



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

February 14, 2023

Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management

California Department of Forestry/ CalFire
-Land Use
Round Valley Tribe
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Elk Community Services District

CASE#: AP_2023-0002

DATE FILED: 2/13/2023

OWNER/APPLICANT: JULIA R ACKER

REQUEST: Administrative Permit for temporary occupancy of a travel trailer while constructing new single-family residence. Travel trailer will be connected to existing power and water, pumping agreement to be established for septic. Travel trailer to be parked on existing concrete driveway/parking area adjacent to shop/carport. Previous 1,660 square foot residence destroyed by January 2023 winter storm events. New 1,972 square foot Class K home to be built in the same footprint as destroyed structure. No changes to any other structures.

LOCATION: 4.45± miles east of the community of Elk on the south side of Philo-Greenwood Road (CR 132) 5.35± miles east of its intersection with State Route 1 (SR 1) at 30251 Philo Greenwood Road, Elk.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: RUSSELL FORD

RESPONSE DUE DATE: February 28, 2023

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 2023-0002

OWNER: Julia Acker

APPLICANT: Julia Acker

AGENT: Jonas Krog

REQUEST: Administrative Permit for temporary occupancy of a travel trailer while constructing new single-family residence. Travel trailer will be connected to existing power and water, pumping agreement to be established for septic. Travel trailer to be parked on existing concrete driveway/parking area adjacent to shop/carport. Previous 1,660 square foot residence destroyed by January 2023 winter storm events. New 1,972 square foot Class K home to be built in the same footprint as destroyed structure. No changes to any other structures.

LOCATION: 4.45± miles east of the community of Elk on the south side of Philo-Greenwood Road (CR 132) 5.35± miles east of its intersection with State Route 1 (SR 1) at 30251 Philo Greenwood Road, Elk.

APN/S: 130-140-12

PARCEL SIZE: 19± acres

GENERAL PLAN: Forestland

ZONING: Forestland

EXISTING USES: Residential

DISTRICT: 5th (Williams)

RELATED CASES: R 82-77, MS 108-77, F-4612 (Barn), F-4649 (Original residence)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural	Agricultural	80±	Residential
EAST:	Forestland	Timberland Production	244±	Forestland
SOUTH:	Forestland	Timberland Production	155±	Forestland
WEST:	Forestland	Timberland Production	155±	Forestland

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Elk 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 Land Use Protection
- 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
 - Round Valley Tribe
-

ADDITIONAL INFORMATION:

STAFF PLANNER: Russ Ford

DATE: 2/13/2023

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
SRA

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
Zone X

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Resources: Bedrock

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
174 (Irmulco-Tramway), 187 (Ornbaun Zeni)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
N/A

10. TIMBER PRODUCTION ZONE:

GIS
No

11. WETLANDS CLASSIFICATION:

GIS
None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
None

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

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020



PLANNING & BUILDING SERVICES
Mendocino County

CASE NO:	AP-2023-0002
DATE FILED:	2-13-2023
FEE:	\$1469.00
RECEIPT NO:	PRS-054555
RECEIVED BY:	M. Rodriguez
Office Use Only	

FEB 13 2023

APPLICATION FORM

Planning & Building Services

APPLICANT:

Name: Julia Acker Phone: 707-357-2338(c)/707-877-3245(h)

Mailing Address: 30251 Philo Greenwood Road

City: Elk State/Zip: CA, 95432 Email: julia.rose.acker@gmail.com

PROPERTY OWNER:

Name: Julia Acker Phone: 707-357-2338(c)/707-877-3245(h)

Mailing Address: 30251 Philo Greenwood Road

City: Elk State/Zip: CA, 95432 Email: julia.rose.acker@gmail.com

AGENT:

Name: Jonas Krog Phone: 707-357-4155(c)/707-877-3245(h)

Mailing Address: 30251 Philo Greenwood Road

City: Elk State/Zip: CA, 95432 Email: montana.krog@gmail.com

ASSESSOR'S PARCEL NUMBER/S: 130-140-12

TYPE OF APPLICATION:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit – Cottage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> Land Division – Minor | <input type="checkbox"/> Use Permit – Minor |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division – Major | <input type="checkbox"/> Use Permit – Major |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division – Parcel | <input type="checkbox"/> Use Permit – Modification |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division – Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |
| <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Rezoning | |

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

Julia Acker
Signature of Applicant/Agent

2/13/2023
Date

Julia Acker
Signature of Owner

2/13/2023
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.

Administrative Permit for temporary occupancy of a travel trailer while constructing new single-family residence.

Travel trailer will be connected to existing power and water, pumping agreement to be established for septic.

Travel trailer to be parked on existing concrete driveway/parking area adjacent to shop/carport.

Previous 1,660 square foot residence destroyed by January 2023 winter storm events. New 1,972 square foot

Class K home to be built in same footprint as destroyed structure. No changes to any other structures.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family	1 - destroyed	1 - replacement residence	1,660 sq. ft. (destroyed by storm)	1,972 sq. ft. Class K	1,972 sq. ft.
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily	numerous 10x12 or less sheds	none	total 480 sq. ft.	N/A	480 sq. ft.
<input checked="" type="checkbox"/> Other: Accessory structures	Carport/shop	none	792 sq. ft.	N/A	792 sq. ft.
<input type="checkbox"/> Other: Carport/shop	Workshop (under construction)	none	512 sq. ft.	N/A	512 sq. ft.
GRAND TOTAL (Equal to gross area of Parcel): 3,756 square feet out of overall 19.2 acre parcel					

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

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

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:

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

	Number	Size
No. of covered spaces:	1	9x20
No. of uncovered spaces:	6+	9x20
No. of standard spaces:	all	same as above
No. of accessible spaces:	none	same as above
Existing no. of spaces:	7	same as above
Proposed additional spaces:	0	N/A
Total:	7	9x20 each

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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

Amount of cut: N/A cubic yards
 Amount of fill: N/A cubic yards
 Max. height of fill slope: N/A feet
 Max. height of cut slope: N/A feet
 Amount of import/export: N/A cubic yards
 Location of borrow or disposal site: N/A

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

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

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

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 and building plans.

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

Electricity: Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): _____ feet _____ miles

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): pumping agreement with Thompson Septic. Existing septic is too far from trailer to connect and would obstruct rebuild

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): existing well including water storage tank and pump house

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.)

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:

Building Permit for new residence and utility connections as appropriate.

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

Property is located approximately 6 miles from the intersection of State Route 1 and Philo Greenwood Rd (CR 132), on the right hand side of the road. If you pass the 6 mile marker you have gone too far.
Mailbox at the roadway with address listed and tall gate with address posted on gate. Gate is closed but not locked. Located about 2.5 miles east of intersection with Cameron Road.

23. Are there existing structures on the property? 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.

- YES
- NO

Existing carport/shop structure, numerous 10 x 12 or smaller structures, water system (well, water tanks, pump house), on-site 2 bedroom septic system, existing electrical connection and telephone service.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES
- NO

Previous residence destroyed by storm has already been demolished under County building permit.

25. What is the maximum height of all structures?

Existing: N/A feet
Proposed: N/A feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: N/A square feet
Proposed: N/A square feet

27. What is the total lot area within property lines?

Total Lot Area: 19.2 acres square feet

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:

Project site previously had residence that was destroyed by 2023 winter storm events. Site has approximately 3 acres fenced in and remainder of 19.2 acre parcel is open forest land.
Majority of structures are located on the east side of the property, one new workshop/storage structure is under construction on west side of the property. West side also has existing well and water storage tank. East side of property contains a workshop/carport structure, numerous 10x12 or smaller sheds, existing well, water system, septic system, electricity, telephone, etc.
East side of property also has chicken enclosure and rabbit hutches. Property contains 2 ephemeral streams in the winter time that come primarily out of road drainage and are not near structures.

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.

Surrounding property to the south and west is timberland that is actively being logged. Property to the north and east is residential and/or agricultural. Property directly north contains large apple orchard and is zoned agricultural.

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 and hearing bodies 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 and render its decision.



 Owner/Authorized Agent

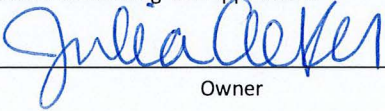
2/13/2023

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Jonas Krog _____ to act as my representative and to bind me in all matters concerning this application.



 Owner

2/13/2023

 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 1 of the application form.

Name	Name	Name
Mailing Address	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.

2/6/2023

Date

Julia Acker

Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
 120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
 PHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.


 Applicant Signature

2/13/2023

Date

OFFICE USE ONLY:

Project or Permit Number

Thompson's PortaSeptic Service, Inc.

Invoice

PO Box 2046
 Fort Bragg, CA 95437
 707-964-1172

Date	Invoice #
2/14/2023	16777

Bill To
Jonas & Julia Krog 30251 Philo Greenwood Rd. Elk, CA. 95432

PROJECT	TERMS	SERVICE MONTH
		Feb

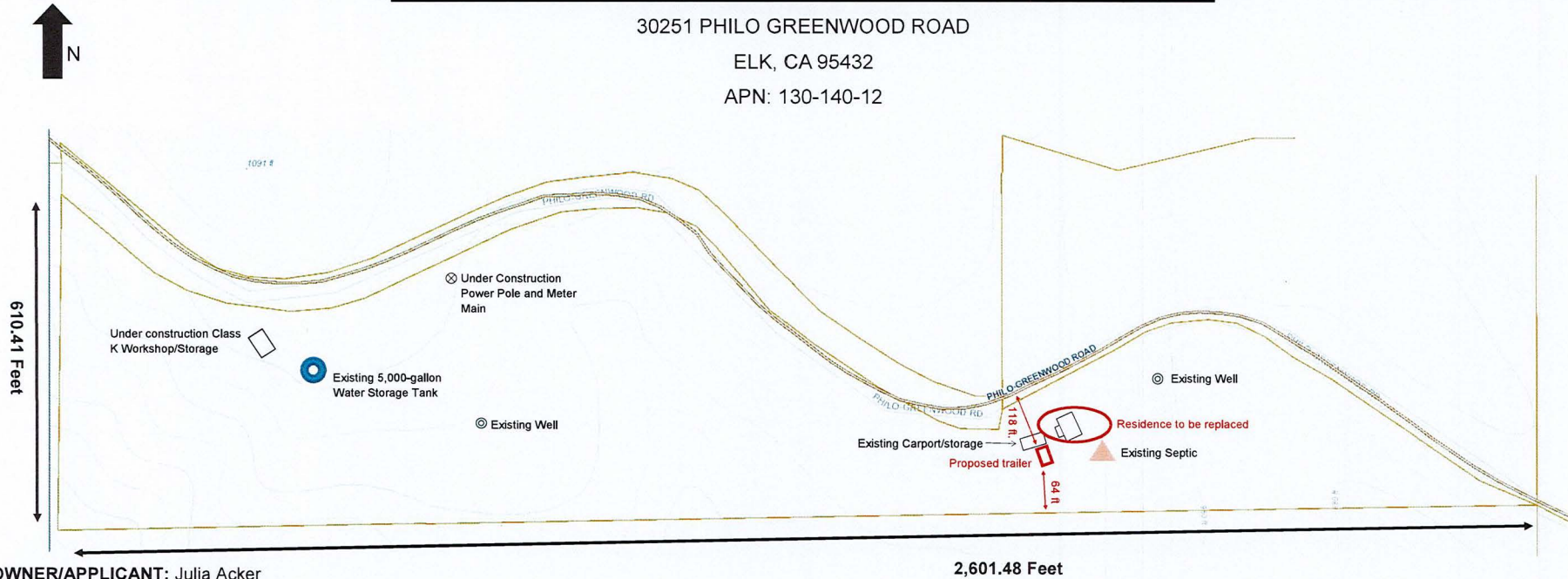
Quantity	Description	Rate	Amount
1	Portable toilet rental	60.00	60.00T
1	Delivery and pick-up charge for Standard & Fleet Units	100.00	100.00T
	Deliver Portal Potty on Tues. 2/14/2023 to 30251 Philo Greenwood Rd., Elk, CA. 95432 Will need for long term - Re-building house - approx. 1yr or so!		
	On Call cleaning schedule		
	Sales Tax	7.875%	12.60
Thank you for your business.		Total	\$172.60
Payments/Credits		\$0.00	Balance Due \$172.60

SITE PLAN FOR TEMPORARY OCCUPANCY OF TRAVEL TRAILER

30251 PHILO GREENWOOD ROAD

ELK, CA 95432

APN: 130-140-12



OWNER/APPLICANT: Julia Acker

LOCATION: 30251 Philo Greenwood Road, Elk, CA 95432.

ASSESSOR PARCEL NUMBER: 130-140-12

ZONING: FL160

GENERAL PLAN: FL160

SETBACKS: 50-50-50 (Front-Rear-Side).

PARCEL SIZE: 19+ acres



EXISTING DEVELOPMENT: Residence, Carport/storage structure, several small sheds, well, water storage tank and septic. Class K Workshop/Storage under construction under separate permit.

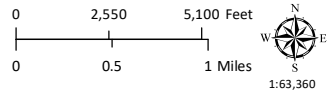
PROPOSED DEVELOPMENT: Temporary occupancy of a travel trailer during construction of new replacement residence.



Sources: Esri, HERE, DeLorme, InCREMENT P, CORN, NBS, NRCAN, ORDNANCE

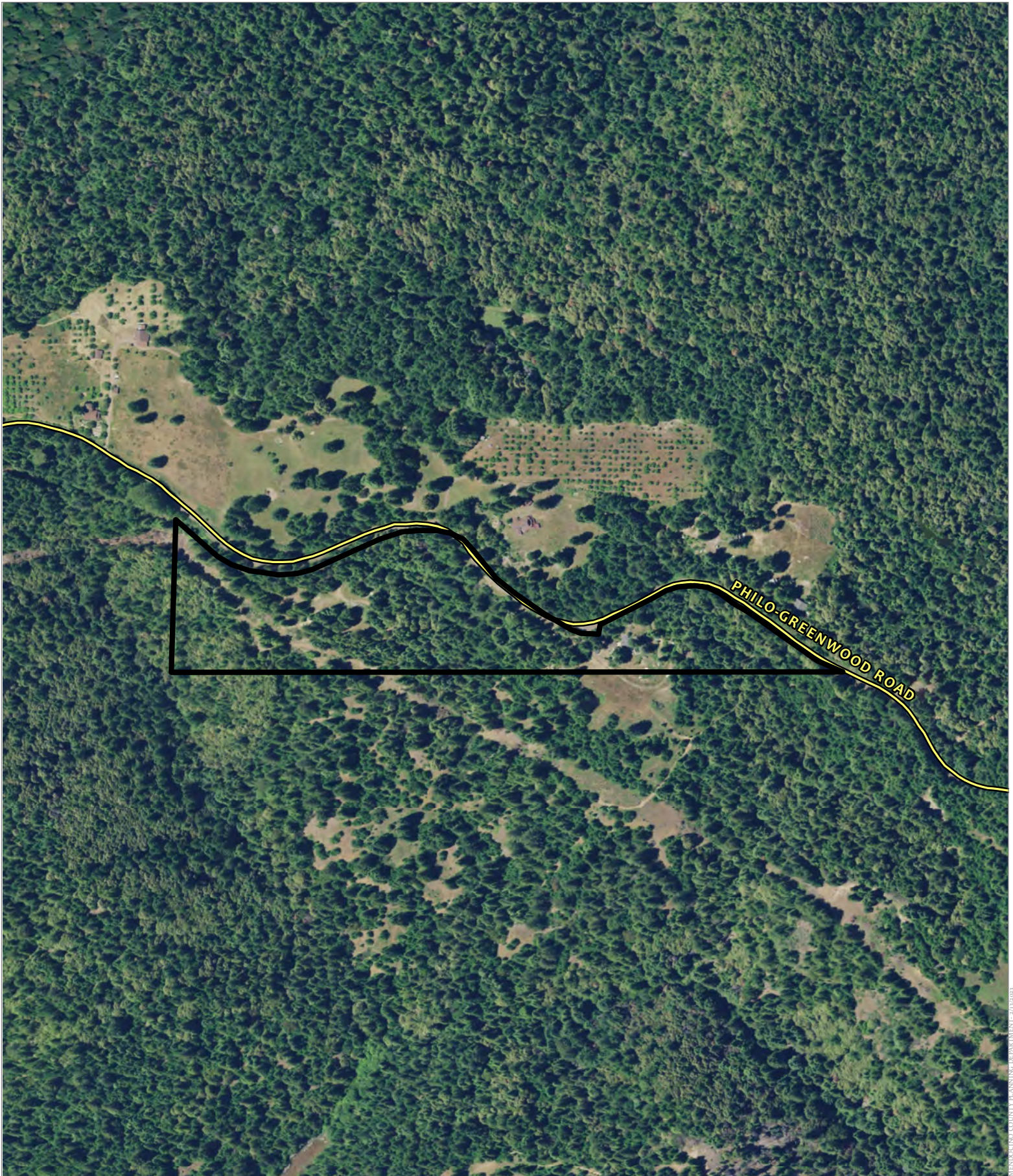
CASE: AP 2023-0002
OWNER: ACKER, Julia
APN: 130-140-12
APLCT: Julia Acker
AGENT: Jonas Krog
ADDRESS: 30251 Philo Greenwood Road, Elk

-  Highways
-  Major Roads




LOCATION MAP

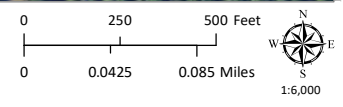
MENDOCINO COUNTY PLANNING DEPARTMENT 2/13/24/23



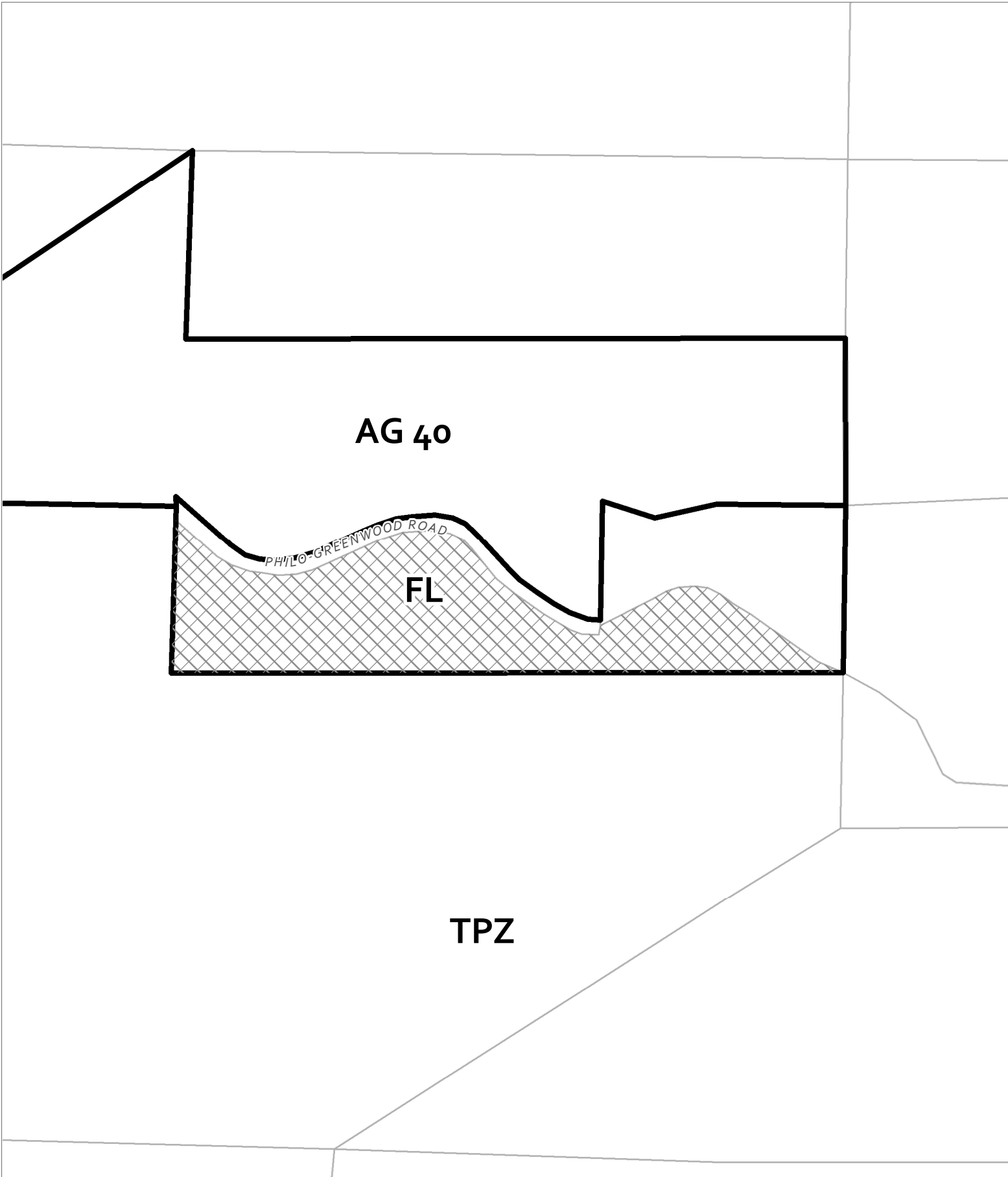
RENDERING COUNTY PLANNING DEPARTMENT - 2/12/24/23

CASE: AP 2023-0002
OWNER: ACKER, Julia
APN: 130-140-12
APLCT: Julia Acker
AGENT: Jonas Krog
ADDRESS: 30251 Philo Greenwood Road, Elk

 Public Roads



AERIAL IMAGERY



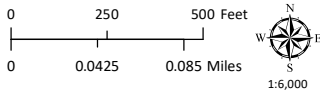
AG 40

PHILO GREENWOOD ROAD

FL

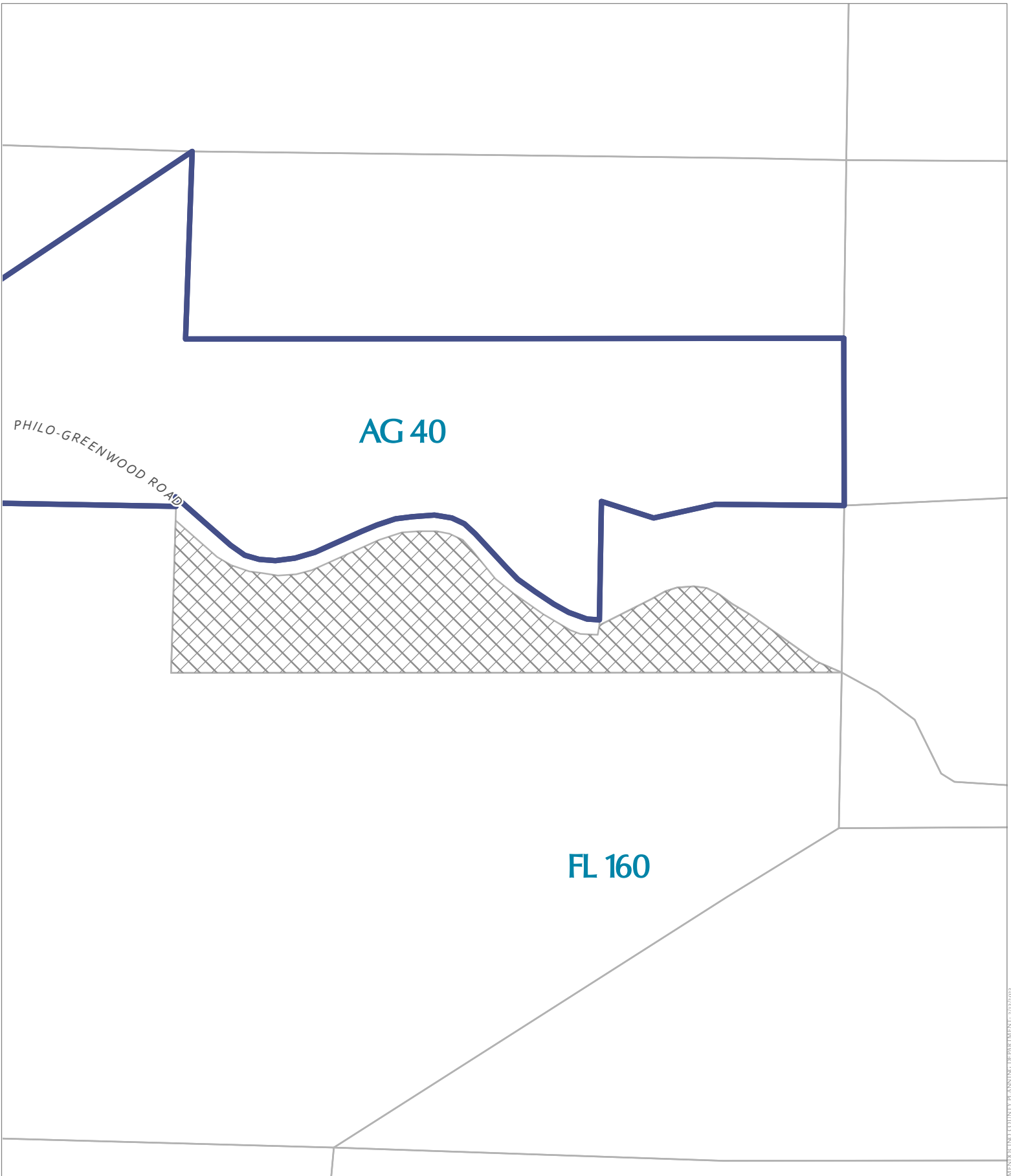
TPZ

 Zoning Districts
 Public Roads




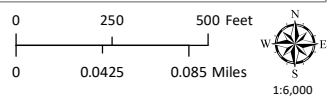
CASE: AP 2023-0002
OWNER: ACKER, Julia
APN: 130-140-12
APLCT: Julia Acker
AGENT: Jonas Krog
ADDRESS: 30251 Philo Greenwood Road, Elk

ZONING DISPLAY MAP



CASE: AP 2023-0002
OWNER: ACKER, Julia
APN: 130-140-12
APLCT: Julia Acker
AGENT: Jonas Krog
ADDRESS: 30251 Philo Greenwood Road, Elk


General Plan Classes
Public Roads



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/13/24/23

129-200-02
MENDOCINO REDWOOD COMPANY
280 A±

130-140-10
GURUNG TTEE JIGME
40 A±

130-170-01
GURUNG TTEE JIGME
40 A±

130-140-13
GURUNG TTEE JIGME
80 A±

130-140-04
CARLETON CAROLYN HURLBUT
9.51 A±

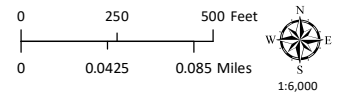
130-140-12
ACKER JULIA R
19 A±

130-170-03
MENDOCINO REDWOOD COMPANY
244 A±

130-140-03
MENDOCINO REDWOOD COMPANY
154.9 A±

130-180-01
MENDOCINO REDWOOD COMPANY
68.3 A±

CASE: AP 2023-0002
OWNER: ACKER, Julia
APN: 130-140-12
APLCT: Julia Acker
AGENT: Jonas Krog
ADDRESS: 30251 Philo Greenwood Road, Elk



ADJACENT PARCELS