



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

April 21, 2023

Department of Transportation

Environmental Health - Ukiah

Building Inspection - Ukiah

CASE#: AP_2023-0012

DATE FILED: 4/6/2023

OWNER: NAT COREY-MORAN AND NOOR DAWOOD

APPLICANT: NAT COREY-MORAN

REQUEST: Administrative Permit for temporary occupancy of a trailer coach while construction a dwelling.

LOCATION: 2± miles northwest of Boonville, on the west side of Peachland Road (CR 128), 750± feet northeast of its intersection with State Route 128, located at 11951 Goodacre Lane (private), Boonville (APN: 046-540-13).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: May 04, 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_2023-0012

OWNER: NAT COREY-MORAN AND NOOR DAWOOD

APPLICANT: NAT COREY-MORAN

REQUEST: Administrative Permit for temporary occupancy of a trailer coach while construction a dwelling.

LOCATION: 2± miles northwest of Boonville, on the west side of Peachland Road (CR 128), 750± feet northeast of its intersection with State Route 128, located at 11951 Goodacre Lane (private), Boonville (APN: 046-540-13).

APN/S: 046-540-13

PARCEL SIZE: 10± acres

GENERAL PLAN: Rural Residential 10-acre minimum (RR:10)

ZONING: Rural Residential (R-R)

EXISTING USES: Residential

DISTRICT: 5th (Williams)

RELATED CASES: Building Permit BU_2023-0348 (see below)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR:10)	Rural Residential (RR-10)	10± Acres	Residential
EAST:	Rangeland (RL) and Agricultural (AG)	Rangeland (R-L) and Agricultural (A-G)	196±, 64± Acres	Agricultural
SOUTH:	RR:10	RR-10	4± Acres	Residential
WEST:	RR:10	RR-10	10± Acres	Residential

REFERRAL AGENCIES

LOCAL

Building Division (Ukiah)

Department of Transportation (DOT)

Environmental Health (EH)

ADDITIONAL INFORMATION: Building Permit BU_2023-0348 for a new Accessory Dwelling Unit (ADU) is currently ‘under review’. The applicant seeks an Administrative Permit to temporarily occupy a trailer while constructing the ADU. The Administrative Permit cannot be approved until the Building Permit has been issued.

STAFF PLANNER: LIAM CROWLEY

DATE: 4/21/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential and Rural Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Class Map Unit No. 109 and 166

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

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

None

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



PLANNING & BUILDING SERVICES

CASE NO: AP-2023-0012
DATE FILED: 4/10/23
FEE: \$1,469.00
RECEIPT NO: PRJ-055584
RECEIVED BY: LCR
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Nat Corey-Moran Phone: (707) 354-3330
Mailing Address: PO Box 36
City: Boonville State/Zip: CA, 95415 Email: natcomo@gmail.com

PROPERTY OWNER:

Name: Nat Corey-Moran Phone: (707) 354-3330
Mailing Address: PO Box 36
City: Boonville State/Zip: CA, 95415 Email: natcomo@gmail.com

AGENT:

Name: Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 046-540-13

TYPE OF APPLICATION:

- Administrative Permit
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

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. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.

In order to construct our Class K owner-built single family home we would like to request
 an administrative permit to live in a 32' trailer while we complete our construction.

2. Structures/Lot Coverage	NO. 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	1280	1200	2480
GRAND TOTAL (Equal to gross area of Parcel): <i>Two houses (Primary + ADU)</i>					

3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: _____

Estimated No. of shifts per day: _____

Type of loading facilities proposed: _____

N/A

4. Will the project be phased? (Work being done over separate periods of time)

NO YES If yes, explain your plans for phasing:

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

NO YES If yes, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

NO YES If yes, explain:

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

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	4 _____	car size _____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	_____	_____

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

NO YES 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: _____ cubic yards
 Amount of fill: _____ cubic yards
 Max. height of fill slope: _____ feet
 Max. height of cut slope: _____ feet
 Amount of import/export: _____ 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.

NO YES

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

NO YES

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

NO YES If yes, explain how:

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

NO YES

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

NO YES

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: NO YES

Filling: NO YES

Dredging: NO YES

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? NO YES

16. Will there be any exterior lighting?

NO YES 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: NO YES

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): We will use existing toilet in already permitted/constructed house, and port-a-potty for our trailer when necessary.

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

- NO
- YES If yes, list below (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:

Our Class K building permit for the 1200 sq 2 bedroom single family ADU is currently in permitting. Also a ground mounted grid-tied solar array is currently in permitting. The site for this array is about 1500' away from construction/trailer site.

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

The site is at 11951 Goodacre Lane; to reach the location of the trailer turn right off of Goodacre onto 11951's driveway. Proceed up the hill past the redwood-sided 1280 sq ft primary dwelling and then after about 300' turn left at the Y and proceed another 200' feet up to the site.

23. Are there existing structures on the property? If yes and the proposal is for a subdivision, describe below and identify the use of each structure on the plot plan or tentative map.

- NO
- YES

There are existing buildings but this is not a proposal for a subdivision. The existing uildings are a 1280 sq ft primary dwelling, two permitted sheds with power and water, and one 120 sq ft shed with no utilities.

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.

- NO
- YES



SUBJECT PARCEL

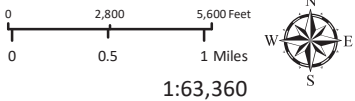
Mountain View Road



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:
ADDRESS: 11951 Goodacre Ln., Boonville

 Highways
 Major Roads



1:63,360

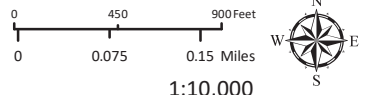
LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:
ADDRESS: 11951 Goodacre Ln., Boonville

- Hydrology_092122
- Highways (2017)
- Public Roads
- - - Private Roads
- - - - Driveways/Unnamed Roads



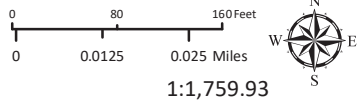
1:10,000
AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:
ADDRESS: 11951 Goodacre Ln., Boonville

-  Public Roads
-  Private Roads



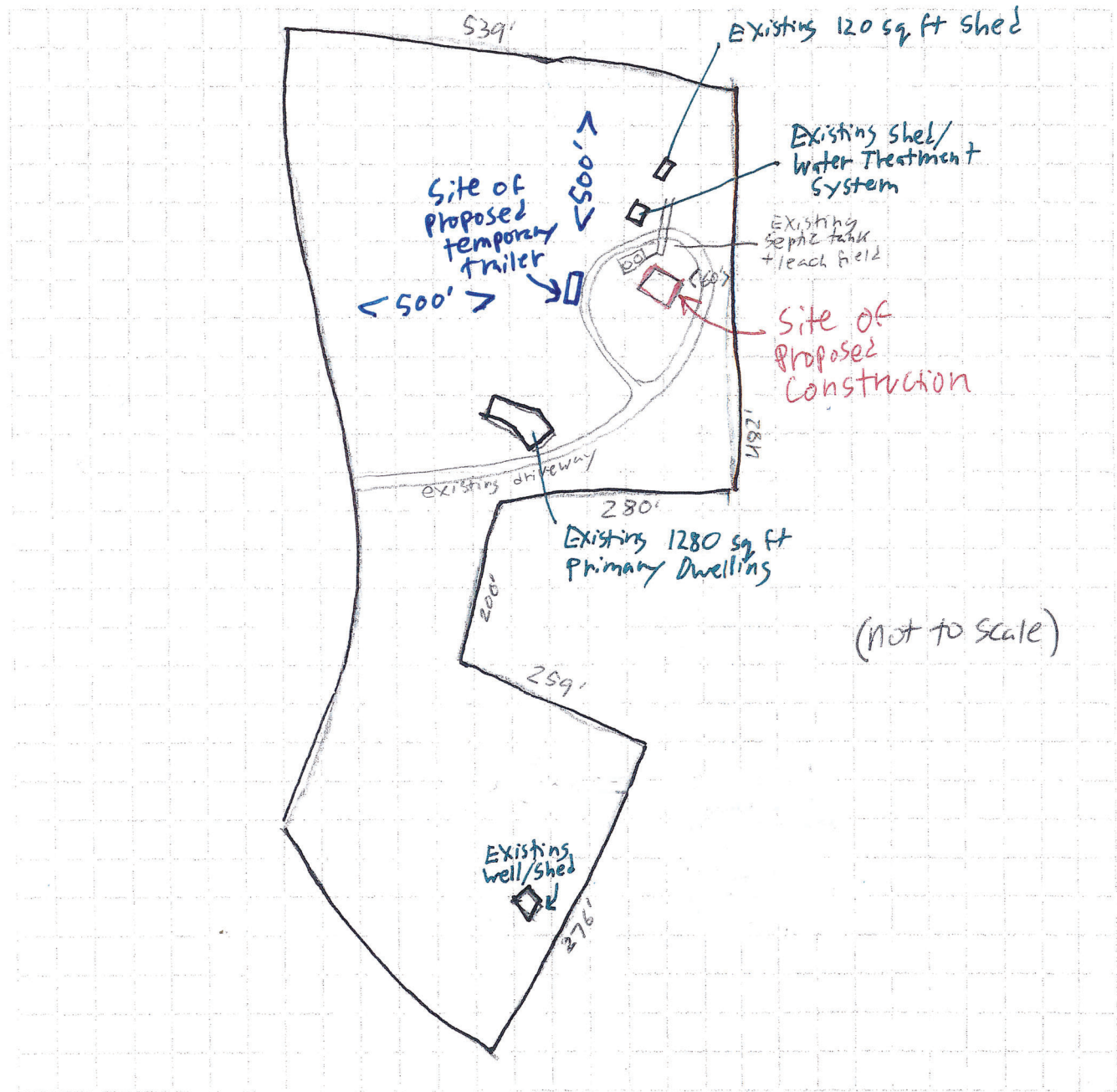
1:1,759.93

AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

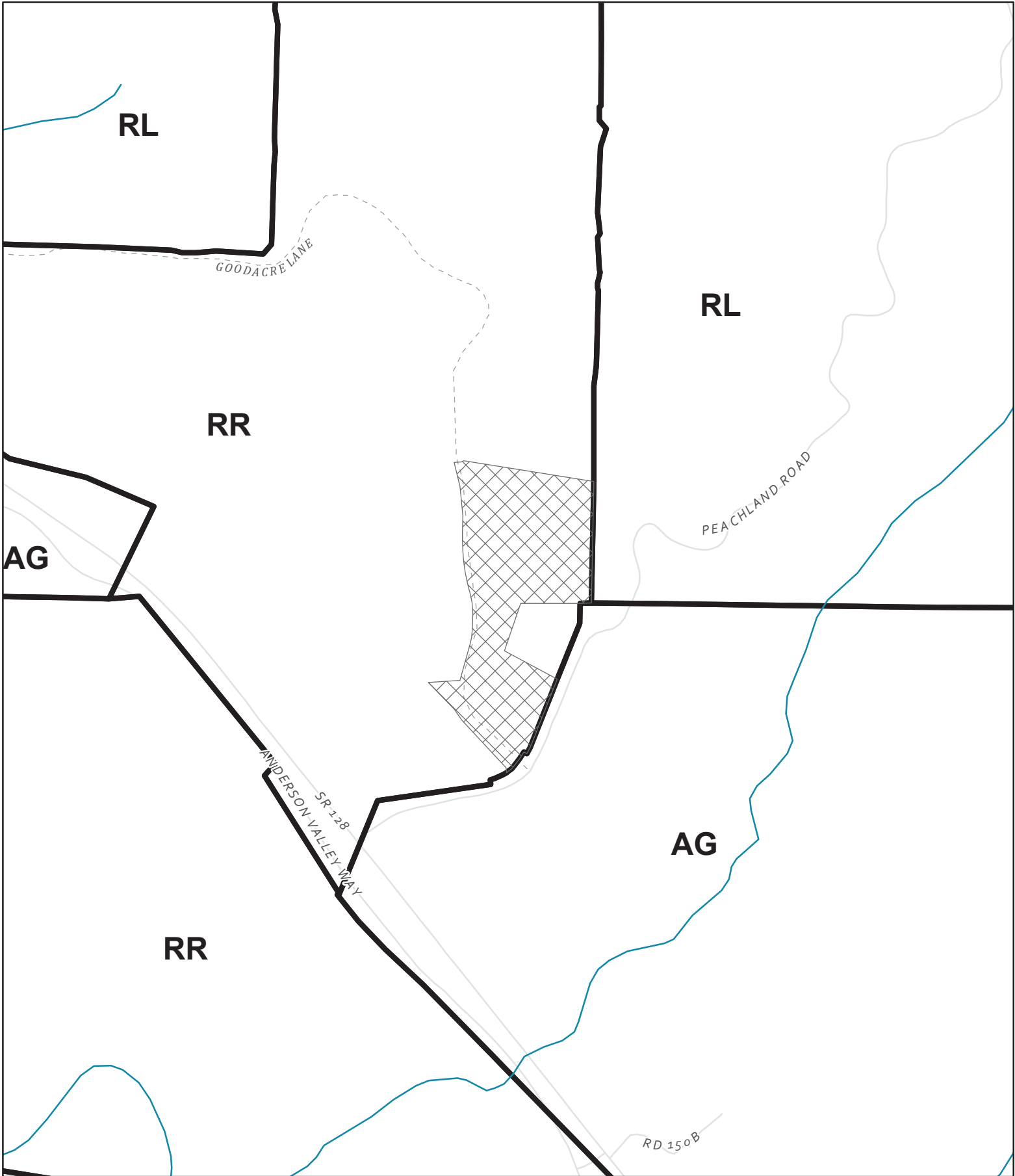
PLOT PLAN

PROJECT NAME: Dawood/Covey-Moran House (ADU)
PROJECT ADDRESS: 11951 Goodacre Lane, Boonville, CA 95415
A.P. NUMBER 046-540-13



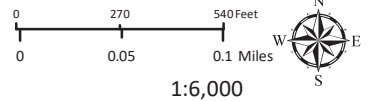
(not to scale)

Steven Wood Architect
PO Box 166
Boonville, CA 95415
707-895-2500



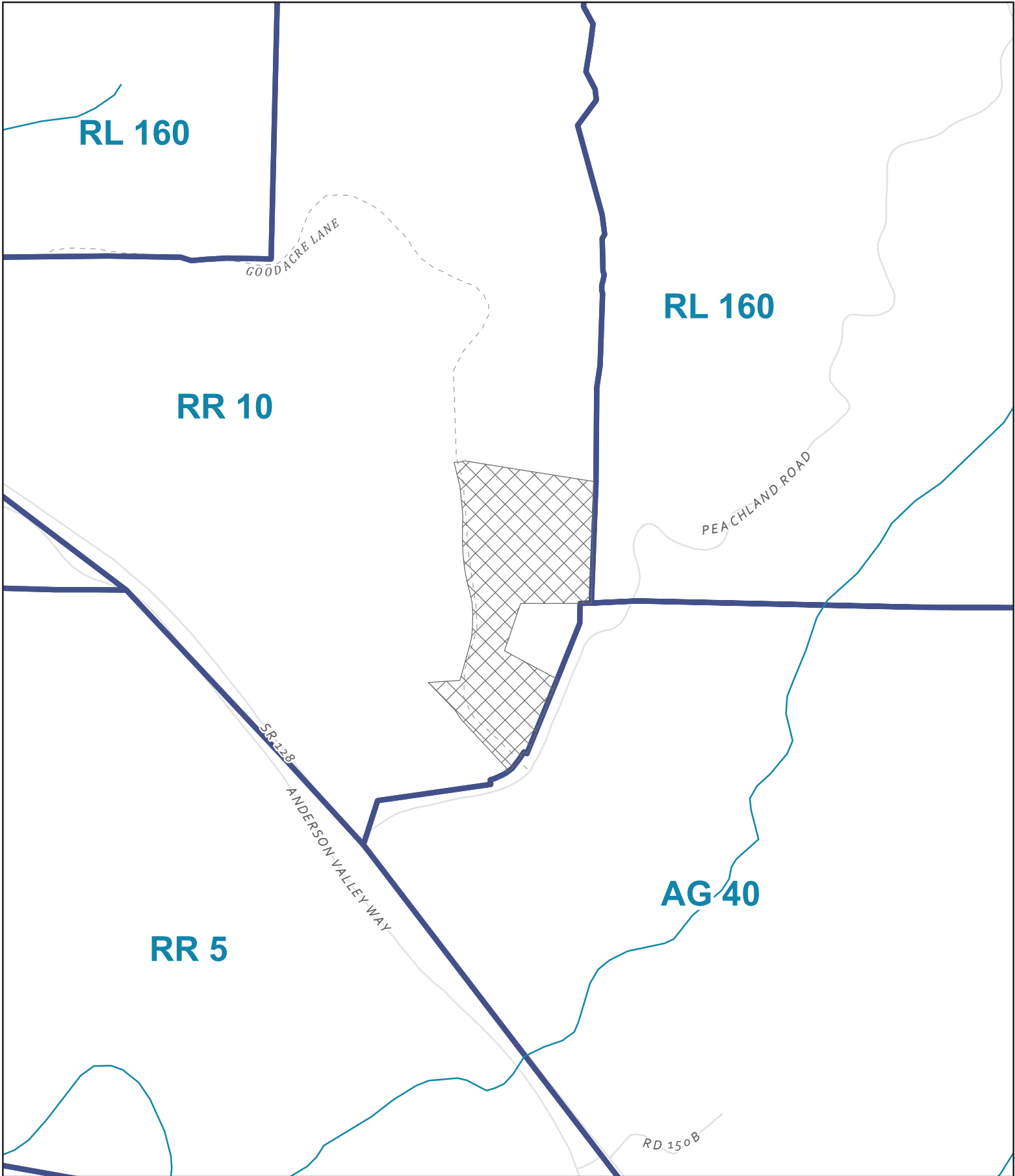
CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:
ADDRESS: 11951 Goodacre Ln., Boonville

- Hydrology_092122
- Private Roads
- Zoning Districts
- Public Roads






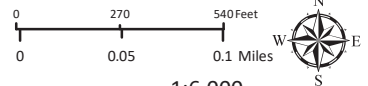
ZONING

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:
ADDRESS: 11951 Goodacre Ln., Boonville

-  Hydrology_092122
-  Public Roads
-  Private Roads



1:6,000

GENERAL PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

046-540-18
CURTISS STEVE & FRANCIE JE
10.3 A±

046-540-05
DAY ROBERT & LINNEA
10.06 A±

046-540-12
SOTO MANUEL & NORMA LUCIA
10.03 A±

046-160-65
WASSONSMITH SUCCTTEE JAN E
185.95 A±

046-540-06
MCMATH NATHAN ANDREW /
10.46 A±

046-540-13
COREYMORAN NAT /
10 A±

046-160-66
WASSONSMITH JAN E
562.05 A±

046-540-08
MCDONALD MICHAEL THOMAS TT
10.03 A±

046-170-59
WASSONSMITH SUCCTTEE JAN E
0.8 A±

046-540-14
FREE HOLINESS CHURCH OF AN
2.06 A±


046-540-09
BROCK VICTORIA J
4 A±

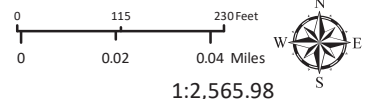
046-170-60
WASSONSMITH JAN E
70.3 A±

046-170-76
MILLER RYAN A TTEE /
5 A±

CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:

ADDRESS: 11951 Goodacre Ln., Boonville

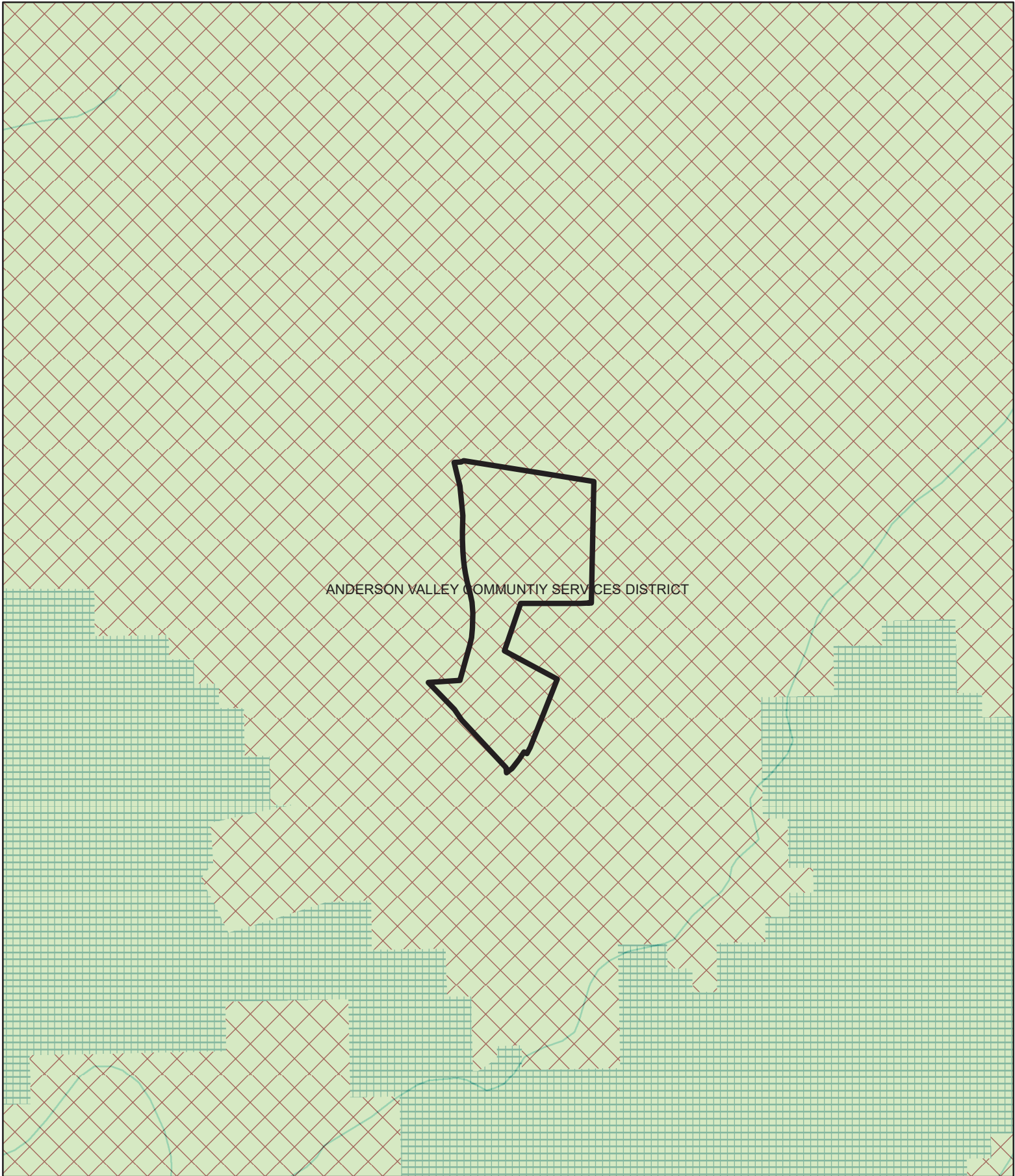
 Assessors Parcels



1:2,565.98


ADJACENT PARCELS


THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

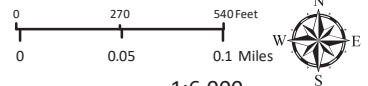


ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:
ADDRESS: 11951 Godacre Ln., Boonville

 High Fire Hazard
 Moderate Fire Hazard
 County Fire Districts

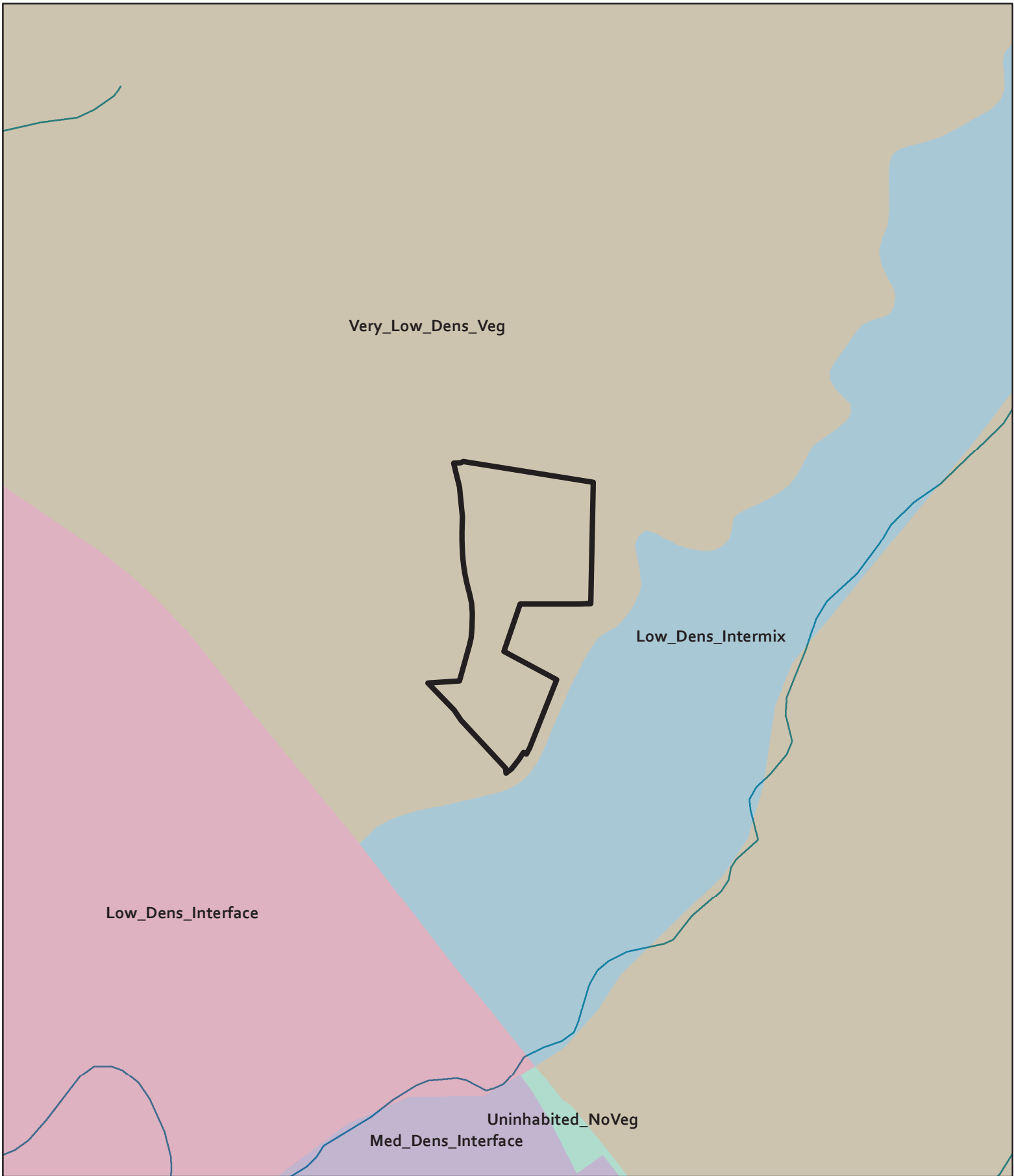
 Hydrology_092122



1:6,000

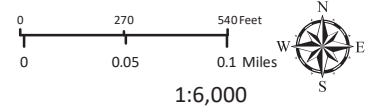
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



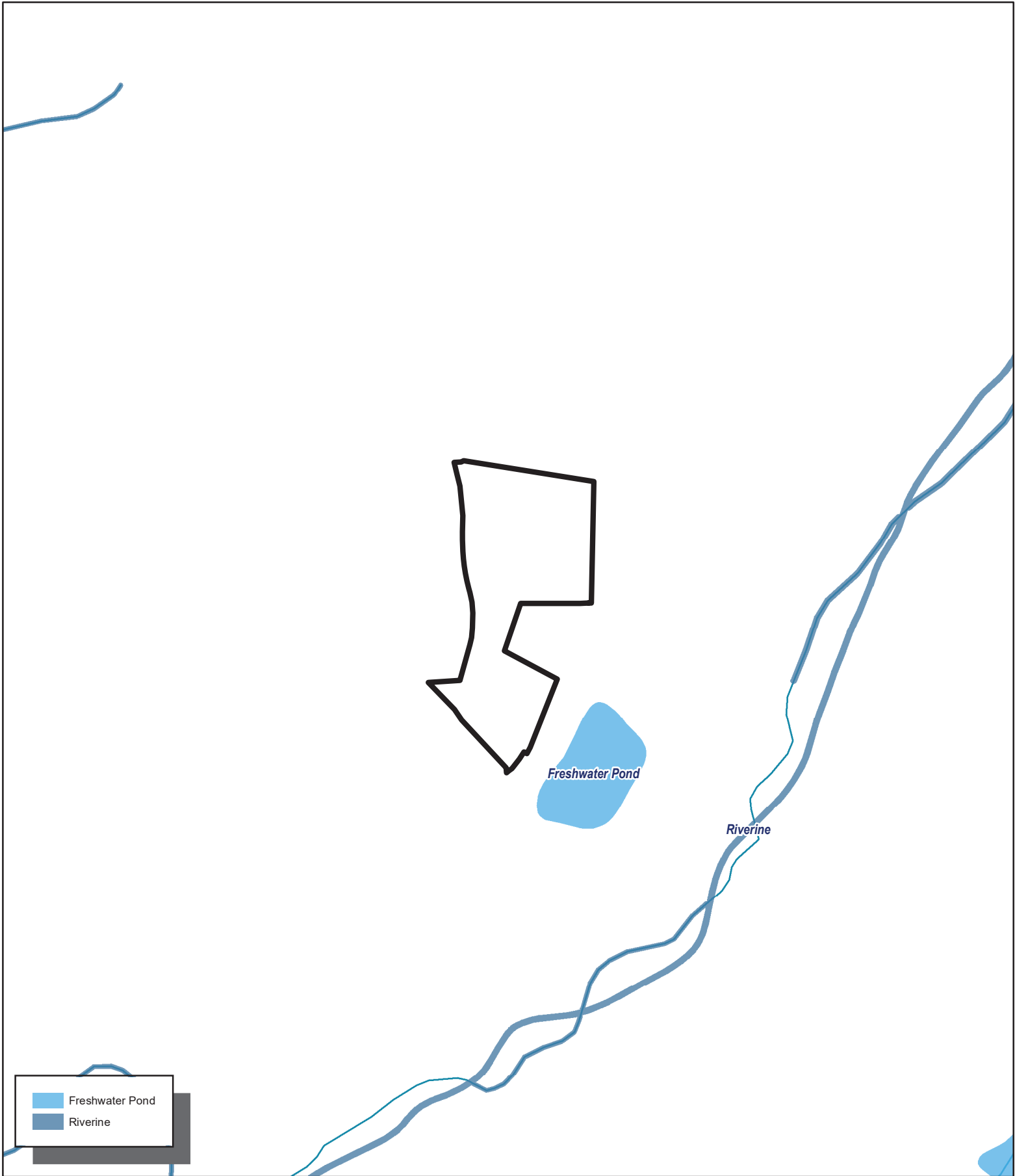
CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:
ADDRESS: 11951 Goodacre Ln., Boonville



Hydrology_092122




WILDLAND-URBAN INTERFACE

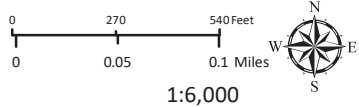
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



	Freshwater Pond
	Riverine

CASE: AP 2023-0012
OWNER: COREY-MORAN, Nat
APN: 046-540-13
APLCT: Nat Corey-Moran
AGENT:
ADDRESS: 11951 Goodacre Ln., Boonville

 Hydrology_092122



1:6,000

WETLANDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES