



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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www.mendocinocounty.org/pbs

May 24, 2023

Department of Transportation

Environmental Health - Fort Bragg

Building Inspection - Fort Bragg

CASE#: AP_2023-0016

DATE FILED: 5/8/2023

OWNER: STEVE SCUDDER AND JEANNE SULLIVAN

APPLICANT: JEANNE SULLIVAN

REQUEST: Administrative Permit for temporary use of an existing residence as a Family Care Unit.

LOCATION: 1.5± miles east of Albion, on a private road 500± feet south of its intersection with Albion Ridge Road (CR 402), located at 32251 Albion Ridge Road, Albion (APN: 123-231-10).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: June 07, 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_2023-0016

OWNER: JEANNE SULLIVAN, STEVEN SCUDDER, CLAUDETTE DRAKE-SCUDDER, DOUGLAS NUNN, AND SHELDON COX

APPLICANT: JEANNE SULLIVAN

REQUEST: Administrative Permit for temporary use of an existing residence as a Family Care Unit.

LOCATION: 1.5± miles east of Albion, on a private road 500± feet south of its intersection with Albion Ridge Road (CR 402), located at 32251 Albion Ridge Road, Albion (APN: 123-231-10).

APN/S: 123-231-10

PARCEL SIZE: 5.4± acres

GENERAL PLAN: Rural Residential 5-acre minimum (RR:5)

ZONING: Rural Residential (RR-5)

EXISTING USES: Residential

DISTRICT: 5th (Williams)

RELATED CASES: AP_2023-0017.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR:5)	Rural Residential (RR-5)	4± Acres	Residential
EAST:	Rural Residential (RR:5)	Rural Residential (RR-5)	2±, 5± Acres	Residential
SOUTH:	Rural Residential (RR:5)	Rural Residential (RR-5)	5±, 9± Acres	Residential
WEST:	Rural Residential (RR:5)	Rural Residential (RR-5)	3± Acres	Residential

REFERRAL AGENCIES

LOCAL

Building Division (Fort Bragg)

Department of Transportation (DOT)

Environmental Health (EH)

ADDITIONAL INFORMATION:

- AP_2023-0017: Administrative Permit for temporary use of an existing residence as a Family Care Unit on the same parcel by a different owner, currently 'In Progress'.

STAFF PLANNER: LIAM CROWLEY

DATE: 5/16/2023

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

Nonagricultural and Natural Vegetation

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Class Map Unit No. 141 and 199

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

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

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



PLANNING & BUILDING SERVICES

CASE NO: AP-2023-0016
DATE FILED: 5-8-2023
FEE: 1,469.00
RECEIPT NO: PRJ-056225
RECEIVED BY: [Signature]
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Jeanne Sullivan Phone: 707-813-7550
Mailing Address: 32251 Albion Ridge Road
City: Albion State/Zip: CA 95410 Email: greatnes@mcn.org

PROPERTY OWNER:

Name: Sheldon Cox, Doug Nunn, Steve and Jeanne Sullivan, Claudia Scudder Phone: 707-813-7550
Mailing Address: 32251 Albion Ridge Road
City: Albion State/Zip: CA 95410 Email:

AGENT:

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

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ASSESSOR'S PARCEL NUMBER/S: 123-231-10

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 FCU

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

Signature of Applicant/Agent: Jeanne Sullivan Date: 5-8-23
Signature of Owner: Jeanne Sullivan Date: 5-8-23

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.

See attached letter

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:	<i>2</i>	<i>2</i>	<i>• 1324</i>	<i>• 1296 sqft</i>	<i>5802 sqft</i>
			<i>• 1760</i>	<i>• 1422 sqft</i>	
GRAND TOTAL (Equal to gross area of Parcel): <i>239,500 sqft</i>					

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: _____

Type of loading facilities proposed: _____

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4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

N/A

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

YES NO If no, explain:

N/A
see letter attached

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: _____

No. of uncovered spaces: _____

No. of standard spaces: _____

No. of accessible spaces: _____

Existing no. of spaces: _____

Proposed additional spaces: _____

Total: _____

2

9

car or pickup 8x20

8x20

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:

N/A

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: _____

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

N/A

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

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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): _____

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

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

32251 Address clearly marked on Albion Ridge, and is the first driveway to the left from the easement. My structure is at the end of the path from the driveway. Path is through a clearing to the right of the garden.

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

Plot plan attached showing four structures, all single family dwellings

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

25. What is the maximum height of all structures?

Existing: 22 feet
 Proposed: 25 feet

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

Existing: 3084 square feet
 Proposed: 2718 square feet

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

Total Lot Area: 5.49 acres square feet 239,500 sqft

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:

Redwood and mixed conifer forest with understory of
Rhododendron, Salal, huckleberry
Deer, fox, bear, possum
2 houses with pending permits
2 houses seeking family care status

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.

Wooded residential with same flora
and fauna as above.

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/> forest
West:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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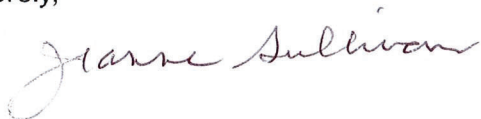
May 7, 2023

To the Planning and Building Services of Mendocino County,

We are submitting two separate applications for proposed Family Care units at 32251 Albion Ridge Road. They are for existing structures. Each structure has a septic tank. All structures use one well. All grading is complete. No vegetation removal is required. Each structure has two or more parking spaces.

The structures are the sole residences of two of the four owners of the property at this address. We are all over 70 years of age. We are dependent on the care of two younger residents in one of the existing households. We are retired and on fixed incomes and have no alternative living situation available.

Sincerely,

A handwritten signature in cursive script that reads "Janice Sullivan".

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COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
 860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
 120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

Case # _____
Date Filed: _____
Received By: _____
<i>Office use only</i>

STATEMENT FOR FAMILY CARE UNIT APPLICATIONS

The proposed family care unit (FCU) will be located at:

Street address: 32251 ALBION RIDGE ROAD
 Assessor's Parcel Number: 123-231-10

The proposed family care unit is to provide housing for (check one):

- Not more than two (2) adult persons who are sixty (60) years of age or older
- An immediate family member or members who requires daily supervision and care
- A person or persons providing necessary daily supervision and care for the person or person residing in the main residence

Under penalty of perjury I attest that the above is true and correct:

PROPERTY OWNER

Print Name: Jeanne Sullivan

Signature: Jeanne Sullivan

Date: 5-8-23

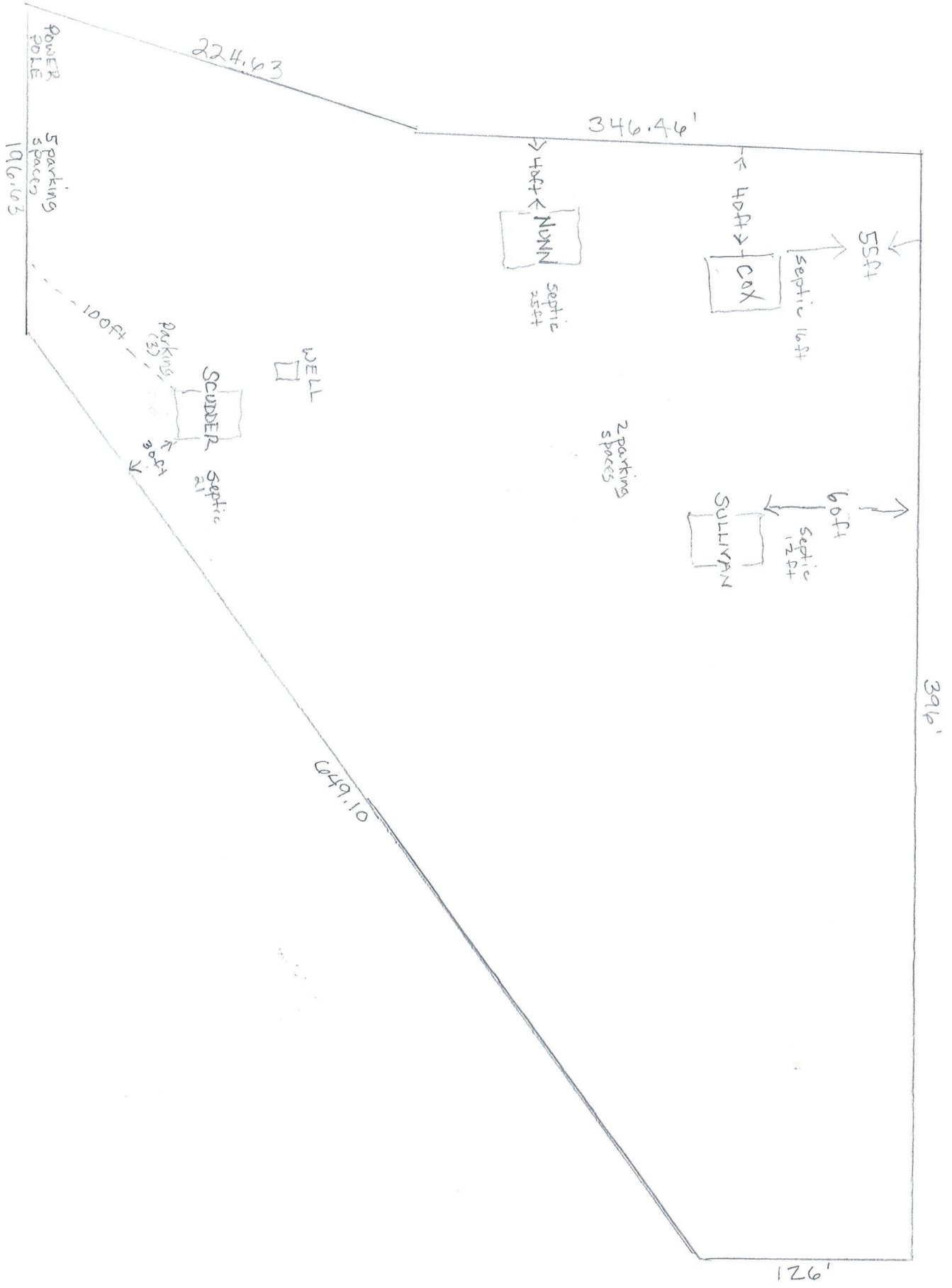
FAMILY CARE UNIT RESIDENT

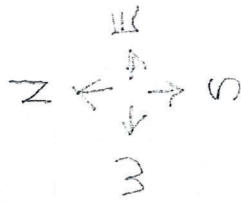
Print Name: Jeanne Sullivan

Signature: Jeanne Sullivan

Date: 5-8-23

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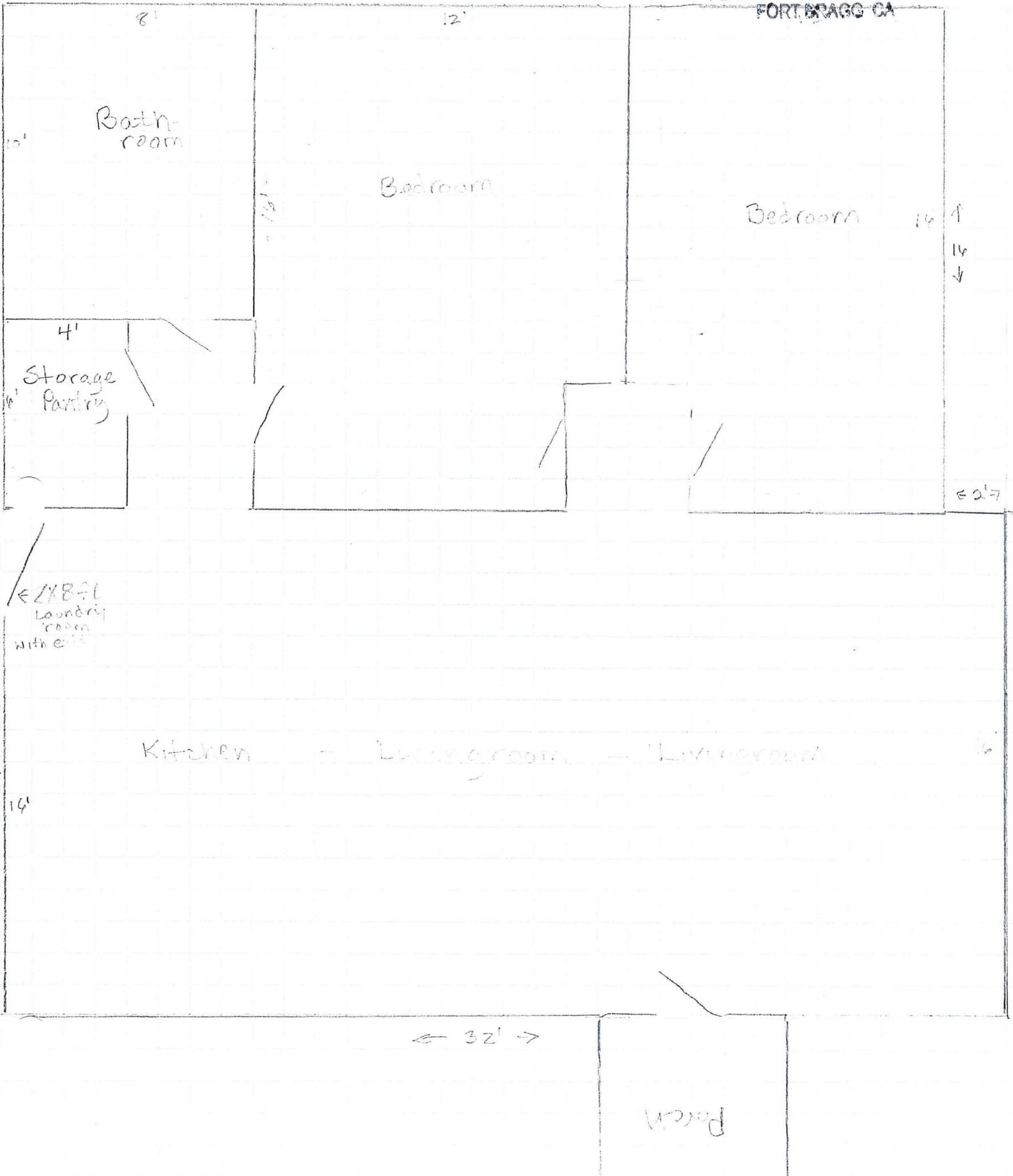




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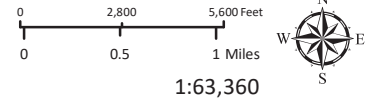




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CASE: AP 2023-0016 & AP 2023-0017
OWNER: COX, Sheldon
APN: 123-231-10
APLCT: Jeanne Sullivan
AGENT:
ADDRESS: 32251 Albion Ridge Rd., Albion

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



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LOCATION

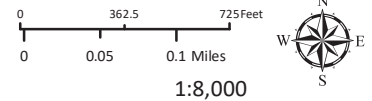
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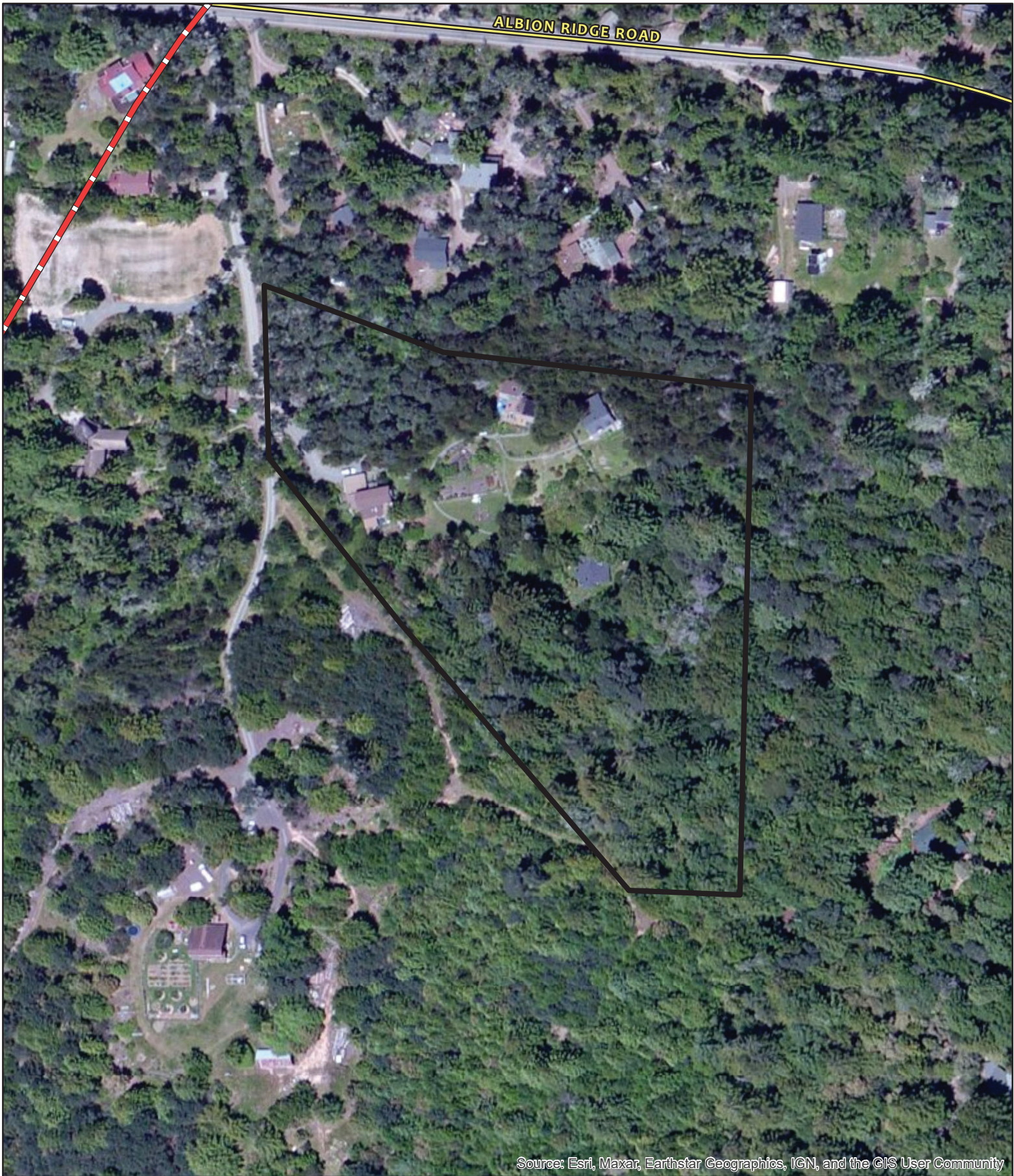
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AGENT:
ADDRESS: 32251 Albion Ridge Rd., Albion

- Coastal Zone Boundary
- Public Roads
- Private Roads
- Named Rivers
- Driveways/Unnamed Roads



AERIAL IMAGERY



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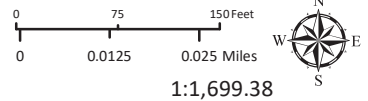


ALBION RIDGE ROAD

Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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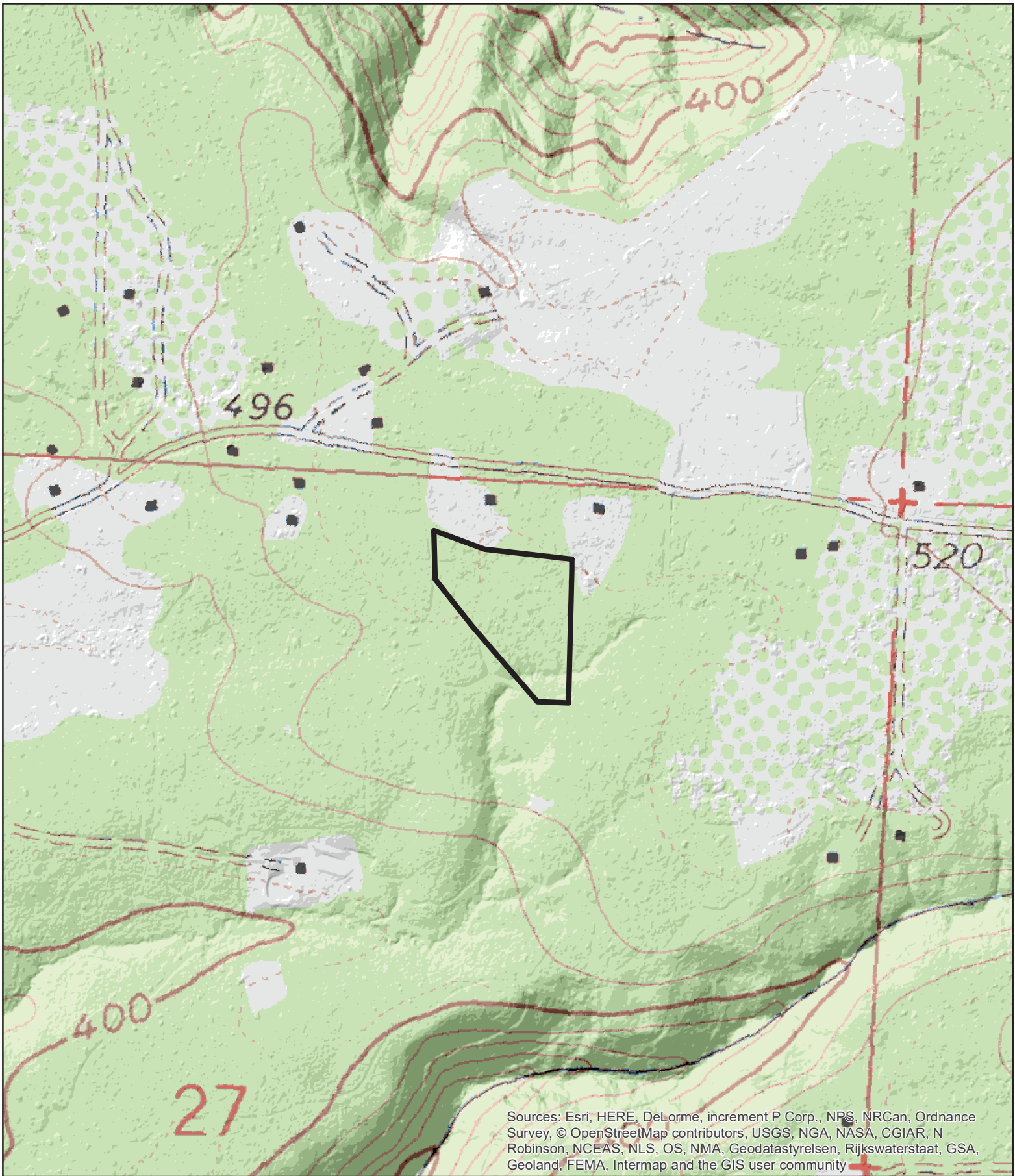
-  Coastal Zone Boundary
-  Public Roads



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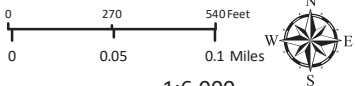
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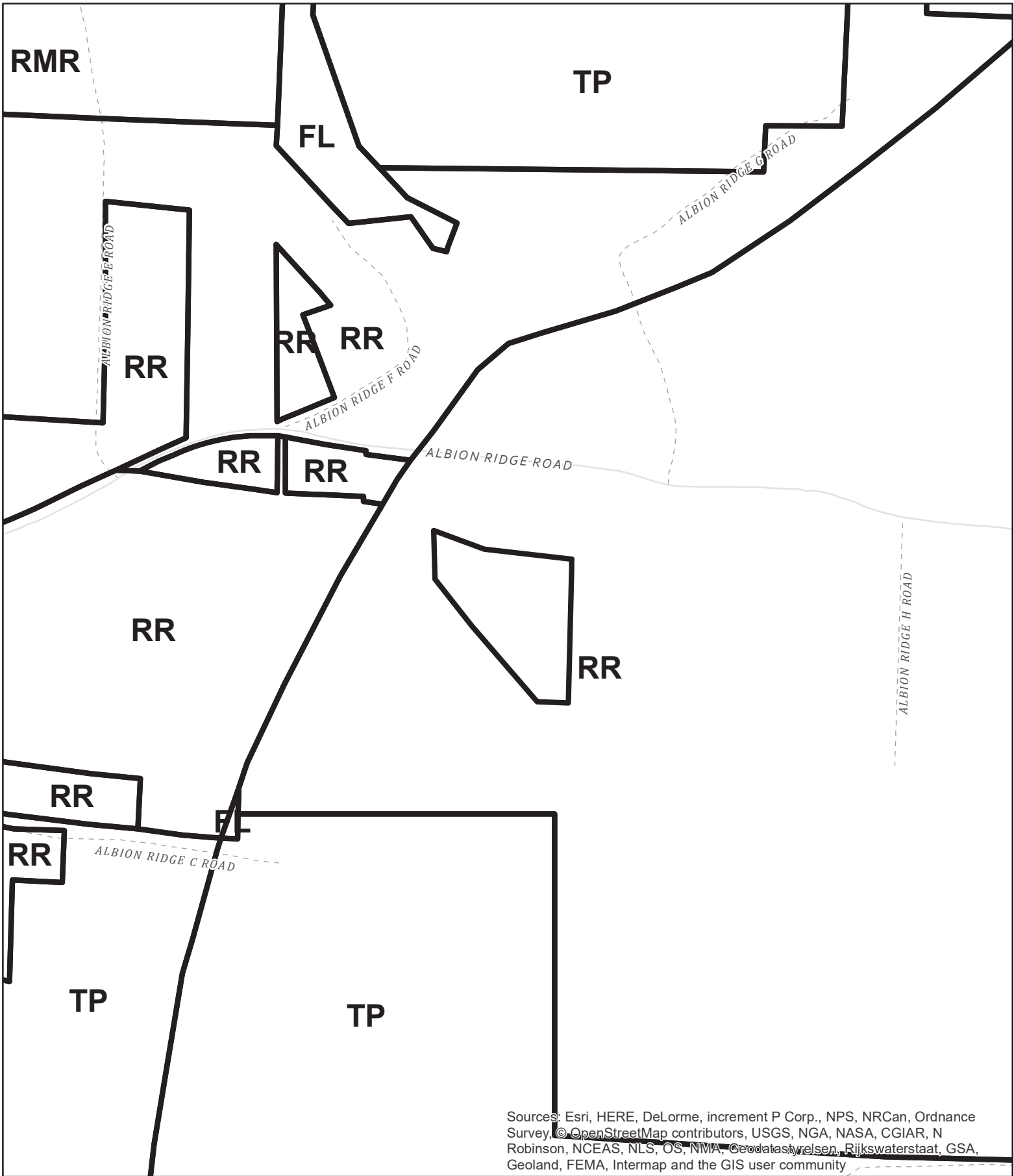
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1:6,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

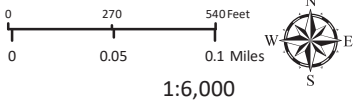
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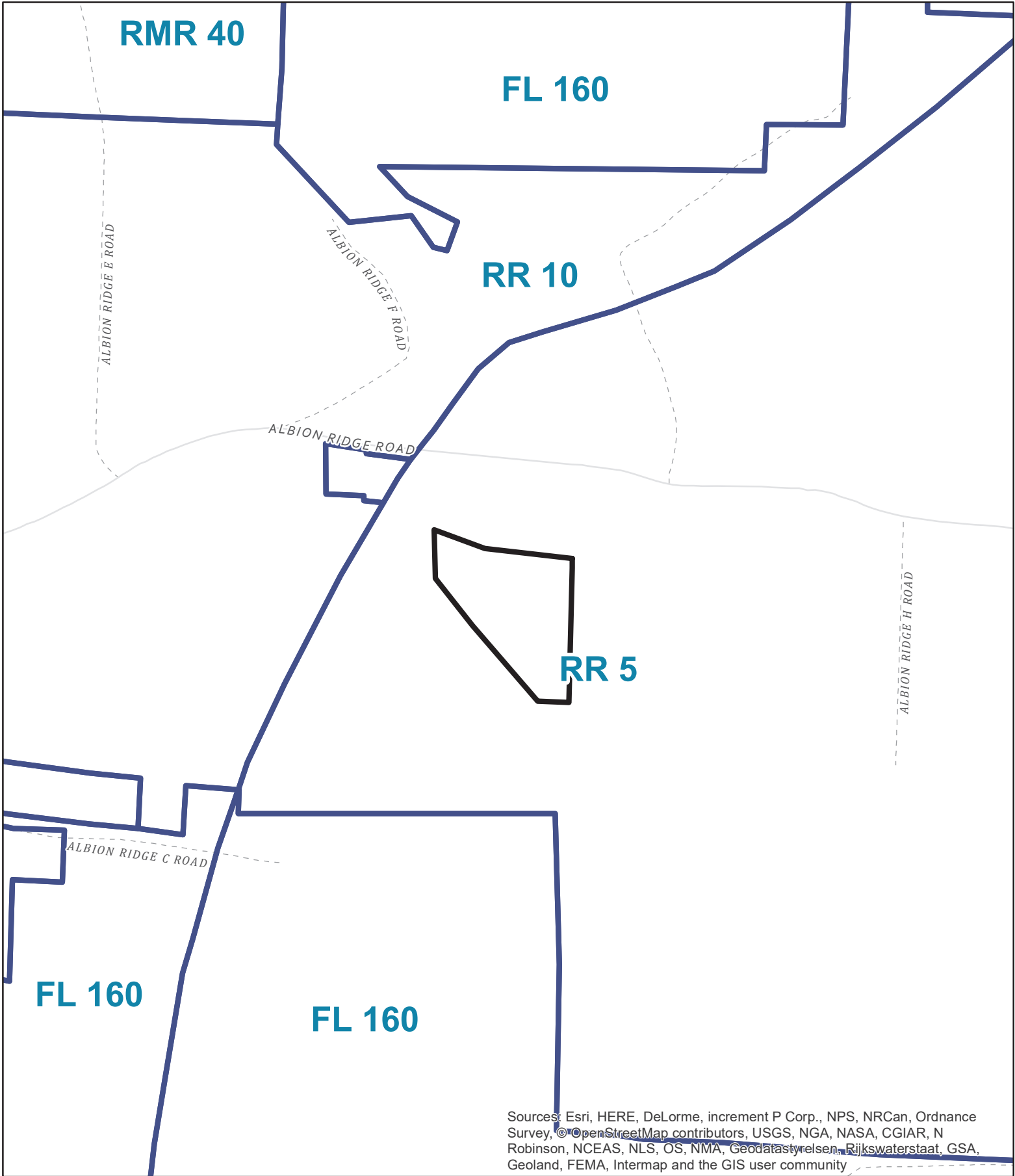
-  Zoning Districts
-  Public Roads
-  Private Roads



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ZONING

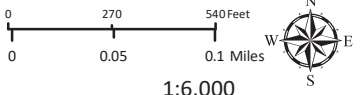
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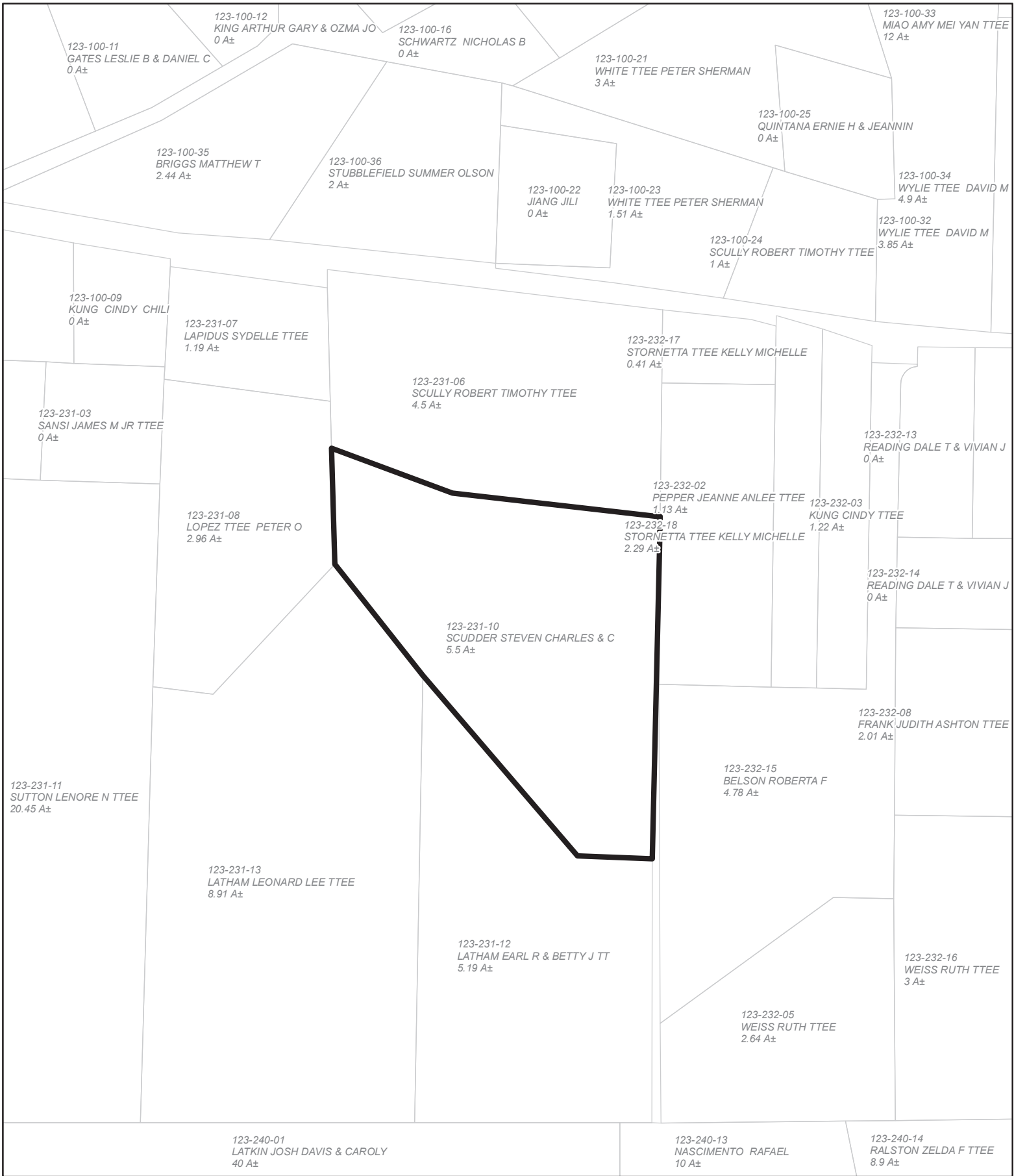
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— Public Roads
 - - - Private Roads




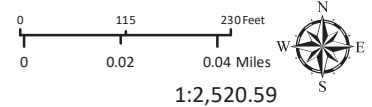
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GENERAL PLAN

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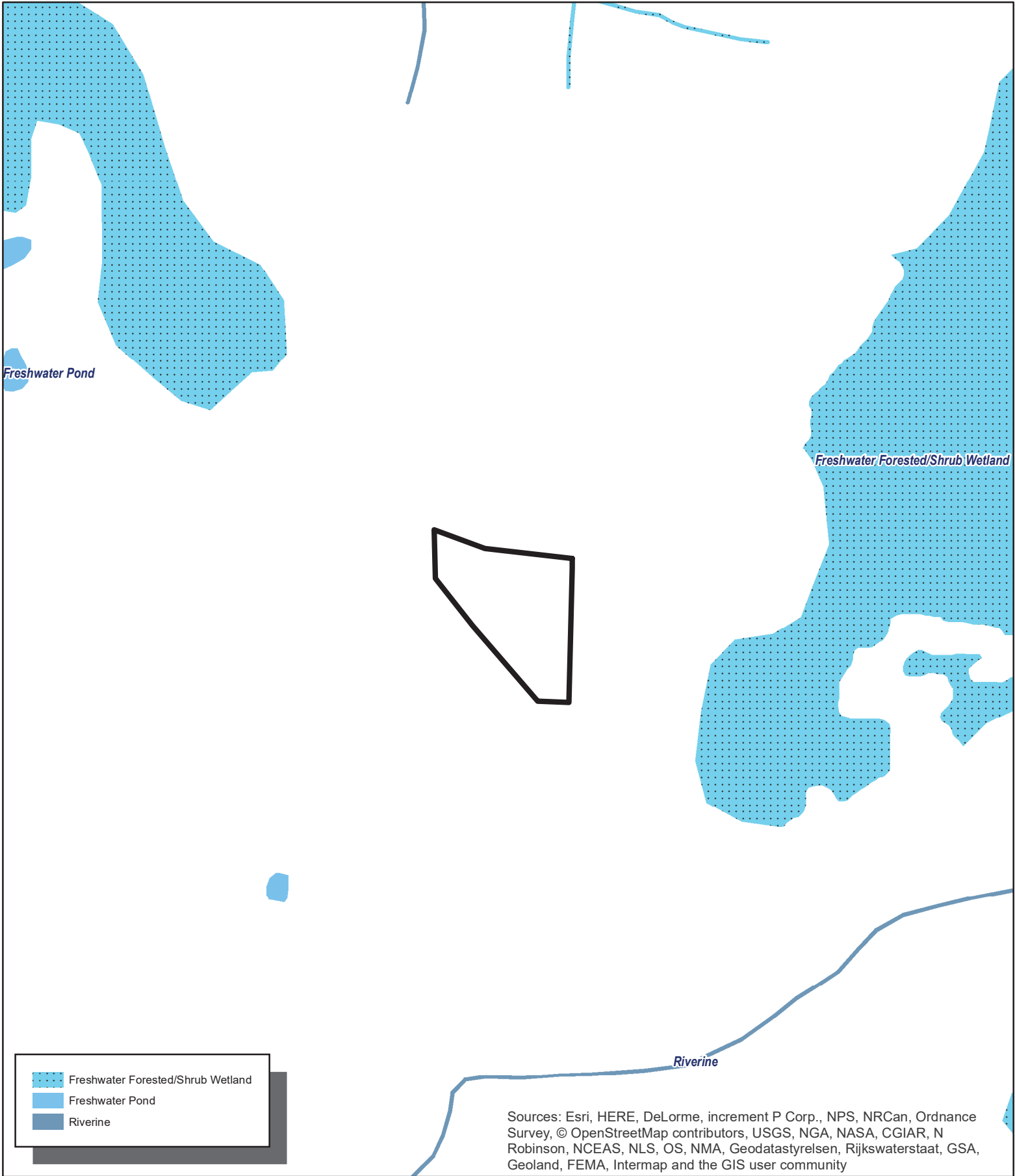
 Assessor's Parcels



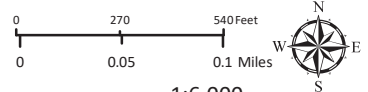
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ADJACENT PARCELS

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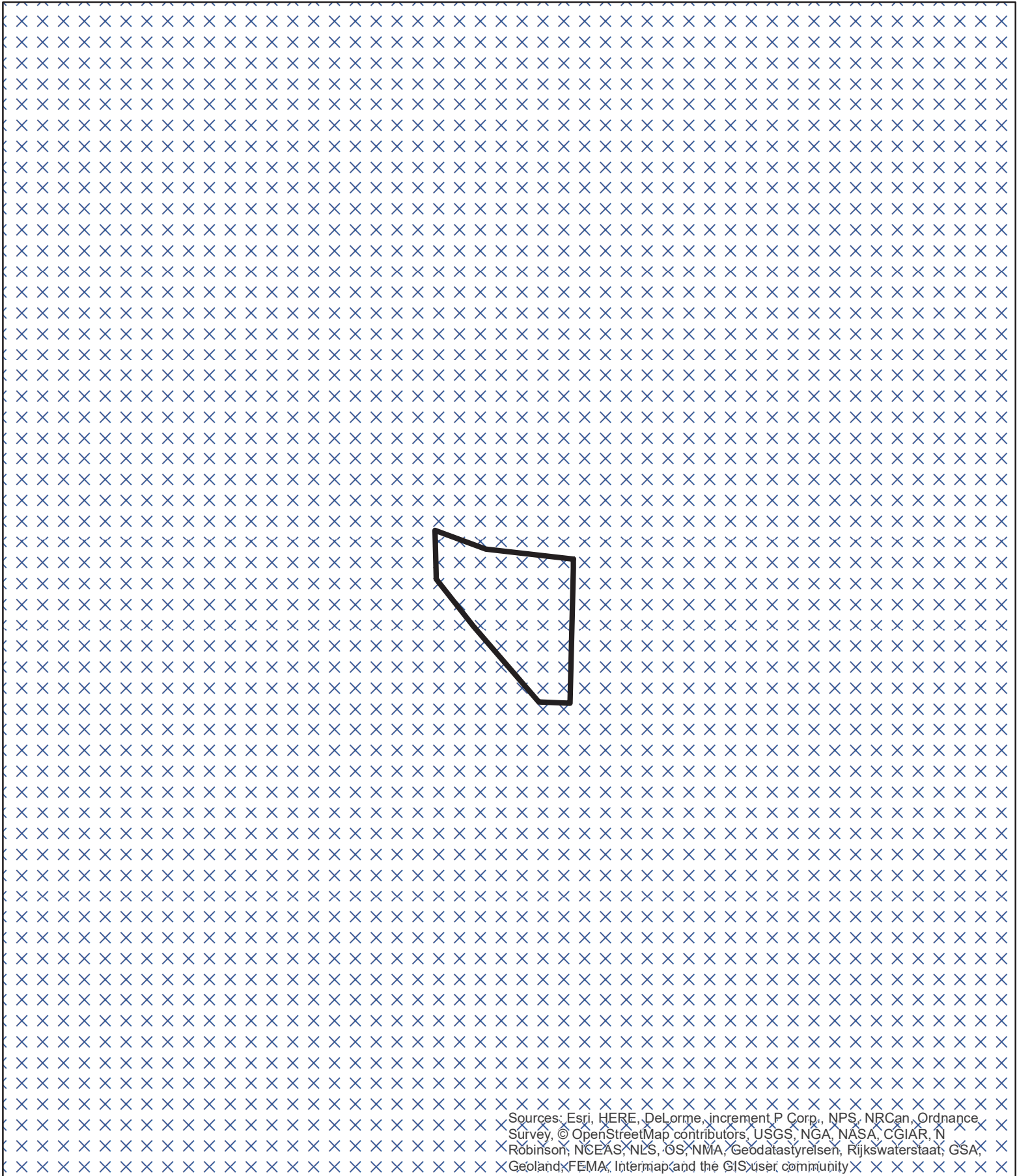
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WETLANDS

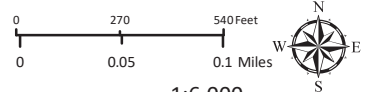
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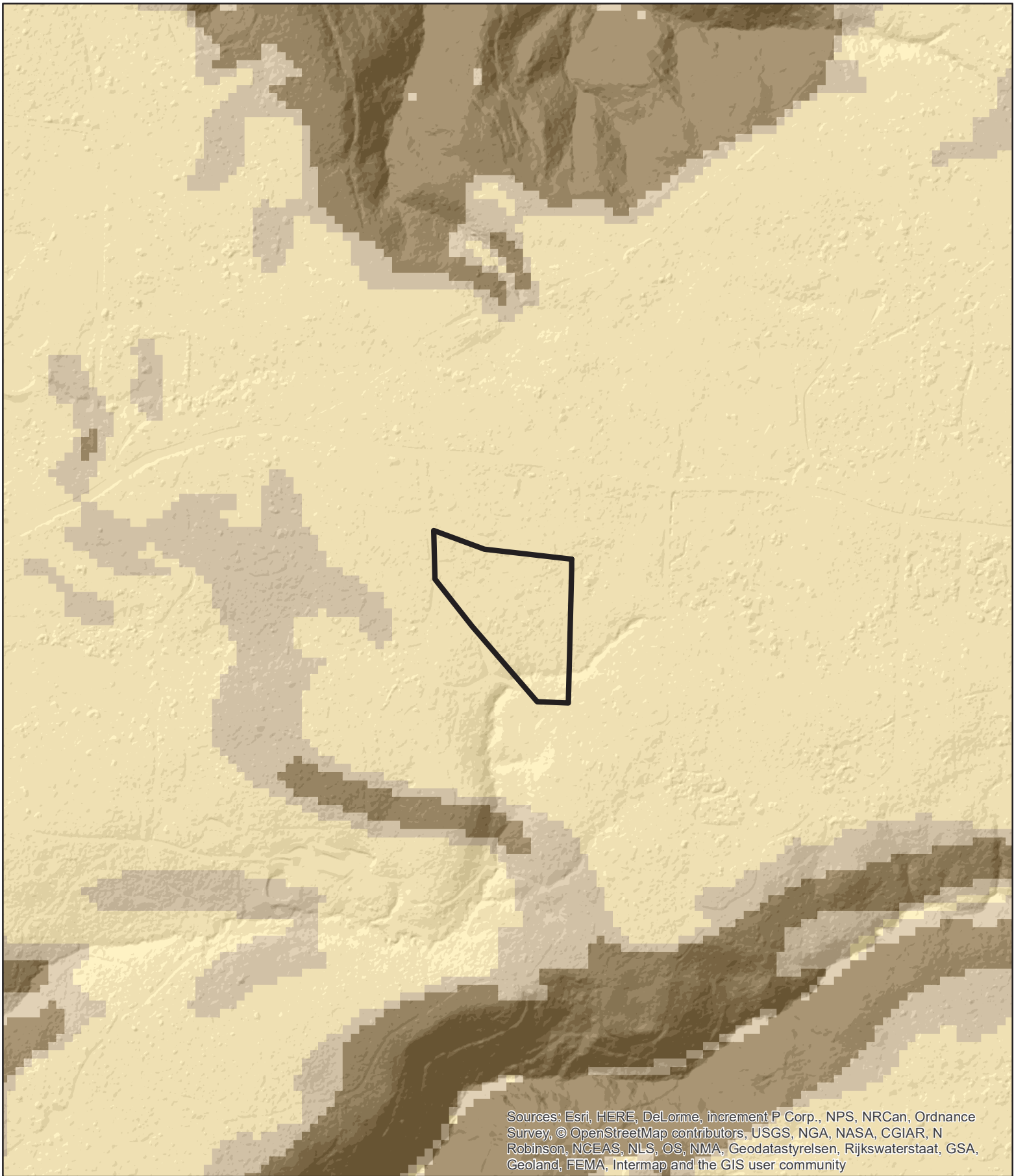
Critical Water Resources



1:6,000

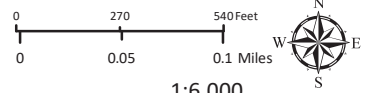
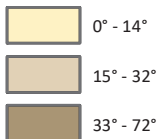
COASTAL GROUND WATER RESOURCES

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ESTIMATED SLOPE

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