



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
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

March 31, 2023

Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor
 Air Quality Management

Caltrans
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 County Addresser

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Potter Valley Tribe
 Fort Bragg Rural Fire Protection District

CASE#: AP_2023-0009

DATE FILED: 3/3/2023

OWNER: JEAN LAFOUNTAIN

APPLICANT/AGENT: ARWEN HEBDEN

REQUEST: Administrative Permit to legalize an existing trailer coach (RV) being used as a Family Care Unit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.1± miles east-northeast of Fort Bragg city center, on the west side of Forster Ln, 0.1± miles north of its intersection with Pudding Creek Rd (CR 421); located at 21590 Forster Ln, Fort Bragg.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: April 14, 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_2023-0009

OWNER: LAFOUNTAIN JEAN

APPLICANT: ARWEN HEBDEN

REQUEST: Administrative Permit to legalize an existing trailer coach (RV) being used as a Family Care Unit.

LOCATION: 1.1± miles east-northeast of Fort Bragg city center, on the west side of Forster Ln, 0.1± miles north of its intersection with Pudding Creek Rd (CR 421); located at 21590 Forster Ln, Fort Bragg.

APN/S: 020-100-02

PARCEL SIZE: 0.17± acres

GENERAL PLAN: Rural Residential (RR:2)

ZONING: Rural Residential (RR:L-2)

EXISTING USES: Residential

DISTRICT: 4, Gjerde

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR5	RR5	1.0± ac	Residential
EAST:	RR2	RR2	2.9± ac	Residential
SOUTH:	RR2	RR2	1.6± ac	Residential
WEST:	RR2	RR2	1.6± ac	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)

- Fort Bragg Rural FPD

STATE

- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- CALTRANS

FEDERAL

TRIBAL

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

ADDITIONAL INFORMATION:

The Family Care Unit (recreational vehicle) is intended to provide overnight accommodations for caregiver and possibly 1-2 high-school-aged children of the caregiver multiple times a week (not every day). Other caregivers may also stay overnight, but not at the same time.

Utilities are currently provided by having a service routinely come out to pump black/greywater out of the RV, and by running an electrical extension cord to the SFD. More permanent utility hookups will likely be required as a condition of this permit, pending comments received in response to this referral.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 3/31/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

SRA

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 Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

157 – Harecreek sandy loam, 2 to 9 percent slopes

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

NO

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

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 2023-0009
CDF No(s) -
Date Filed 3/03/2023
Fee \$ 2,500 - (FE CODE)
Receipt No. PRJ-054909
Received by Jessie/Sandy
Office Use Only

ADMINISTRATIVE PERMIT APPLICATION

Name of Applicant <u>Arwen Hebden</u>	Name of Owner(s) <u>Jack M Moore</u>	Name of Agent <u>Arwen Hebden</u>
Mailing Address <u>30777 Boice Ln Ft Bragg Ca 95437</u>	Mailing Address	Mailing Address
Telephone Number <u>707-357-4694</u>	Telephone Number	Telephone Number
Assessor's Parcel Number(s) <u>020-100-02</u>		
Parcel Size <u>1.0</u> <input type="checkbox"/> Square feet <input checked="" type="checkbox"/> Acres	Street Address of Project <u>21590 Forster Ln Ft Bragg Ca 95437</u>	

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PROPOSED TEMPORARY USE (Check Appropriate Boxes)

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

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

 3/3/23 _____ _____
Signature of Applicant/Agent Date Signature of Owner Date

THE PROJECT

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

RV used part time in order to care and provide necessary daily supervision and care for elderly person residing in the main residence

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

- | | |
|--|---|
| <input type="checkbox"/> Less than one week | <input type="checkbox"/> Three to six months |
| <input type="checkbox"/> One week to one month | <input type="checkbox"/> Six months to one year |
| <input type="checkbox"/> One to three months | <input checked="" type="checkbox"/> More than one year (<u>2+</u> years) |

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

PUDDING CREEK RD, MAKE LEFT ONTO FORSTER LANE.
GO UNTIL THE FENCE DIVIDES ROAD IN HALF. THE SITE IS ON YOUR LEFT ACROSS FROM MAILBOXES.

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

WHEN YOU GO THROUGH GATE THERE IS A GARDEN IN FRONT, DRIVEWAY TO RIGHT. FOLLOW DRIVEWAY BY FOOT PAST GREEN HOUSE. THE RV IS ON OTHER SIDE OF GARDEN.

5. How much off street parking will be provided: There are 6 parking spots available

- | | | | |
|-------------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> None | <input type="checkbox"/> One Space | <input type="checkbox"/> Two spaces | <input checked="" type="checkbox"/> <u>3</u> 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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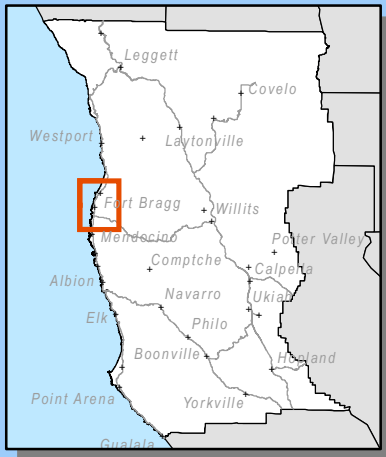
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FORT BRAGG CA



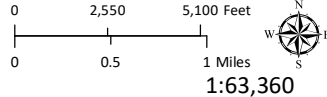
SUBJECT PARCEL

Fort Bragg Sherwood Road

20



Coastal Zone Boundary
 Major Roads
 Highways



CASE: AP 2023-0009
OWNER: MOORE, Jack M
APN: 020-100-02
APLCT: Arwen Hebden
AGENT: Arwen Hebden
ADDRESS: 21590 Forster Ln., Fort Bragg

LOCATION

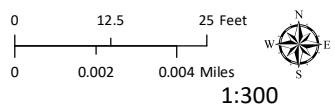
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FORSTER LANE

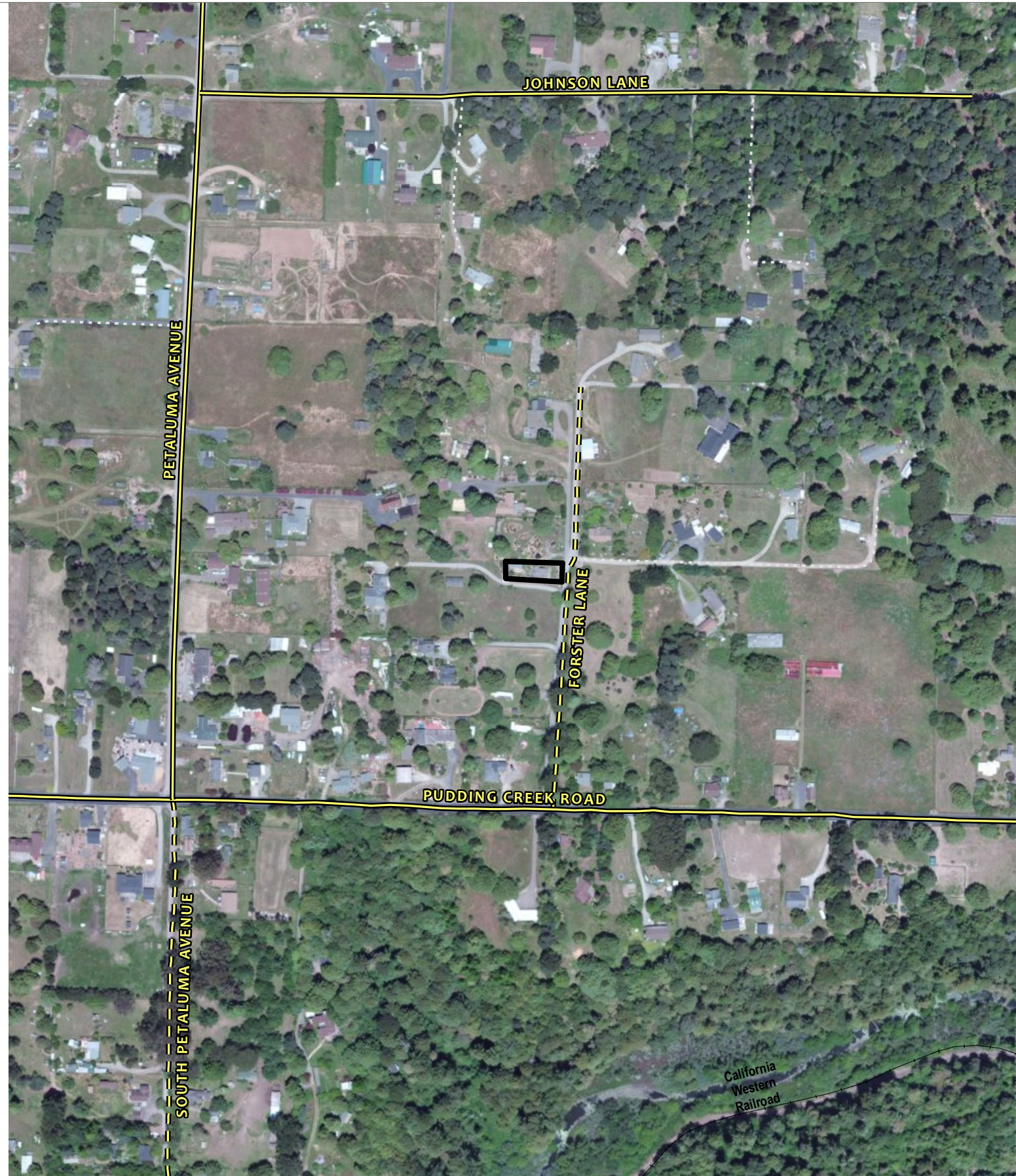
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== Private Roads





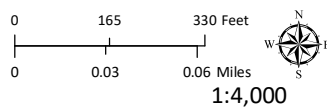
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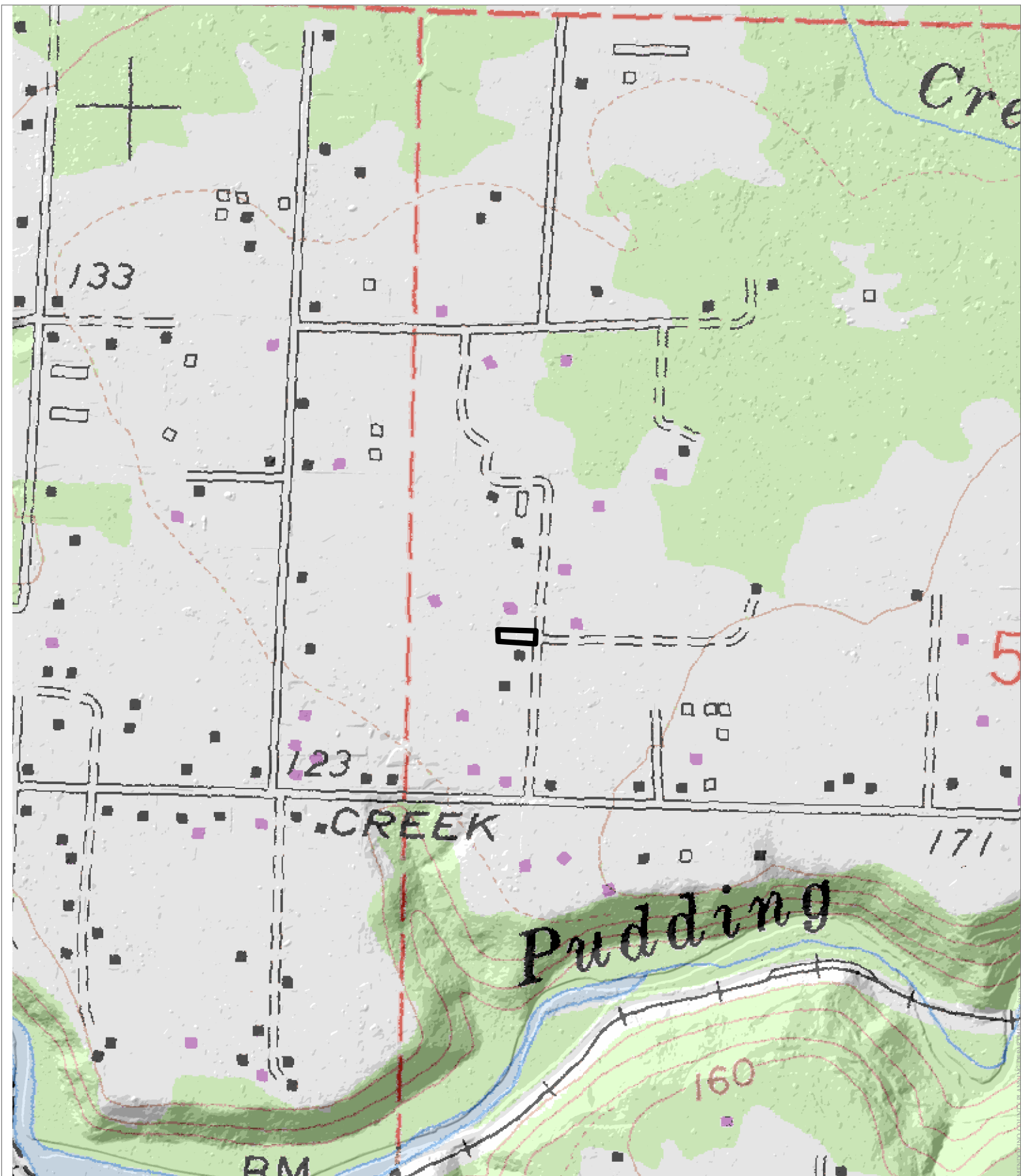
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 Public Roads
 Private Roads

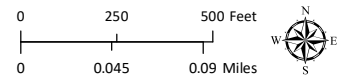


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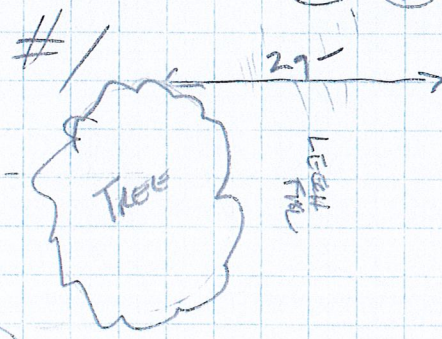
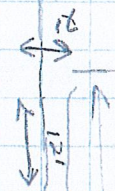
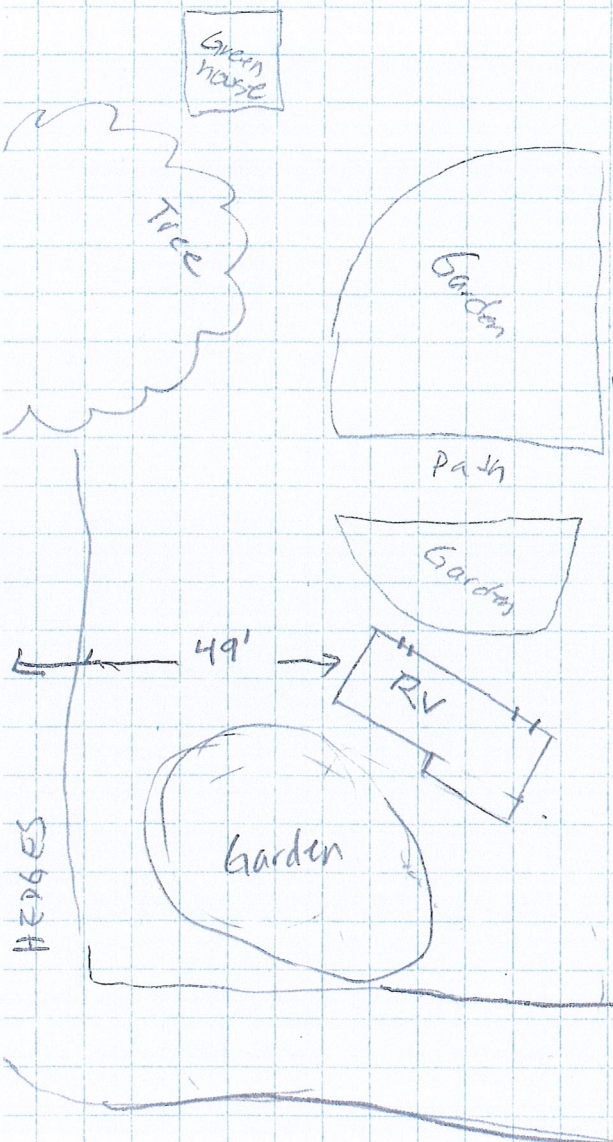
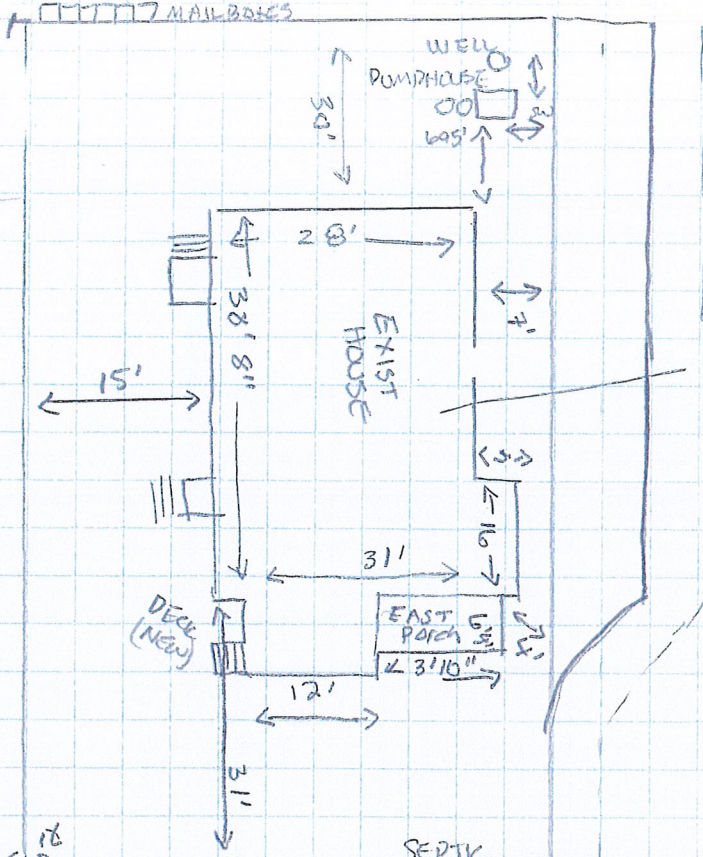
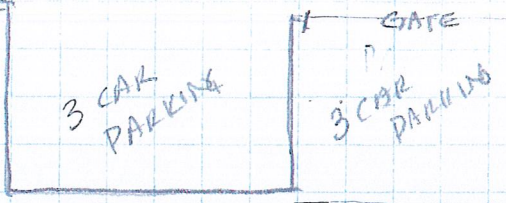


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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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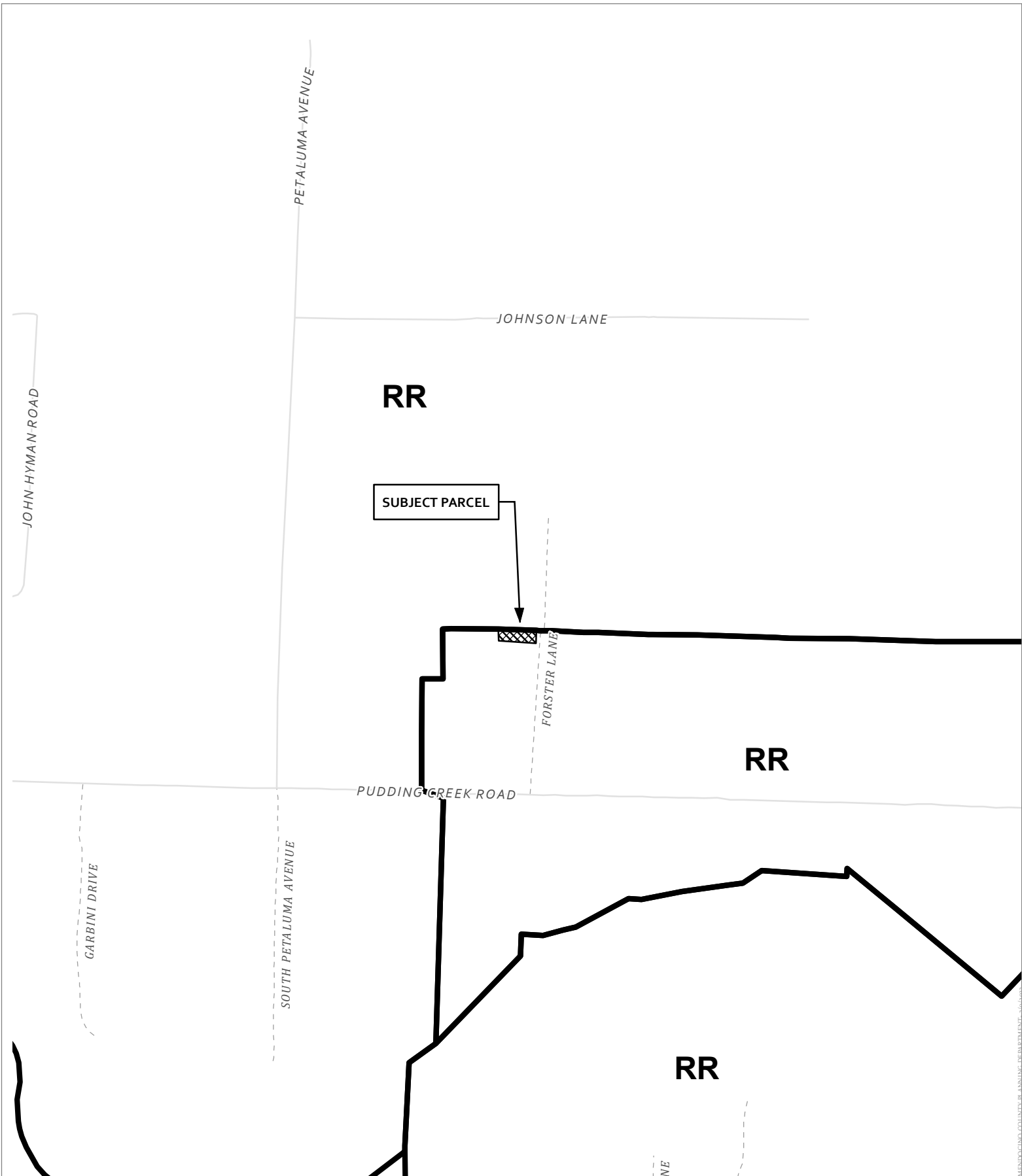
FENCE FORSTER LN MAILBOXES
FORSTER LN

FORSTER LN. MAILBOXES



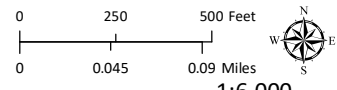
Fence 50'

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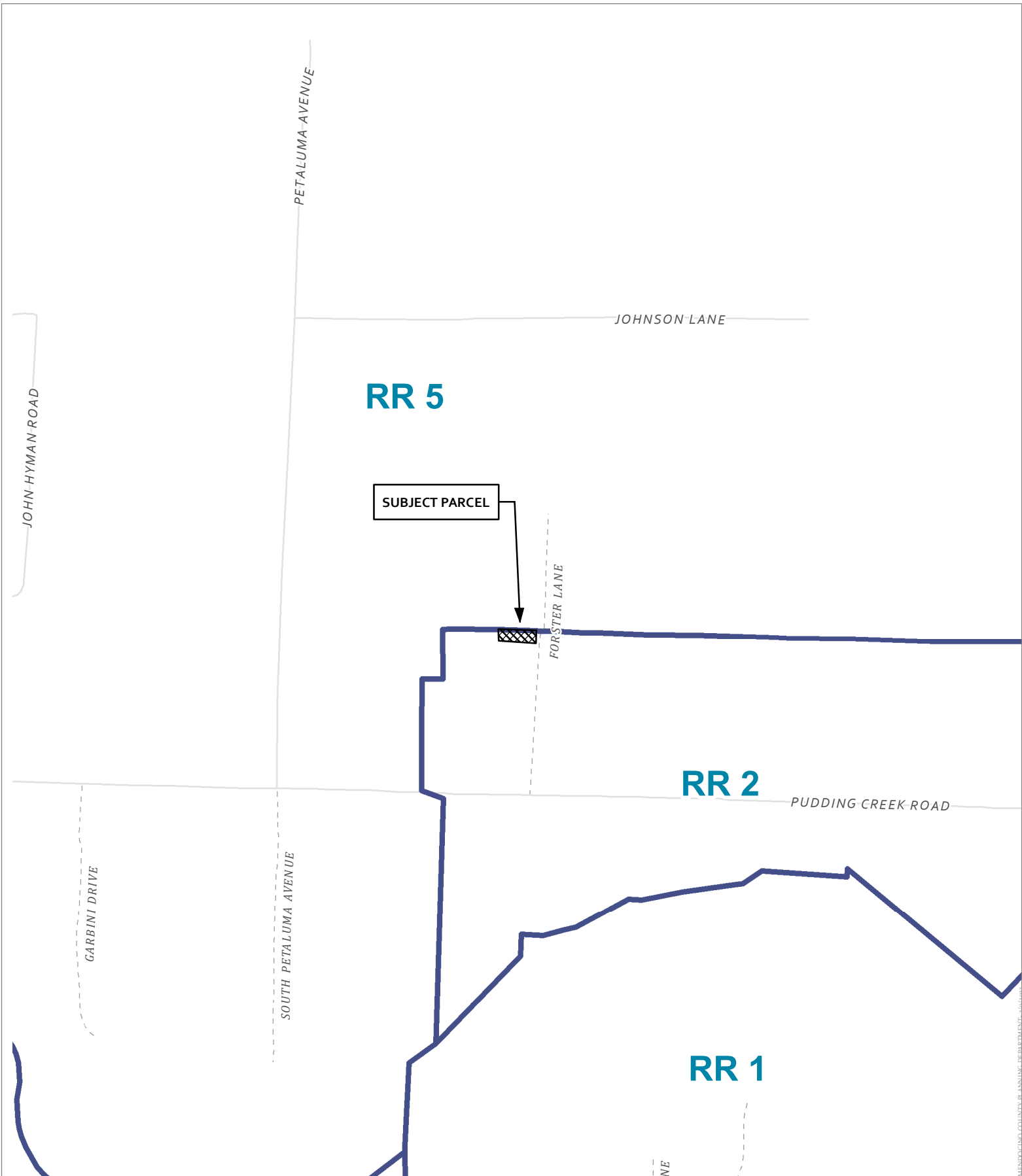
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 Zoning Districts
 Public Roads





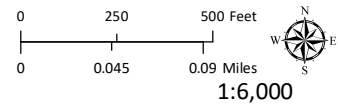
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ZONING

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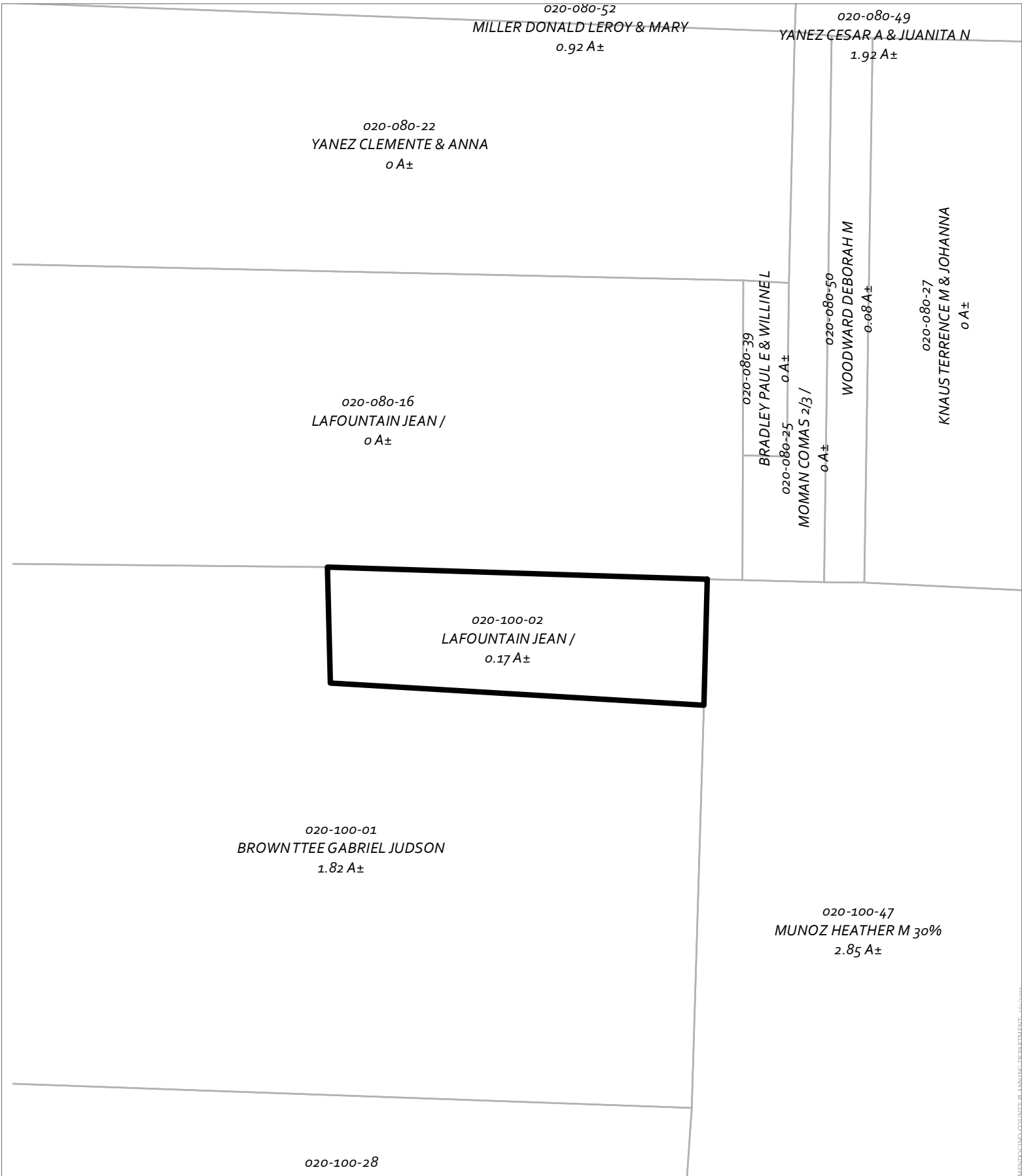
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 General Plan Classes
 Public Roads

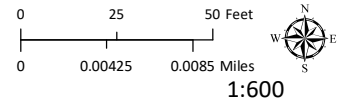


GENERAL PLAN

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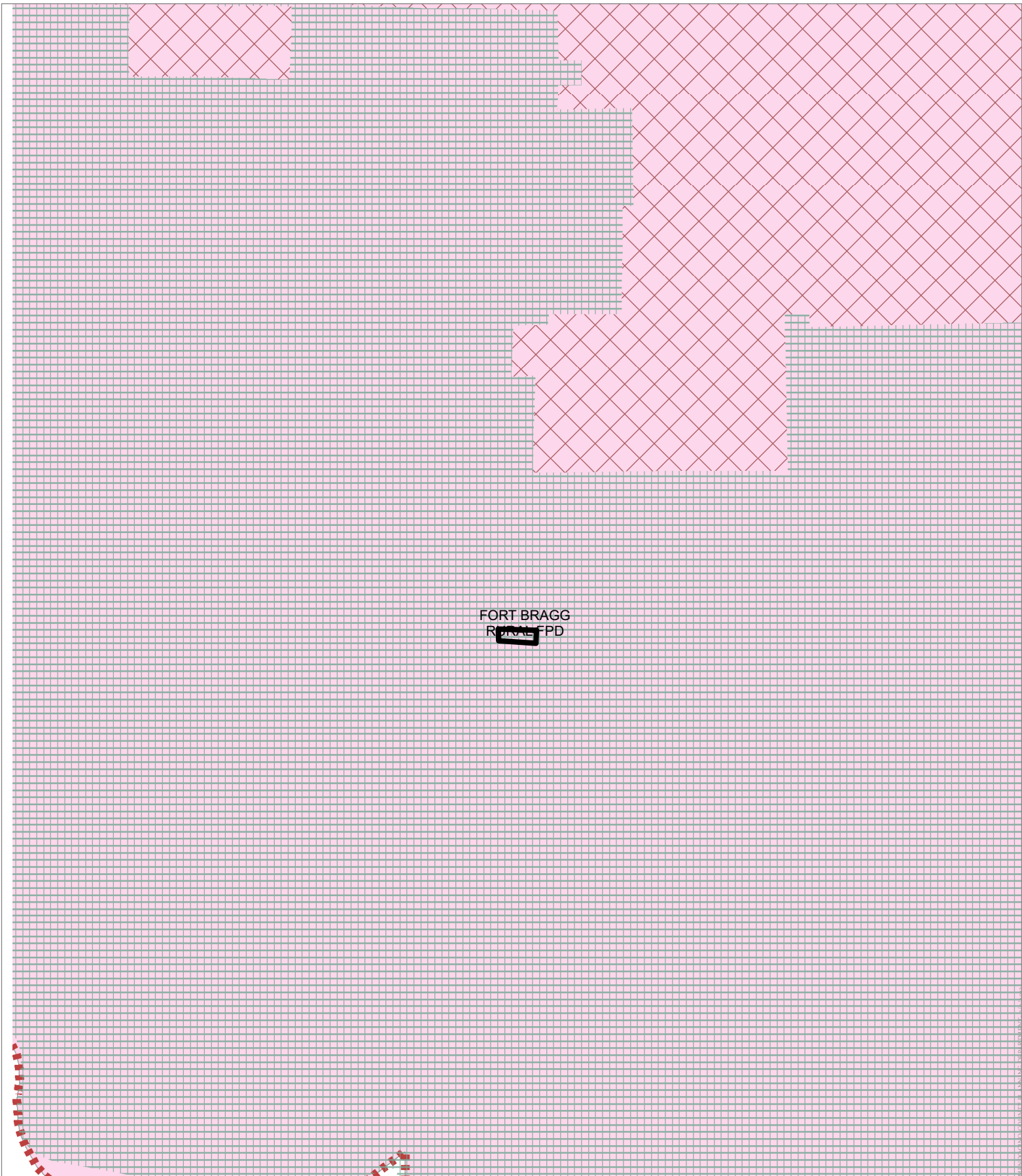


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ADJACENT PARCELS


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FORT BRAGG
RURAL FPD

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 High Fire Hazard
 Moderate Fire Hazard

 County Fire Districts

0 250 500 Feet
 0 0.045 0.09 Miles



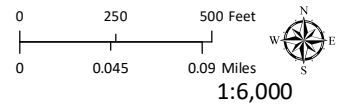
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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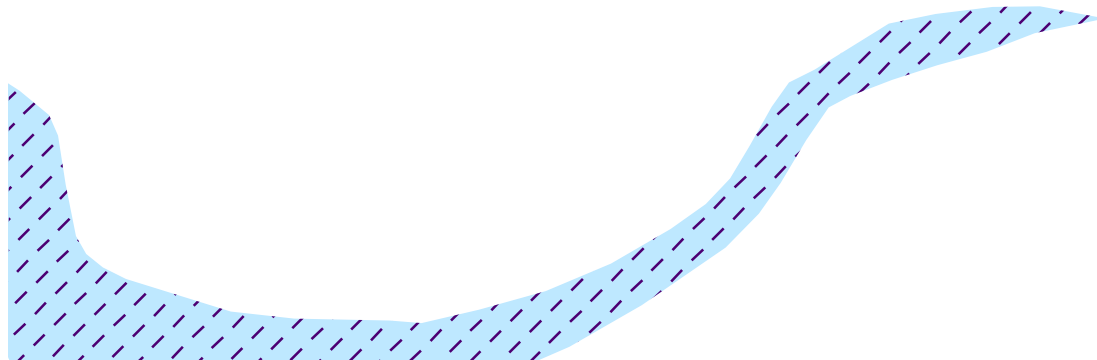
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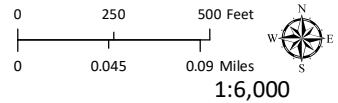
WILDLAND-URBAN INTERFACE

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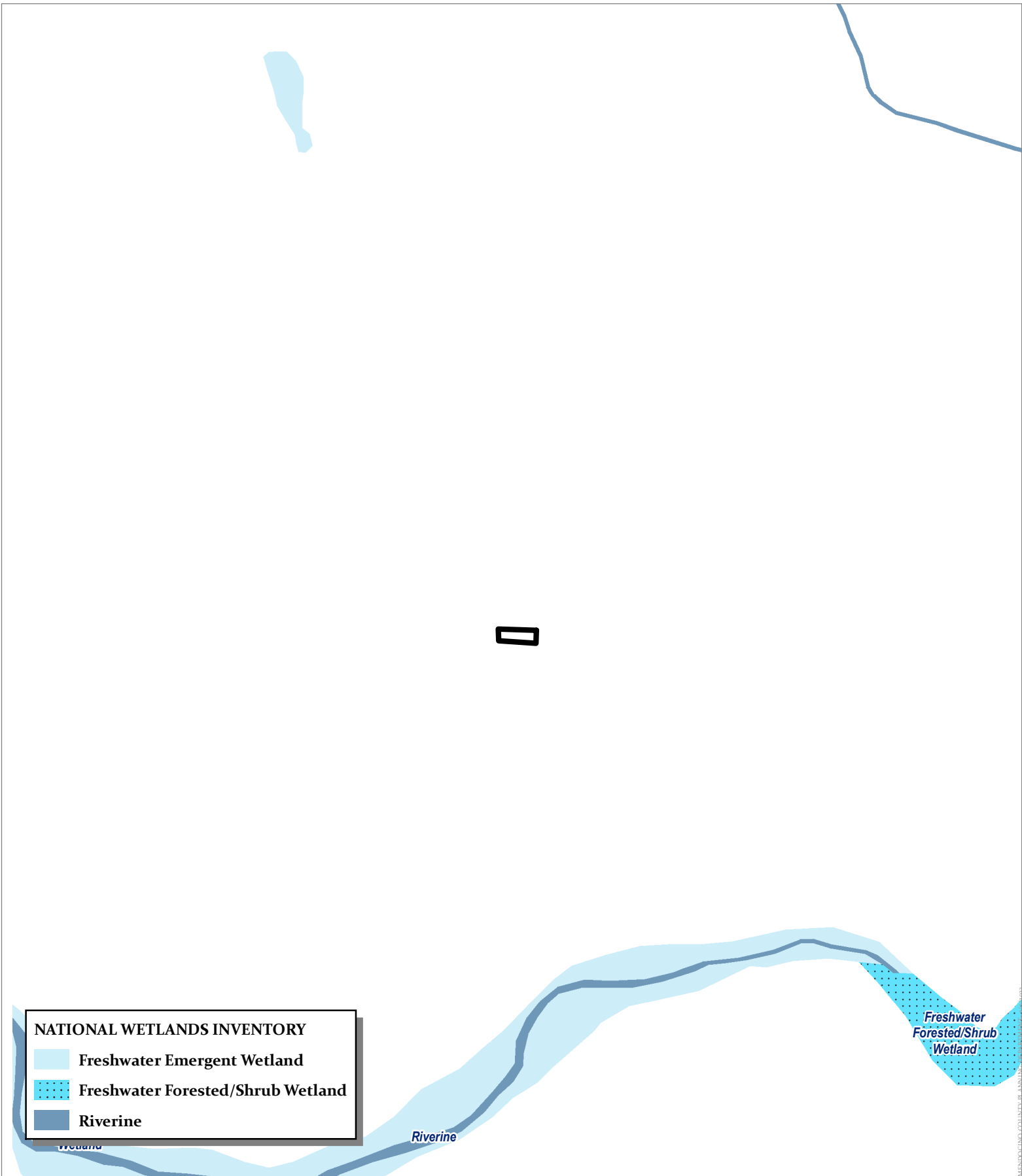
 Tsunami Inundation Zones






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FLOOD & TSUNAMI INUNDATION ZONES

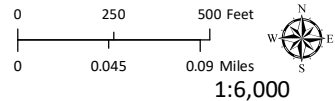
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NATIONAL WETLANDS INVENTORY

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Riverine

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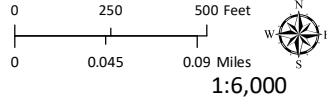
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MEMPHIS CONSULTING ENGINEERS, P.C. 9/24/2023

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 Fort Bragg Stormwater Areas





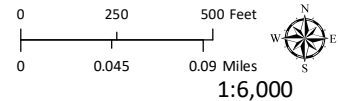
MS4 STORMWATER

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 Marginal Water Resources
 Sufficient Water Resources



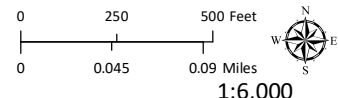
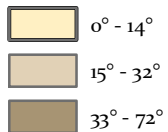
ADDRESS: 21590 Forster Ln., Fort Bragg

COASTAL GROUND WATER RESOURCES

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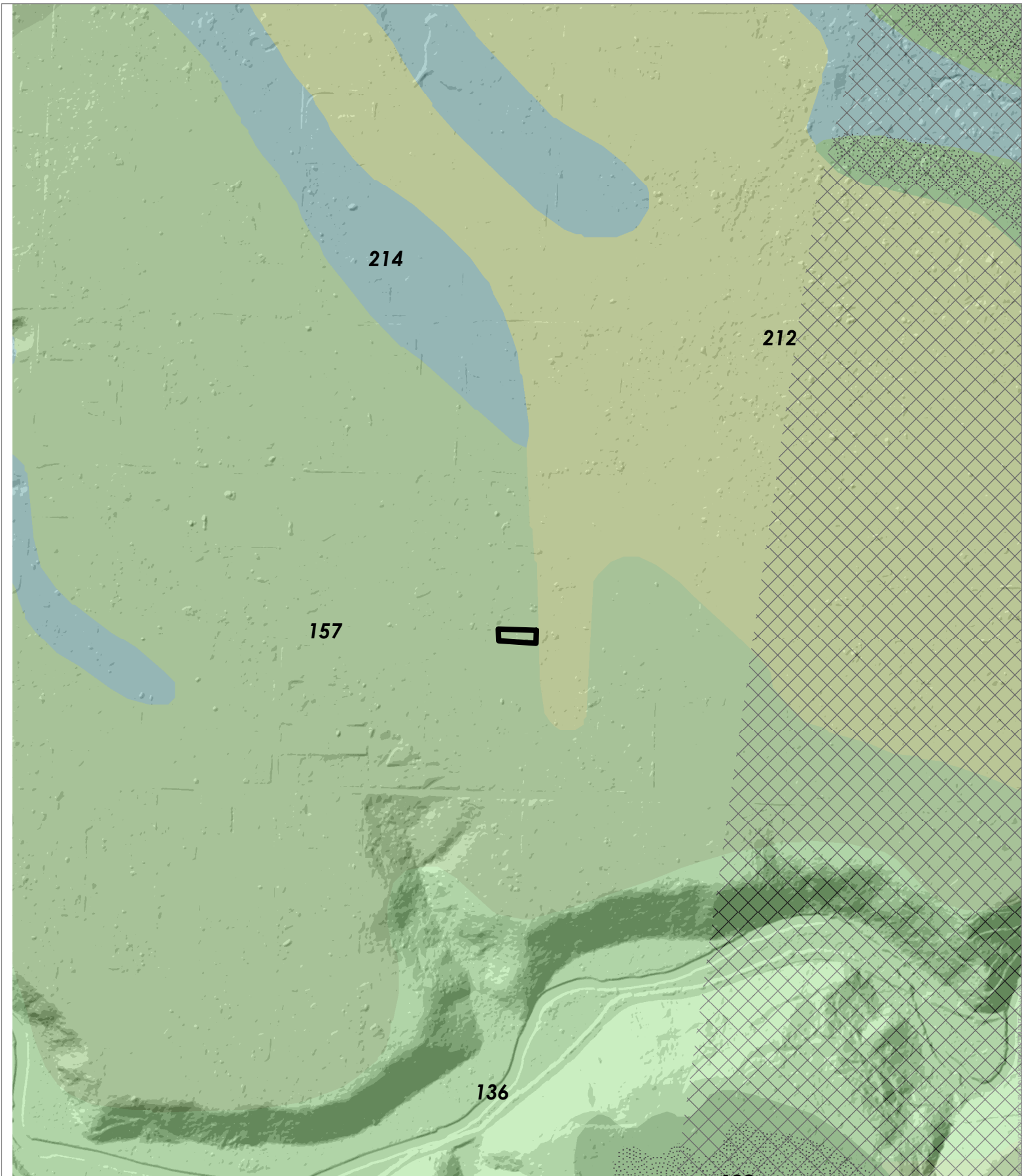


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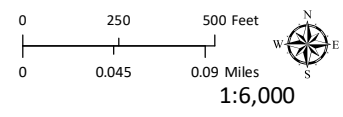
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ESTIMATED SLOPE

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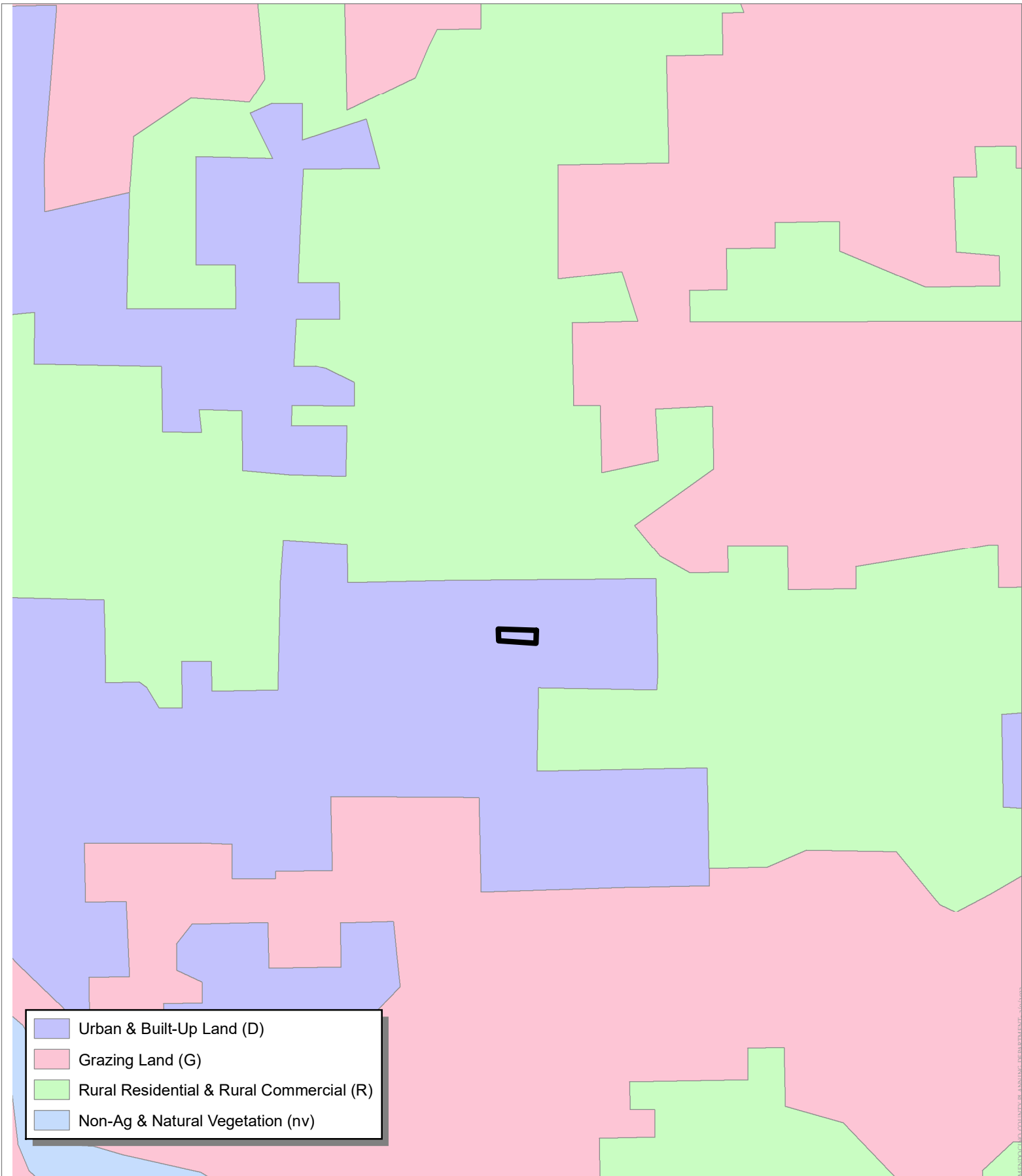
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 Shinglemill-Gibney Complex
 Bishop Pine



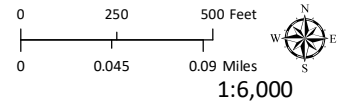
WESTERN SOIL CLASSIFICATIONS

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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Non-Ag & Natural Vegetation (nv)

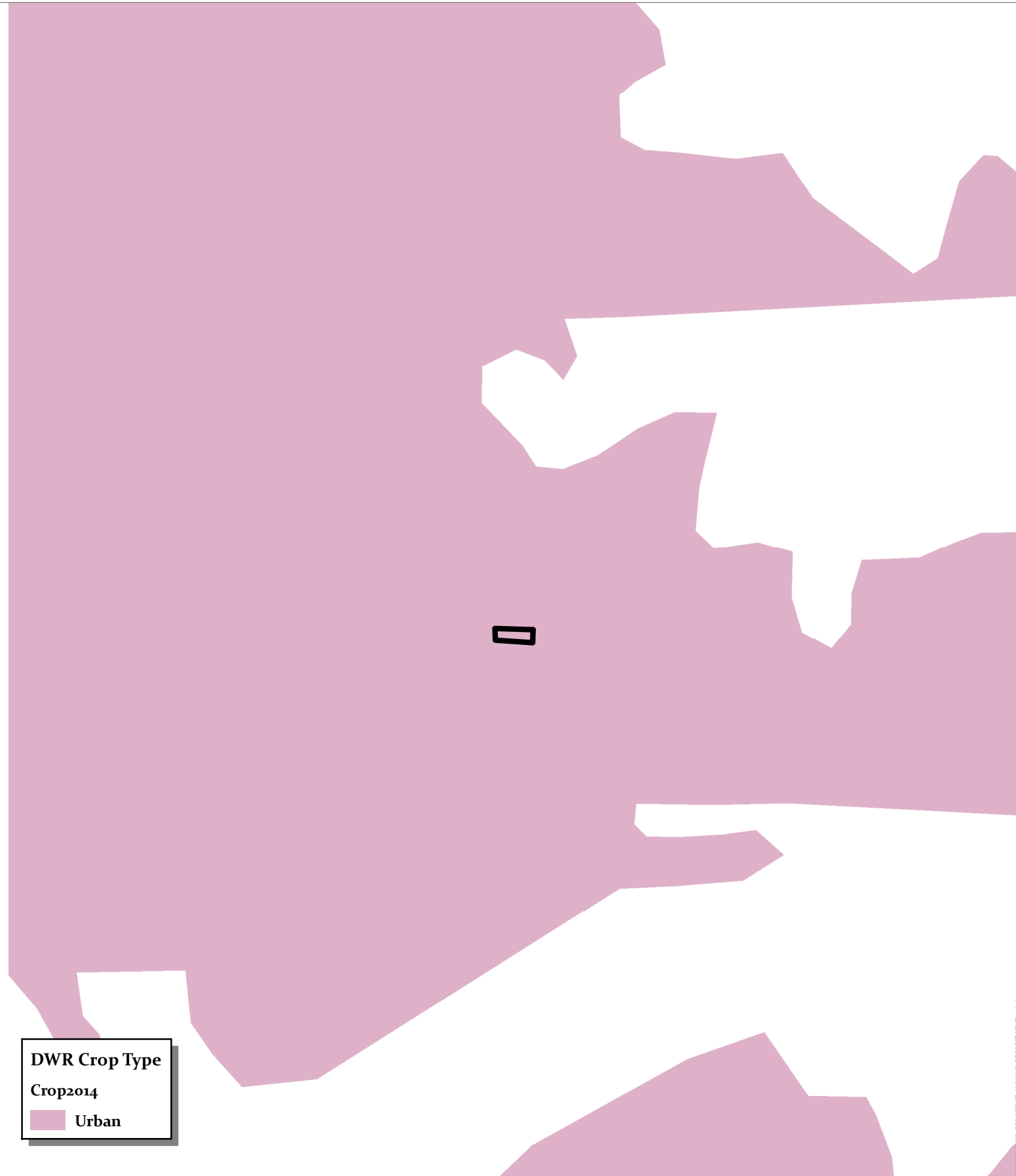
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ADDRESS: 21590 Forster Ln., Fort Bragg



IMPORTANT FARMLANDS

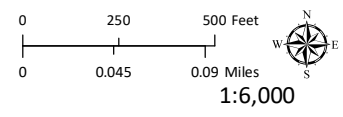
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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT 2023/09/05



DWR Crop Type
Crop2014
Urban

CASE: AP 2023-0009
OWNER: MOORE, Jack M
APN: 020-100-02
APLCT: Arwen Hebden
AGENT: Arwen Hebden
ADDRESS: 21590 Forster Ln., Fort Bragg



DWR CROP TYPE

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REDDING COUNTY HEALTH AND SAFETY DEPARTMENT 9/24/2023