



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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www.mendocinocounty.org/pbs

February 08, 2024

Environmental Health - Ukiah

Building Inspection - Ukiah

Redwood Valley Water District

CASE#: AP_2024-0006

DATE FILED: 1/25/2024

OWNER/APPLICANT: ROBERT CUMMINS

REQUEST: Administrative Permit for temporary occupancy of a trailer coach during construction of a single-family residence.

LOCATION: 2.5± miles north of Redwood Valley, on the east side of Tomki Road (CR 237D), 750± feet north of its intersection with West Road (CR 237) and East Road (CR 230), located at 12301 Tomki Road, Redwood Valley; (APN: 160-040-02).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: February 22, 2024

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_2024-0006

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APN/S: 160-040-02

PARCEL SIZE: 1± Acre(s)

GENERAL PLAN: Agricultural 40-Acre Minimum (AG:40)

ZONING: Agricultural (A-G)

EXISTING USES: Vacant (Fire Damage)

DISTRICT: 1 (McGourty)

RELATED CASES: See below.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural (AG:40)	Agricultural (A-G)	21.4± Acres	Residential
EAST:	Agricultural (AG:40)	Agricultural (A-G)	1± Acre(s)	Residential
SOUTH:	Agricultural (AG:40)	Agricultural (A-G)	40± Acres	Agricultural
WEST:	Agricultural (AG:40)	Agricultural (A-G)	4± Acres	Residential

REFERRAL AGENCIES

LOCAL

Building Division

Environmental Health (EH)

Redwood Valley Water District

ADDITIONAL INFORMATION: Related projects and permits include the following:

- **D_2018-0055:** Debris Cover Letter noting that the subject property has been cleared for fire-related debris and testing. Issued 01/17/2018.
- **IC_2022-0764:** Code Enforcement case related to an occupied recreational vehicle and grading, currently under investigation.
- **BU_2022-1155:** Building Permit for a shed with electrical, finalized 06/02/2023.
- **BU_2023-0961:** Building Permit for a single-family residence, issued 12/04/2023.
- **BU_2024-0003:** Building Permit for a ground-mounted solar array, finalized 01/26/2024.
- **UK 492-88:** Building Permit for a single-family residence, finalized 12/29/1988. It is presumed that this residence was destroyed by fire.

STAFF PLANNER: LIAM CROWLEY

DATE: 2/7/2024

ENVIRONMENTAL DATA

1. MAC:

GIS

Redwood Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential and Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Yes, northeastern section of lot

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Map Unit No. 204

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

Russian River on adjacent property

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 (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-2024-0006
DATE FILED: 01/25/24
FEE: \$1,523.00
RECEIPT NO: PRT 060511
RECEIVED BY: LER
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Robert Cummins Phone: 208-420-6479
Mailing Address: 12301 Tomki Rd
City: Redwood Valley State/Zip: Ca 95470 Email: srdd_@hotmail.com

PROPERTY OWNER:

Name: Robert Cummins Phone: 208-420-6479
Mailing Address: 12301 Tomki Rd
City: Redwood Valley State/Zip: Ca 95470 Email: srdd_@hotmail.com

AGENT:

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

ASSESSOR'S PARCEL NUMBER/S: 160-040-02

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: Same as owner Date: Signature of Owner: [Signature] Date: 1/25/24

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.

New single family class K resident on a lot that was burned in the fire. Permit is already been pulled.

Permit number is: BU2023-0961

All driveway and septic is already there.

All driveway and septic is already there.

USE OF 5th wheel trailer
During 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:					
GRAND TOTAL (Equal to gross area of Parcel):					

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: _____

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:	20	31x36 garage
No. of uncovered spaces:	_____	_____
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: _____

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.

As per electrical plan on drawings

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): private already exists

19. What will be the domestic water source:

- Community Water System (specify supplier): Redwood Valley
- 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:

Permit number is: BU2023-0961

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

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**

Shed with power from previous permit.

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.

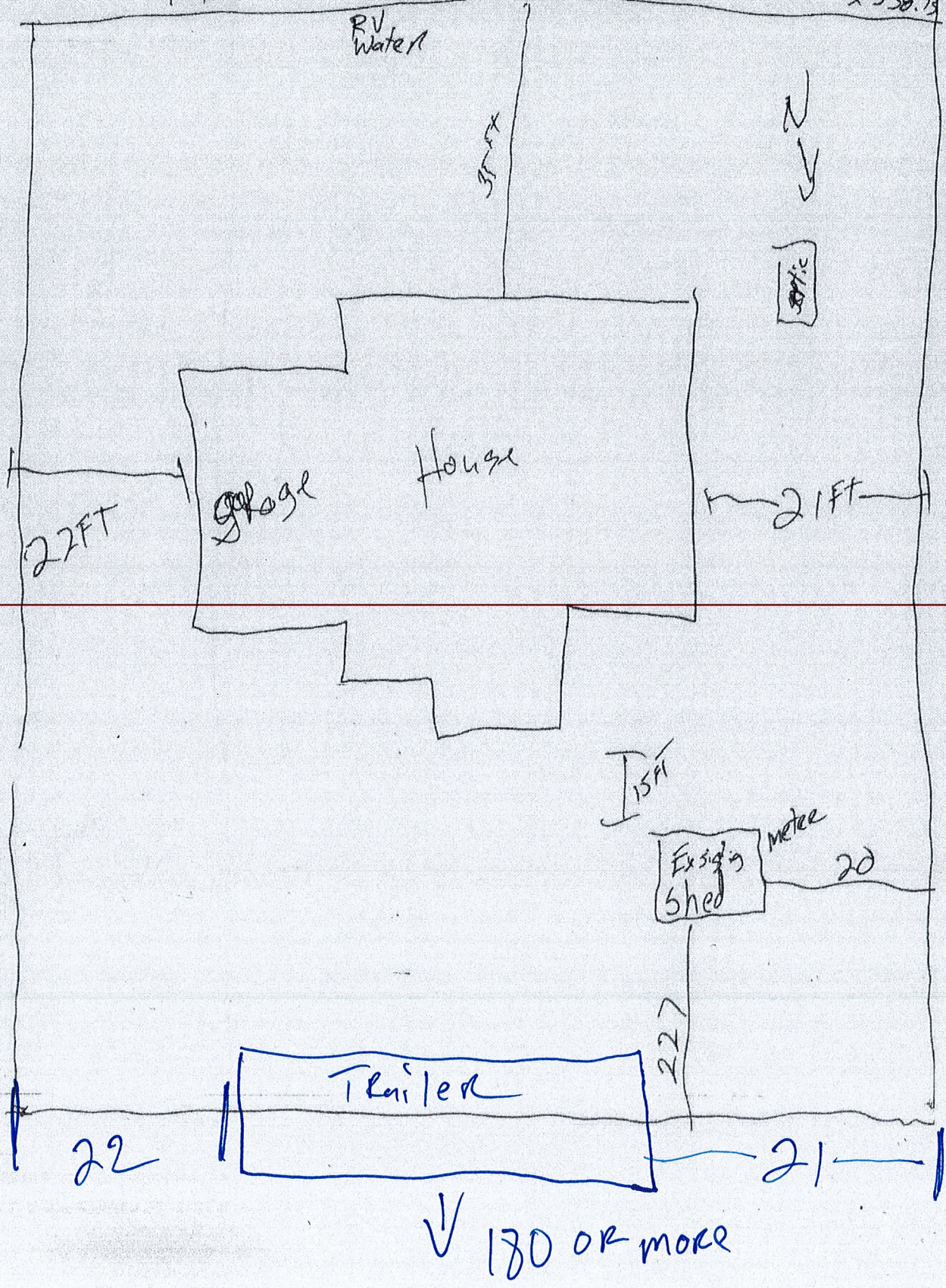
- NO**
- YES**

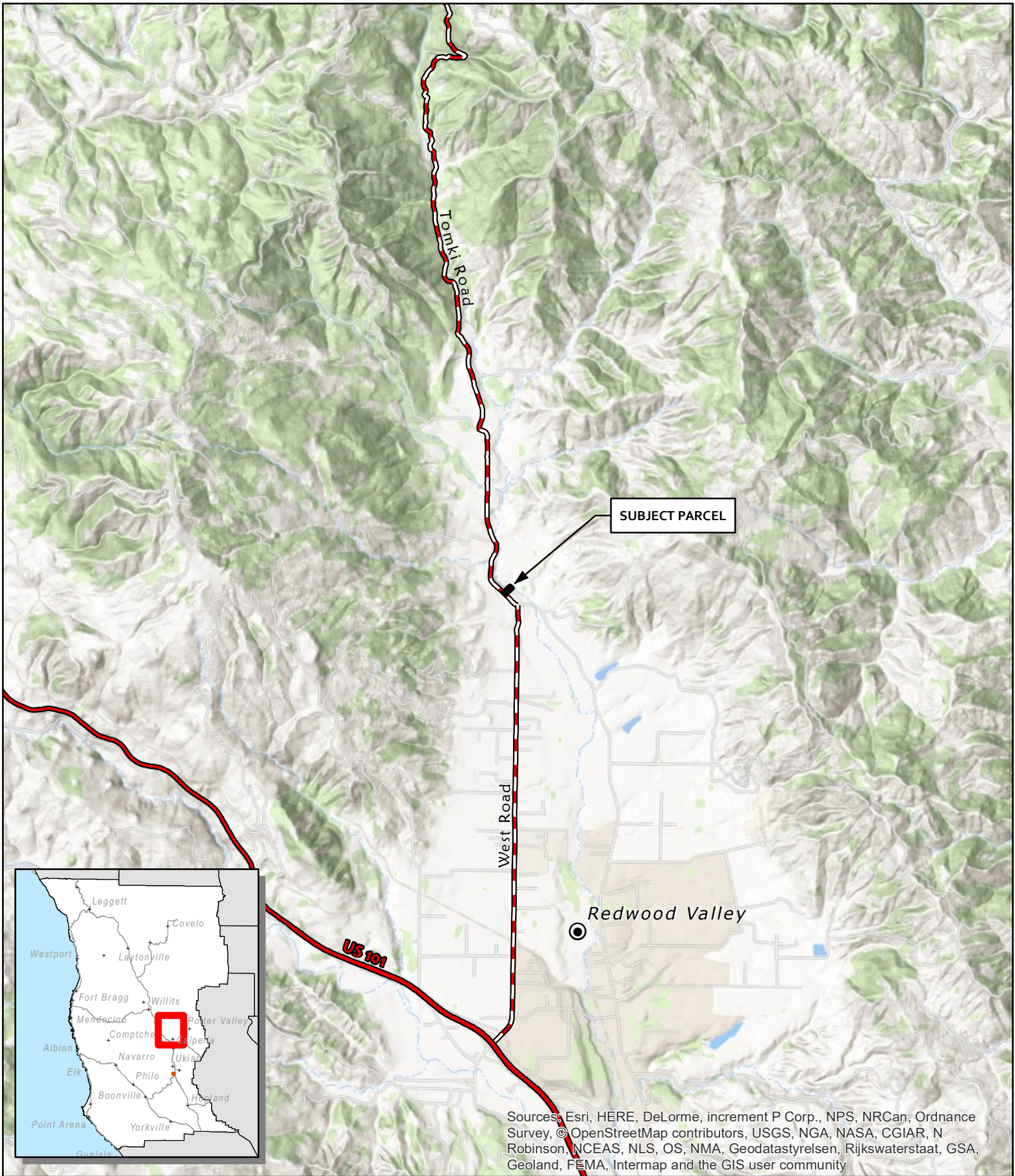
Bu-2023-0961 12301 Tomki Rd
Robert Cummins
Kippi APN-160-040-02 1 Acre 128.5
X 330.75

Bu2023-0961

Revised
12-4-2023

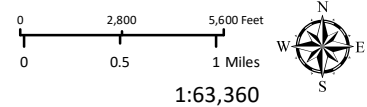
12301 Tomki Rd





CASE: AP 2024-0006
OWNER: CUMMINS, Robert
APN: 160-040-02
APLCT: Robert Cummins
AGENT:
ADDRESS: 12301 Tomki Road

- Major Towns & Places
- Highways
- Major Roads





LOCATION

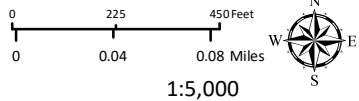
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-  Public Roads
-  Driveways/Unnamed Roads




AERIAL IMAGERY

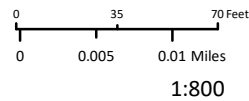
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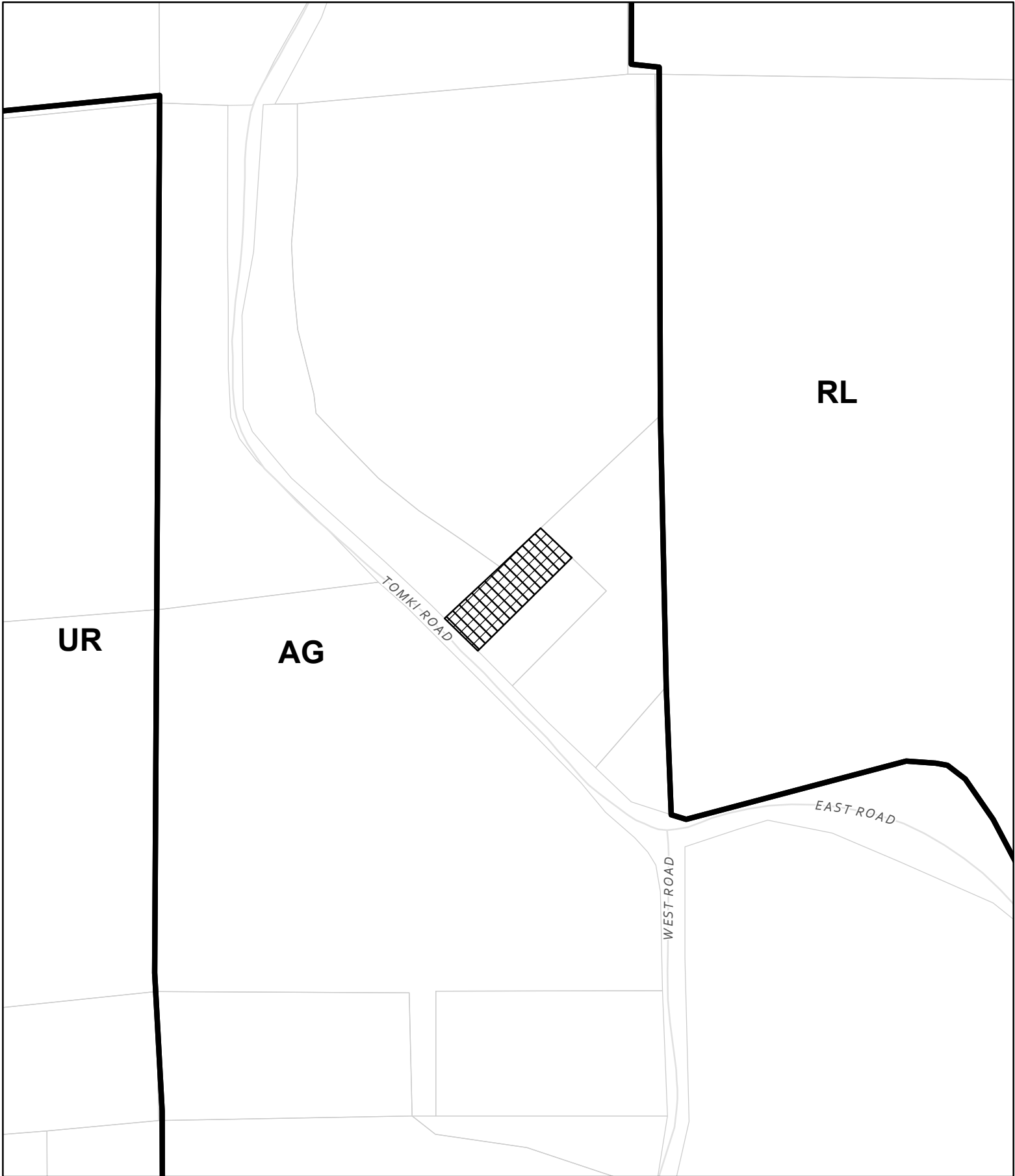
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 Public Roads






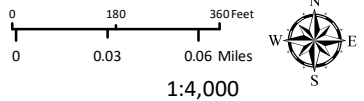
AERIAL IMAGERY

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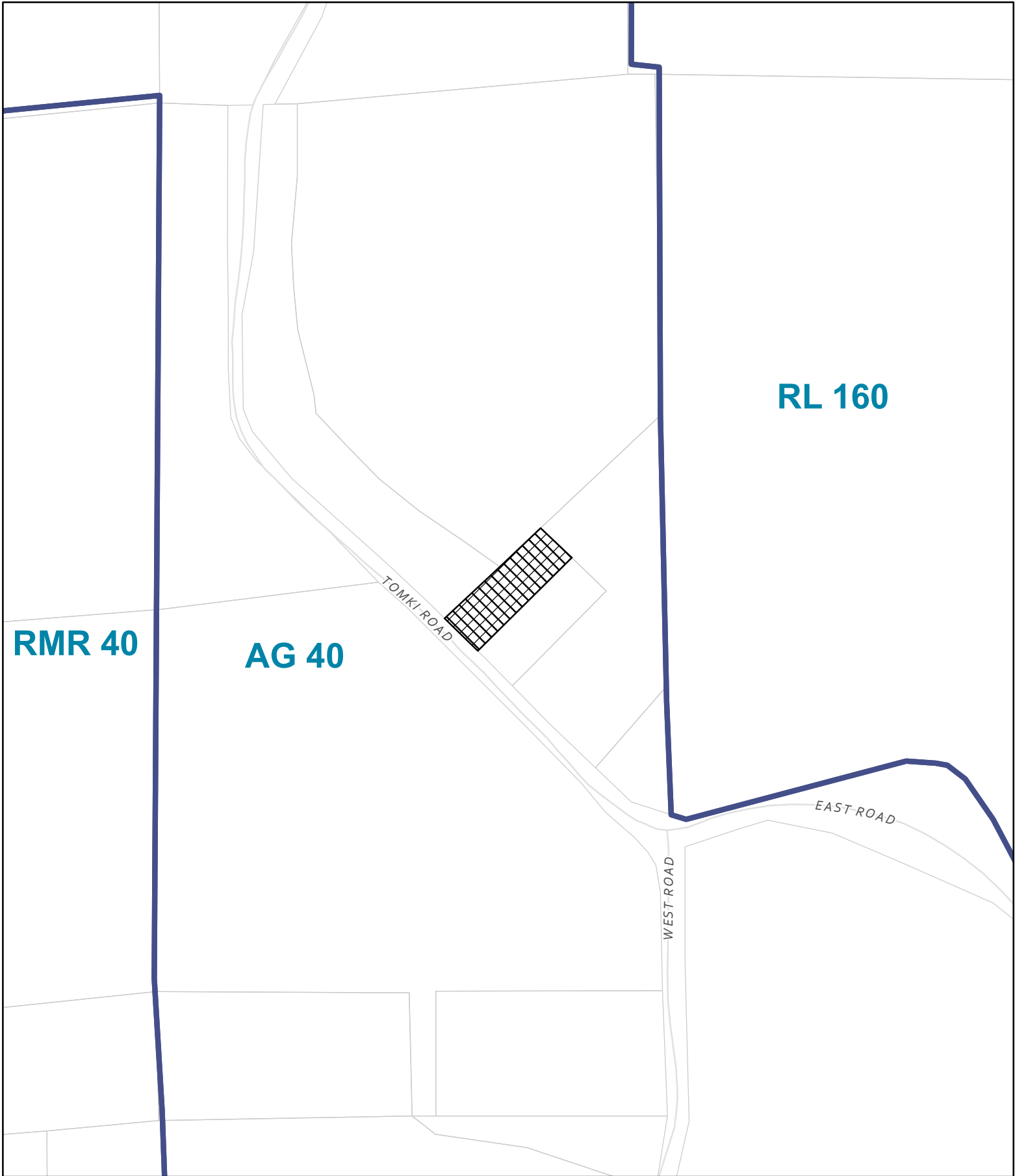
-  Zoning Districts
-  Public Roads
-  Assessors Parcels



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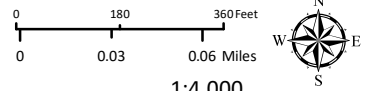
ZONING

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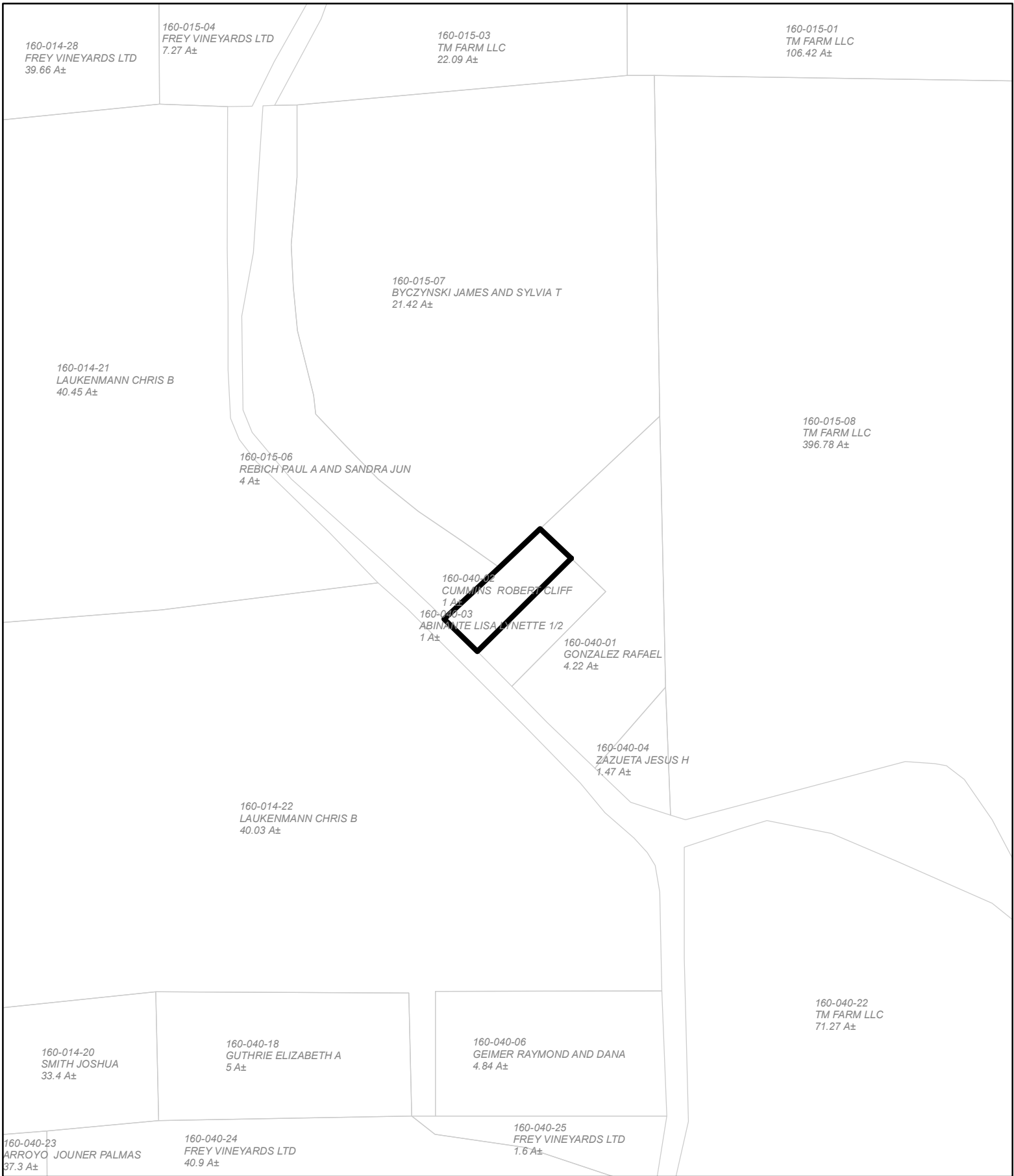
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Public Roads
 Assessors Parcels




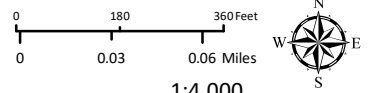
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GENERAL PLAN

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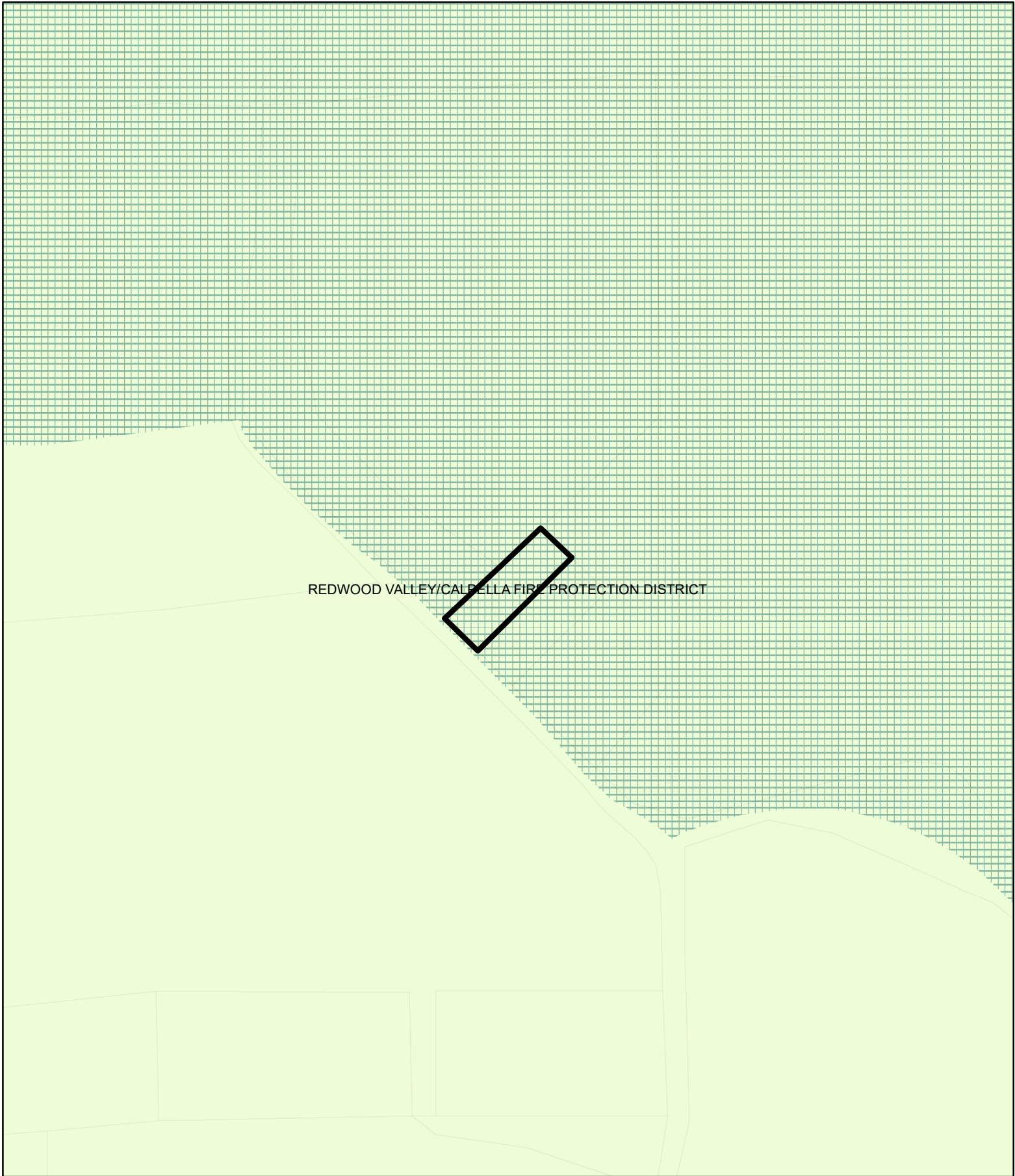
 Assessors Parcels



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ADJACENT PARCELS

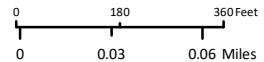
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REDWOOD VALLEY/CALBELLA FIRE PROTECTION DISTRICT

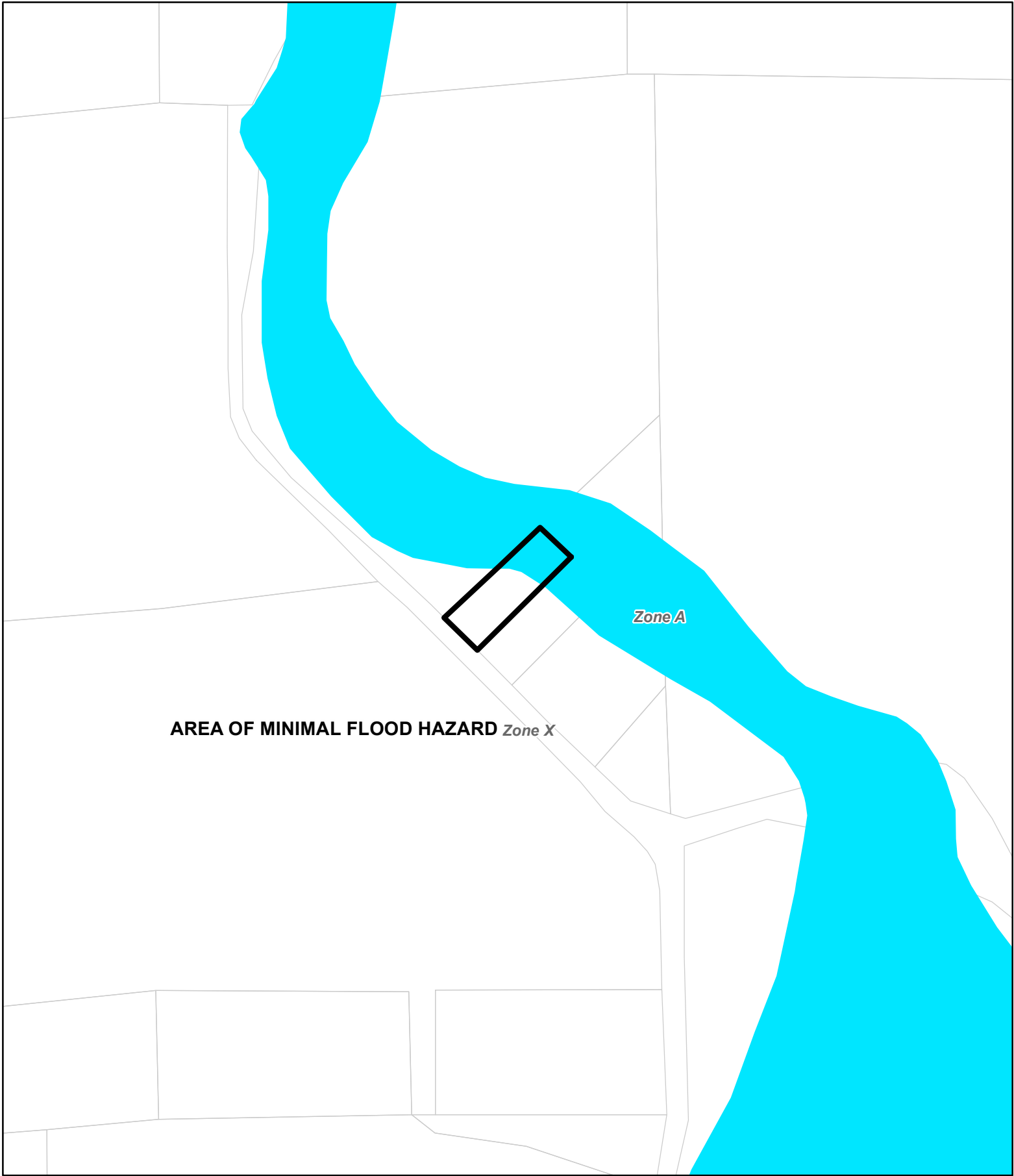
CASE: AP 2024-0006
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ADDRESS: 12301 Tomki Road

-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels





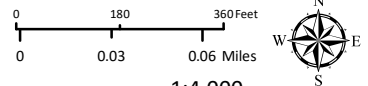
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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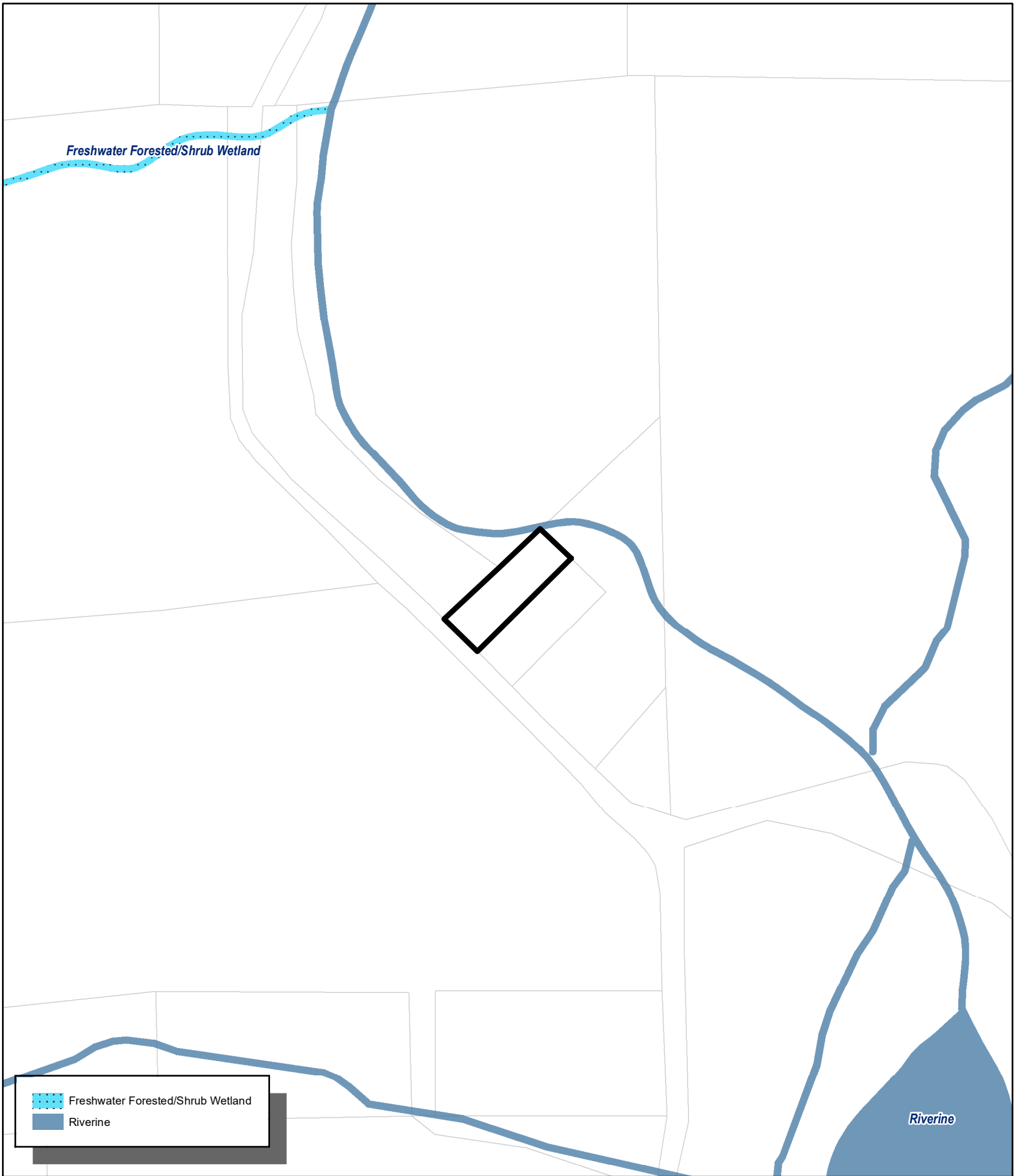
CASE: AP 2024-0006
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 1% Annual Chance Flood Hazard
 Assessors Parcels




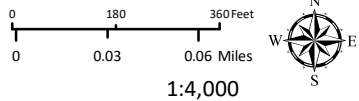
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FLOOD ZONE

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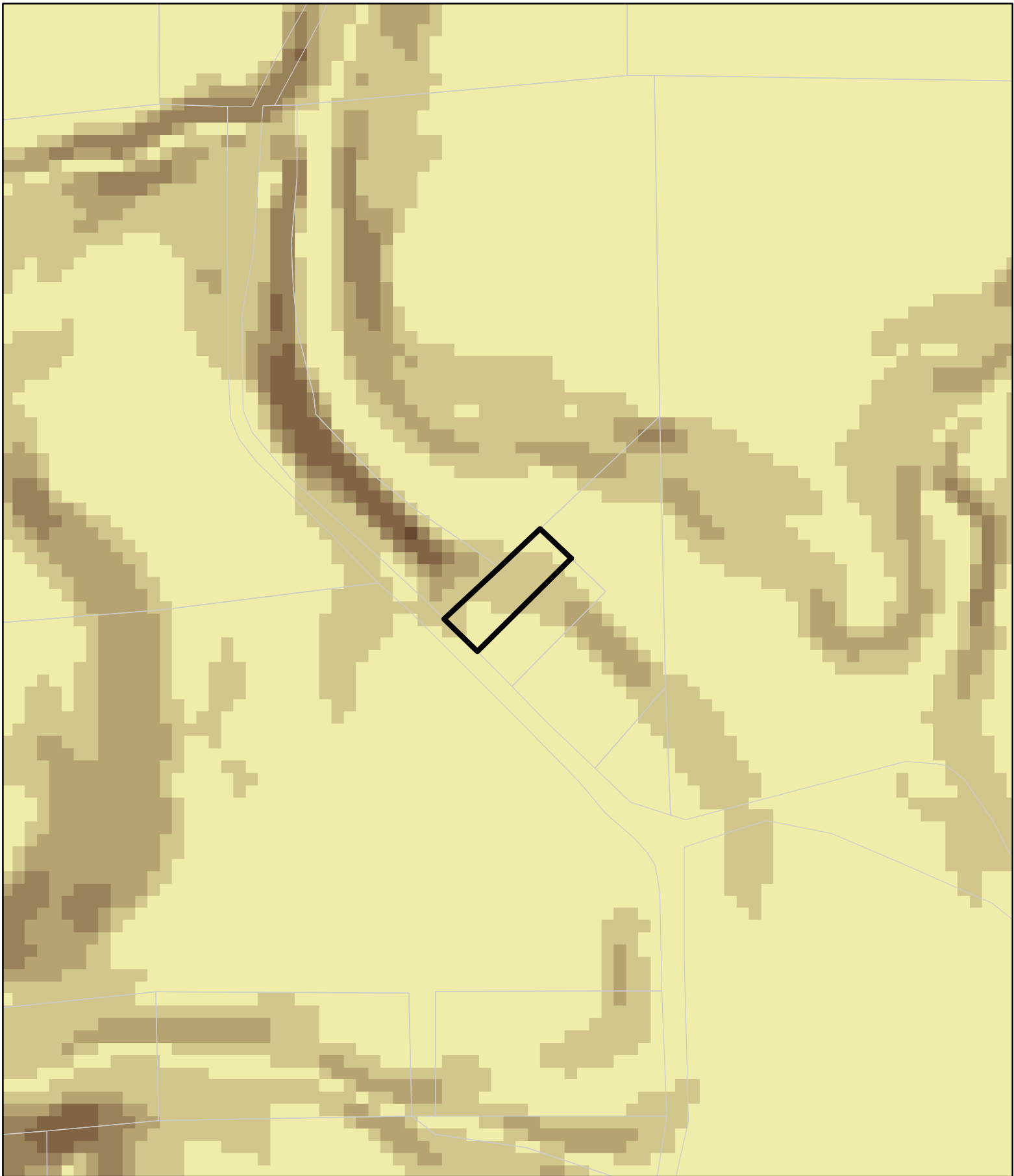
 Assessors Parcels



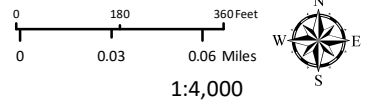
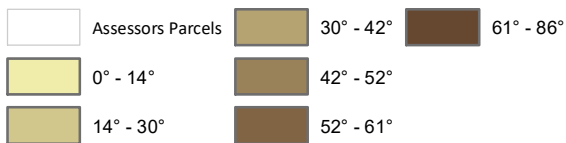
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WETLANDS

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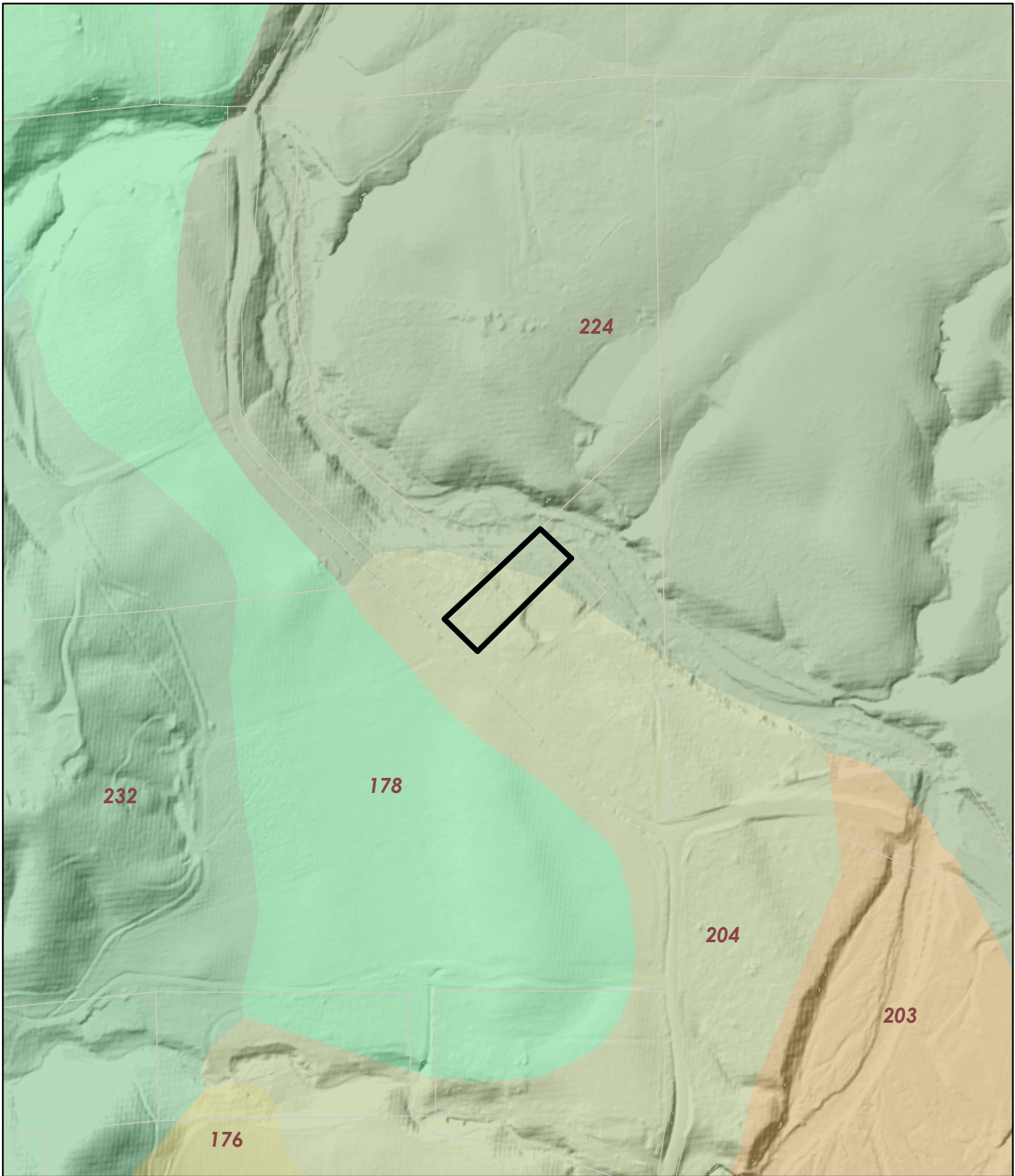


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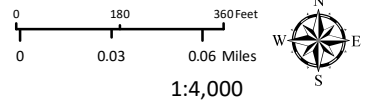
ESTIMATED SLOPE

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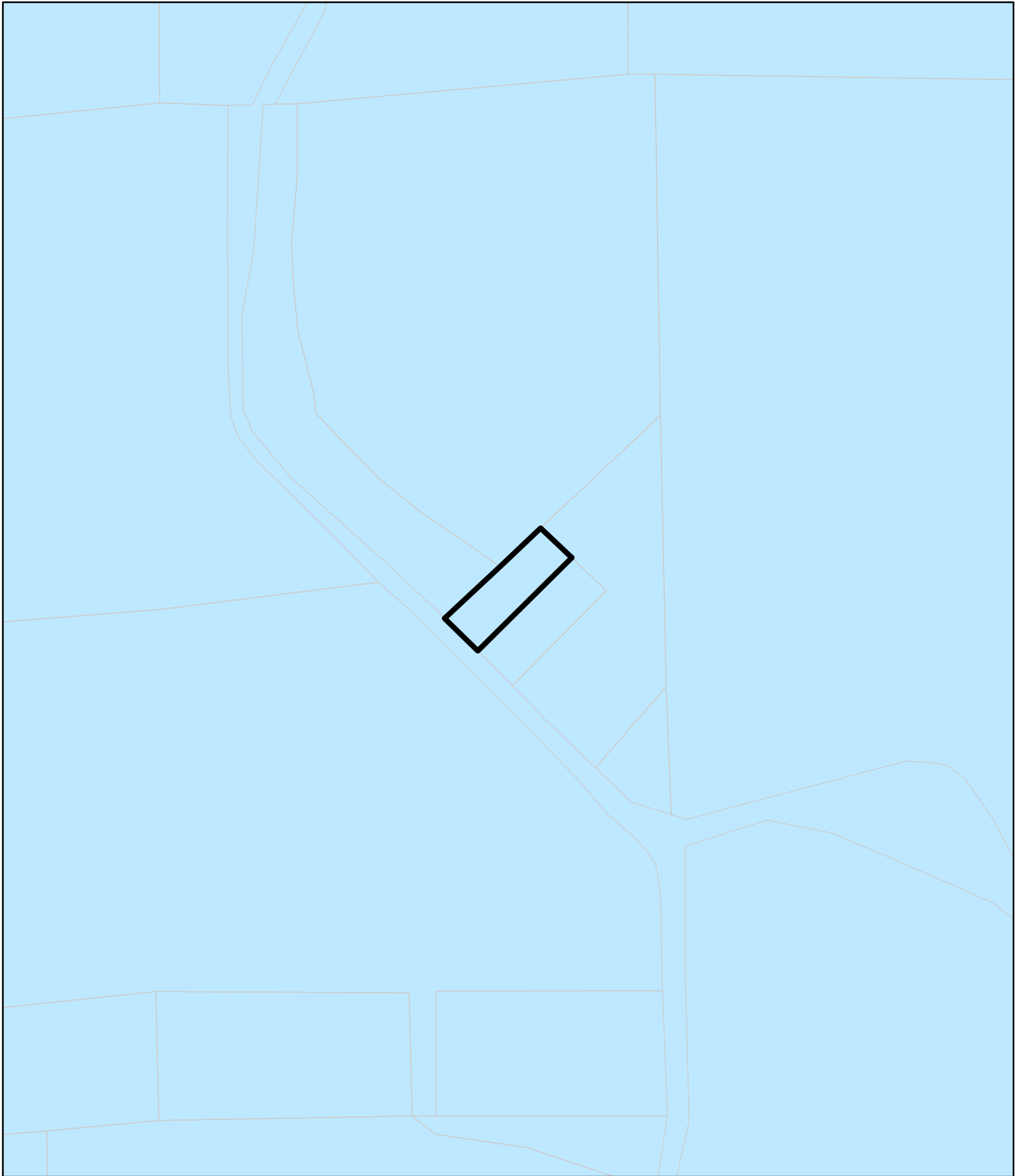
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



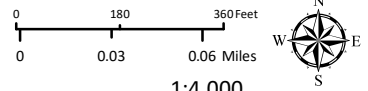
EASTERN SOIL CLASSIFICATION

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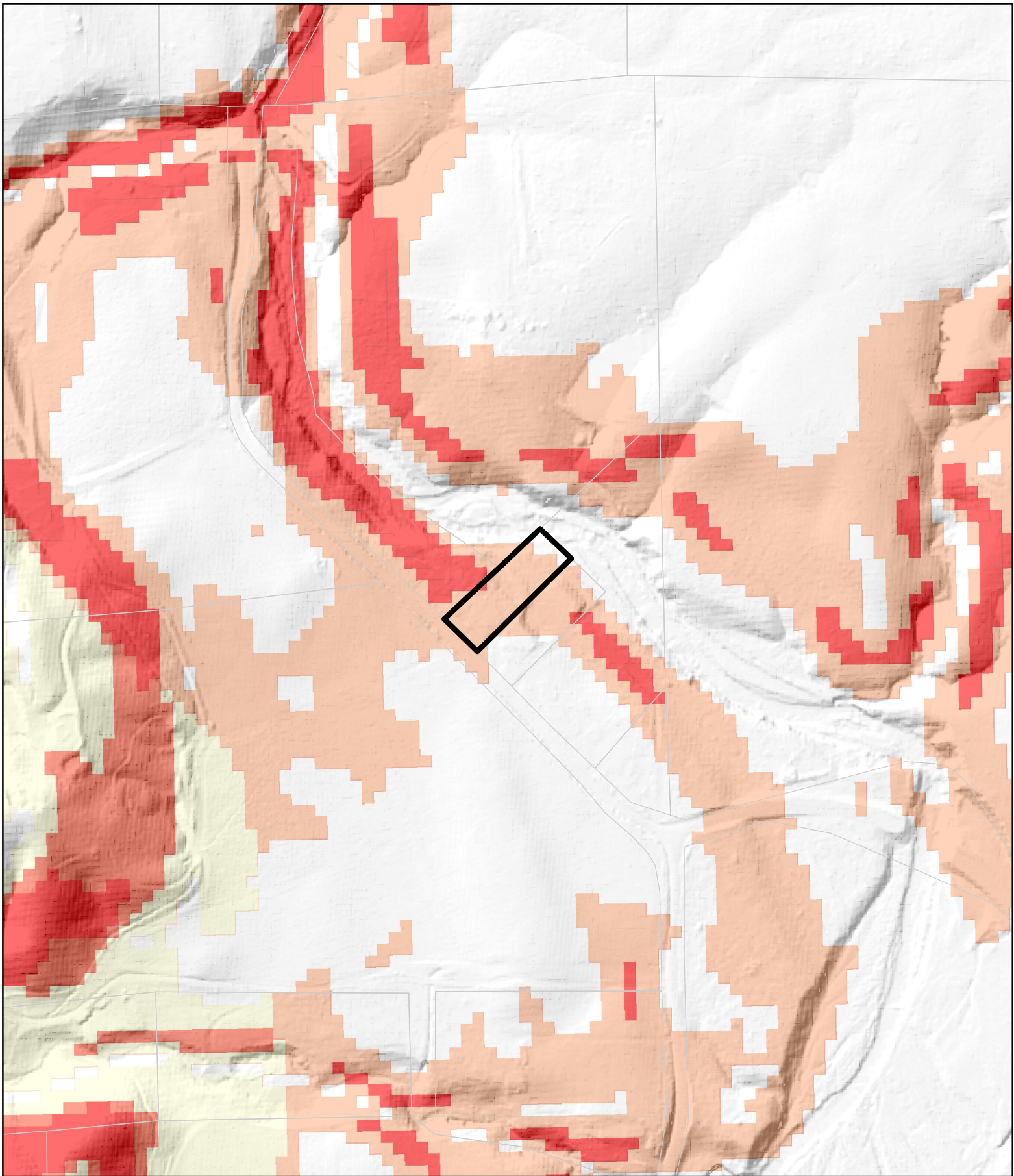
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 Assessors Parcels
 County Water Districts

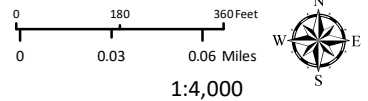
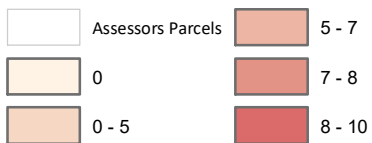


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WATER DISTRICT

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LANDSLIDE HAZARD

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