



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

October 10, 2023

Environmental Health - Ukiah

Building Inspection - Ukiah

CASE#: AP_2023-0036

DATE FILED: 8/29/2023

OWNER/APPLICANT: FRANCISCO & REBECCA CASTRO

REQUEST: New Administrative Permit for use of a trailer on the property as a Family Care Unit for a disabled family member.

LOCATION: 0.3± miles east of Potter Valley community center, lying on the east side of West Side Potter Valley Rd (CR 248), situated 0.3± miles east of its intersection with Main St (CR 245), located at 10275 Main St., Potter Valley. (APN 175-090-02)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: DIRK LARSON

RESPONSE DUE DATE: October 24, 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_2023-0036

OWNER: FRANCISCO & REBECCA CASTRO

APPLICANT: FRANCISCO & REBECCA CASTRO

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APN/S: 175-090-02

PARCEL SIZE: 0.57

GENERAL PLAN: RC (Rural Community)

ZONING: SR:40K (Suburban Residential-40K lot minimum)

EXISTING USES: Residential

DISTRICT: 1st (McGourty)

RELATED CASES: IC_2023-0418

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Suburban Residential	Suburban Residential	4.5± acres	Residential
EAST:	Public Services	Public Facilities	4.8± acres	Public Use, Vac
SOUTH:	Suburban Residential	Suburban Residential	2.23± acres	Residential
WEST:	Rural Community	Suburban Residential	0.2± acres	Residential

REFERRAL AGENCIES

LOCAL

- Environmental Health (Ukiah)
- Building Division (Ukiah)

ADDITIONAL INFORMATION: Application resulting from a Code Enforcement compliant filed for work started without permits for set up of trailer to house disabled child.

STAFF PLANNER: DIRK LARSON

DATE: 10/10/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Urban Unzoned

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Potter Valley Community Services

4. FARMLAND CLASSIFICATION:

GIS

Urban Built-up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Feliz Loam

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

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

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

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

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

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 2023-0036
 CDF No(s) _____
 Date Filed 8/29/23
 Fee \$ 1,025.00
 Receipt No. 058421
 Received by M. Cliser
 Office Use Only

ADMINISTRATIVE PERMIT APPLICATION

Name of Applicant <u>Rebecca Castro</u> <u>Francisco Castro</u>	Name of Owner(s) <u>Rebecca Castro</u> <u>Francisco Castro</u>	Name of Agent
Mailing Address <u>P.O. BOX 334</u> <u>Potter Valley CA</u> <u>95469</u>	Mailing Address <u>same</u>	Mailing Address
Telephone Number <u>707 272 4019</u>	Telephone Number	Telephone Number

Assessor's Parcel Number(s)
1750900200

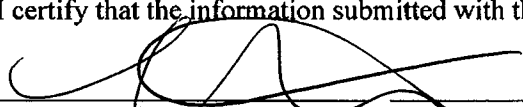
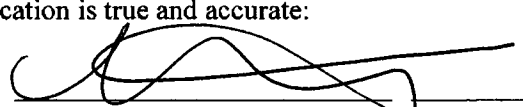
Parcel Size <u>480</u> Square feet <input checked="" type="checkbox"/> Acres <u>0.57±</u>	Street Address of Project <u>10275 Main Street</u> <u>Potter Valley CA 95469</u>
--	--

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.

	<u>8/29/23</u>		<u>8/29/23</u>
Signature of Applicant/Agent	Date	Signature of Owner	Date

1. Describe the proposed project:			YES	NO	NOT APPLICABLE
Attached Dwelling:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detached Dwelling:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conversion of existing structure:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit will be rented:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Square footage of existing structure:	3. Square footage of proposed unit:	4. Number of bedrooms:			
480 sq		1			
5. Number of existing parking spaces:	6. Number of proposed parking spaces:				
2	2				
7. In order to develop the proposed unit, will it be necessary to:			YES	NO	NOT APPLICABLE
A. Remove trees/any vegetation::			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Make substantial changes in terrain?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Construct a road?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Connect to existing water district?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Connect to existing sewer district?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Install a septic system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Connect to existing septic system?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Install an individual well?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. OTHER (Explain)?					
I certify that the information submitted with this application is true and accurate:					
					
Signature of Applicant/Agent		Signature of Owner			
Date		Date			

FOR STAFF PURPOSES ONLY			
PLANNING & BUILDING SERVICES		DIVISION OF ENVIRONMENTAL HEALTH	
Zoning District: _____			
Setbacks: Front: _____	Feet	Health Information submitted:	YES <input type="checkbox"/>
Rear: _____	Feet		NO <input type="checkbox"/>
Side: _____	Feet	Health Department Approval:	<input type="checkbox"/>
Compliance with Mendocino County Code Chapter 20.168:	YES <input type="checkbox"/>		<input type="checkbox"/>
	NO <input type="checkbox"/>		
Code Section reference if non-compliance with Mendocino County Code: _____		Signature _____	Date _____

THE PROJECT

1. Describe the proposed project, summarizing the number, function and size of proposed temporary uses: Care unit for ~~trusts~~ disabled son

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 (_____ years) |

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

back of property

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

5. How much off street parking will be provided:

- None One Space Two spaces 4 spaces

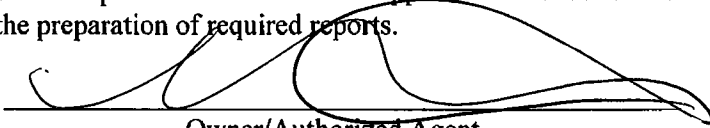
6. In order to develop the proposed temporary facility, will it be necessary to:

- | | 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"/> |

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 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.




 Owner/Authorized Agent

 8/29/23
 Date

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

AUTHORIZATION OF AGENT

I hereby authorize Rebecca Castro to act as my representative and to bind me in all matters concerning this application.



 Owner

 8/29/23
 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 One 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.

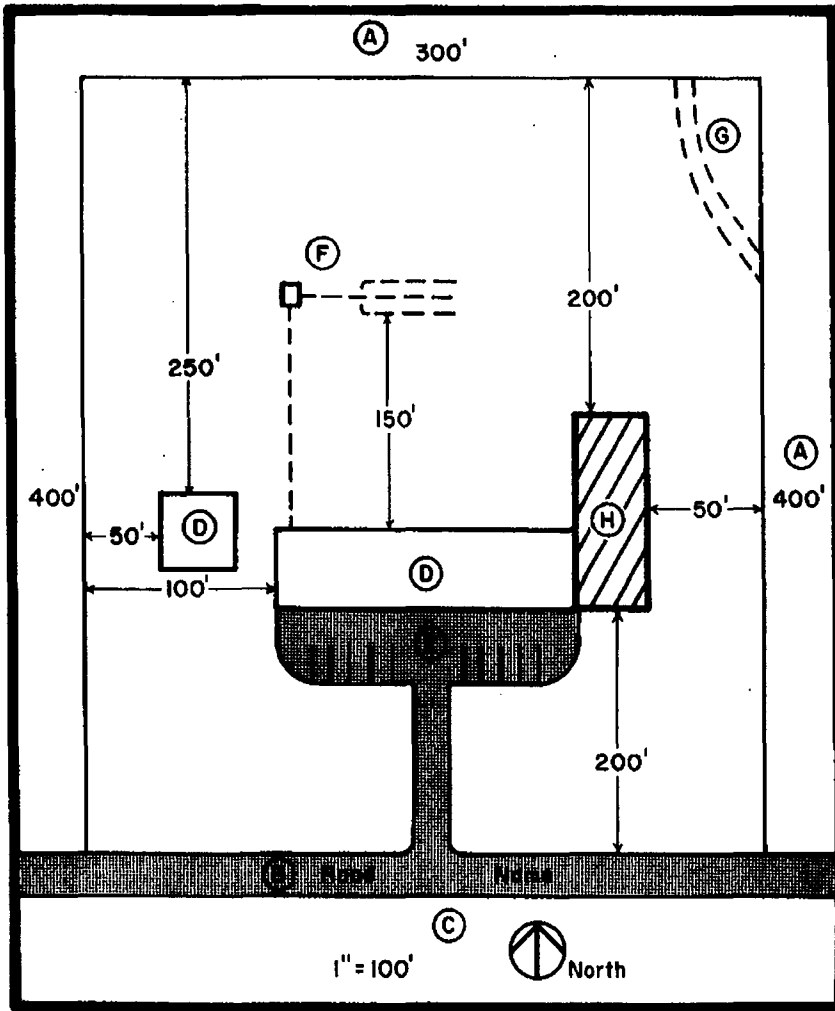
Date: _____

8/29/23



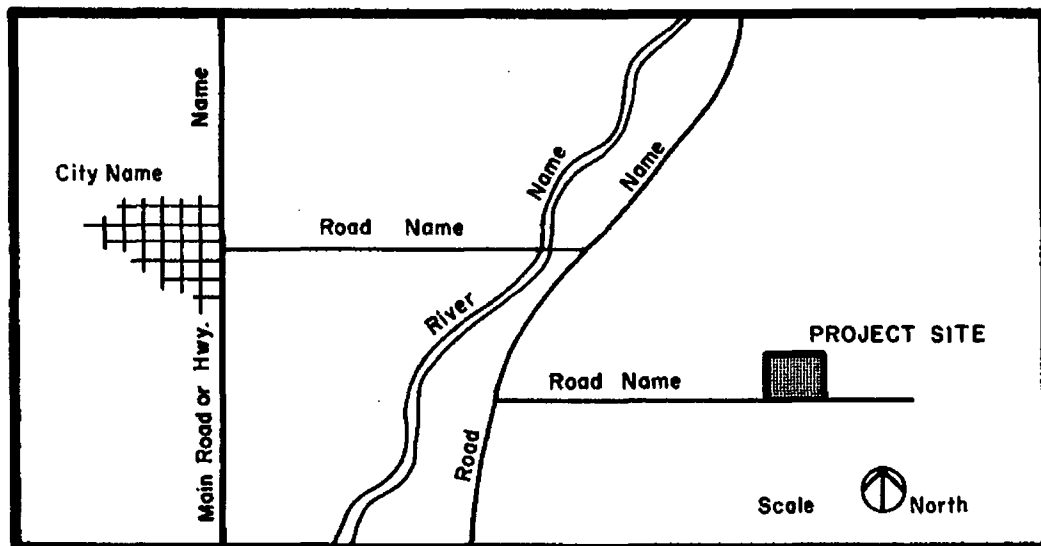
Applicant

Sample Plot Plan



- A. Parcel Shape and Dimensions.
- B. Adjacent Streets.
- C. North Arrow and Scale.
- D. Existing Buildings including distance from property lines.
- E. Driveways, Parking and Loading Areas.
- F. Existing and proposed septic system and wells including distances from structures.
- G. Easements and Utility lines (power, sewer, water etc.).
- H. Proposed structure or addition including distance from property lines.

Sample Location Map

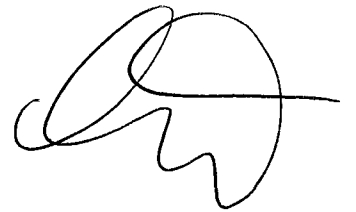


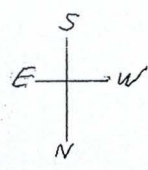
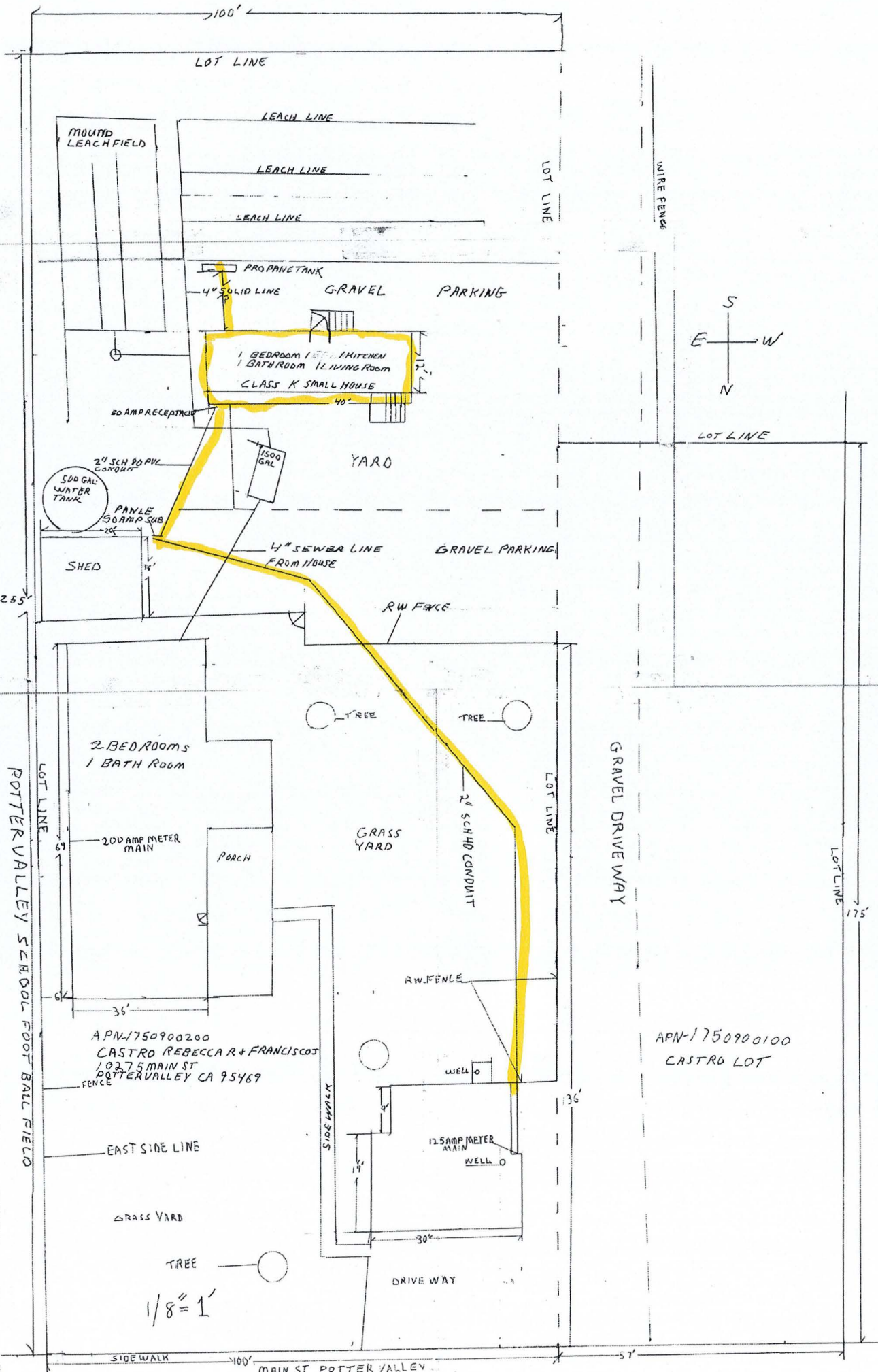
8/29/23

I Rebecca Castro would like
to put a family care unit on the back
of our property for my disabled son
to live in.

Thank you

Rebecca

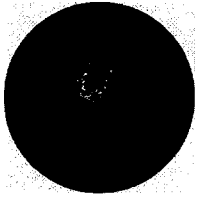
A stylized, cursive handwritten signature of Rebecca Castro, consisting of several overlapping loops and a long horizontal stroke extending to the right.



WIRE FENCE

GRAVEL DRIVEWAY

APN-1750900100
CASTRO LOT



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: Rebecca and Francisco Castro
PO BOX 334

POTTER VALLEY CA 95469

Project Number: AP_2023-0036

Project Description:

Site Address: 10275 MAIN ST

AP_2023-0036

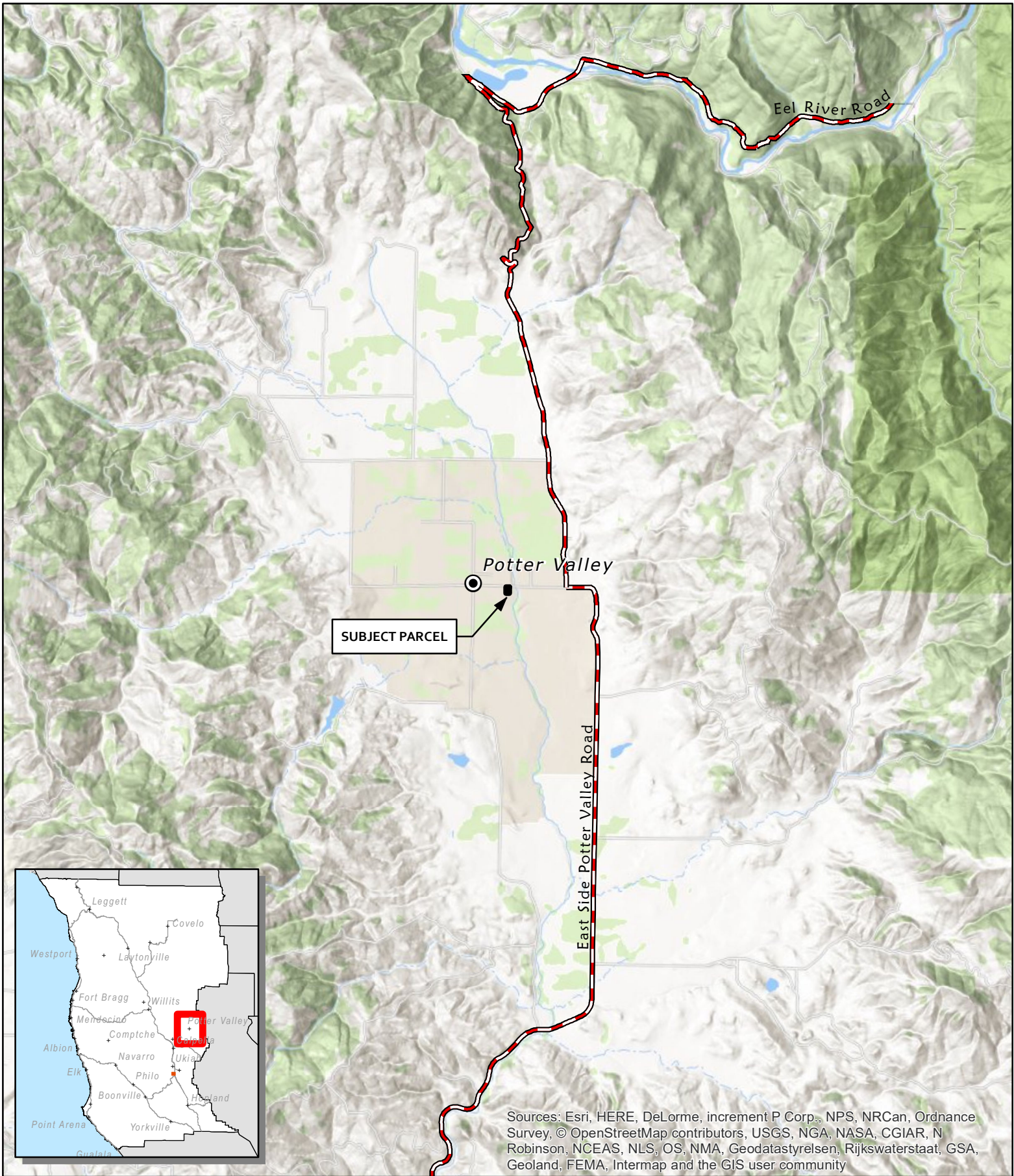
Receipt: PRJ_058421

Date: 8/29/2023

Pay Method: CHECK 772

Received By: MARK CLISER

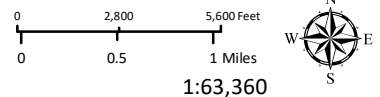
<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$1,141.00
AP BASE			\$1,141.00
EH FEES	1100-4011-822606		\$135.00
AP EH			\$135.00
GENERAL PLAN	1100-2851-826188		\$200.00
			\$200.00
RECORDS MANAGEMENT	1222-2852-826260		\$147.00
			\$147.00
Total Fees Paid:			\$1,623.00



Sources: Esri, HERE, DeLorme, increment 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

CASE: AP 2023-0036
OWNER: CASTRO, Rebecca & Francisco
APN: 175-090-02
APLCT: Rebecca & Francisco Castro
AGENT:
ADDRESS: 10275 Main St., Potter Valley

● Major Towns & Places
 — Major Roads



1:63,360

LOCATION

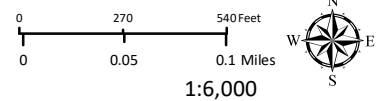
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

CASE: AP 2023-0036
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AGENT:
ADDRESS: 10275 Main St., Potter Valley

- Hydrology
- - - - Driveways/Unnamed Roads
- Public Roads
- Assessors Parcels
- Private Roads



1:6,000

AERIAL IMAGERY

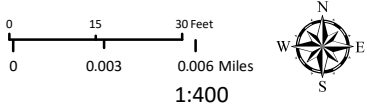
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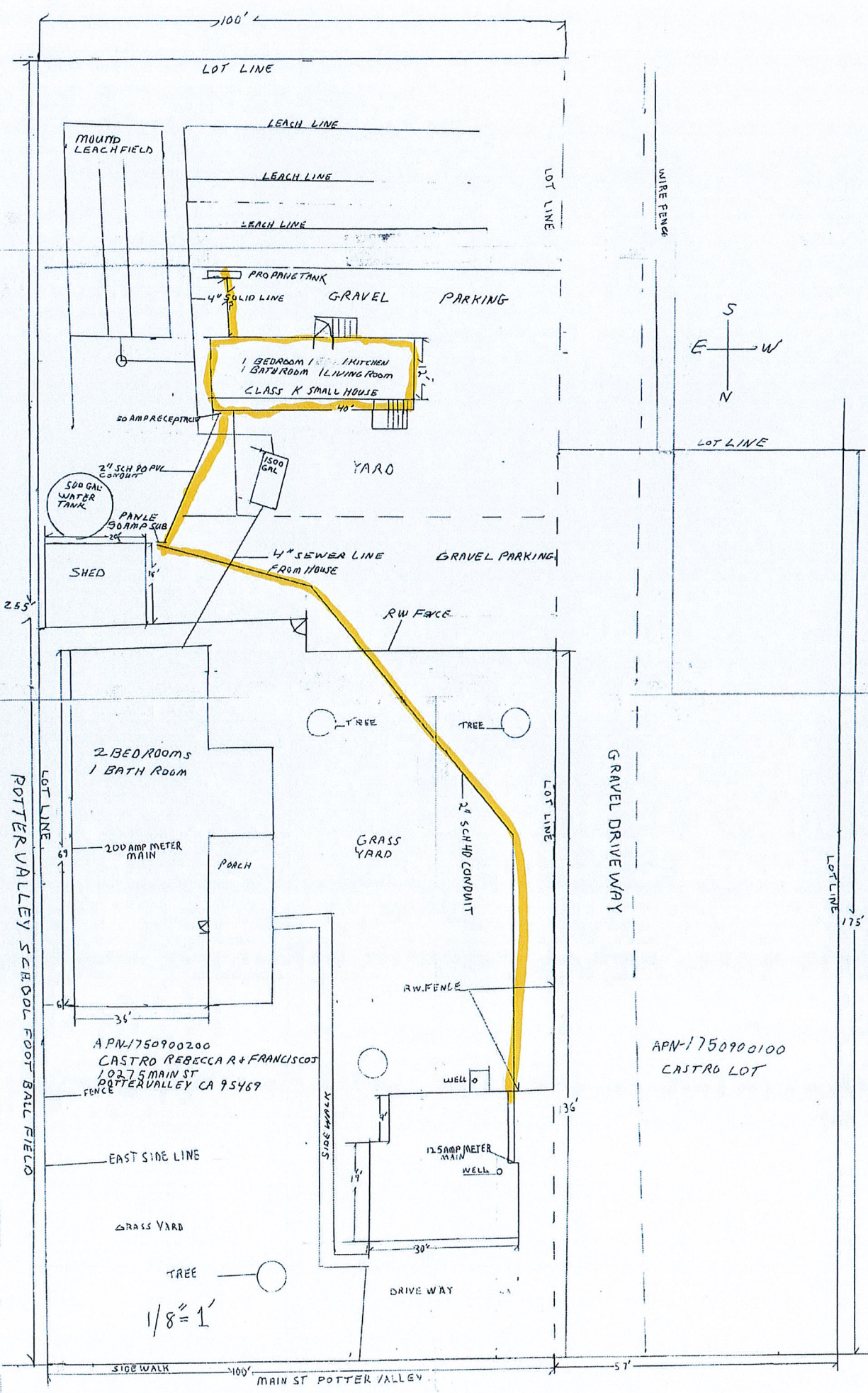
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----- Driveways/Unnamed Roads
□ Assessors Parcels



AERIAL IMAGERY

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100'

LOT LINE

MOUND
LEACH FIELD

LEACH LINE

LEACH LINE

LEACH LINE

LOT LINE

WIRE FENCE

PROPRIVETANK

4" SOLID LINE

GRAVEL PARKING

50 AMP RECEPTACLE

2" SCH 40 PVC CONDUIT

500 GAL WATER TANK

1500 GAL

YARD

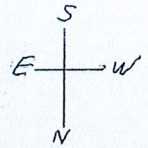
SHED

PANTRY 50 AMP SUB

4" SEWER LINE FROM HOUSE

GRAVEL PARKING

RW FACE



LOT LINE

255'

2 BED ROOMS
1 BATH ROOM

TREE

TREE

GRASS YARD

LOT LINE

200 AMP METER MAIN

PORCH

2" SCH 40 CONDUIT

LOT LINE

GRAVEL DRIVEWAY

61'

61'

61'

APN 1750900200
CASTRO REBECCA R + FRANCISCO
10275 MAIN ST
POTTER VALLEY CA 95469

RW FENCE

APN 1750900100
CASTRO LOT

EAST SIDE LINE

WELL O

WELL O

125 AMP METER MAIN

GRASS YARD

TREE

1/8" = 1'

DRIVE WAY

SIDE WALK

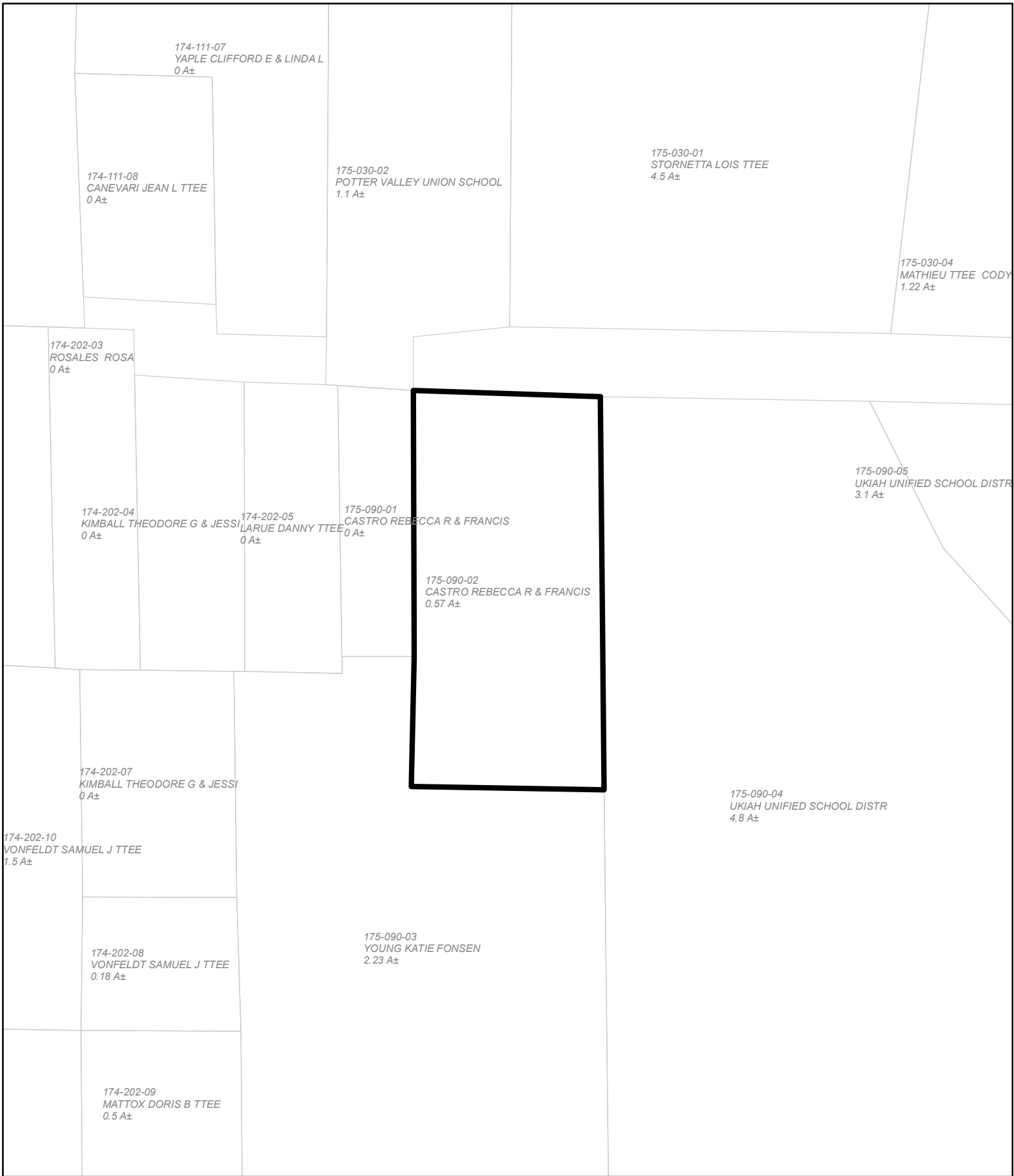
100'

MAIN ST POTTER VALLEY

51'

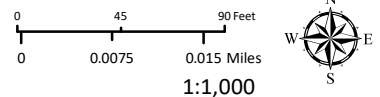
LOT LINE

175'



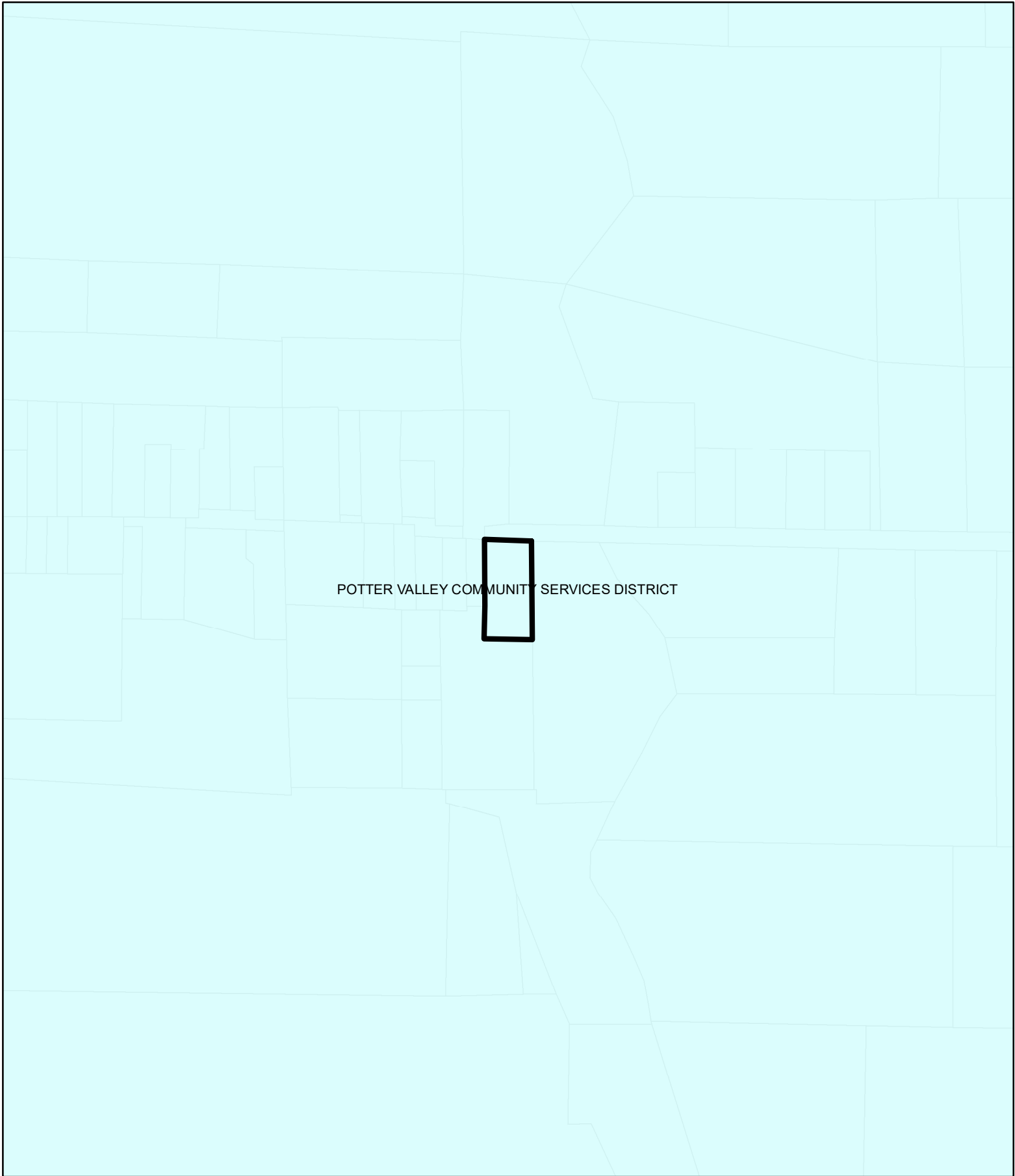
CASE: AP 2023-0036
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AGENT:
ADDRESS: 10275 Main St., Potter Valley

Assessors Parcels



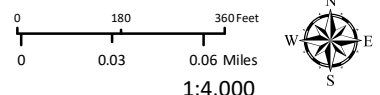
1:1,000
ADJACENT PARCELS

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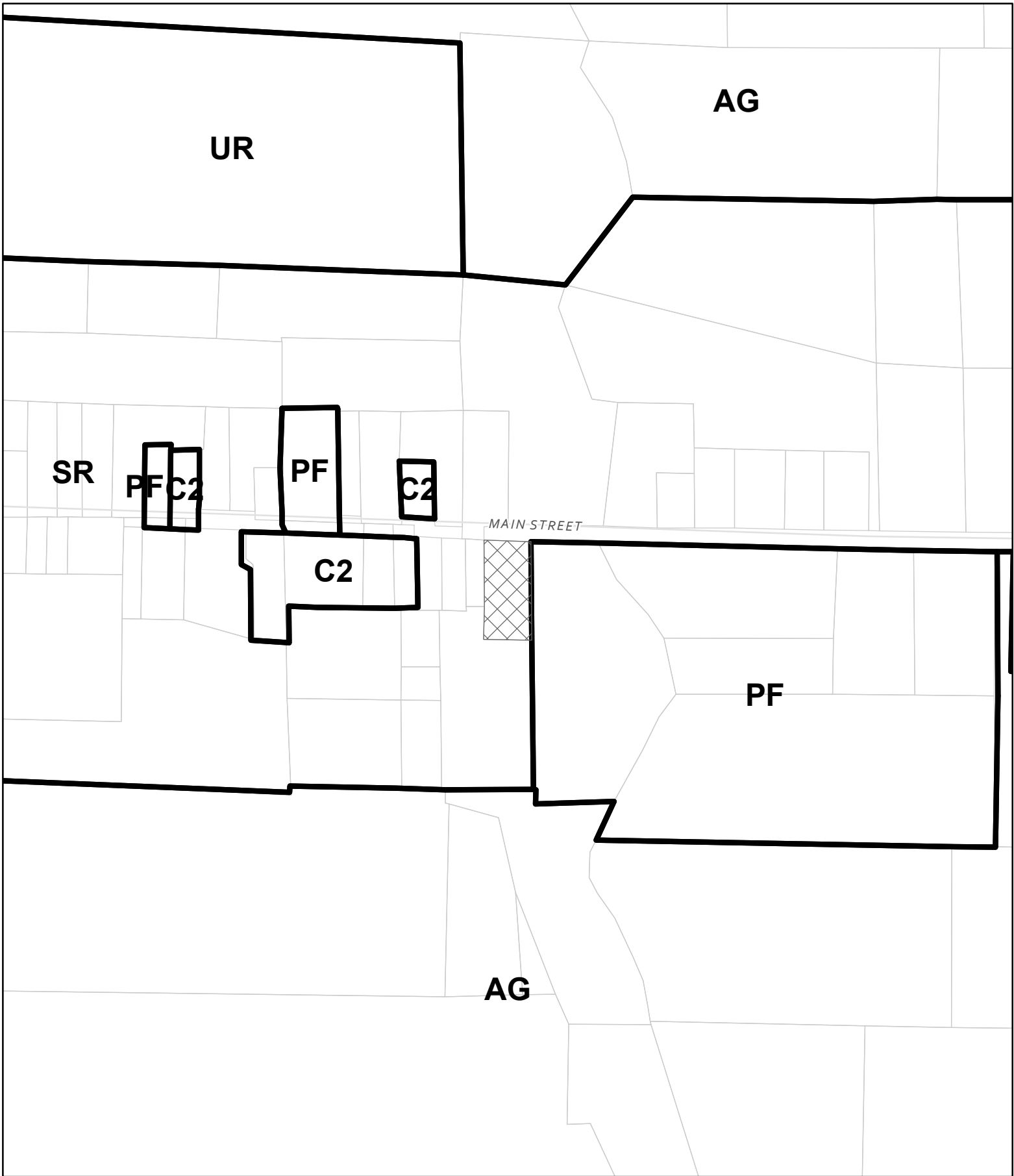
POTTER VALLEY COMMUNITY SERVICES DISTRICT

CASE: AP 2023-0036
OWNER: CASTRO, Rebecca & Francisco
APN: 175-090-02
APLCT: Rebecca & Francisco Castro
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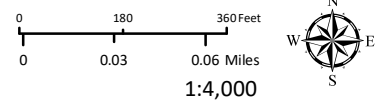
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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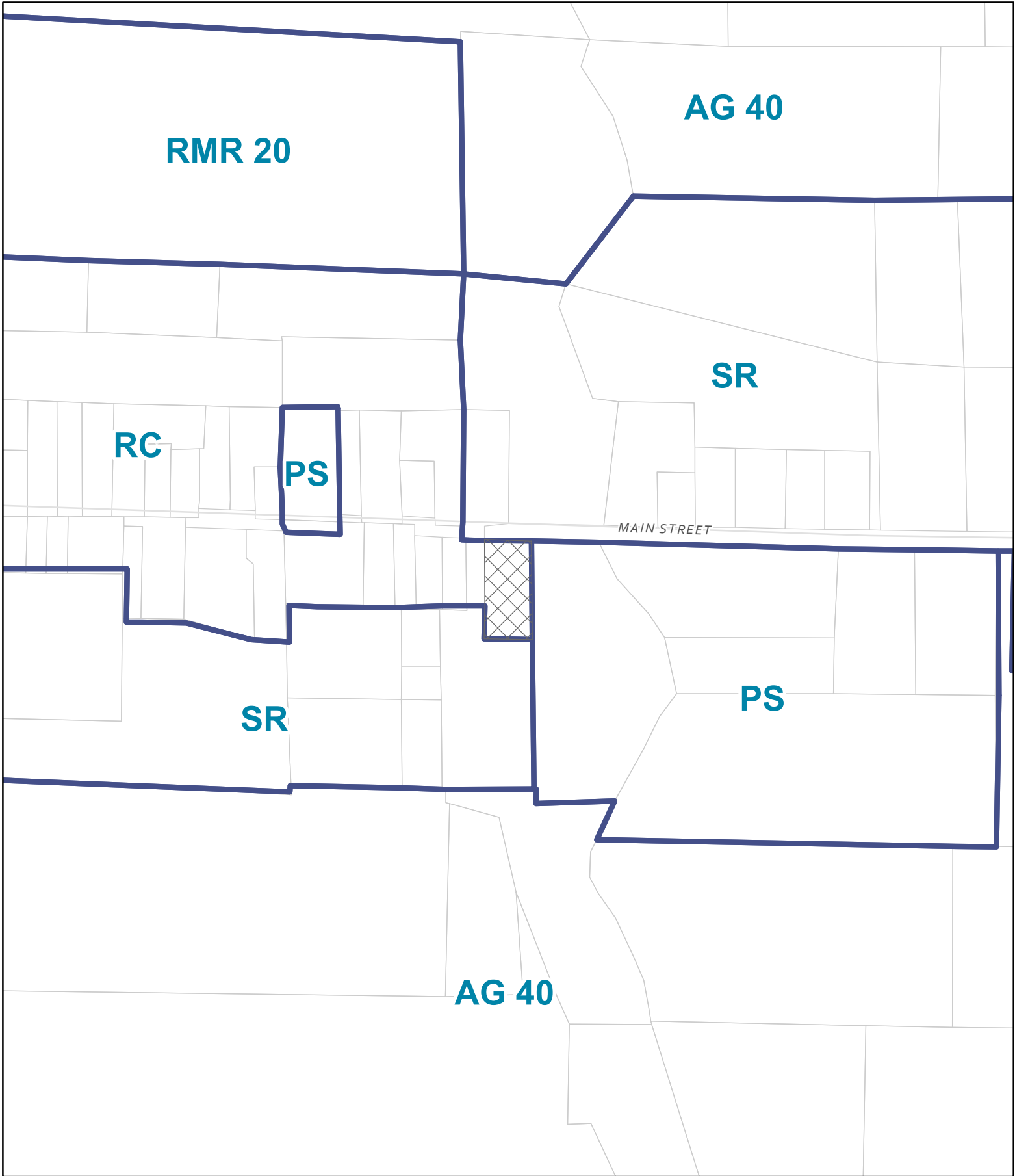
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-  Zoning Districts
-  Public Roads
-  Assessors Parcels



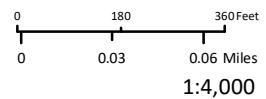
ZONING

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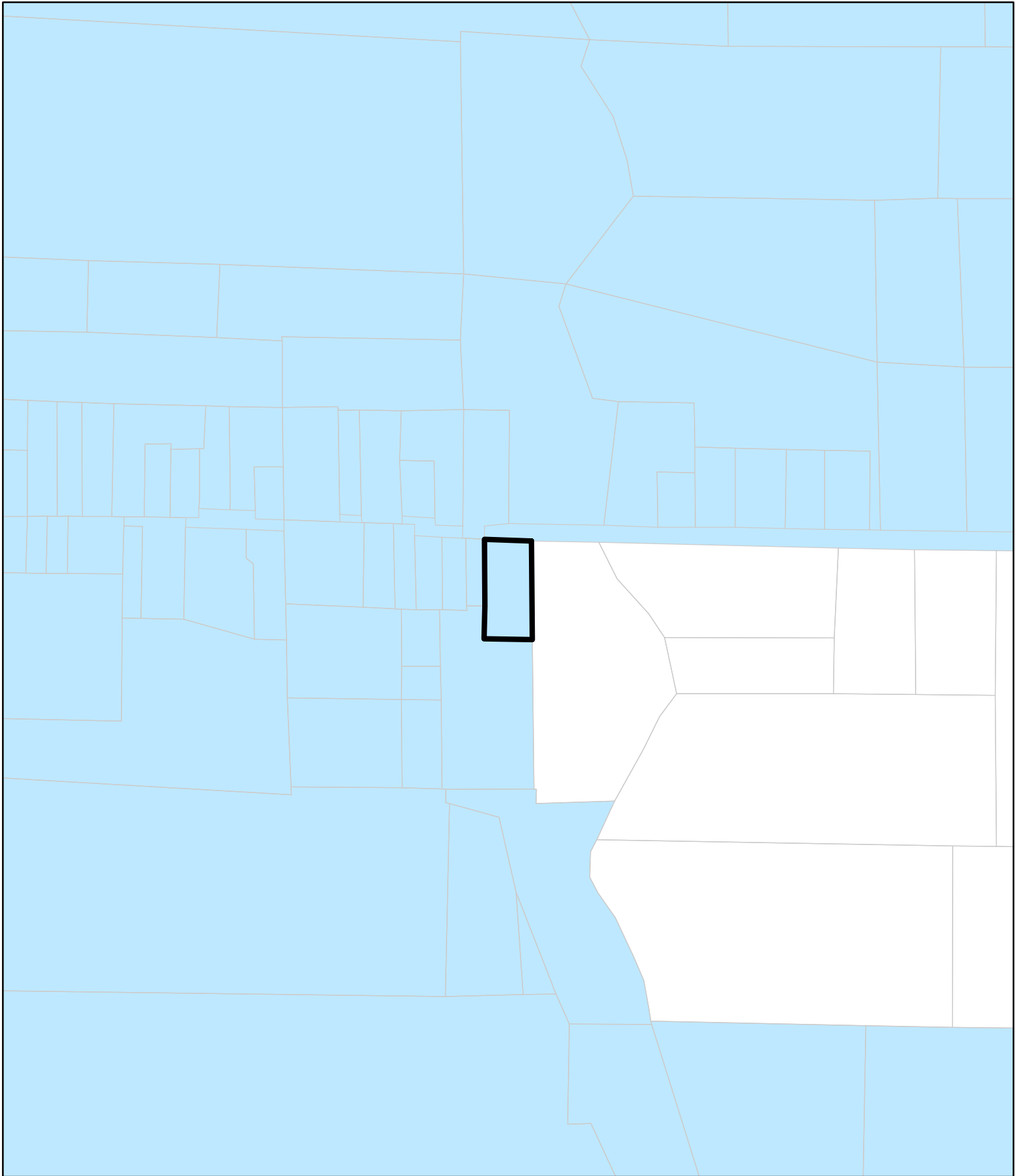
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OWNER: CASTRO, Rebecca & Francisco
APN: 175-090-02
APLCT: Rebecca & Francisco Castro
AGENT:
ADDRESS: 10275 Main St., Potter Valley

Public Roads
 Assessors Parcels





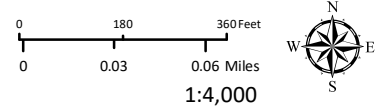
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GENERAL PLAN

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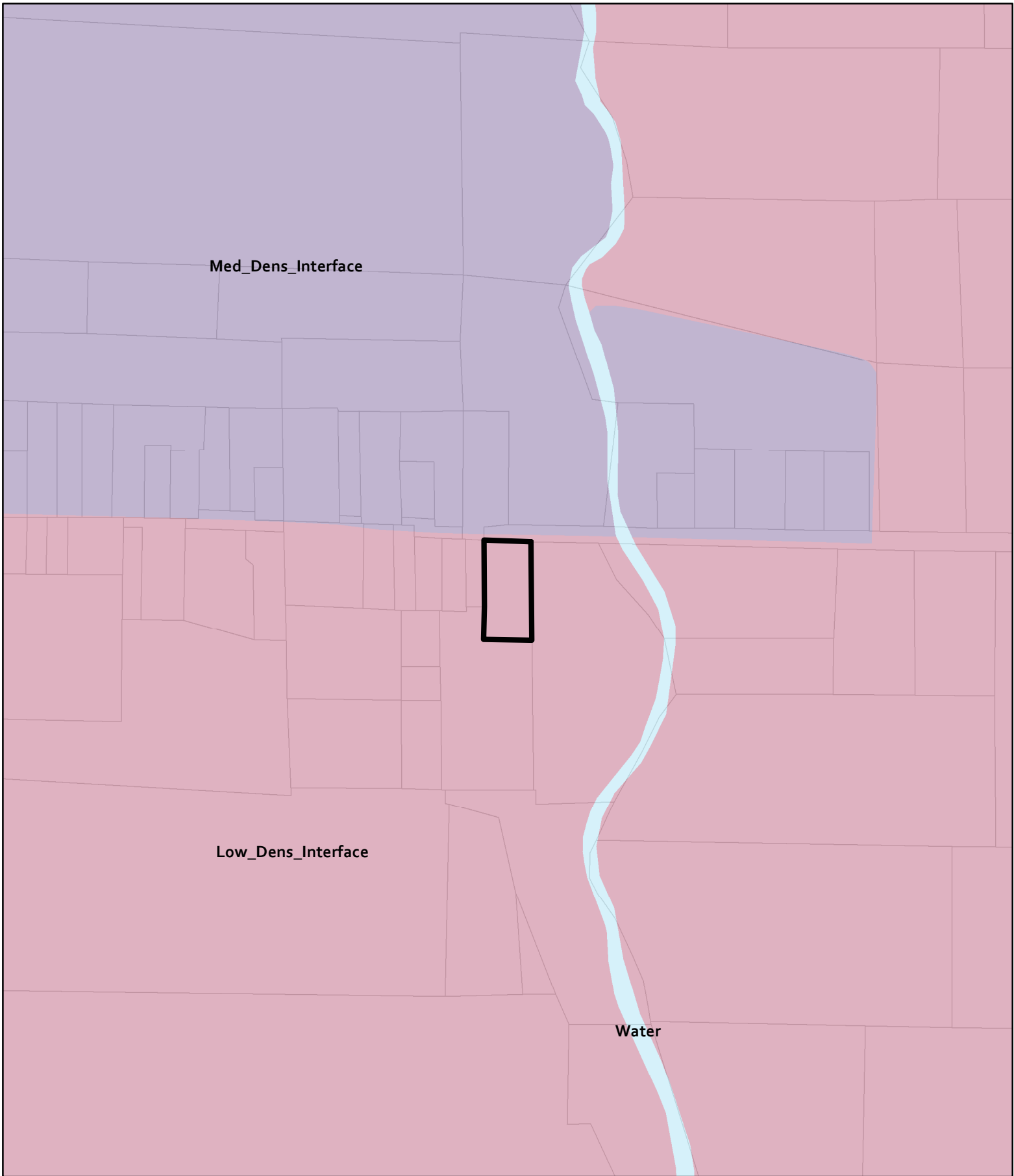
CASE: AP 2023-0036
OWNER: CASTRO, Rebecca & Francisco
APN: 175-090-02
APLCT: Rebecca & Francisco Castro
AGENT:
ADDRESS: 10275 Main St., Potter Valley

 Assessors Parcels
 County Water Districts




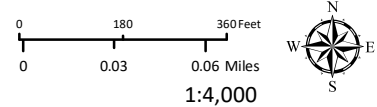
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WATER DISTRICTS

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CASE: AP 2023-0036
OWNER: CASTRO, Rebecca & Francisco
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AGENT:
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 Assessors Parcels



WILDLANDS-URBAN INTERFACE

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