



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

June 23, 2023

Department of Transportation

Environmental Health - Ukiah

Building Inspection - Ukiah

**CASE#:** AP\_2023-0018

**DATE FILED:** 6/5/2023

**OWNER:** ELAINE H ROBINSON TTEE

**APPLICANT:** TIMOTHY CALDWELL

**REQUEST:** Administrative Permit for the temporary use of a Travel Trailer on the property for use as a Family Care Unit (FCU).

**LOCATION:** 2.97± miles south of Willits city center, lying on the west side of South Main Street, 1.27± miles south of its intersection with Muir Mill Rd (CR 301C), 0.36± miles south of the intersection of Muir Mill Rd (CR 301C) and Buckhorn Rd (Private), located at 1411 Buckhorn Rd, Willits

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** DIRK LARSON

**RESPONSE DUE DATE:** July 07, 2023

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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\_2023-0018

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**OWNER:** Elaine Robinson

**APPLICANT:** Timothy Caldwell

**REQUEST:** Administrative Permit for the temporary use of a Travel Trailer on the property for use as a Family Care Unit (FCU)

**LOCATION:** 2.97± miles south of Willits city center, lying on the west side of South Main Street, 1.27± miles south of its intersection with Muir Mill Rd (CR 301C), 0.36± miles south of the intersection of Muir Mill Rd (CR 301C) and Buckhorn Rd (Private), located at 1411 Buckhorn Rd, Willits

**APN/S:** 104-280-08

**PARCEL SIZE:** 38± acres

**GENERAL PLAN:** RMR20: (Remote Residential)  
**ZONING:** UR:20 (Upland Residential-20 acre minimum)

**EXISTING USES:** Residential

**DISTRICT:** 3<sup>rd</sup> (Haschak)

**RELATED CASES:** IC\_2023-0182

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Remote Residential	Upland Residential	39±A	Residential
<b>EAST:</b>	Remote Residential	Upland Residential	120±A	Vacant, Res
<b>SOUTH:</b>	Remote Residential	Upland Residential	38.34±A	Residential
<b>WEST:</b>	Remote Residential	Upland Residential	20.7±A	Residential

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### REFERRAL AGENCIES

Building Division UK

Department of Transportation

Environmental Health (EH-UK)

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**ADDITIONAL INFORMATION:** The request for the Family Care Unit is in relation to an active complaint of a Travel Trailer set up illegally on the property.

**STAFF PLANNER:** DIRK LARSON

**DATE:** 6/23/2023

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*None*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*High*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*CalFire/Little Lake Fire*

### 4. FARMLAND CLASSIFICATION:

GIS

*G-Grazing Land*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*N/A*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Eastern Soils-Yorkville/Squawrock Complex*

### 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

*NO*

### 10. TIMBER PRODUCTION ZONE:

GIS

*NO*

### 11. WETLANDS CLASSIFICATION:

GIS

*Riverine*

### 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

*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](http://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

*N/A*

### 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

*N/A*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*N/A*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*N/A*

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

*N/A*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

*NO*

### 29. HIGHLY SCENIC AREA:

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

*NO*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

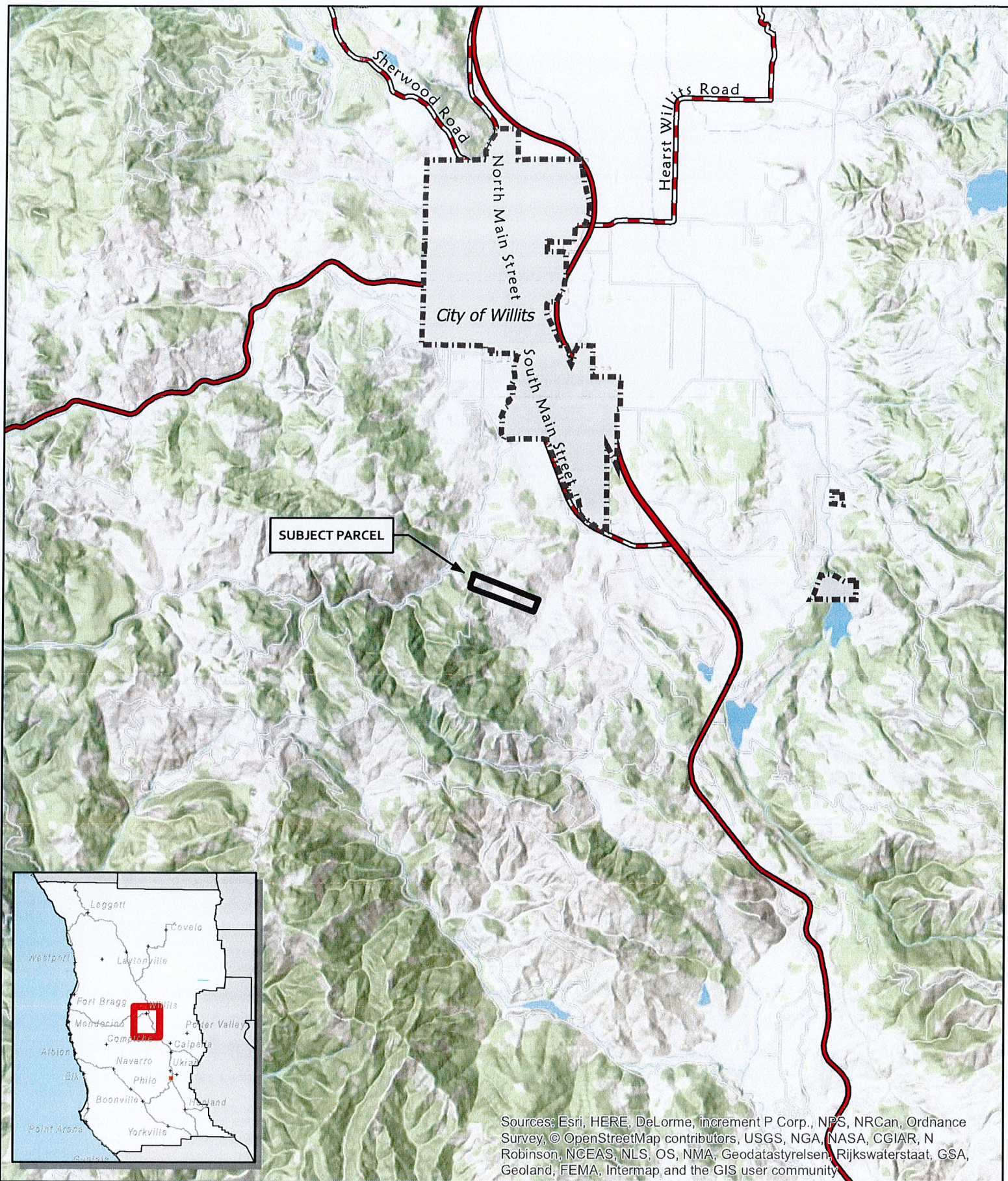
*N/A*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*N/A*





**SUBJECT PARCEL**

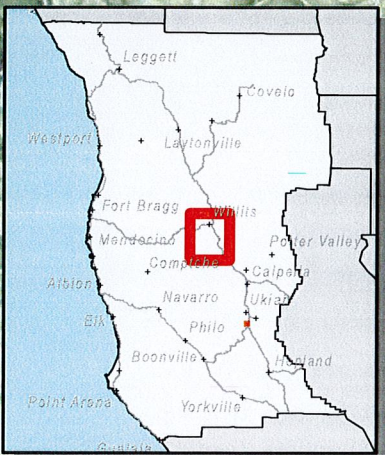
City of Willits

North Main Street




South Main Street

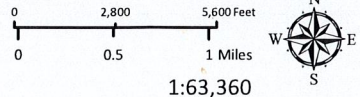
Sherwood Road

Hearst Willits Road



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

-  City Limits
-  Highways
-  Major Roads



1:63,360

LOCATION

**CASE: AP 2023-0018**  
**OWNER: ROBINSON, Elaine**  
**APN: 104-280-08**  
**APLCT: Timothy Caldwell**  
**AGENT:**  
**ADDRESS: 1411 Buckhorn Rd., Willits**




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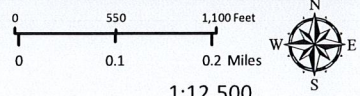




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
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-  Hydrology
-  Public Roads
-  Driveways/Unnamed Roads



1:12,500

**AERIAL IMAGERY**

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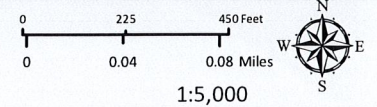


Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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**AGENT:**

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— Hydrology  
- - - - - Driveways/Unnamed Roads



1:5,000

**AERIAL IMAGERY**

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PLOT PLAN



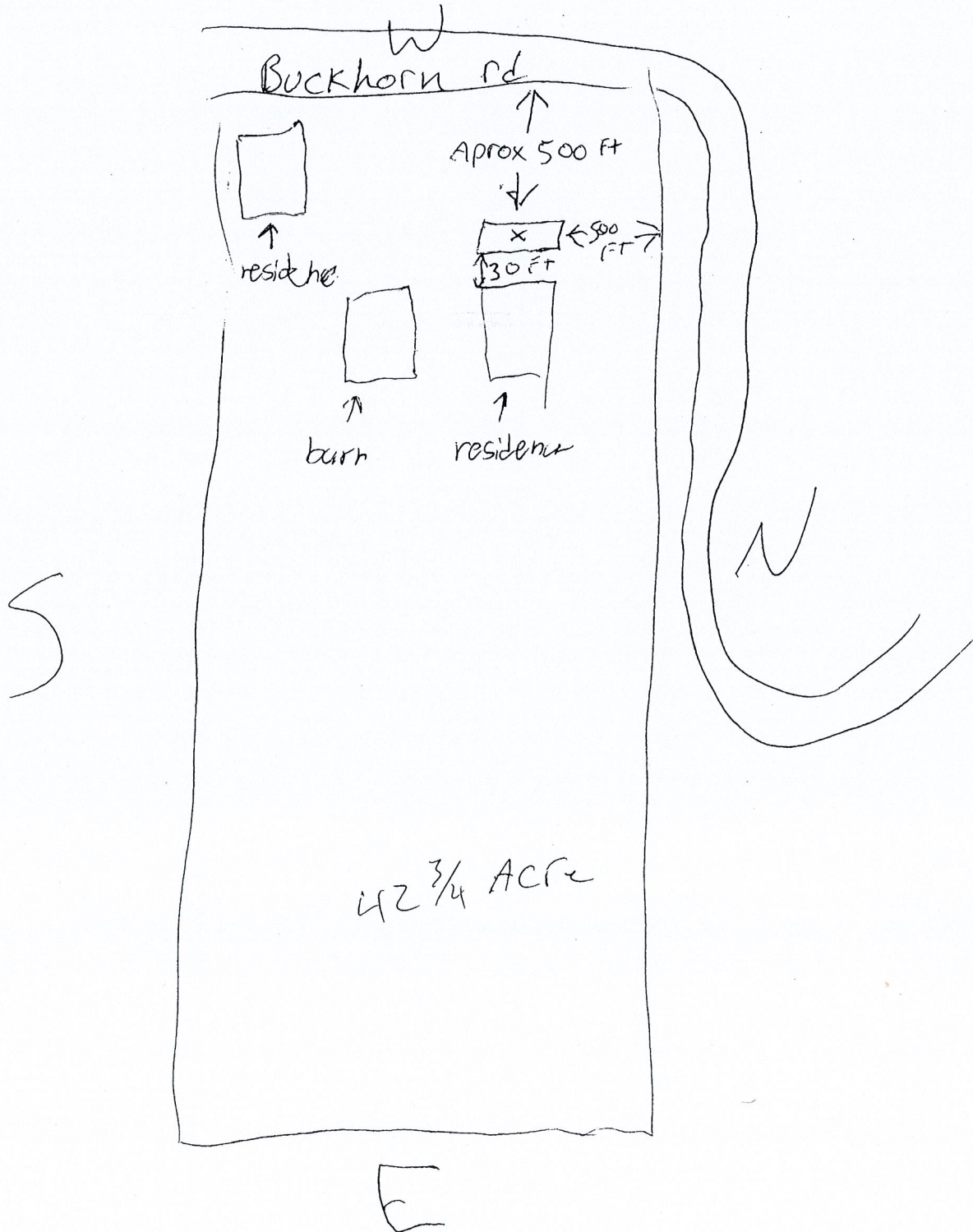
COUNTY  
OF  
Mendocino

APPLICATION# \_\_\_\_\_

JOB ADDRESS: \_\_\_\_\_ CITY OR TOWN: \_\_\_\_\_

ASSESSOR'S PARCEL #: \_\_\_\_\_ PROPERTY OWNER'S NAME: \_\_\_\_\_

SHOW ALL BUILDINGS, STRUCTURES, SEPTIC TANKS AND LEACH FIELDS, WELLS, STREAMS, LAKES, ROADS, STREETS, ALLEYS, RETAINING WALLS, FENCES, EASEMENTS, POWER POLES, AND ANY OTHER IMPROVEMENTS AND INDICATE ALL DISTANCES BETWEEN. SPECIFY WHETHER EXISTING OR PROPOSED. INDICATE ORIENTATION WITH A NORTH ARROW.

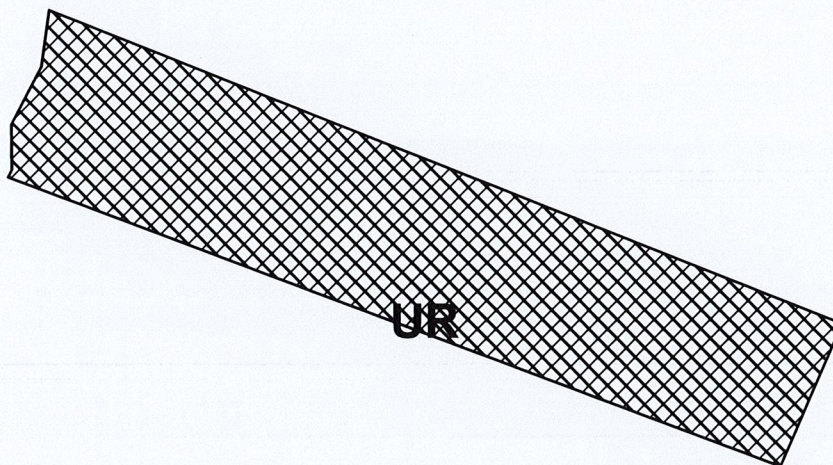




RL

SR

MUIR MILL ROAD



UR

CASE: AP 2023-0018

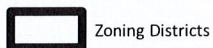
OWNER: ROBINSON, Elaine

APN: 104-280-08

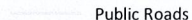
APLCT: Timothy Caldwell

AGENT:

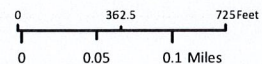
ADDRESS: 1411 Buckhorn Rd., Willits



Zoning Districts



Public Roads



1:8,000

ZONING

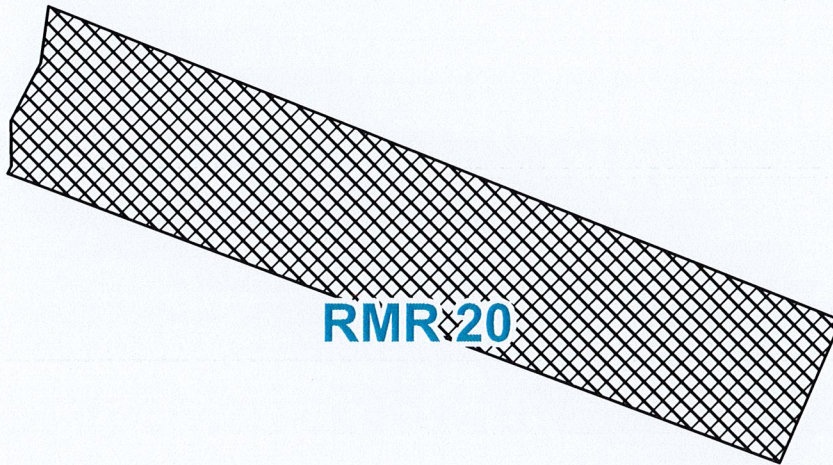
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**RL 160**

**SR**

MUIR MILL ROAD

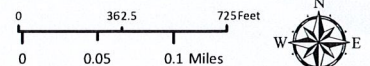


**RMR 20**

**CASE: AP 2023-0018**  
**OWNER: ROBINSON, Elaine**  
**APN: 104-280-08**  
**APLCT: Timothy Caldwell**  
**AGENT:**

**ADDRESS: 1411 Buckhorn Rd., Willits**

Public Roads

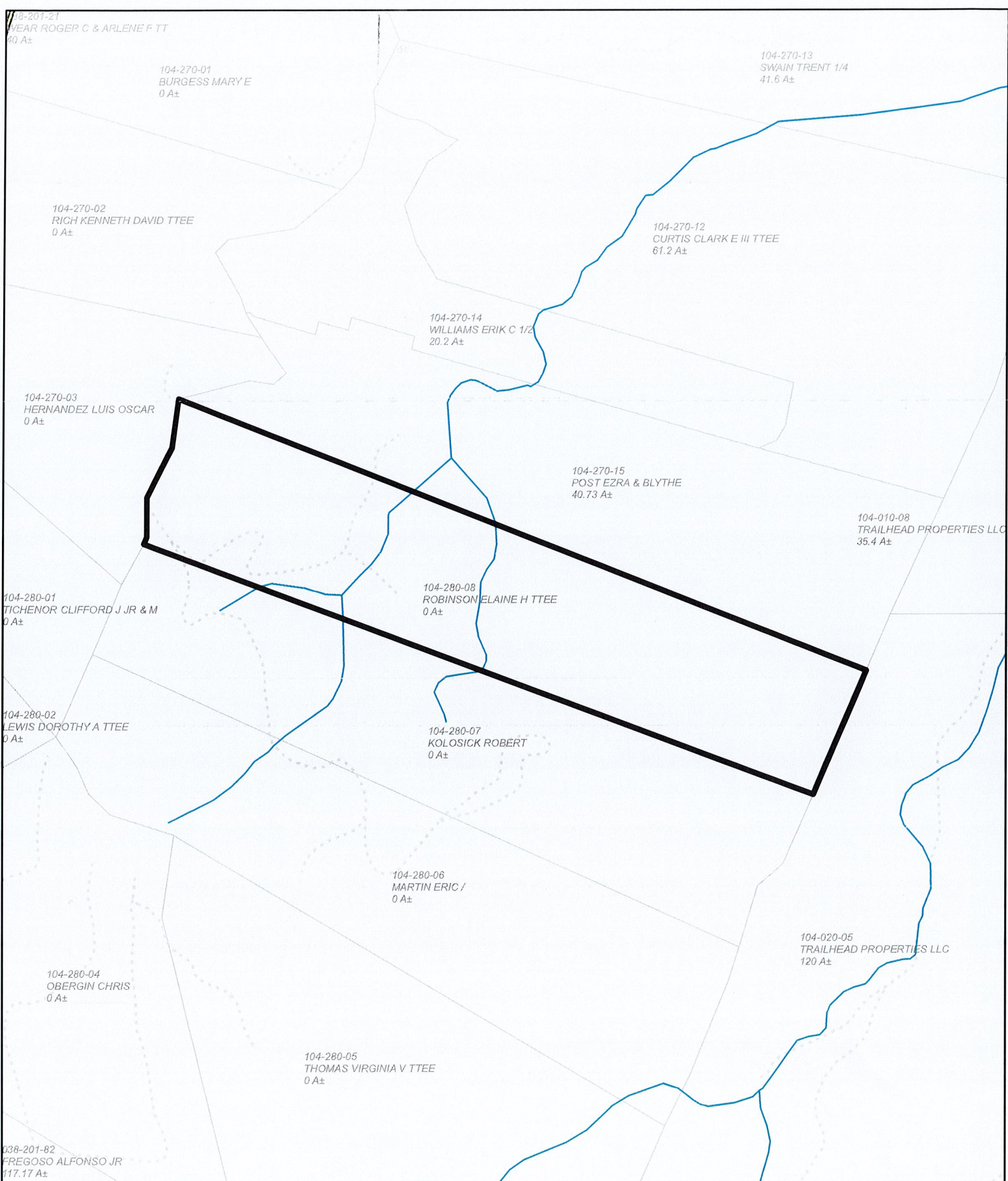


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**GENERAL PLAN**


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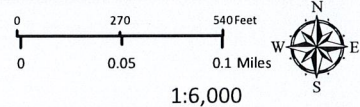




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-  Hydrology
-  Public Roads
-  Driveways/Unnamed Roads

 Assessors Parcels



**ADJACENT PARCELS**




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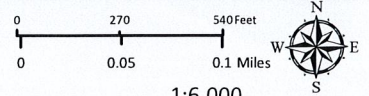




LITTLE LAKE FIRE PROTECTION DISTRICT

**CASE:** AP 2023-0018  
**OWNER:** ROBINSON, Elaine  
**APN:** 104-280-08  
**APLCT:** Timothy Caldwell  
**AGENT:**  
**ADDRESS:** 1411 Buckhorn Rd., Willits

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



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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