



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
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FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

February 27, 2024

Environmental Health - Ukiah

Building Inspection - Ukiah

CASE#: AP 2024-0012

DATE FILED: 2/8/2024

OWNER: MIJAIL FOMITCHEVA & REBECCA PATTERSON

APPLICANT/AGENT: LISA GARDENHIRE

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

LOCATION: 1.5± miles north of Laytonville, on the west side of CR 307, 0.25± miles north of its intersection with US 101, located at 46740 Road 307, Laytonville; (APNs: 013-200-63 & 014-020-35).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: March 12, 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_2024-0012

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**APPLICANT/
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APN/S: 013-200-63 & 014-020-35

PARCEL SIZE: 20± Acres

GENERAL PLAN: Rural Residential 5-Acre Minimum (RR:5)

ZONING: Rural Residential 5-Acre Minimum (RR:5)

EXISTING USES: Residential, Agricultural

DISTRICT: 3 (Haschak)

RELATED CASES: 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)	5-6± Acres	Residential
EAST:	Rural Residential (RR:10)	Rural Residential (RR:10)	1-6± Acres	Residential
SOUTH:	Remote Residential (RMR:40)	Upland Residential (UR:40)	79± Acres	Agricultural
WEST:	Agricultural (AG:40)	Agricultural (AG:40)	10-12± Acres	Residential

REFERRAL AGENCIES

LOCAL

Building Division (Ukiah)

Environmental Health (EH)

ADDITIONAL INFORMATION: Other projects on the subject property include:

MS 13-2010: Minor Subdivision to create 3 parcels containing 5± acres each and a remainder parcel containing 5± acres. Expired 12/21/2017.

GPU 33-07: General Plan Update Land Use Map Change for the subject property from Rural Residential 5-Acre Minimum (RR:5) and Rural Residential 10-Acre Minimum (RR:10) to Rural Residential 5-Acre Minimum (RR:5).

R 7-2009: Rezone to change the zoning district of APN 013-200-63 from RR:10 to RR:5. Adopted by Ordinance No. 4241 on 05/11/2010.

B 80-94: Boundary Line Adjustment to adjust the boundary lines and transfer 0.2± acres from APN 013-200-63 to 013-200-64. Finalized 06/28/1995.

STAFF PLANNER: LIAM CROWLEY

DATE: 2/22/2024

ENVIRONMENTAL DATA

1. MAC:

GIS

Laytonville MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G)

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

Eastern Soil Class Map Unit No. 134

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

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

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 2024-0012
DATE FILED:	2.8.2024
FEE:	\$1693.00
RECEIPT NO:	PRS 060805
RECEIVED BY:	STEVEN SWITZER
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Same as agent Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ Email: _____

PROPERTY OWNER:

Name: Rebecca Patterson Phone: 707-479-9576

Mailing Address: 2369 Hood Ct.

City: Santa Rosa State/Zip: CA 95401 Email: Rdr.patterson@gmail.com

AGENT:

Name: Lisa Gardenhire Phone: 707-354-3903

Mailing Address: PO Box 2465

City: Willits State/Zip: CA 95490 Email: lisag21166@gmail.com

ASSESSOR'S PARCEL NUMBER/S: 013-200-63

TYPE OF APPLICATION:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> Land Division - Minor | <input type="checkbox"/> Use Permit - Minor |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division - Major | <input type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Parcel | <input type="checkbox"/> Use Permit - Modification |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |
| <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Rezoning | |

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

Lisa Gardenhire 1-25-24 _____

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.

Trying to get a permit for a second gas meter for a second residence on the property. The tenant is an elderly woman who owns the RV-Park model. So we are applying for and Administrative permit for a family care unit. With the increase in rates it is too costly to have 2 residences on one meter.

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	3895ft	same	same
GRAND TOTAL (Equal to gross area of Parcel):					

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: _____

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.

She has solar lights on her steps

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel) - but looking for a second meter
 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

STATEMENT FOR FAMILY CARE UNIT APPLICATIONS

Case # AP2024-0012
Date Filed: 2.8.2024
Received By: STEVEN
Office use only

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

Street address: 46740 Road 307 Laytonville 95454
Assessor's Parcel Number: 013-200-63

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 persons residing in the main residence

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

Printed name: Lisa Gardenhire Signature: Lisa Gardenhire
Date: 1-25-24

PLOT PLAN



COUNTY OF Mendocino

APPLICATION# _____

JOB ADDRESS: 46740 Rd 307

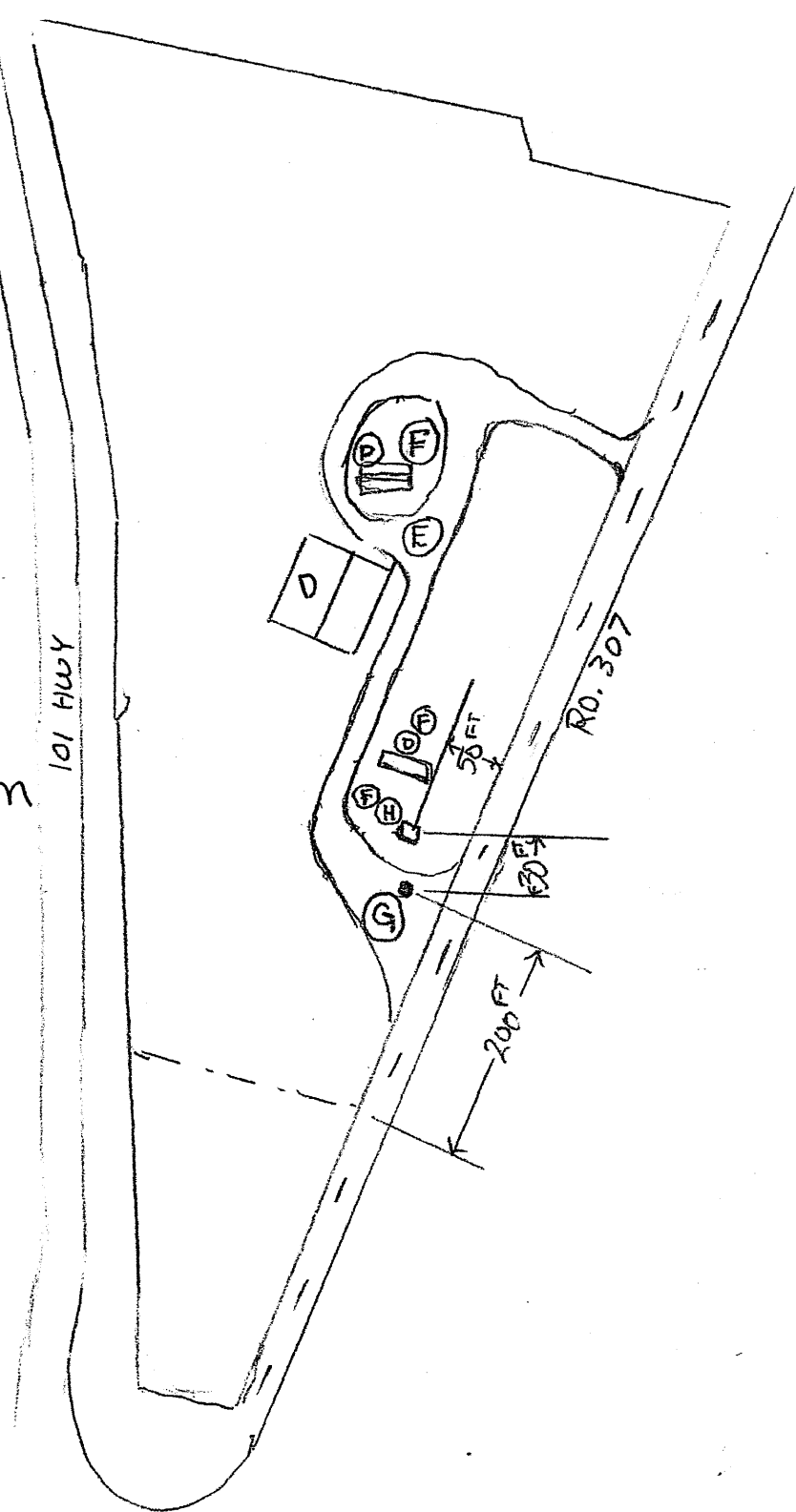
CITY OR TOWN: Laytonville

ASSESSOR'S PARCEL #: 013-200-63

PROPERTY OWNER'S NAME: Rebecca Patterson

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.

- Legend:
- D. Existing homes
 - E. Driveway
 - F. Septic & well
 - G. Powerpole utility line
 - H. new meter location





Lisa Gardenhire <lisag21666@gmail.com>

Family Care Unit Permit

Richard Angley <angleyr@mendocinocounty.gov>
To: Lisa Gardenhire <lisag21666@gmail.com>
Cc: Taylor Baker <bakert@mendocinocounty.gov>

Wed, Feb 7, 2024 at 12:23 PM

Good Afternoon Lisa,

Administrative permits are processed by the Planning Department, once you have obtained your administrative permit that would allow you to apply for your building permit for the family care unit. Building Department reviews for a RV type family care unit would include looking at location on the property, utility connections and foundation system if applicable. I have also reviewed your request for the second meter with Building Official Mike Oliphant and have come to the following determination,

1. The second meter would be allowed with the condition that when the family care unit is no longer required the second meter must be removed as it would no longer have a permitted use.

Please let me know if I can be of any further assistance with your project.

Richard Angley
Building Official
County of Mendocino
Planning & Building Services
PH (707) 964-5379
Fax (707) 964-2427

California Building Codes link
<https://www.dgs.ca.gov/BSC/Codes>

From: Lisa Gardenhire <lisag21666@gmail.com>
Sent: Thursday, February 1, 2024 11:45 AM
To: Richard Angley <angleyr@mendocinocounty.gov>
Subject: Family Care Unit Permit

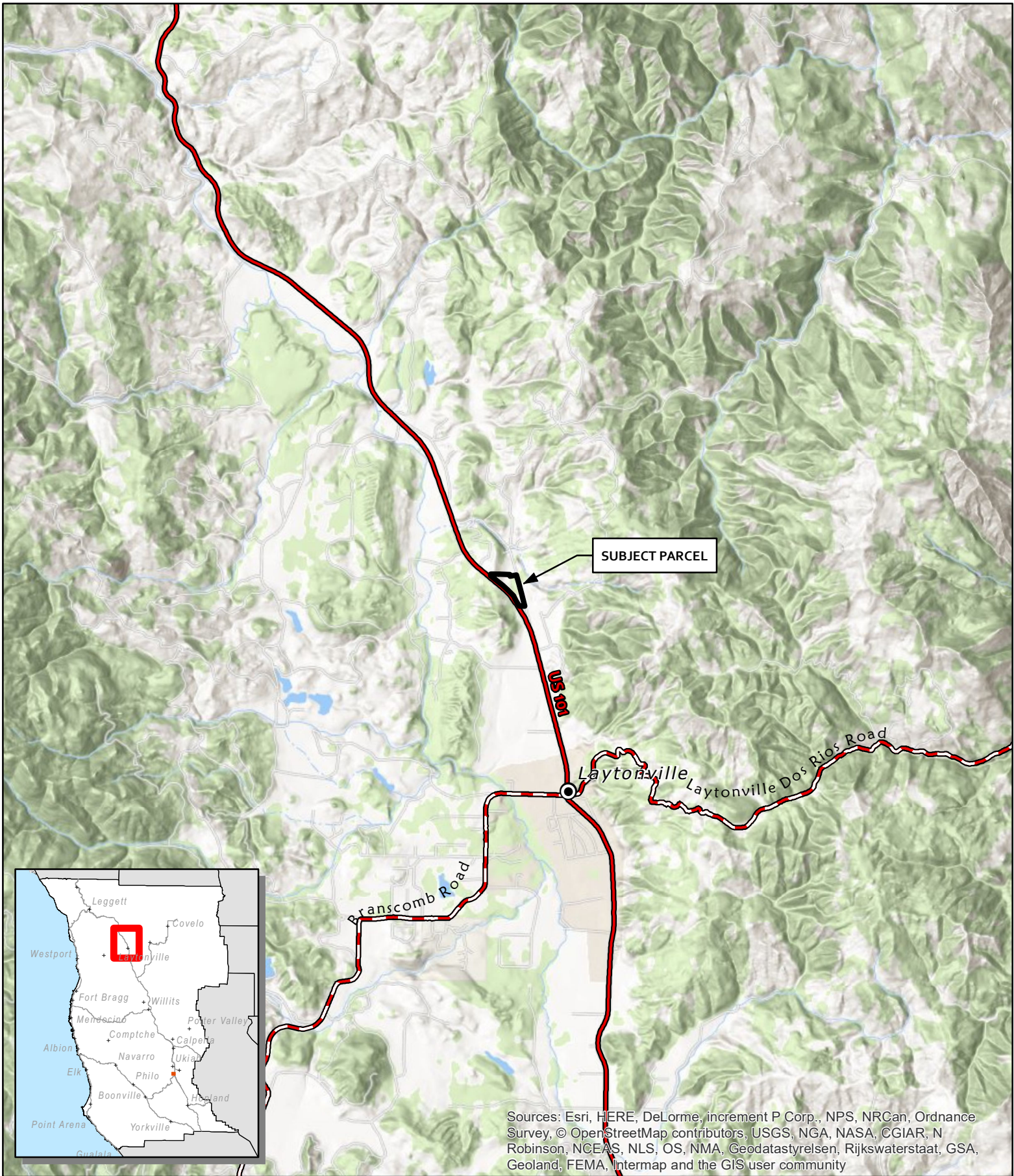
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SUBJECT PARCEL

US 101

Laytonville

Laytonville Dos Rios Road

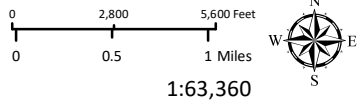
Transcomb Road



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CASE: AP 2024-0012
OWNER: PATTERSON, Rebecca
APN: 013-200-63
APLCT: Lisa Gardenhire
AGENT: Lisa Gardenhire
ADDRESS: 46740 Rd 307, Laytonville

-  Major Towns & Places
-  Highways
-  Major Roads



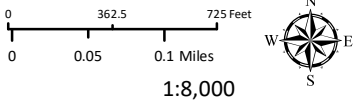
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AGENT: Lisa Gardenhire
ADDRESS: 46740 Rd 307, Laytonville

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






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AERIAL IMAGERY

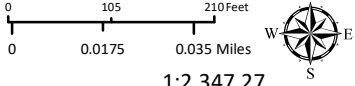
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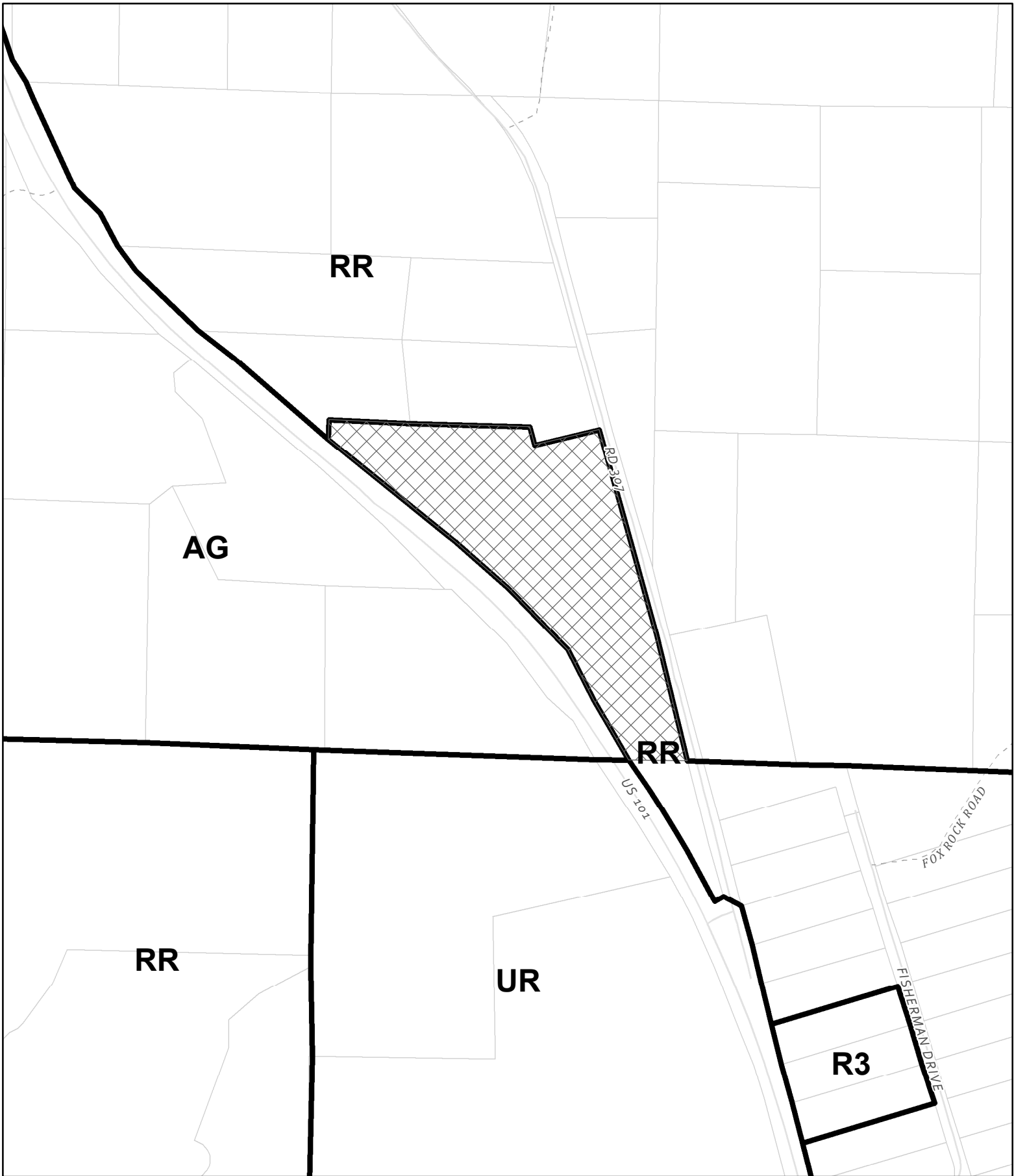
-  Highways (2017)
-  Public Roads
-  Driveways/Unnamed Roads



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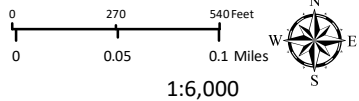
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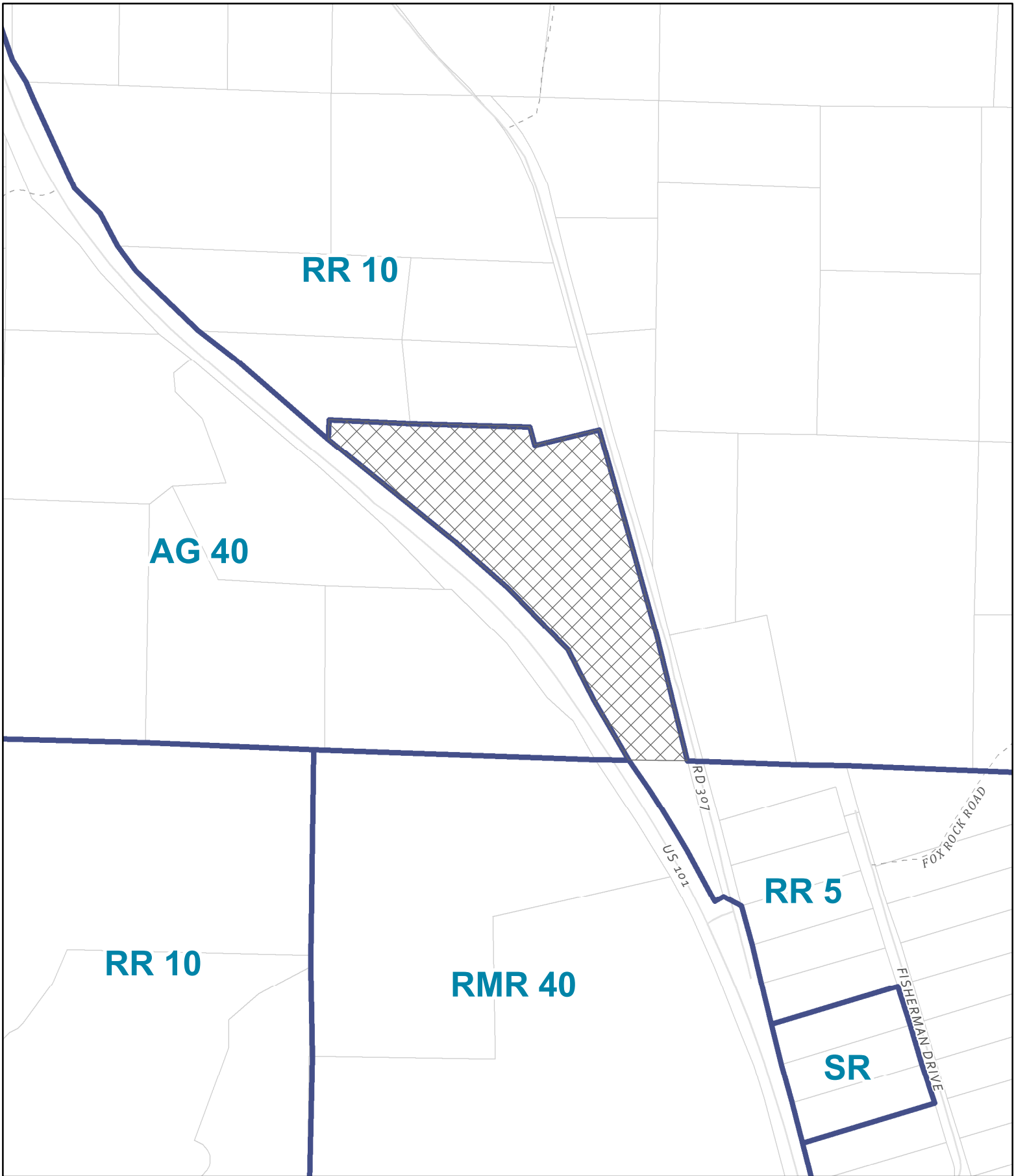
CASE: AP 2024-0012
OWNER: PATTERSON, Rebecca
APN: 013-200-63
APLCT: Lisa Gardenhire
AGENT: Lisa Gardenhire
ADDRESS: 46740 Rd 307, Laytonville

- Zoning Districts
- Assessor's Parcels
- Public Roads
- Private Roads






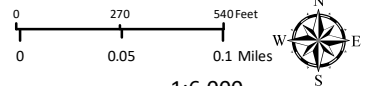
ZONING

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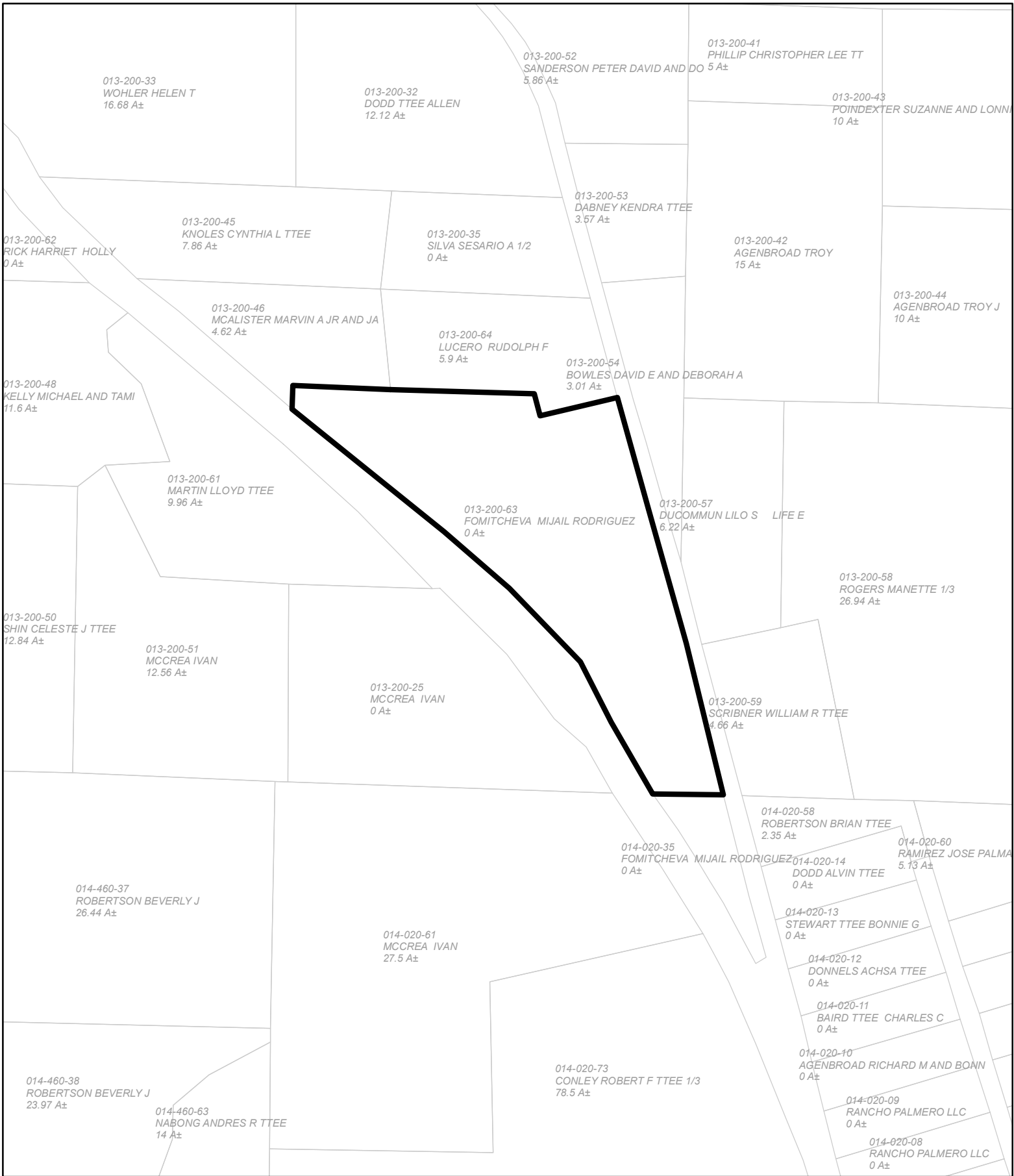
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-  Public Roads
-  Private Roads
-  Assessors Parcels




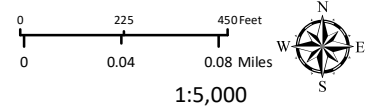
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GENERAL PLAN

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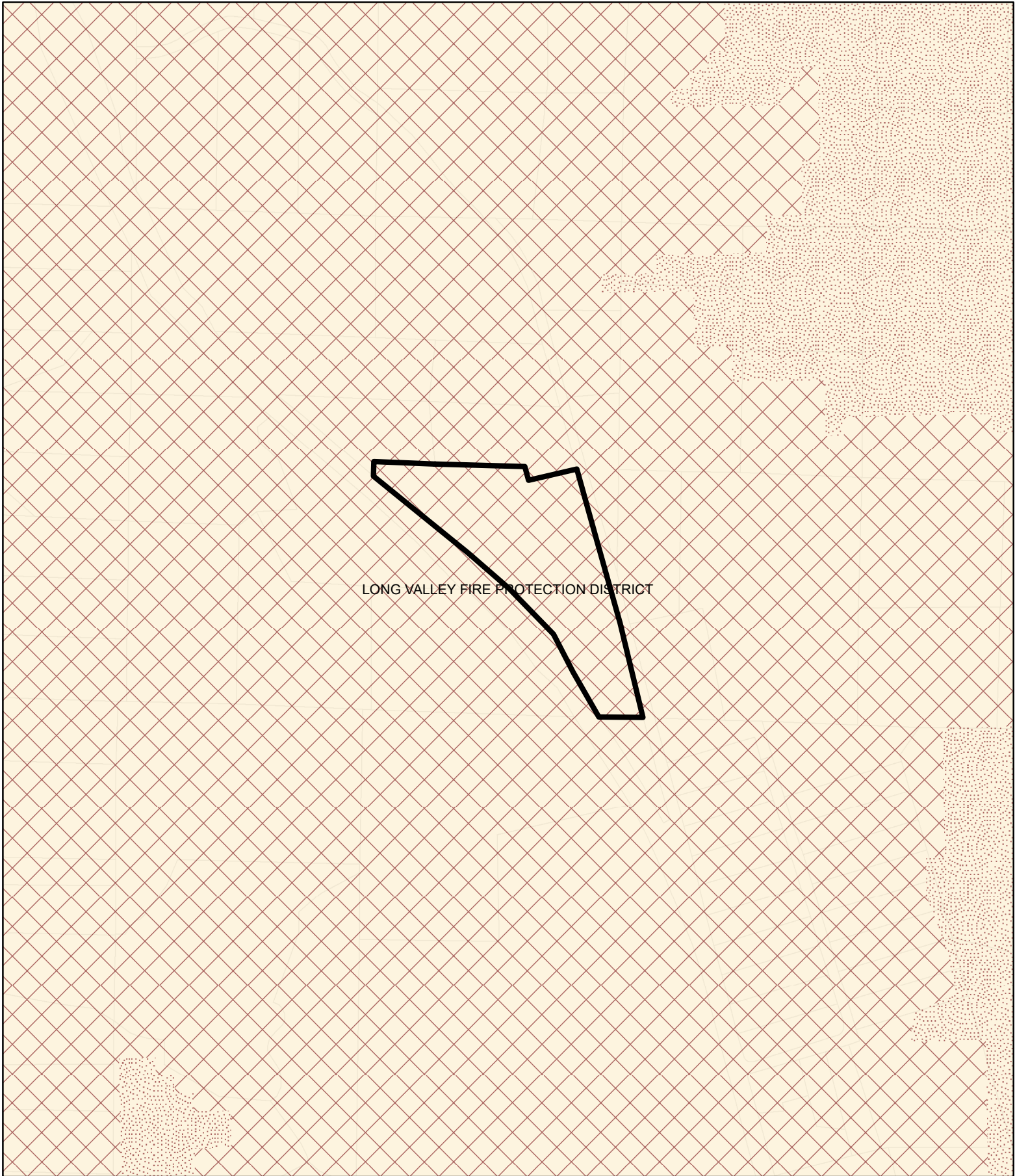
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ADDRESS: 46740 Rd 307, Laytonville

 Assessor's Parcels







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ADJACENT PARCELS

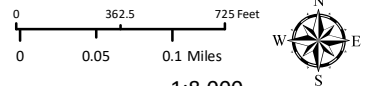
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LONG VALLEY FIRE PROTECTION DISTRICT

CASE: AP 2024-0012
OWNER: PATTERSON, Rebecca
APN: 013-200-63
APLCT: Lisa Gardenhire
AGENT: Lisa Gardenhire
ADDRESS: 46740 Rd 307, Laytonville

	Very High Fire Hazard		Assessors Parcels
	High Fire Hazard		
	County Fire Districts		



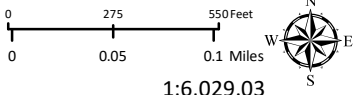
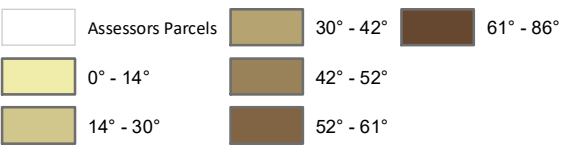
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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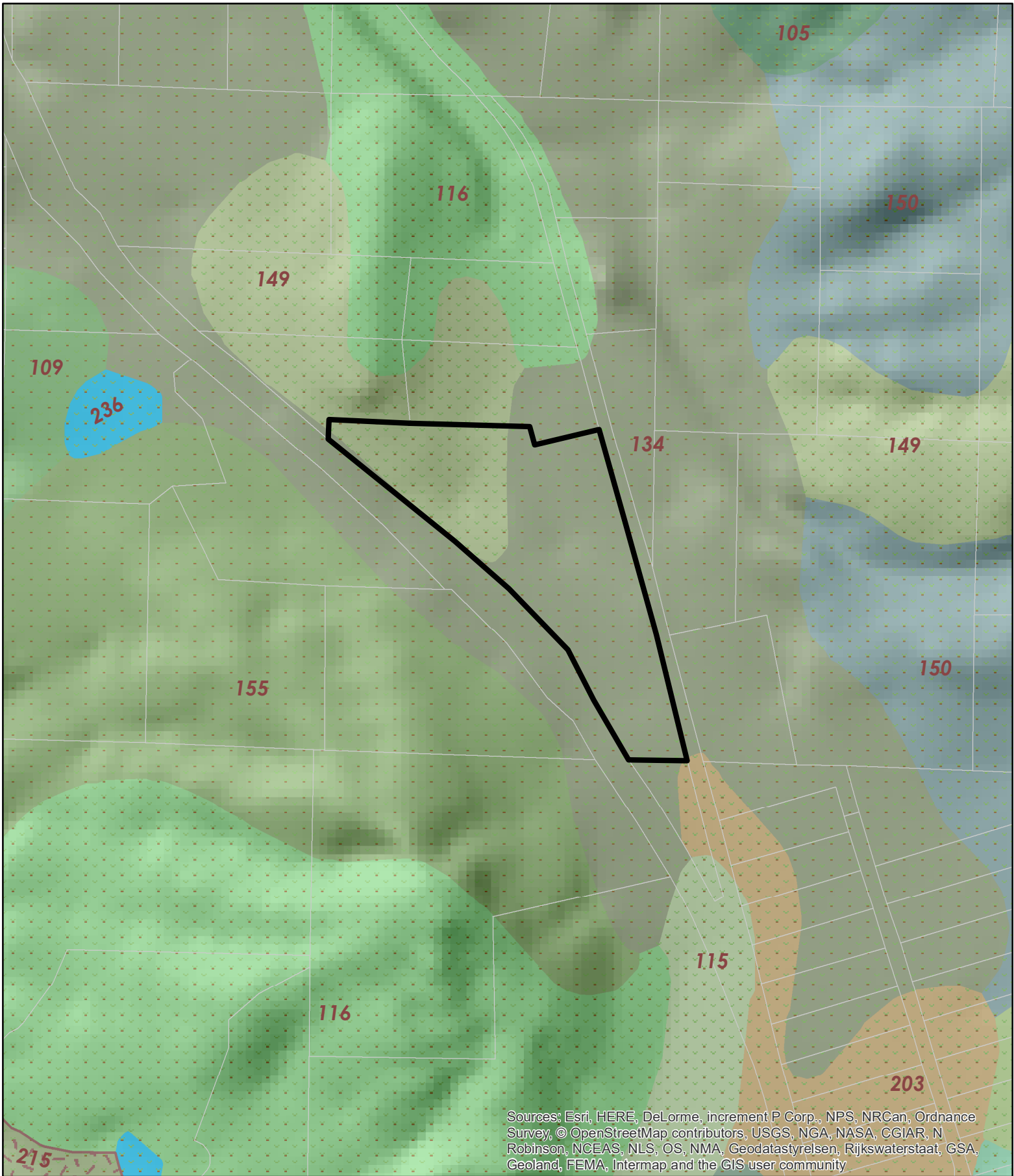
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ESTIMATED SLOPE

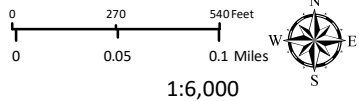
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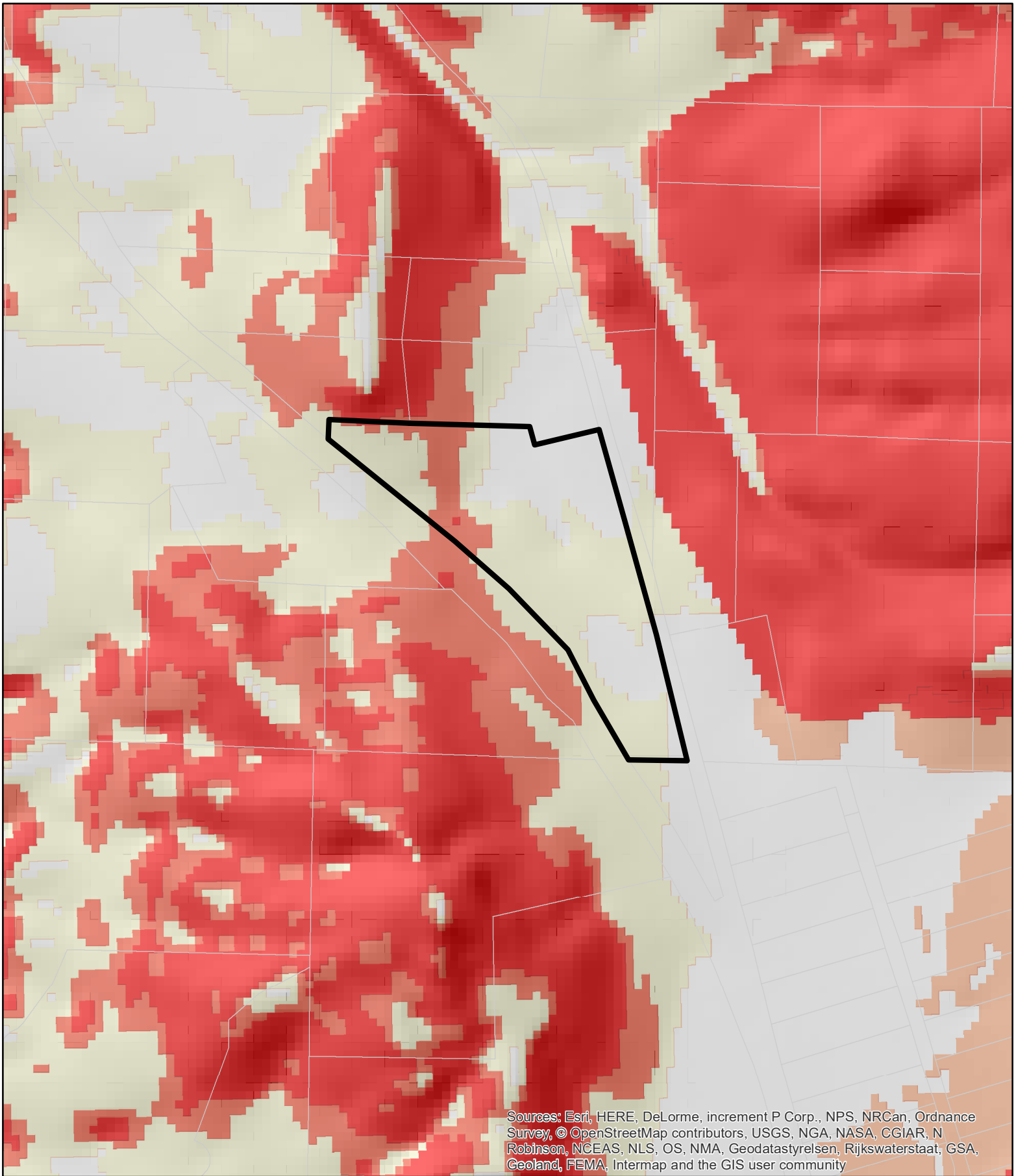
 Assessors Parcels
 Naturally Occurring Asbestos



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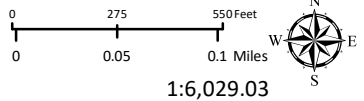
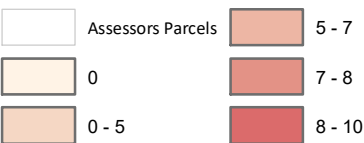
EASTERN SOIL CLASSIFICATIONS

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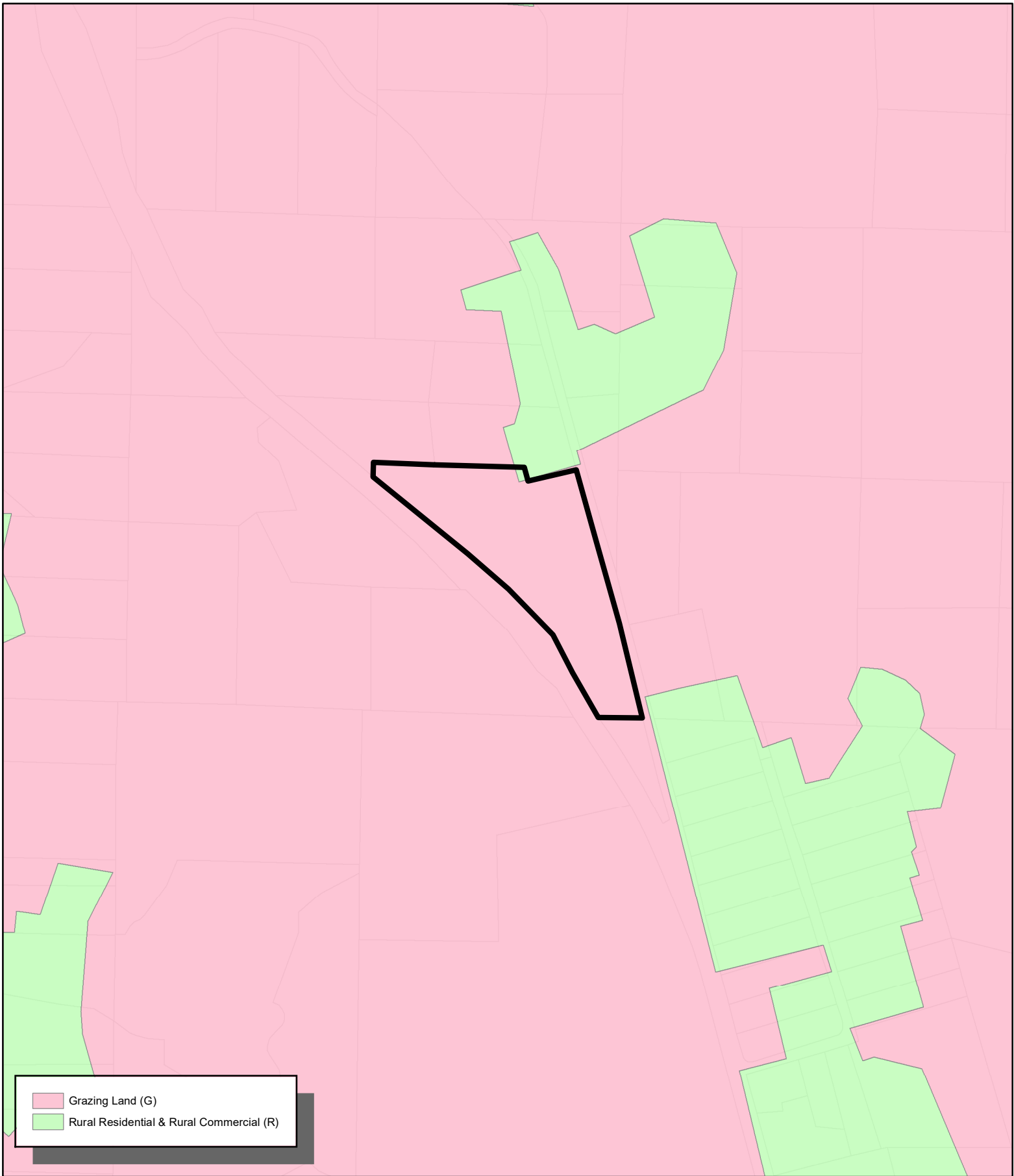
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


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LANDSLIDE HAZARDS

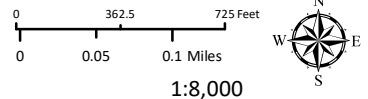
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	Grazing Land (G)
	Rural Residential & Rural Commercial (R)

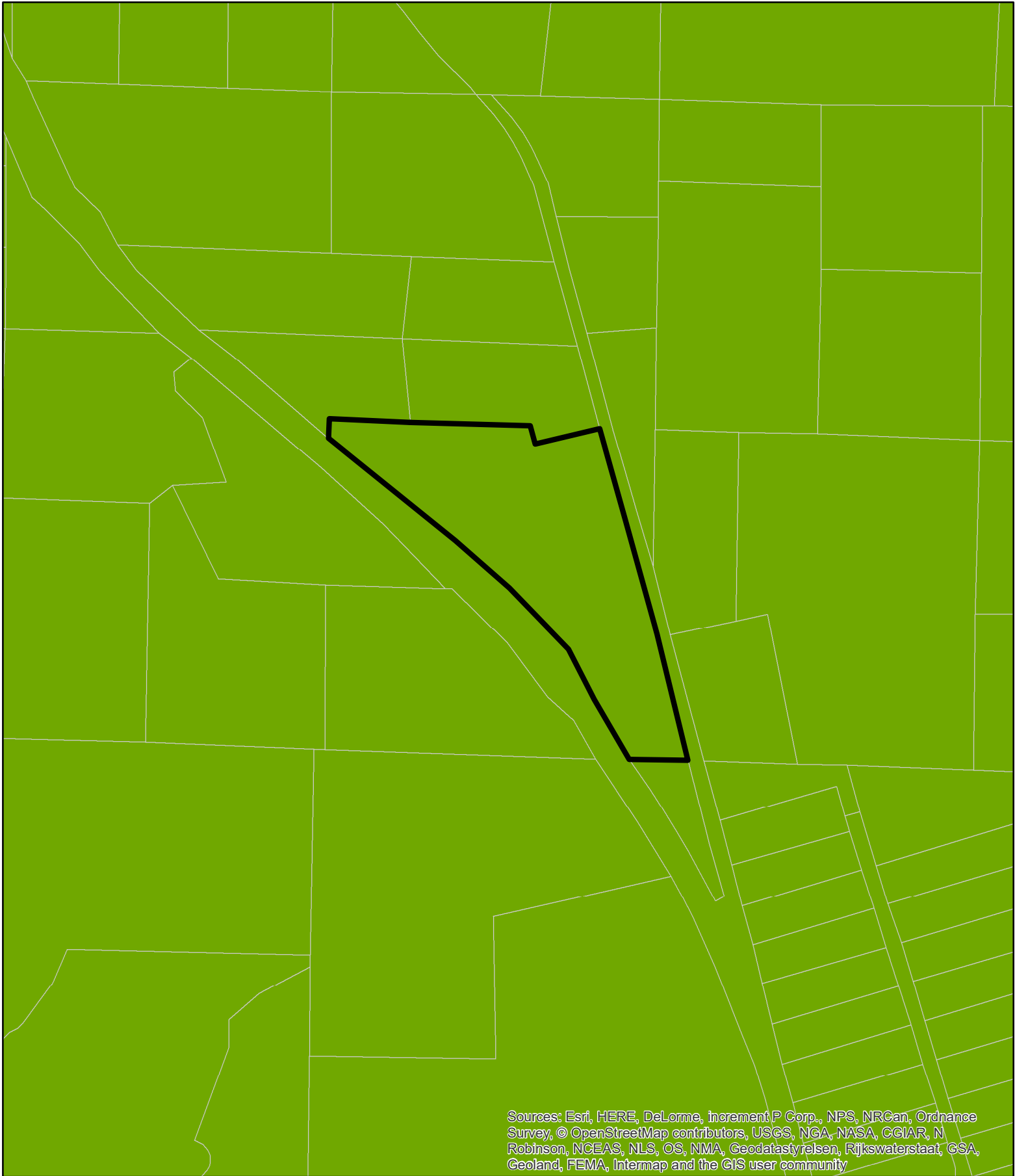
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OWNER: PATTERSON, Rebecca
APN: 013-200-63
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ADDRESS: 46740 Rd 307, Laytonville

 Assessors Parcels



IMPORTANT FARMLANDS

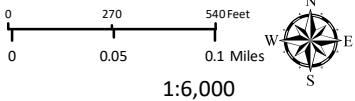
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CASE: AP 2024-0012
OWNER: PATTERSON, Rebecca
APN: 013-200-63
APLCT: Lisa Gardenhire
AGENT: Lisa Gardenhire
ADDRESS: 46740 Rd 307, Laytonville

 Assessors Parcels
 Laytonville MAC



1:6,000

LAYTONVILLE MUNICIPAL ADVISORY COUNCIL

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