Fort Bragg

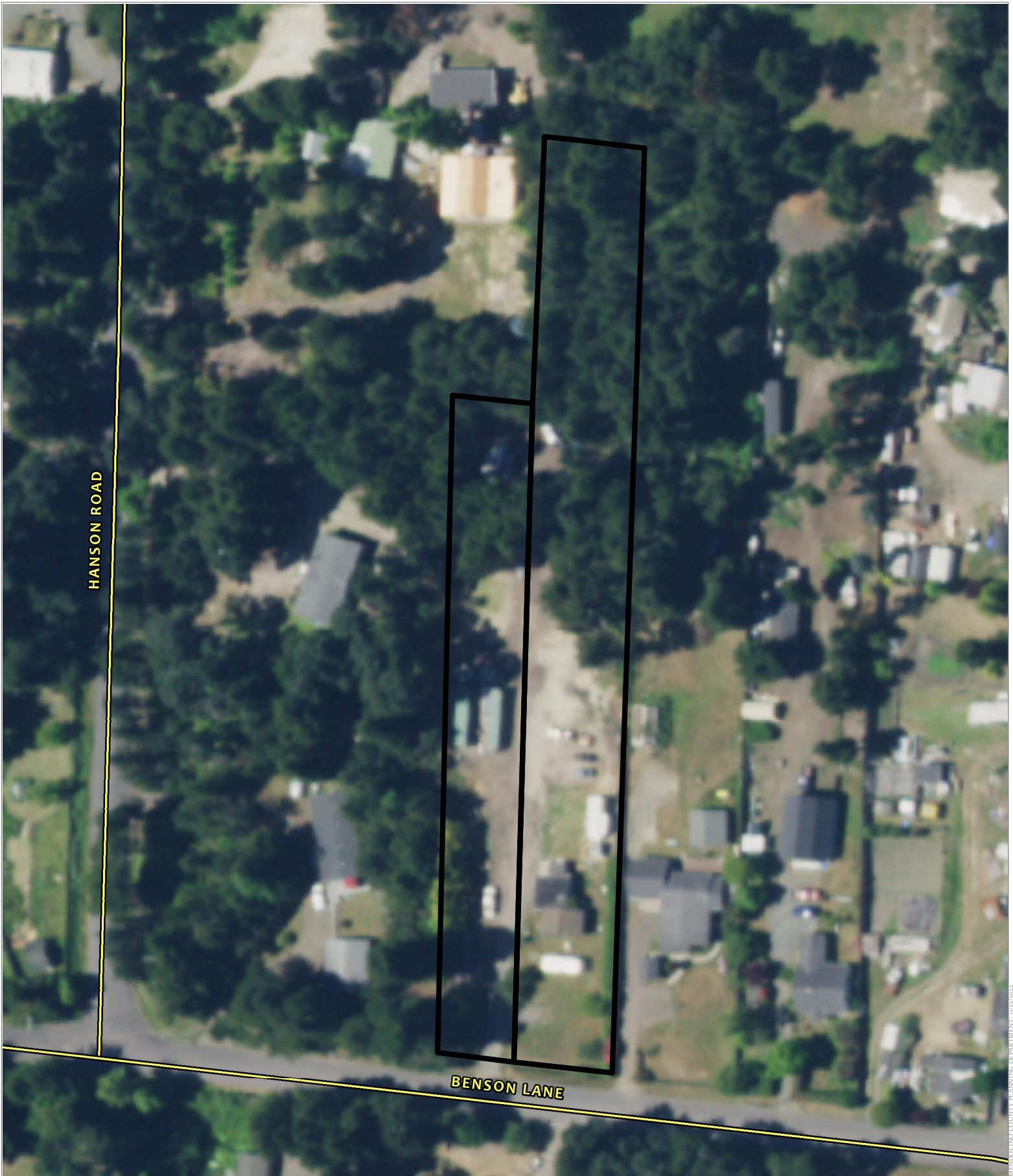
- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads



LOCATION


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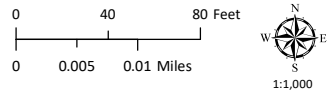
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2023



WENDELL COUNTY PLANNING DEPARTMENT - 11/22/2023

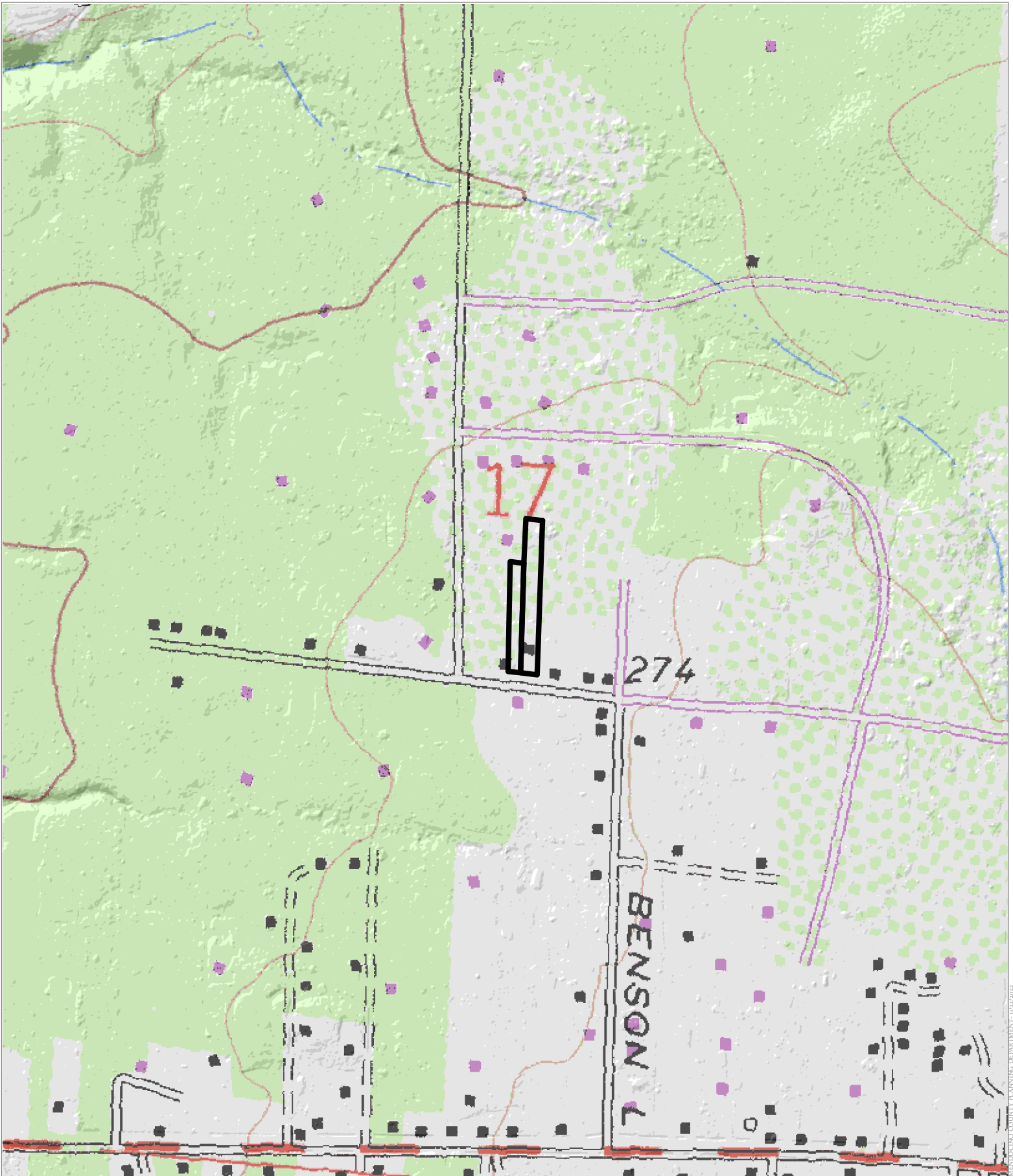
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 Public Roads

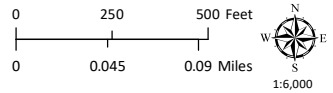


AERIAL IMAGERY

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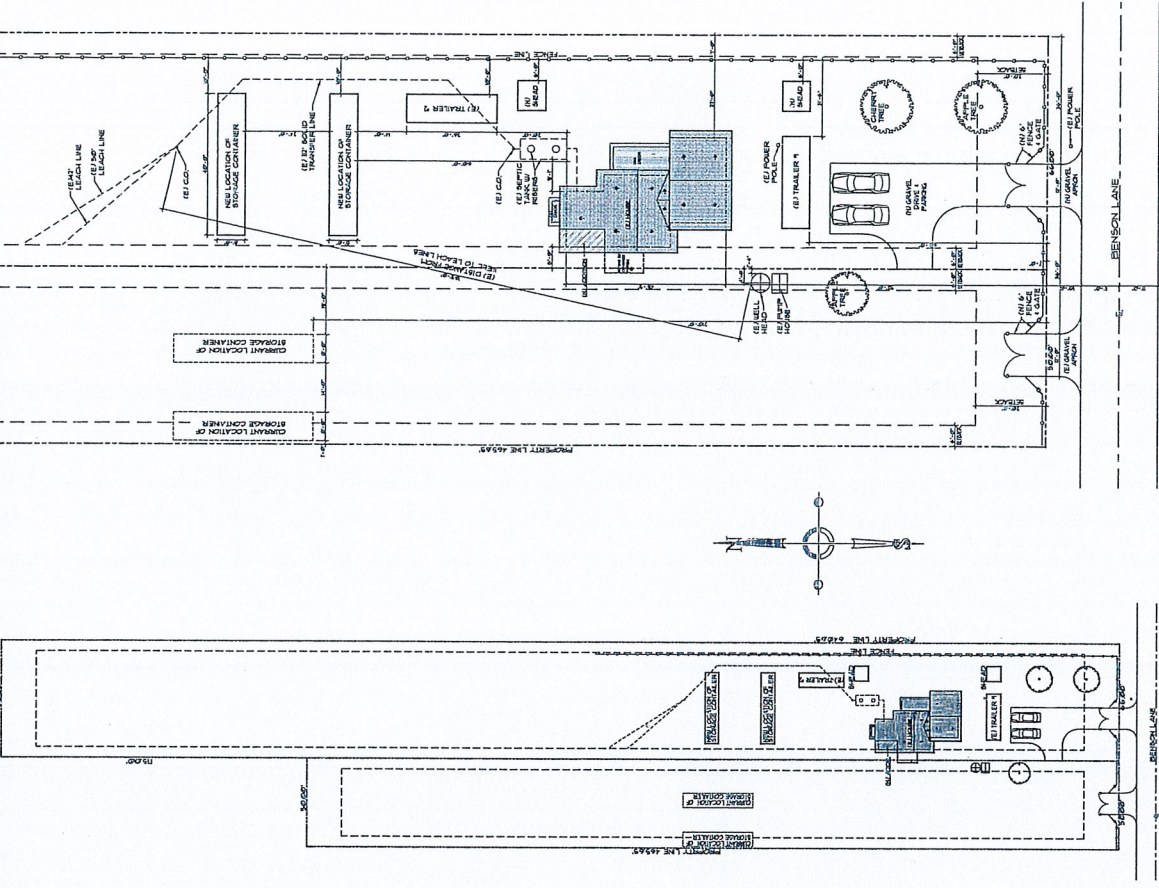


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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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PARTIAL PLOT PLAN

SCALE: 1/8" = 1'-0"

ABBREVIATIONS & SYMBOLS

C	CENTER LINE
S/U	RIGHT OF WAY
R	RIGHT OF WAY
EOP	EDGE OF PAVEMENT
x	SPOT ELEVATION
(U)	BURIED UTILITIES
FD	FOUNDATION DRAIN
S.D.	STORM DRAIN
RP	REFERENCE POINT
⊕	ELEVATION MARK

SITE PLAN NOTES

1. SETBACKS:
 FRONT • 20'-0"
 SIDE • 6'-0"
 REAR • 20'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH CURRENT EDITIONS OF THE UNIFORM BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, AND ENERGY CODES.
 2. ALL WORK SHALL COMPLY WITH ALL STATE COUNTY AND LOCAL CODES, ORDINANCES AND COVENANTS.

LEGEND

---	EXISTING CONTOUR
---	RIGHT OF WAY
---	UTILITY CONDUIT
---	GAS LINES
---	SEPTIC LINES
---	PROPERTY LINES
---	SETBACK LINES
---	L.V. EXC. LIGHTING
---	FOUNDATION DRAIN
---	STORM DRAIN
---	EXIST. FENCE LINES
---	NEW FENCE LINES

THE LANDS OF THORNTON
 19421 BENSON LANE
 UNIT 19, BLOCK 331, LOTS 3 & 10
 APN 19-331-10 & 19-331-03
 MENDOCINO COUNTY, CALIFORNIA.

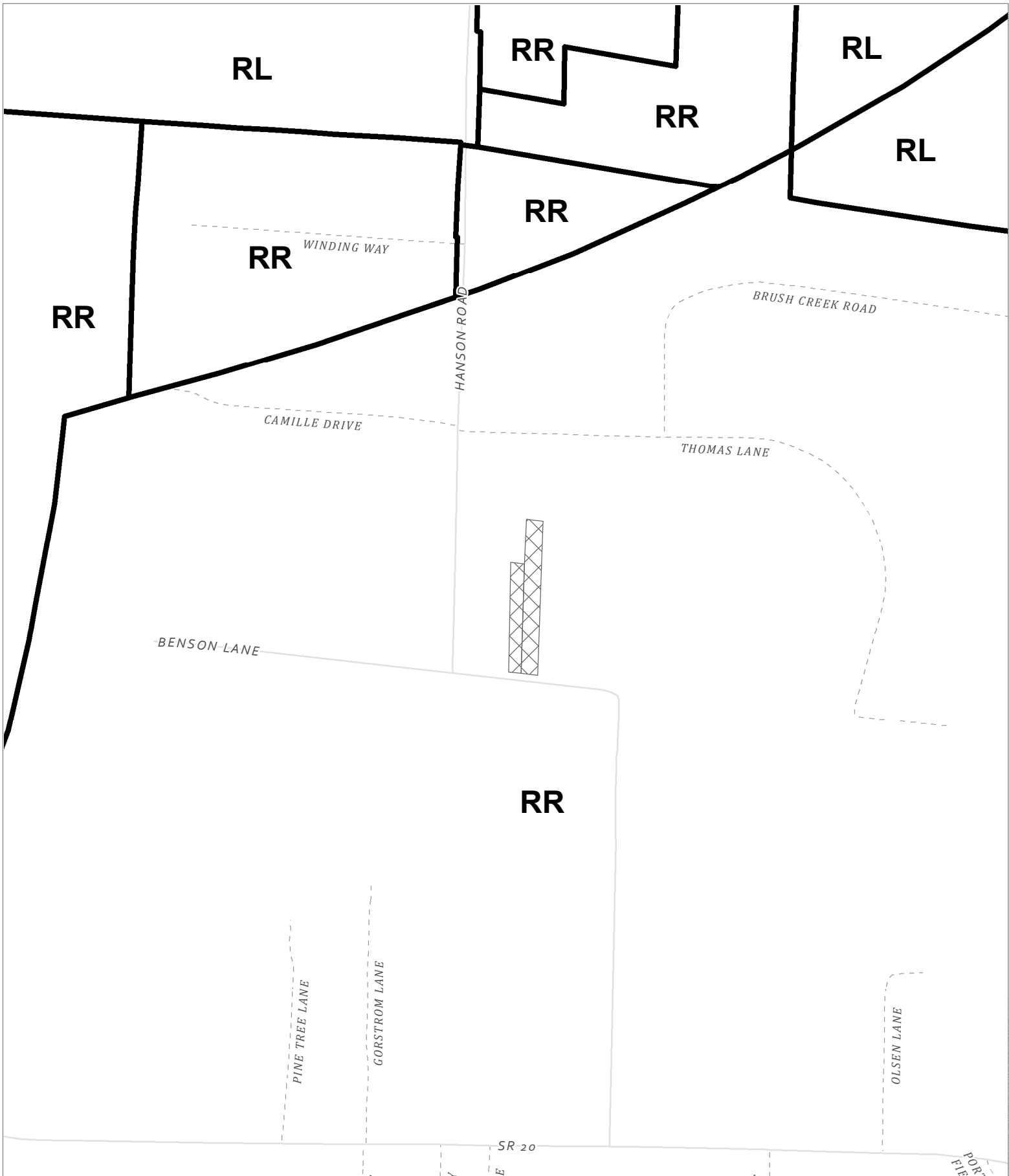
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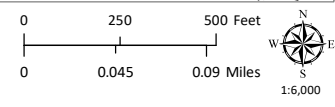
PLOT PLAN

SCALE: 1/32" = 1'-0"



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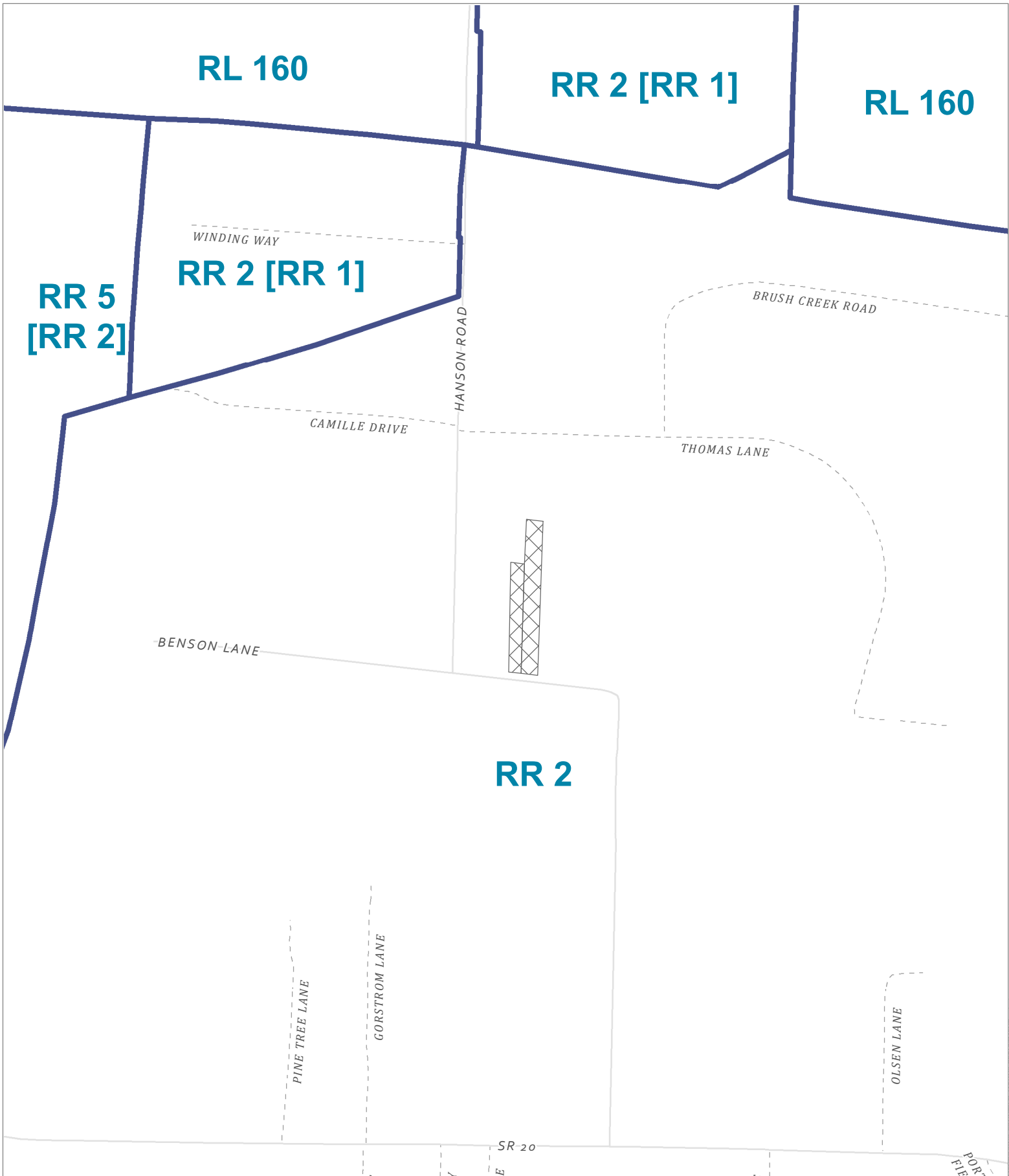
 Zoning Districts
 Public Roads





ZONING

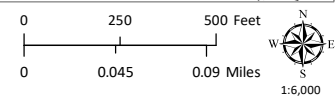
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2022



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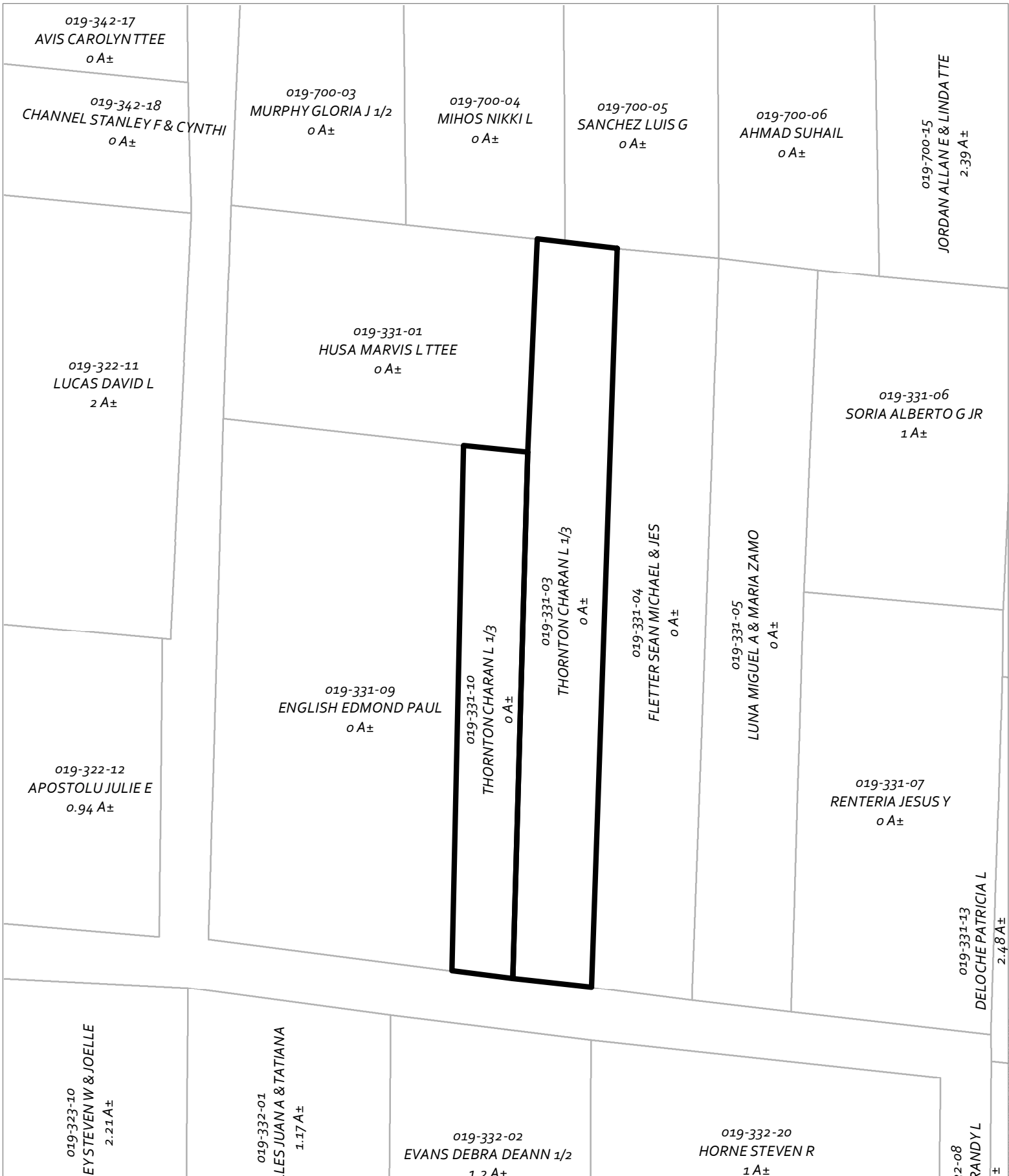
 General Plan Classes
 Public Roads



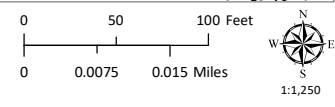
GENERAL PLAN

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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2022



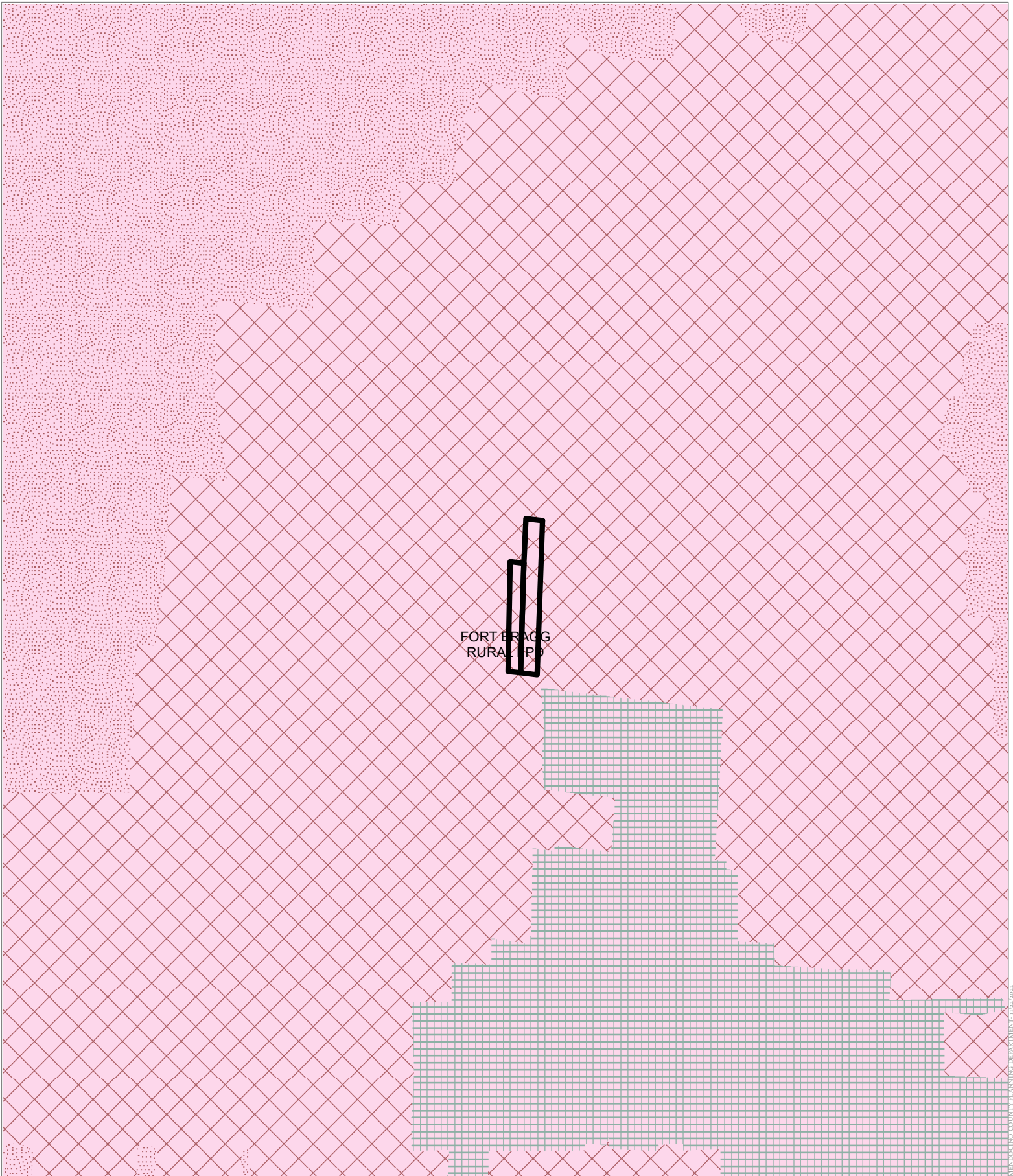
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ADJACENT PARCELS

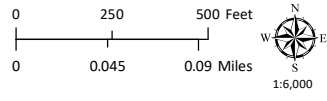
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- Very High Fire Hazard
- Moderate Fire Hazard
- High Fire Hazard
- County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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MENARD COUNTY PLANNING DEPARTMENT 10/27/2022

Low_Dens_Intermix

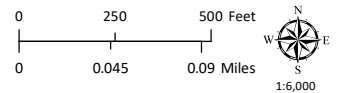
Med_Dens_Intermix

Med_Dens_Interface



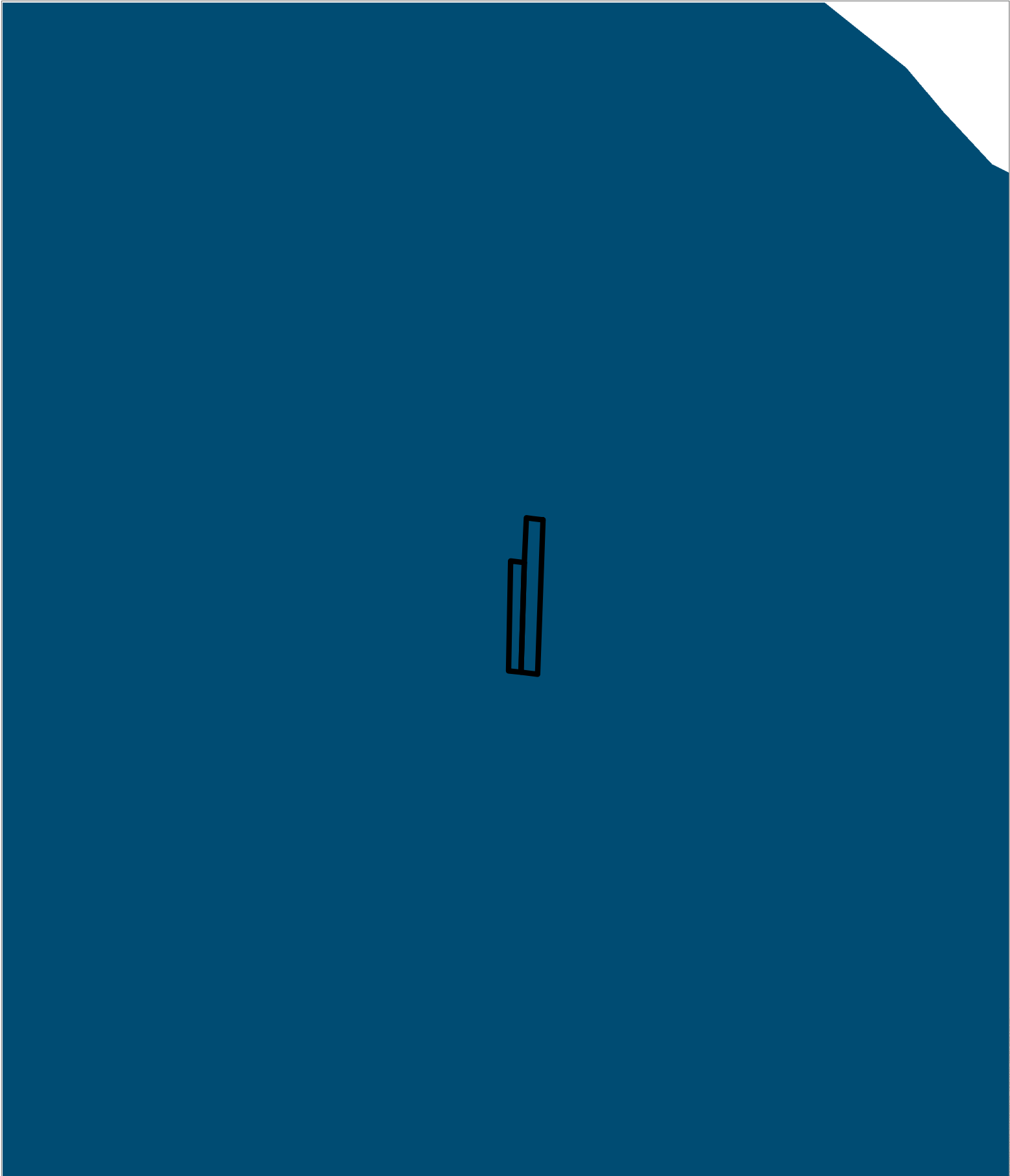
MENDOCINO COUNTY PLANNING DEPARTMENT 11/27/2023

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WILDLAND-URBAN INTERFACE

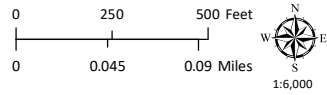
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/22/2022

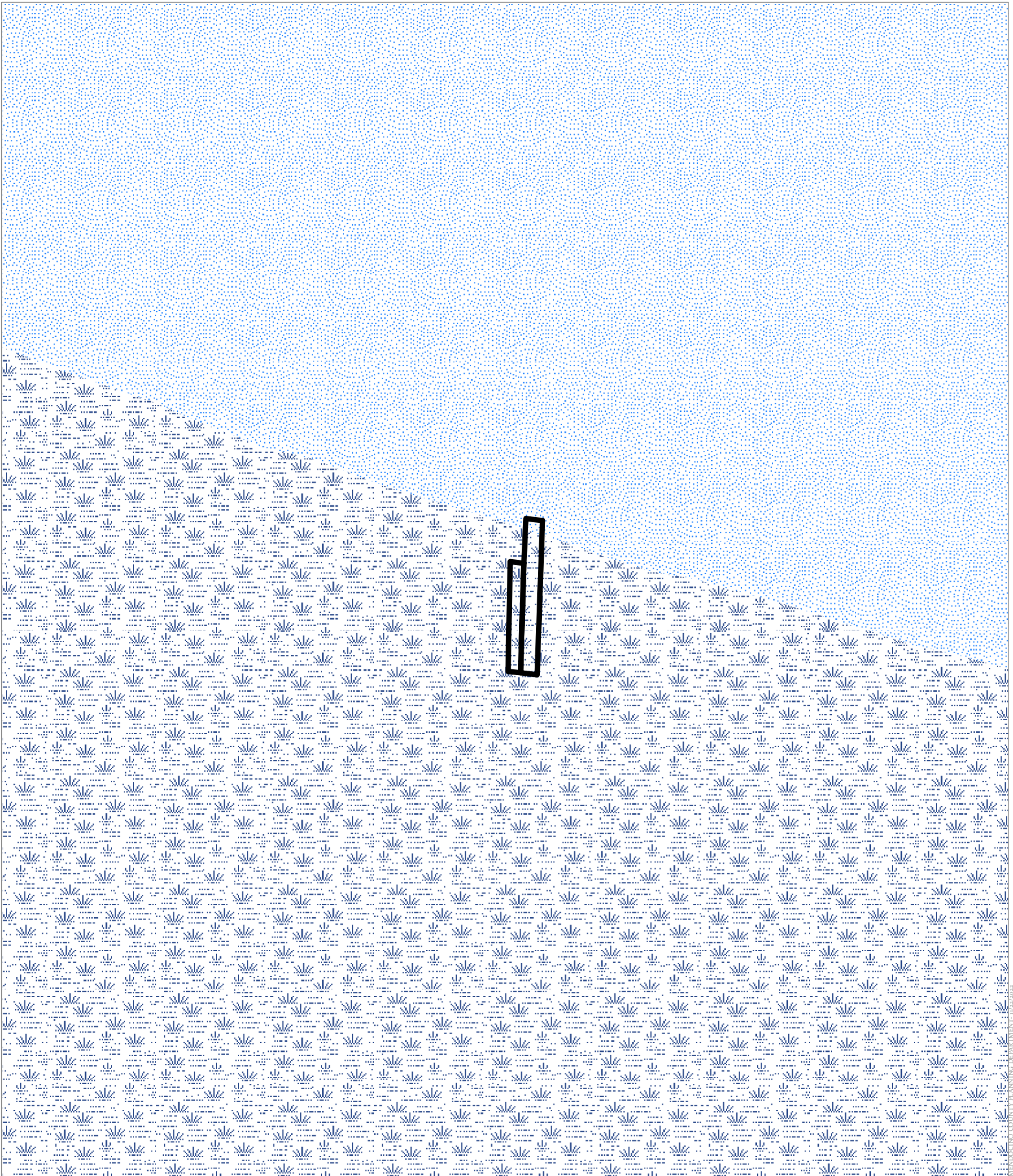
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 Fort Bragg Stormwater Areas





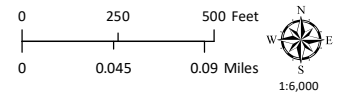
MS4 STORMWATER AREAS

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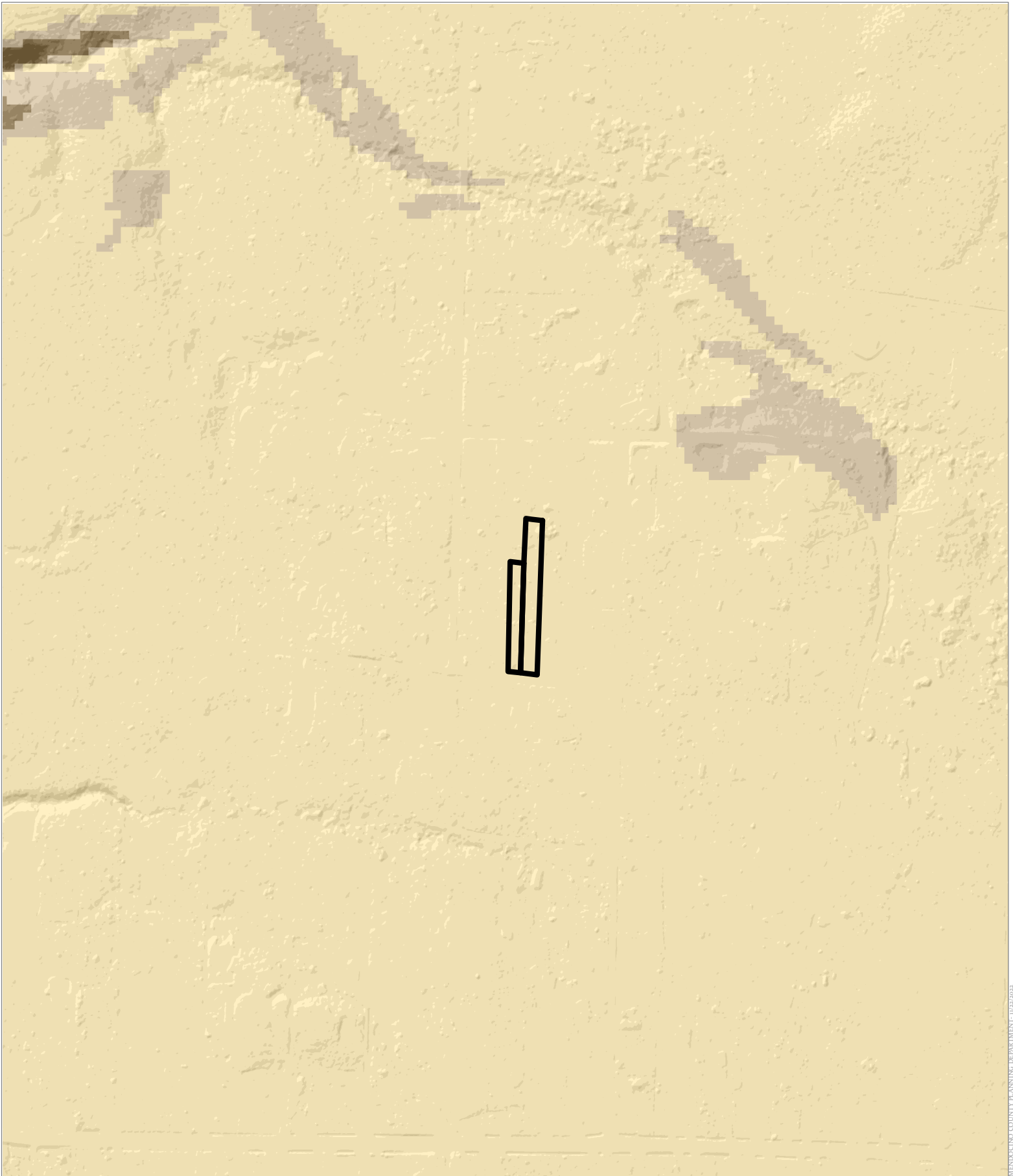
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 Marginal Water Resources
 Sufficient Water Resources

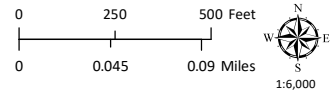
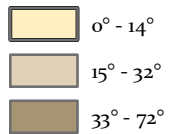


COASTAL GROUND WATER RESOURCES

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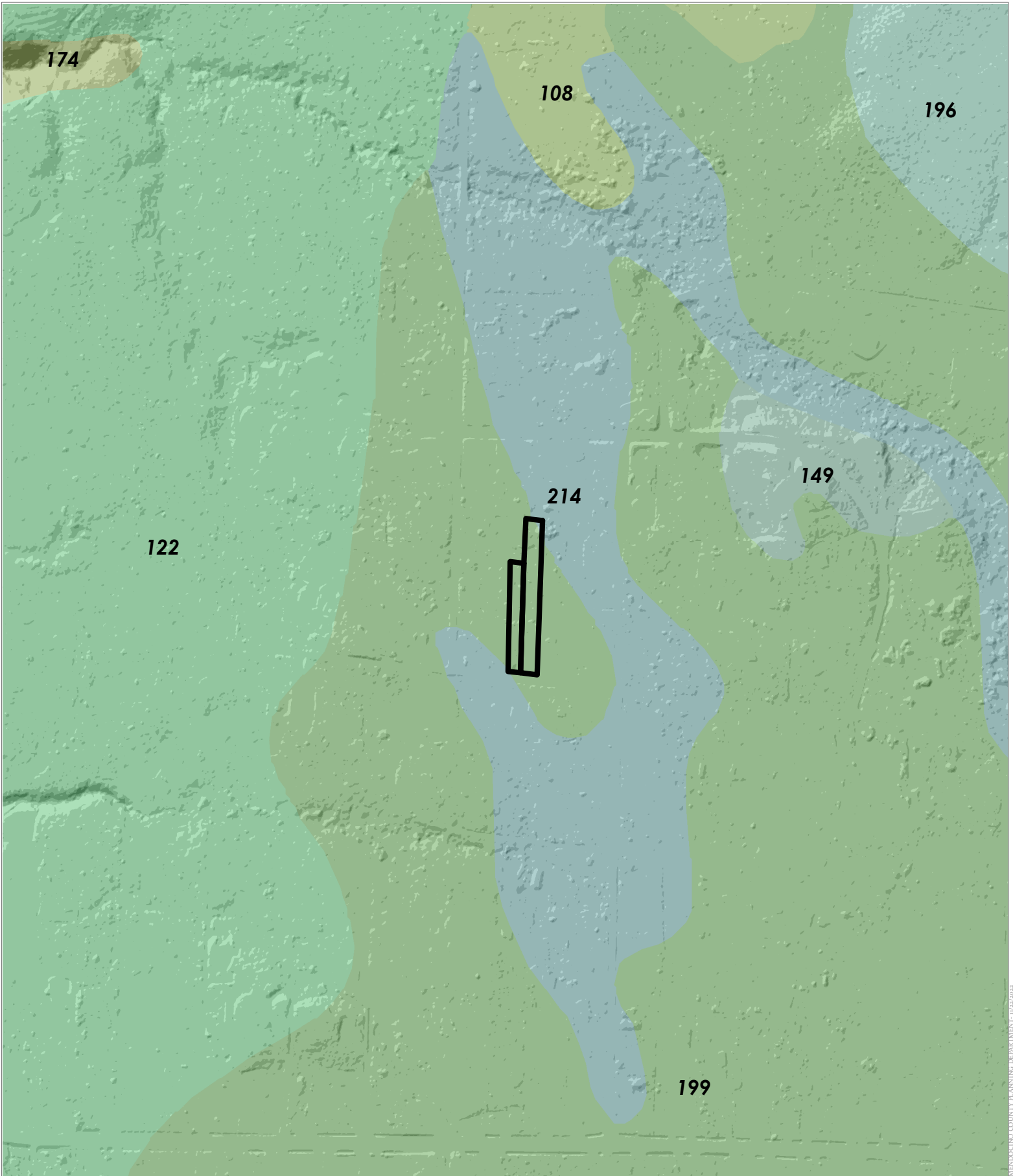


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ESTIMATED SLOPE

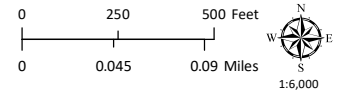
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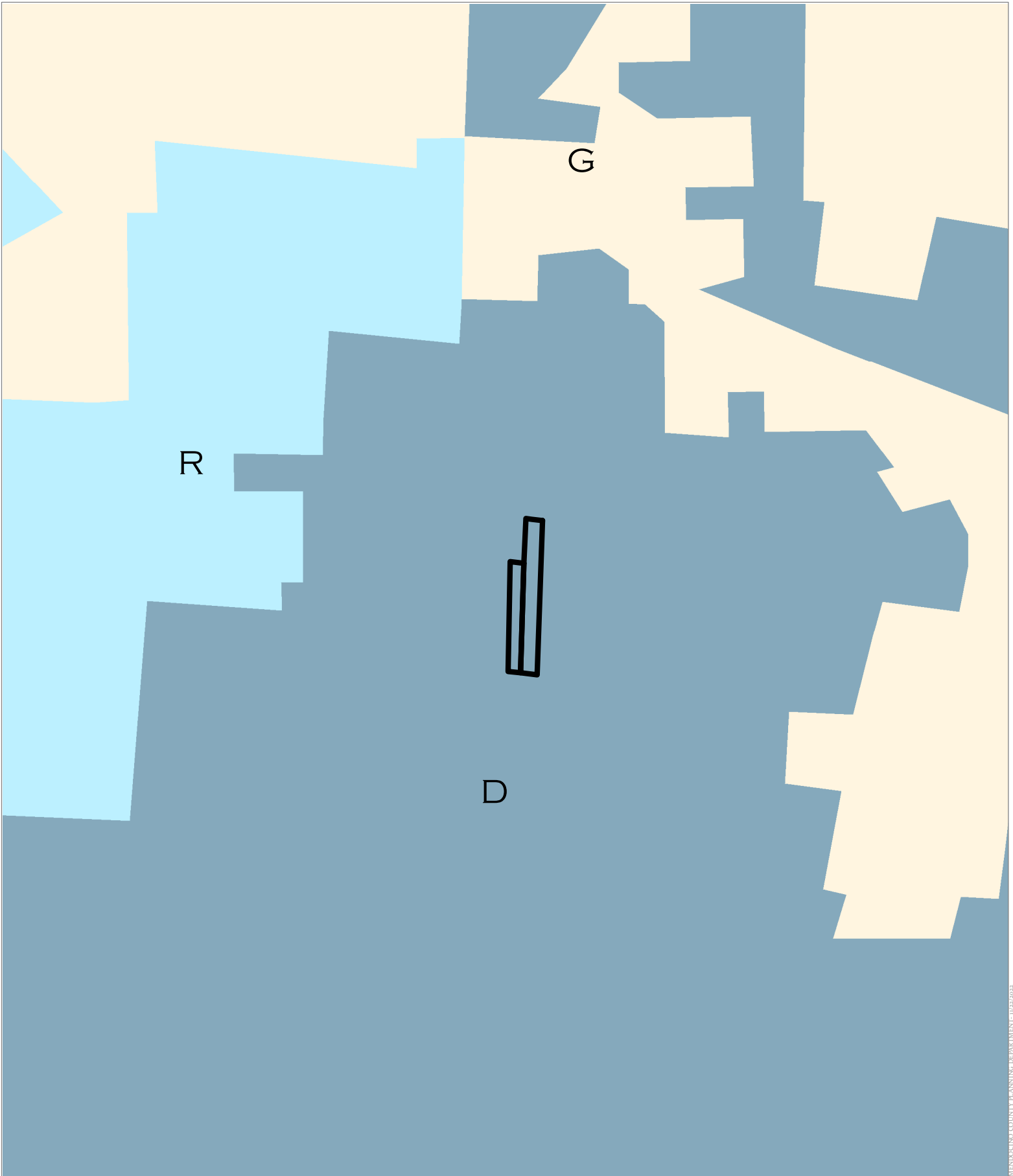
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex

-  Bishop Pine



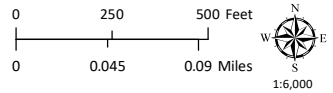
WESTERN SOIL CLASSIFICATIONS

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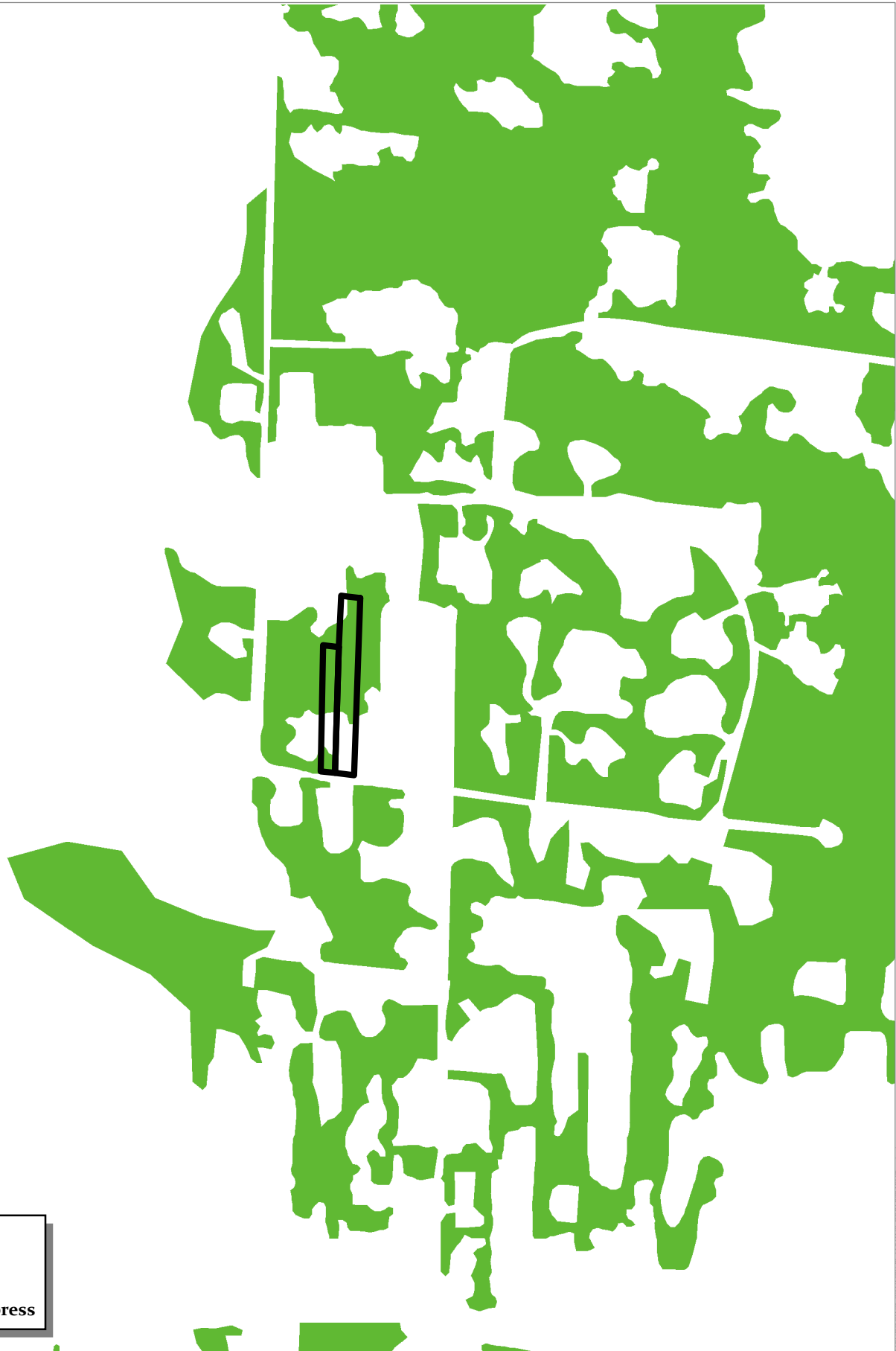
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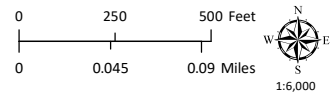
IMPORTANT FARMLANDS

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Mendocino Cypress
Listing Type
Closed-Cone Pine-Cypress

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MENDOCINO CYPRESS

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