



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.gov
www.mendocinocounty.org/pbs

March 11, 2024

Environmental Health - Ukiah
Building Inspection - Ukiah

Assessor
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2024-0008
DATE FILED: 1/29/2024
OWNER/APPLICANT: JACKSON COUNT
AGENT: SCOTT WARD

REQUEST: Administrative Permit to authorize the use of a 960 SF FT existing structure as a Family Care Unit.

ENVIRONMENTAL DETERMINATION:

LOCATION: 9± miles south of Laytonville town center, lying on the south side of Cherry Creek Road (Private), 1± mile northeast of its intersection with Irvine Lodge Road (Private). Located at 1001 Cherry Creek Road, Willits; APN 036-010-51.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: March 25, 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 _____

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APN/S: 036-010-5100

PARCEL SIZE: 180± Acres

GENERAL PLAN: Range Lands (RL160)

ZONING: Rangeland (RL160)

EXISTING USES: Residential, Agricultural

DISTRICT: 3 (Haschak)

RELATED CASES: AP_2018-0050 (Family Care Unit, conditions of approval were not met and permit expired)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Range Lands (RL160)	Rangeland (RL160)	85.00± Acres	Residential, Agricultural
EAST:	Range Lands (RL160)	Rangeland (RL160)	40.00± Acres	Residential, Agricultural
SOUTH:	Range Lands (RL160)	Rangeland (RL160)	170.00± Acres	Residential, Agricultural
WEST:	Range Lands (RL160)	Rangeland (RL160)	8.00± to 198.75± Acres	Residential, Agricultural

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (UKIAH)
- Environmental Health (UKIAH)

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

Previous permit AP_2018-0050, approved a Family Care Unit. However, due to a condition of approval not being met the permit expired.

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS
Grazing Lands

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 Soil Classification 110, & 226

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
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
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
YES

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO



PLANNING & BUILDING SERVICES

CASE NO: AP-2024-0008
DATE FILED: 1/29/24
FEE: \$1623.00
RECEIPT NO: PPS-060554
RECEIVED BY: [Signature]
Office Use Only

APPLICATION FORM

APPLICANT:

Name: JACKSON COUNT Phone: 707 734 0099
Mailing Address: PO BOX 1995
City: LAYTONVILLE State/Zip: CA 95454 Email: NORTHWESTERNCANOPY@gmail.com, JACKSONCOUNT@yahoo.com

PROPERTY OWNER:

Name: JACKSON COUNT Phone: 707 734 0099
Mailing Address: P.O. BOX 1995
City: LAYTONVILLE State/Zip: CA 95454 Email: NORTHWESTERNCANOPY@gmail.com

AGENT:

Name: SCOTT WARD Phone: 707 272-8432
Mailing Address: 8888 EAST ROAD
City: REDWOOD VALLEY State/Zip: CA. 95470 Email:

ASSESSOR'S PARCEL NUMBER/S: 036-010-51

TYPE OF APPLICATION:

- Administrative Permit (checked)
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: [Signature] Date: 1-6-24
Signature of Owner: [Signature] Date: 1-6-24

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.

960 sq ft. Two story FAMILY CARE UNIT.

EXISTING NO REMOVAL OF TREES.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Other:	1		960 sq. ft.		
GRAND TOTAL (Equal to gross area of Parcel):					

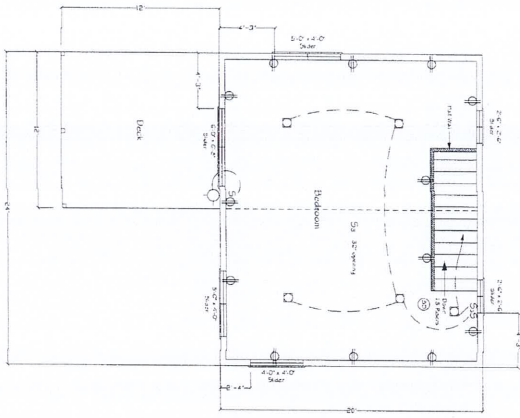
3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: _____

Estimated No. of shifts per day: _____

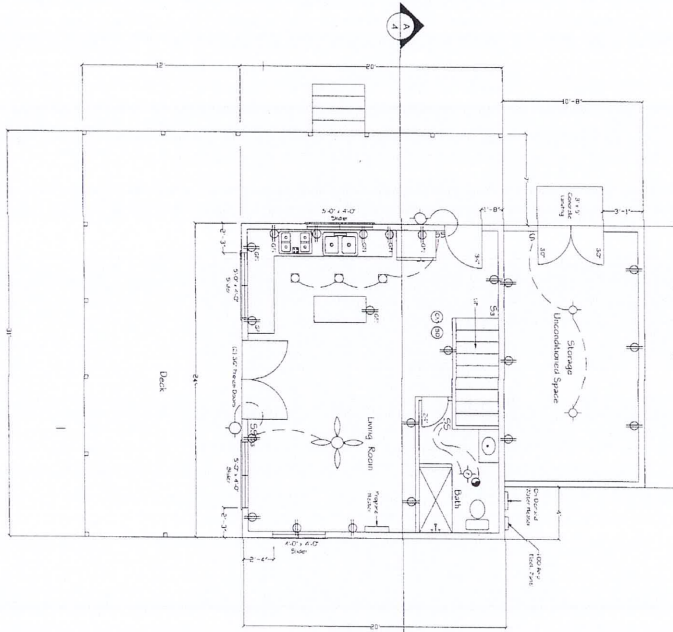
Type of loading facilities proposed: _____

- NOTES:
1. Exterior and Interior wall framing 2 x 6 @ 16" o.c.
 2. All exterior lights to be fluorescent or to motion sensors photocell
 3. All interior lights to be fluorescent or LED
 4. Provide min 30" finish" ceiling with space for cold. Toilet to be centered in that area and or 1.5" minimum finish from centerline of the toilet to adjoining bathtub vanity, wall etc.
 5. All receptacles are to be tamper resistant.



EXIST. SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



EXIST. FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"
 Deck Floor: 400 Sq Ft
 Storage Floor: 400 Sq Ft
 Storage: 213 Sq Ft, unconditioned
 Deck: 600 Sq Ft

Electrical Legend

- Fluorescent Light Fixture
- Incandescent Light
- Recessed LED Light
- Exhaust Fan
- Single Switch
- SF Three Way Switch
- ⊕ Dimmer Knob/Slide
- ⊕ 220V Receptacle
- ⊕ Smoke Detector
- Door Sw

EXISTING FLOOR PLAN
 AS BUILT CLASS K GRANNY UNIT
 FOR
 JACKSON COUNTY

3001 CHERRY CREEK ROAD, WILLITS, CA 95490

DRAFTING BY
 SHARLENE KAYE

800 REVENUE DRIVE
 LOCAL CA 95482

PHONE: 707/221-2022

DATE: 5/19/12
 SCALE: 1/4" = 1'-0"
 DRAWN BY: S. Kaye

SHEET

2

OF 4 SHEETS

Property Data

Owner Name
COUNTS JACKSON 1/2

Situs Address
1001 CHERRY CREEK RD,
WILLITS CA 95490

APN
03601051

Mailing Address
PO BOX 1995
LAYTONVILLE, CA 95454

Approximate Size
180 Acres

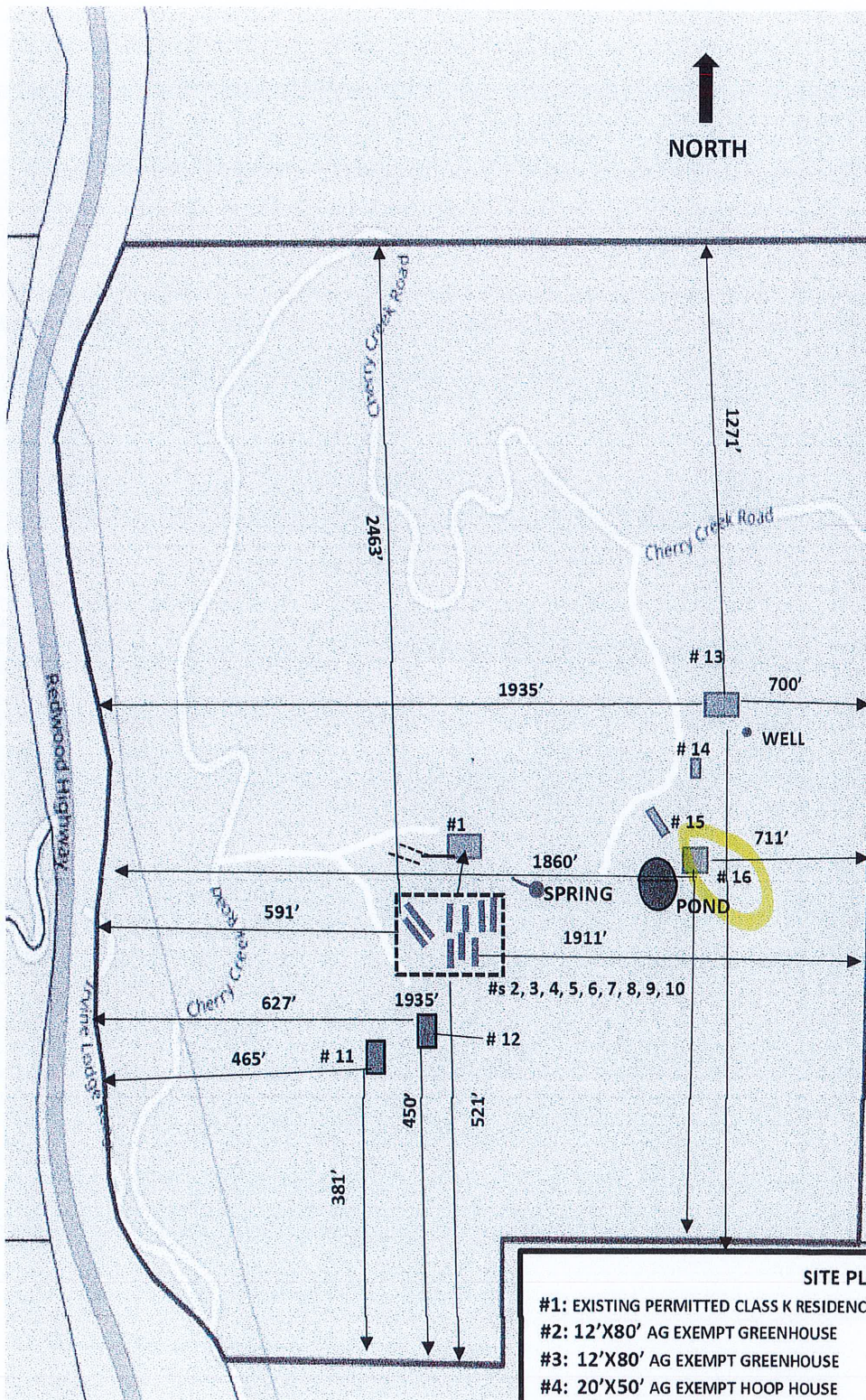
Land Value Assessed
189,632

Improvement Value Assessed
543,895

Use Code
0055

Use Description
[no data]

Zoning
RL 160

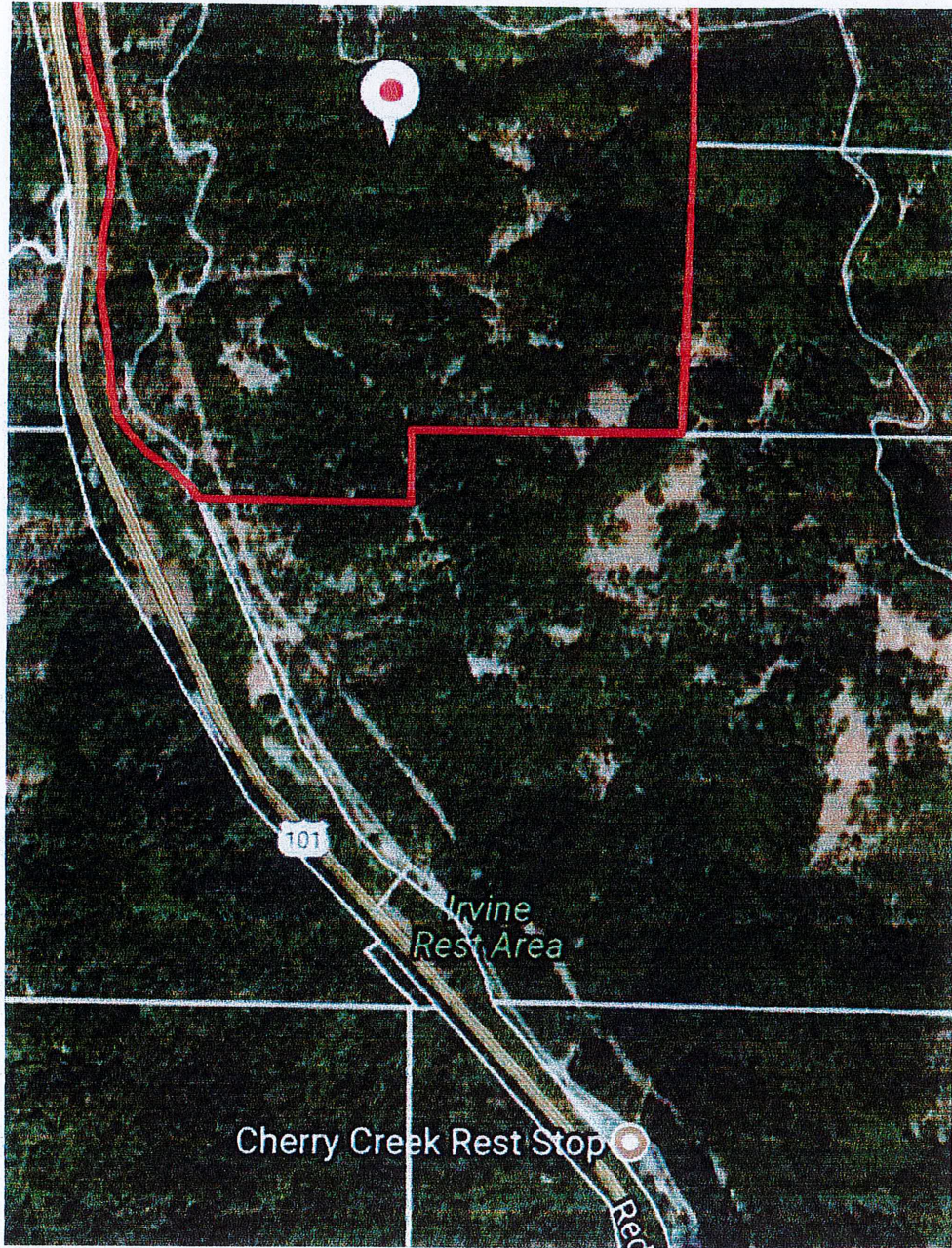


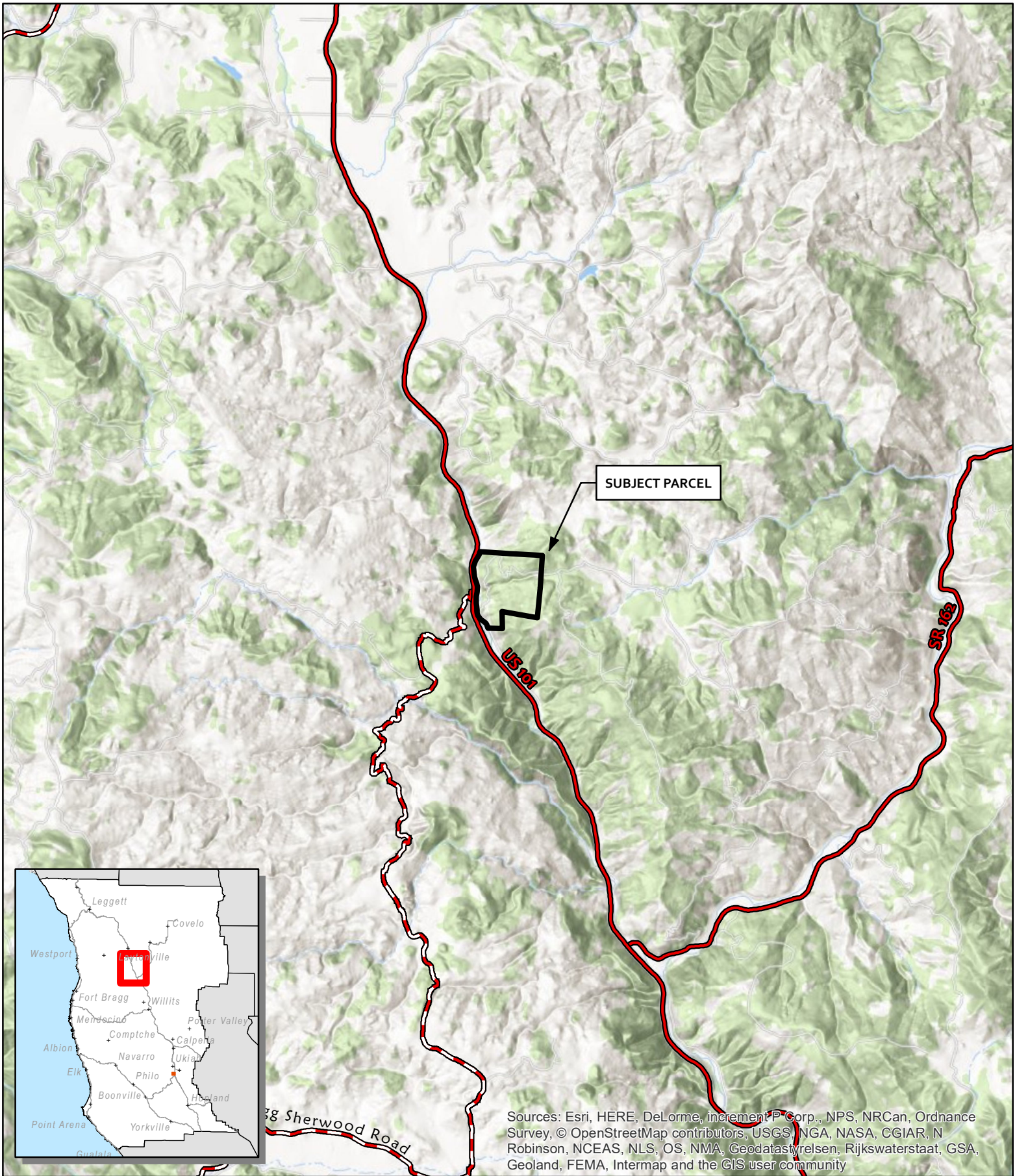
SITE PLAN LEGEND

#1: EXISTING PERMITTED CLASS K RESIDENCE BU 2009-0065	#11 AG EXEMPT BARN 1000 sq ft
#2: 12'X80' AG EXEMPT GREENHOUSE	#12 AG EXEMPT BARN 960 sq ft
#3: 12'X80' AG EXEMPT GREENHOUSE	#13 CLASS K ADU
#4: 20'X50' AG EXEMPT HOOP HOUSE	#14 CLASS K SHED 320 sq ft
#5: 20'X50' AG EXEMPT HOOP HOUSE	#15 CLASS K SHED 1056 sq ft
#6: 20'X50' AG EXEMPT HOOP HOUSE	#16 FAMILY CARE UNIT
#7: 20'X50' AG EXEMPT HOOP HOUSE	
#8: 20'X45' AG EXEMPT HOOP HOUSE	
#9: 20'X50' AG EXEMPT HOOP HOUSE	
#10 20'X50' AG EXEMPT HOOP HOUSE	

1001 CHERRY CREEK ROAD, WILLITS, CA

LOCATION MAP



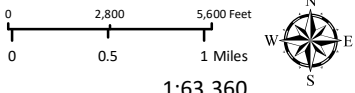


SUBJECT PARCEL

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



Highways
Major Roads

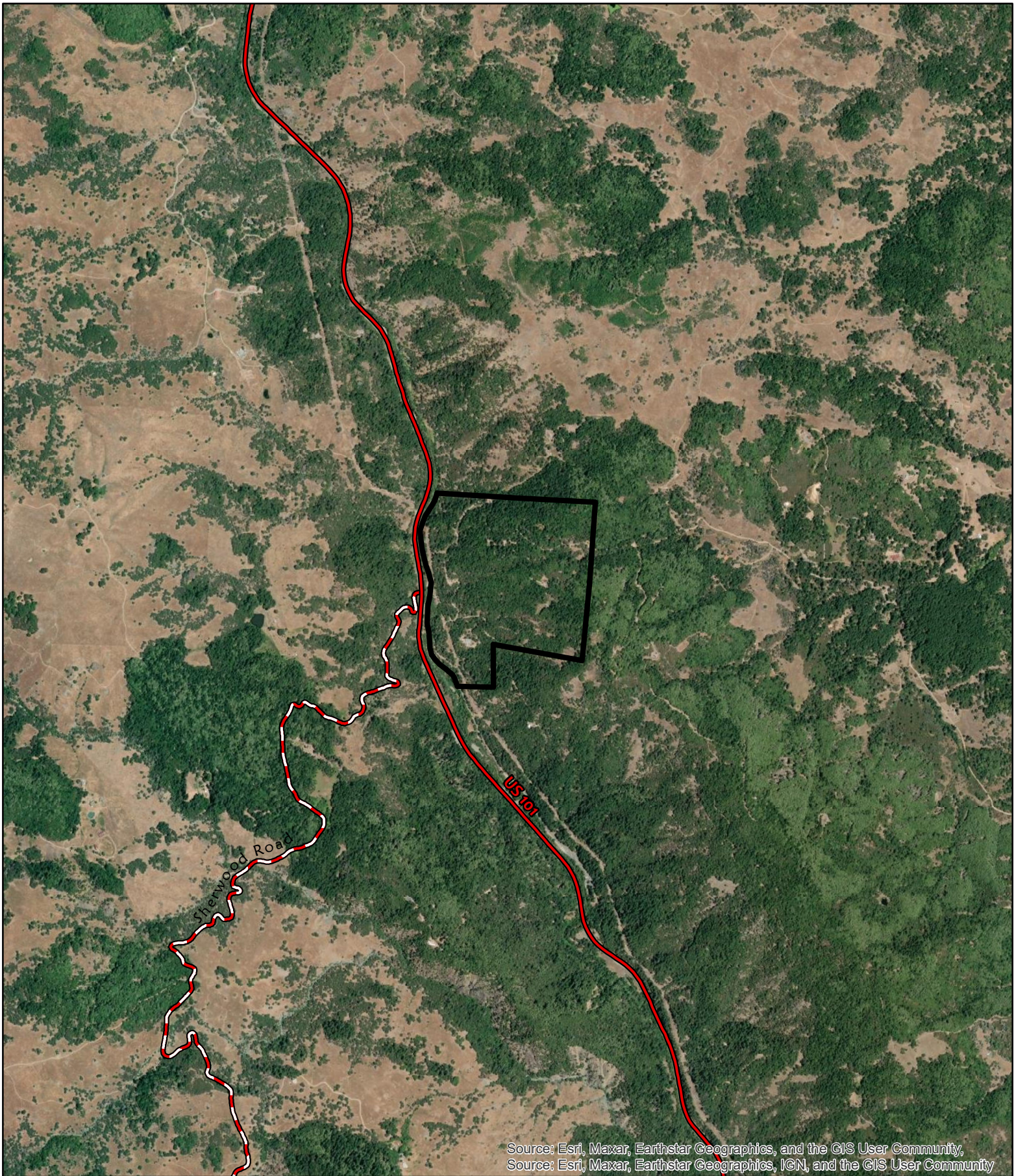


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LOCATION

CASE: AP 2024-0008
OWNER: COUNT, Jackson
APN: 036-010-51
APLCT: Jackson Count
AGENT: Scott Ward
ADDRESS: 1001 Cherry Creek Rd.

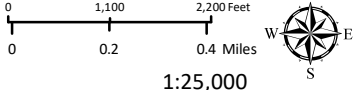
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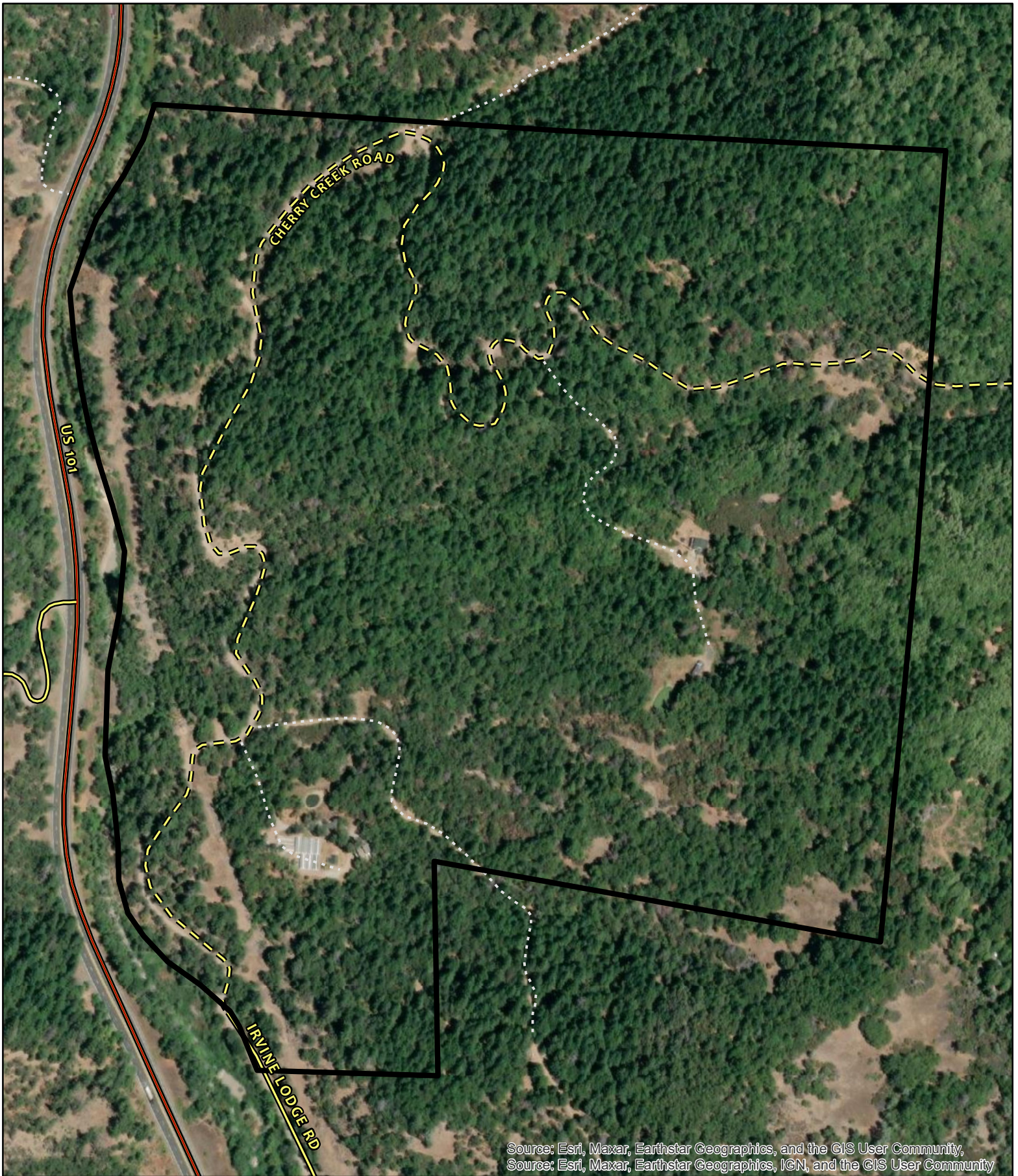
 Highways
 Major Roads



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AERIAL IMAGERY

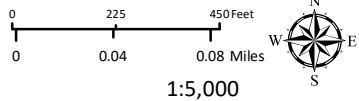
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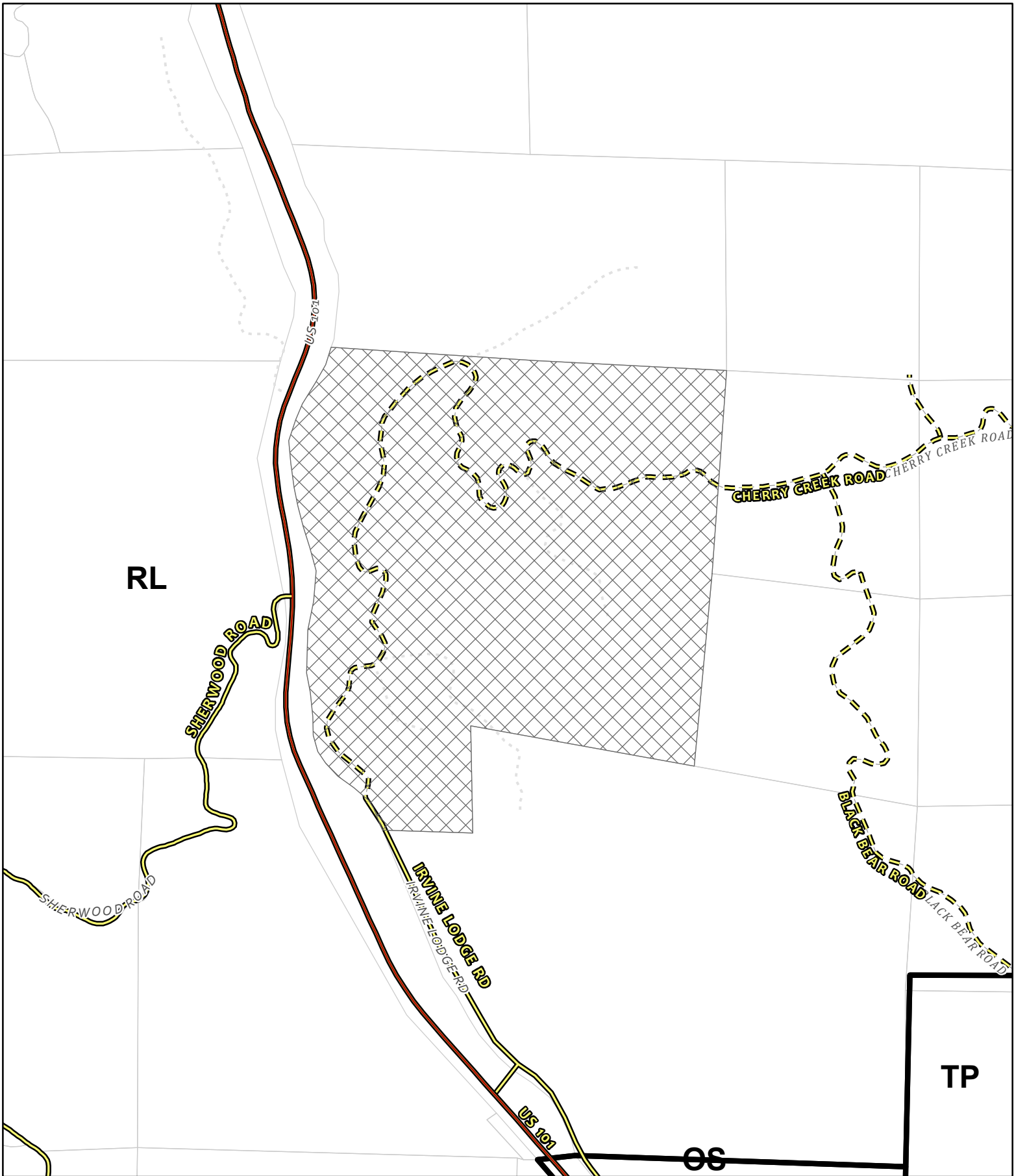
- Highways (2017) Driveways/Unnamed Roads
- Public Roads
- Private Roads



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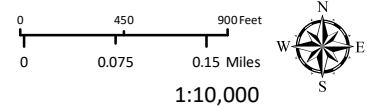
AERIAL IMAGERY

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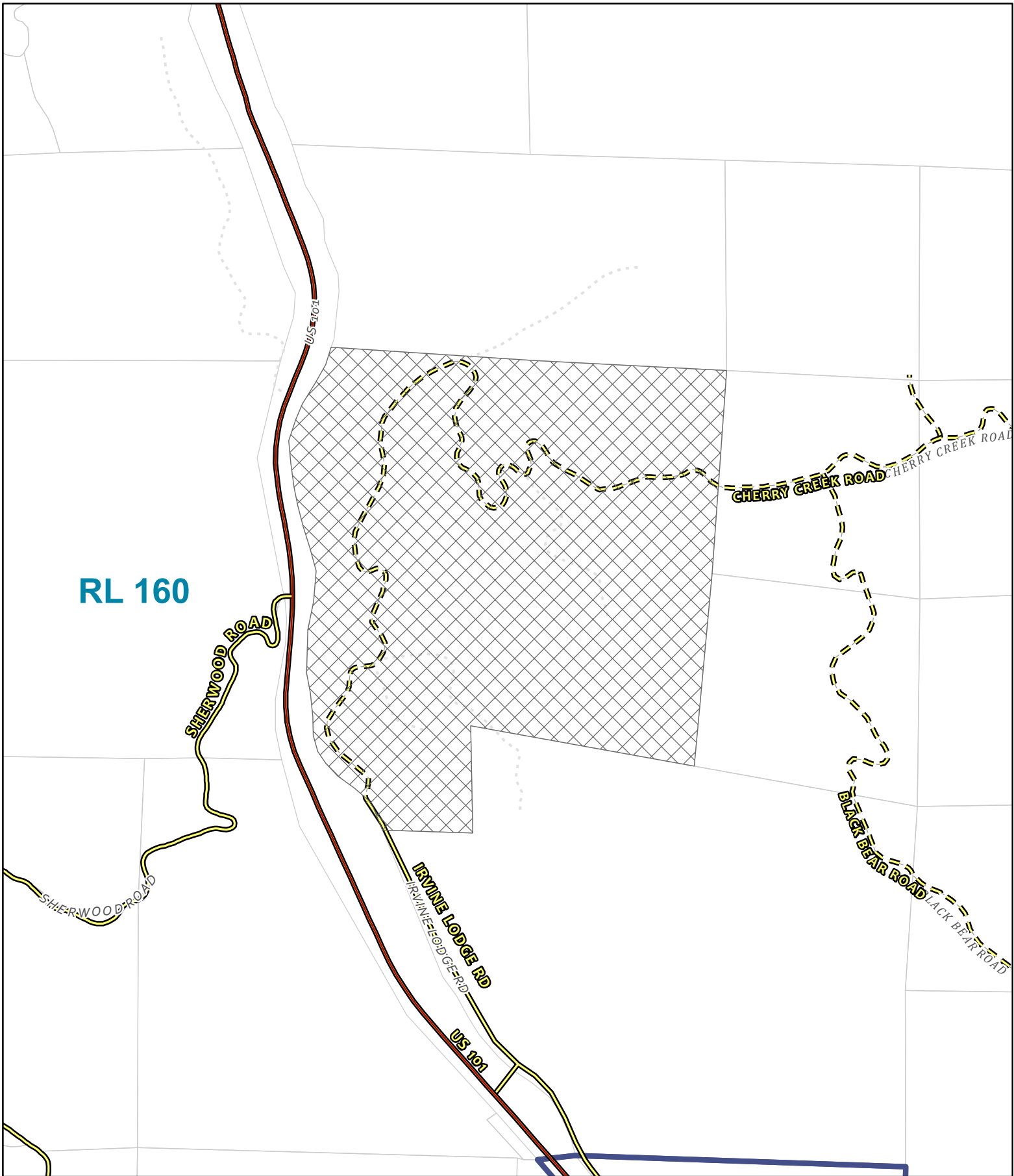
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- Highways (2017)
- Public Roads
- - - Private Roads
- Driveways/Unnamed Roads
- Private Roads
- Public Roads
- Zoning Districts
- Assessors Parcels



ZONING

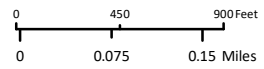
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RL 160

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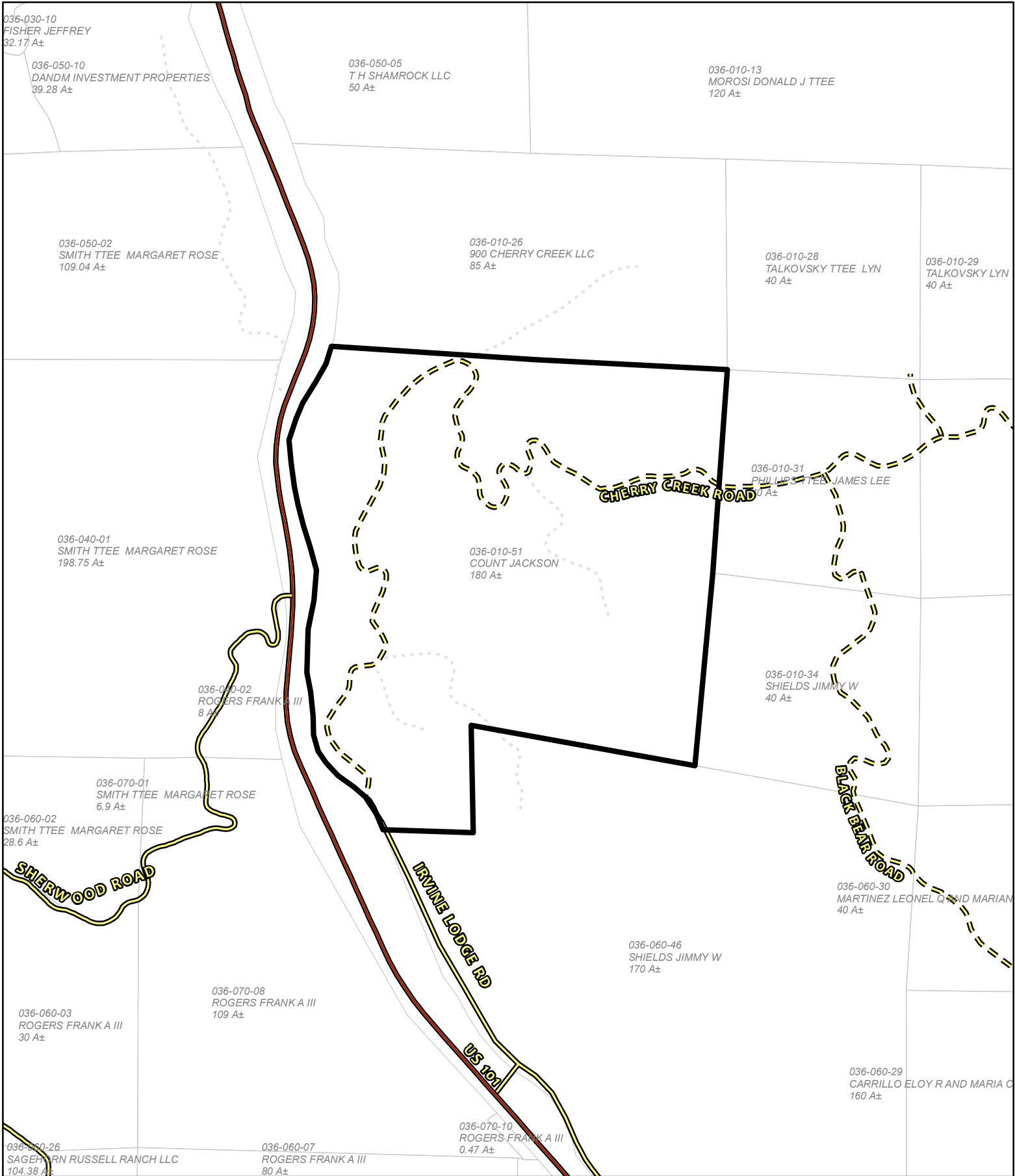
- | | | |
|-----------------|-------------------------|-------------------|
| Highways (2017) | Driveways/Unnamed Roads | Assessors Parcels |
| Public Roads | Public Roads | |
| Private Roads | Private Roads | |








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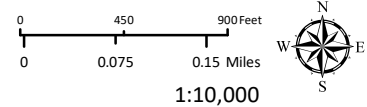
GENERAL PLAN

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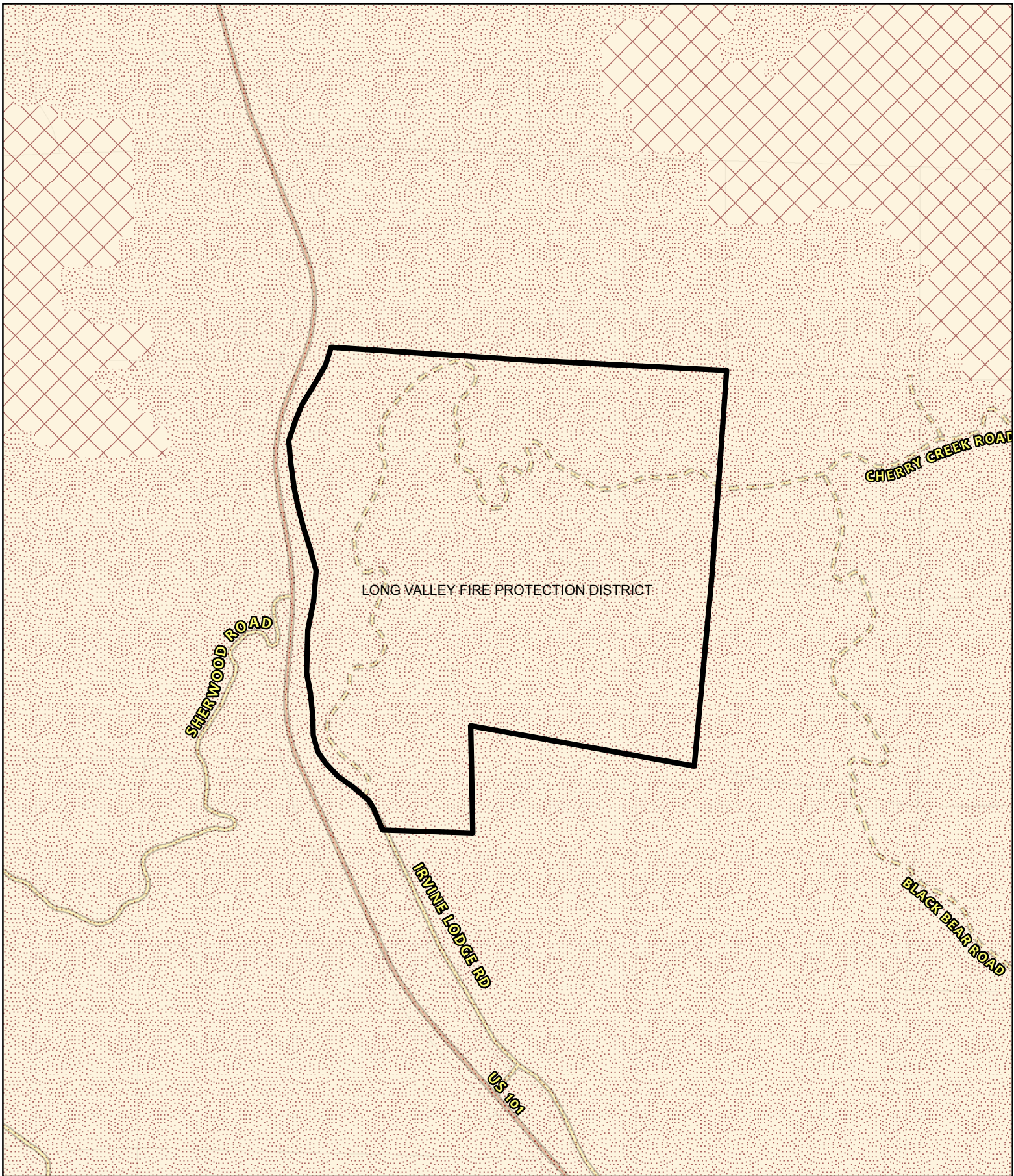
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-  Highways (2017)
-  Driveways/Unnamed Roads
-  Public Roads
-  Assessors Parcels
-  Private Roads



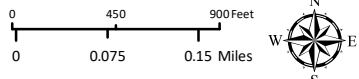
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ADJACENT PARCELS

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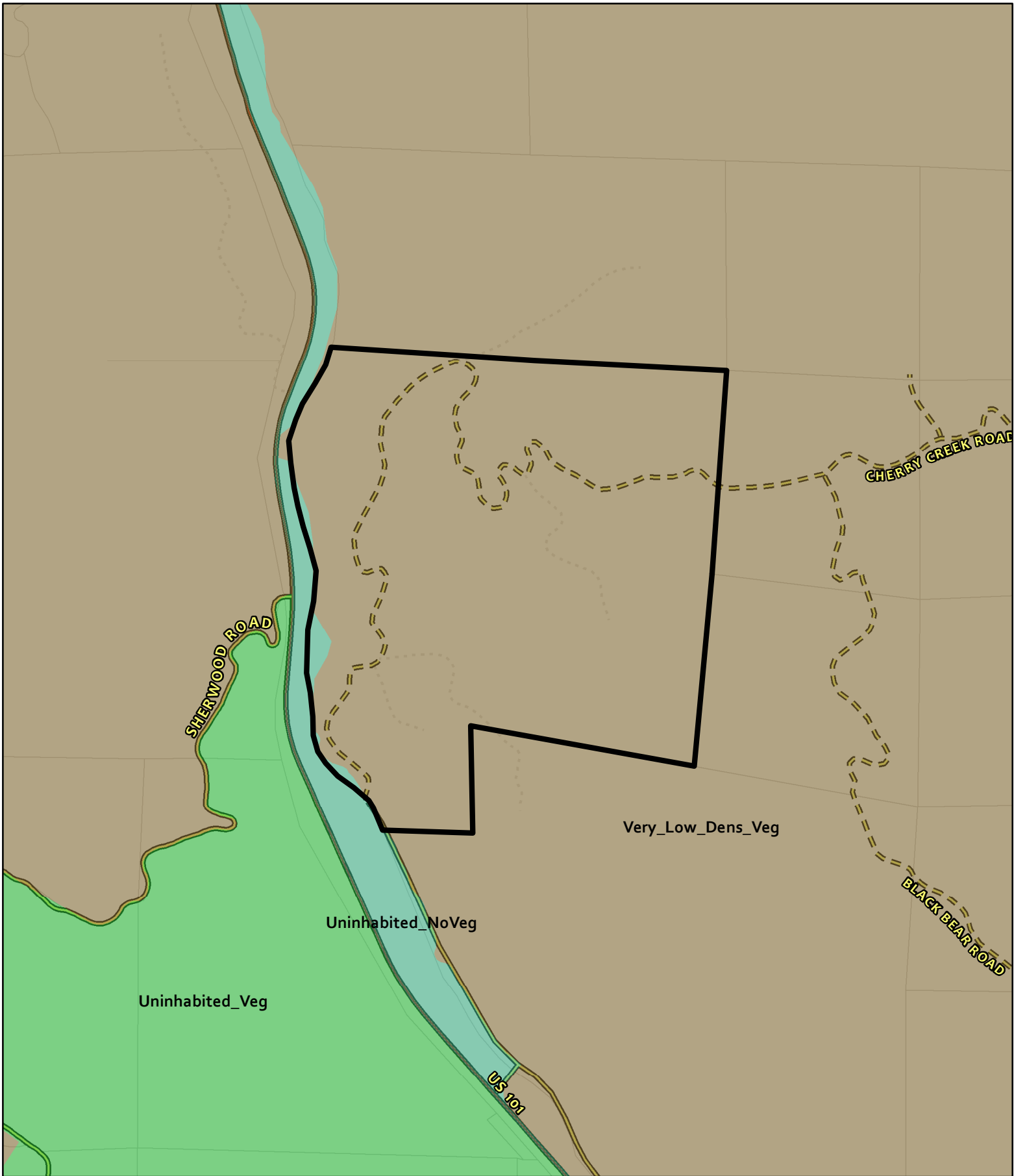
CASE: AP 2024-0008
OWNER: COUNT, Jackson
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AGENT: Scott Ward
ADDRESS: 1001 Cherry Creek Rd.

- Very High Fire Hazard
- High Fire Hazard
- County Fire Districts
- Highways (2017)
- Public Roads
- Private Roads
- Driveways/Unnamed Roads
- Assessors Parcels



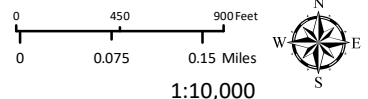
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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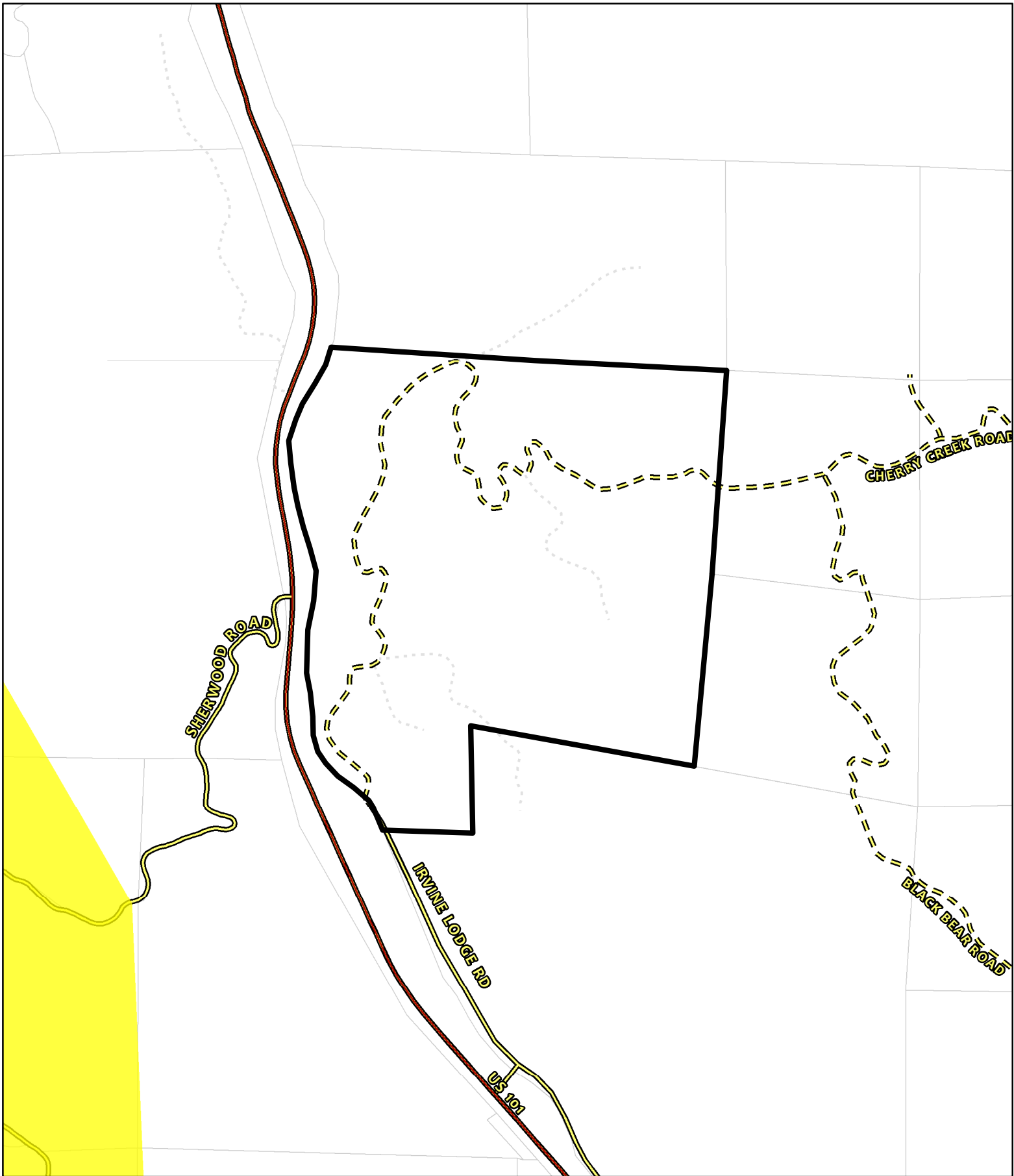
- Highways (2017)
 Driveways/Unnamed Roads
- Public Roads
 Assessors Parcels
- Private Roads



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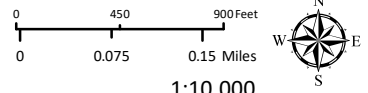
WILDLAND-URBAN INTERFACE

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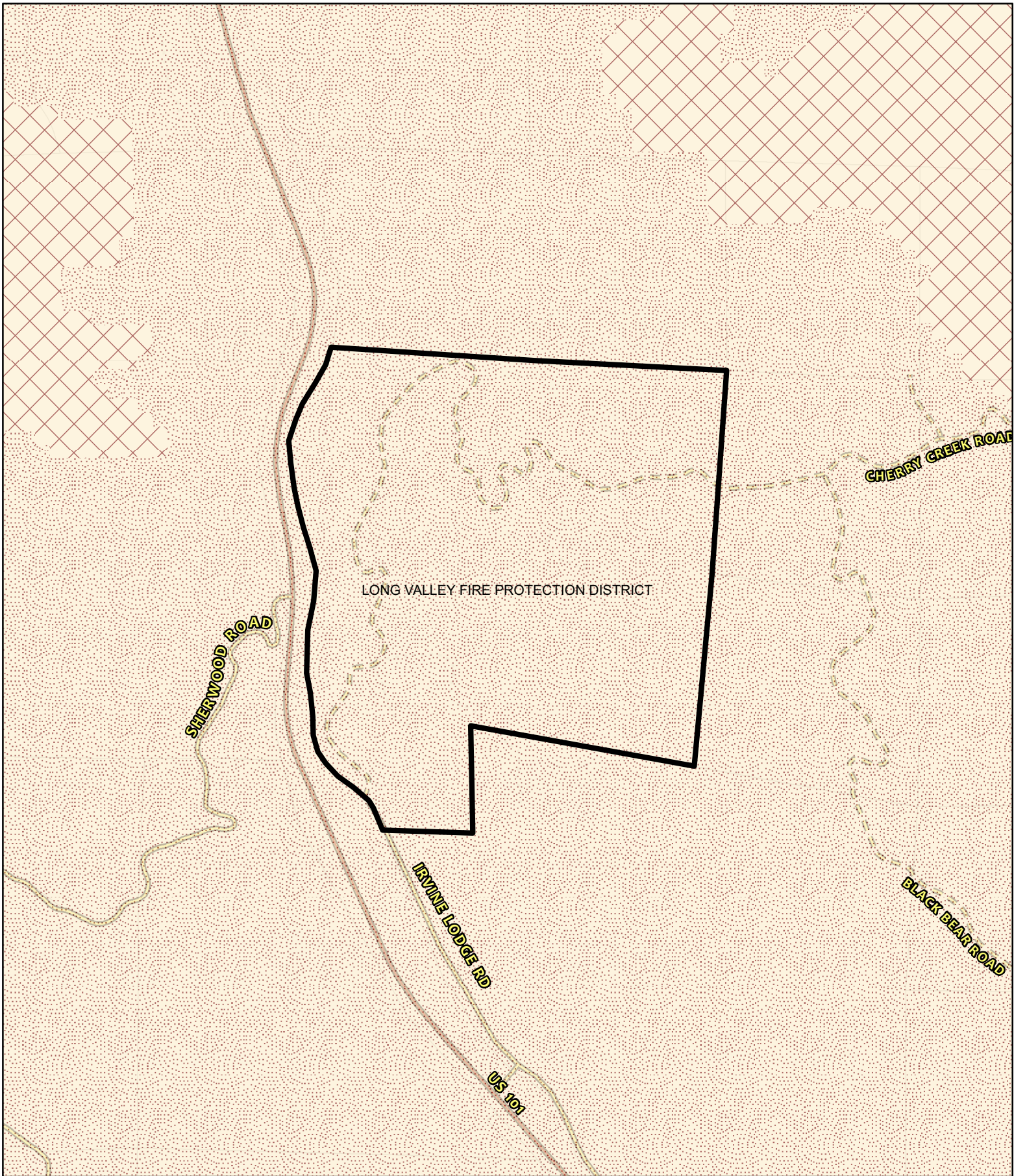
CASE: AP 2024-0008
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AGENT: Scott Ward
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- Maacama Fault Zone
- Highways (2017)
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- Private Roads
- Driveways/Unnamed Roads
- Assessors Parcels











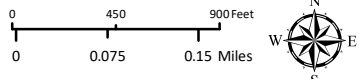
EARTHQUAKE FAULT ZONES

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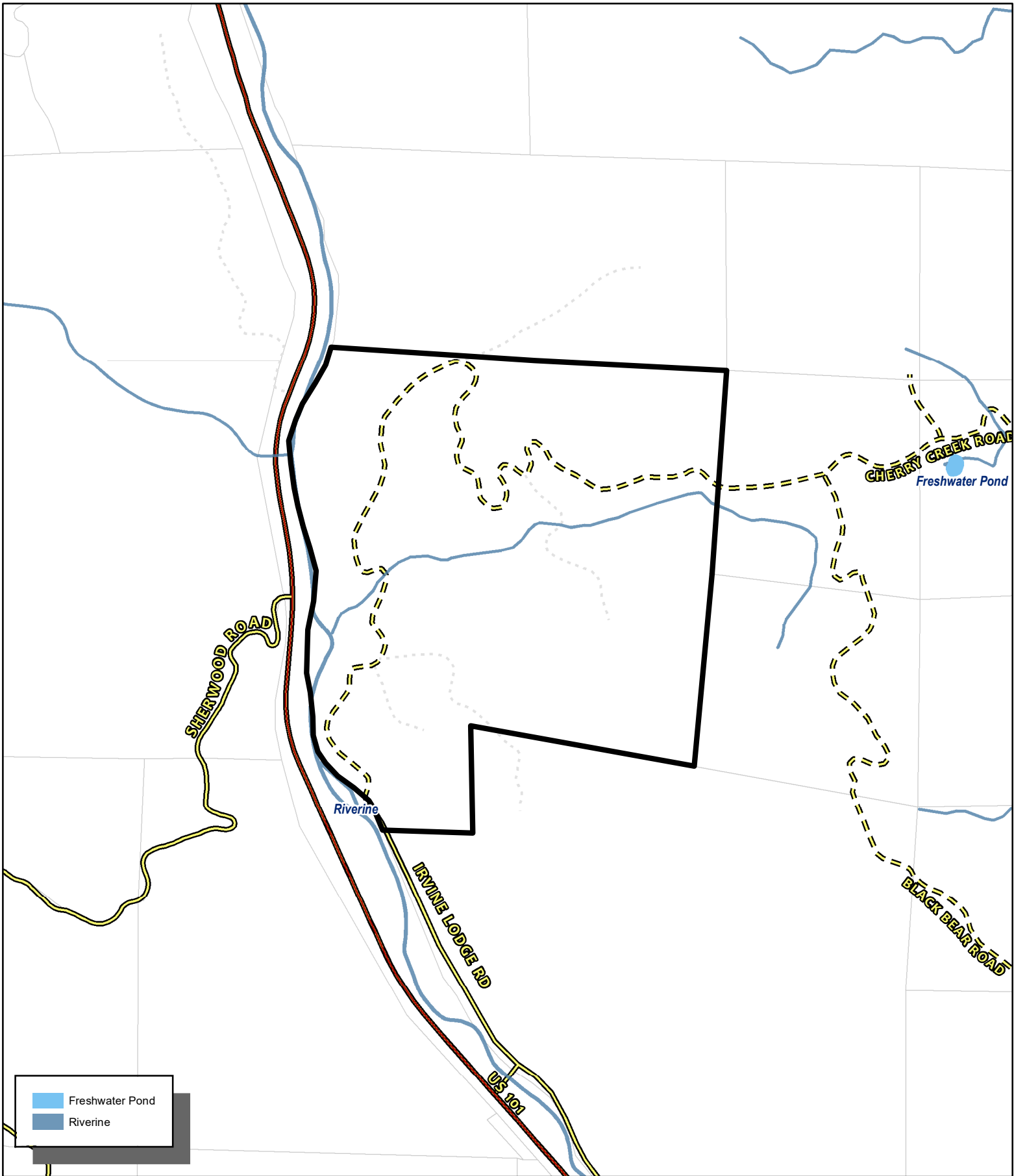
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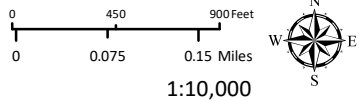
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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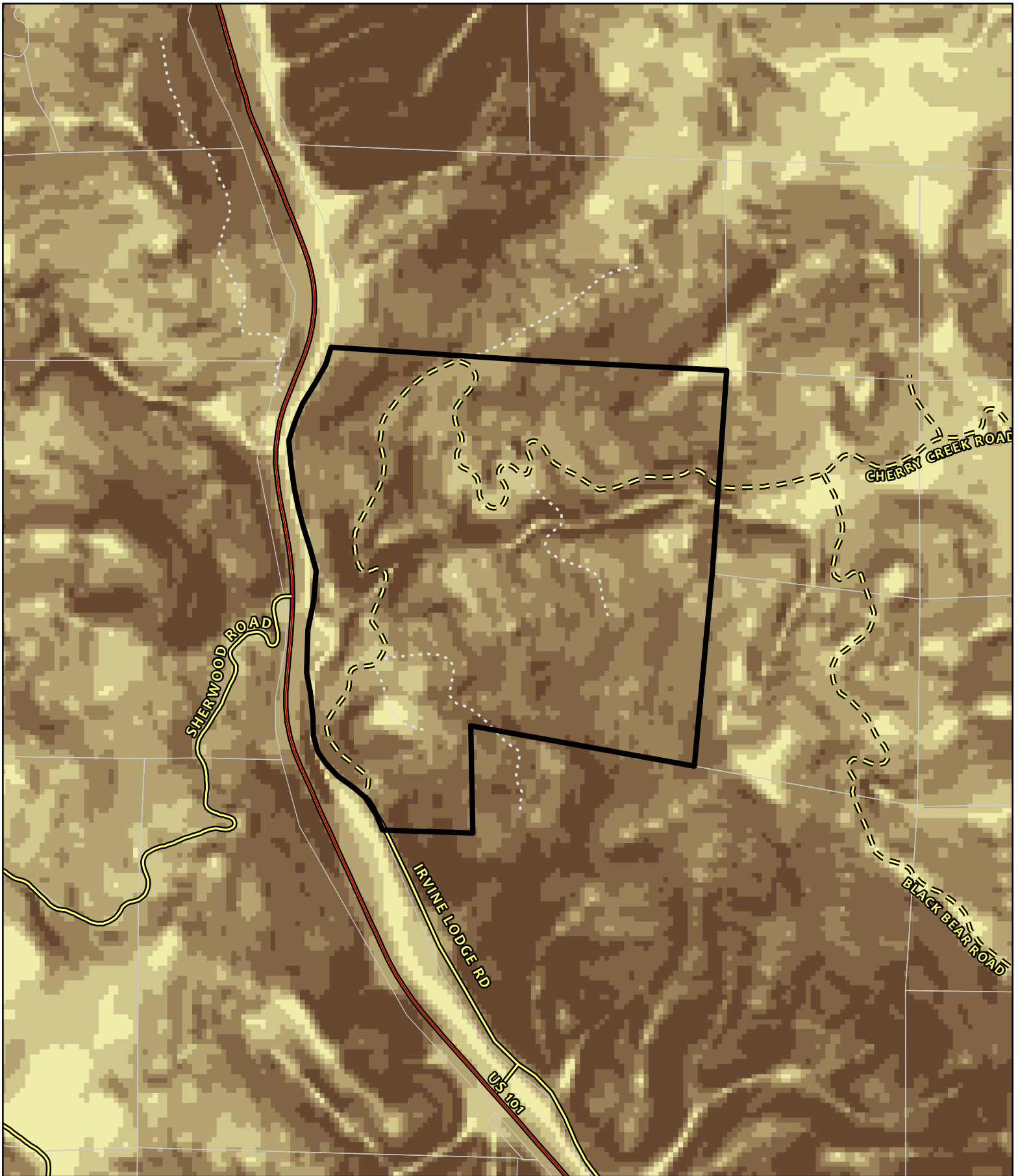
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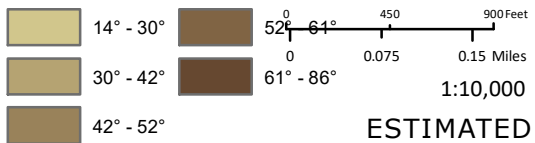
WETLANDS

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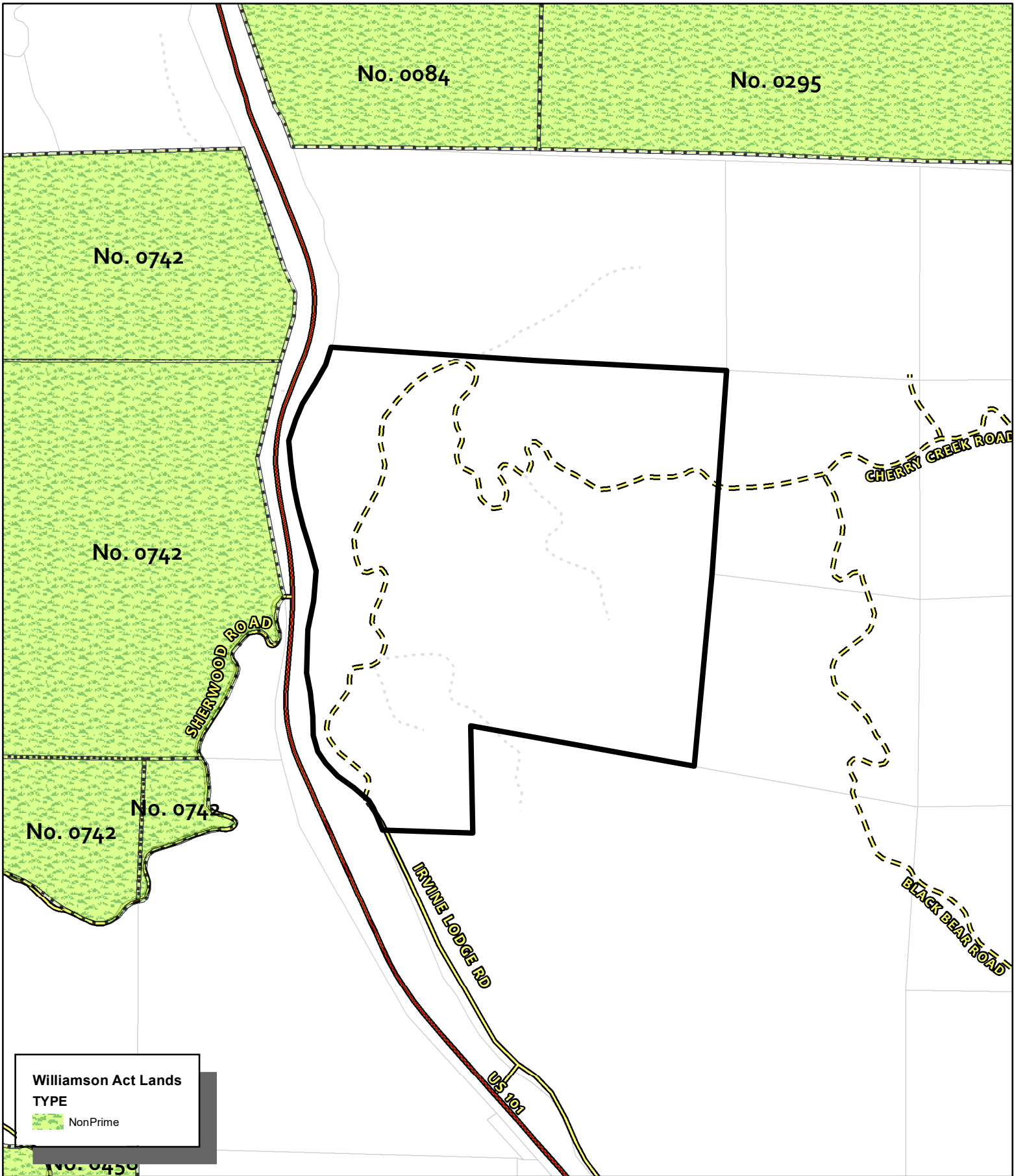
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 Driveways/Unnamed Roads
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 Assessors Parcels
- Private Roads
 0° - 14°








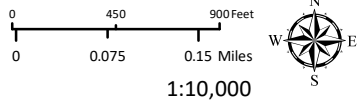
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ESTIMATED SLOPE

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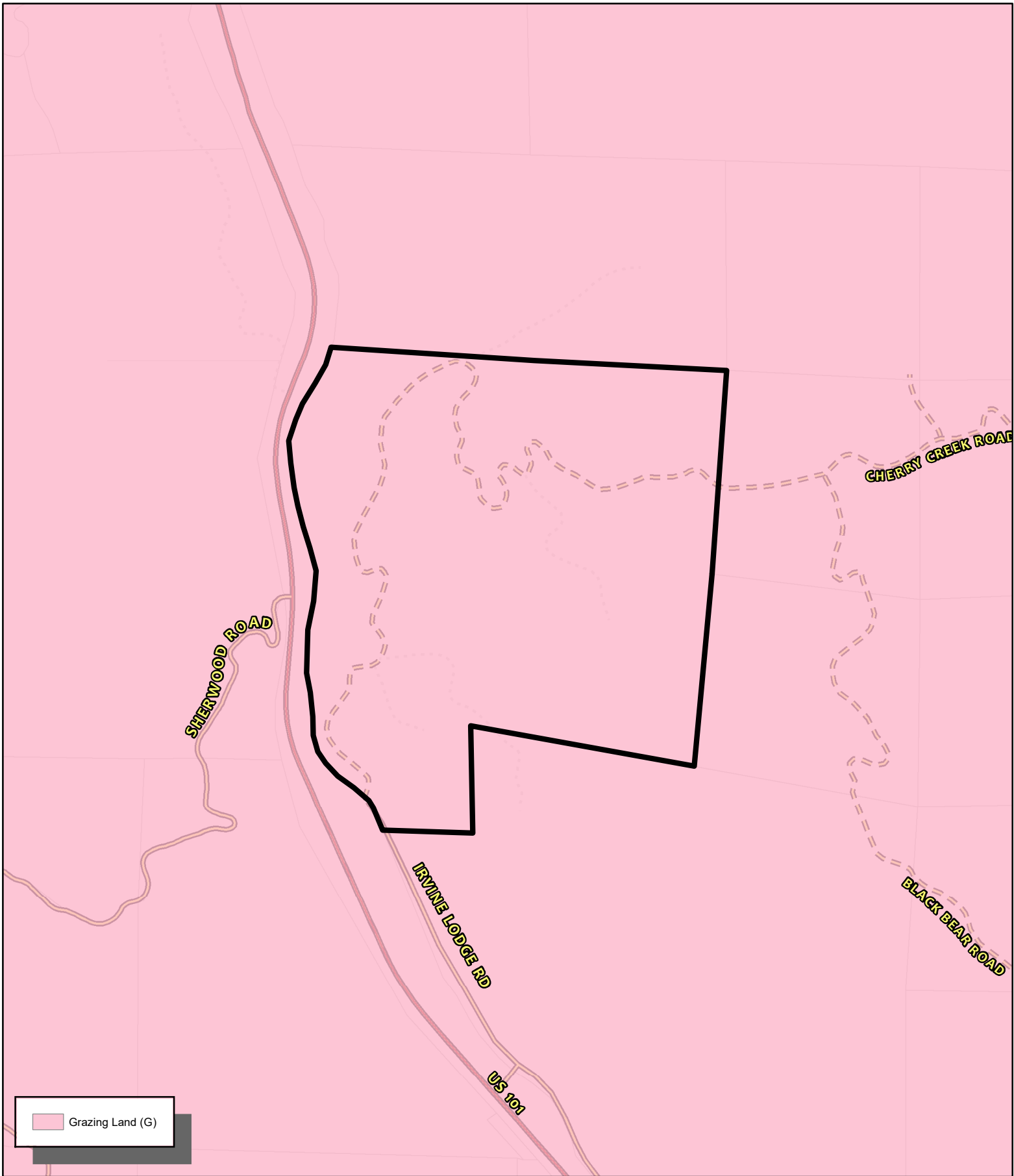
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-  Assessors Parcels
-  Private Roads



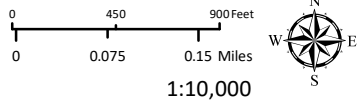
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WILLIAMSON ACT

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: AP 2024-0008
OWNER: COUNT, Jackson
APN: 036-010-51
APLCT: Jackson Count
AGENT: Scott Ward
ADDRESS: 1001 Cherry Creek Rd.

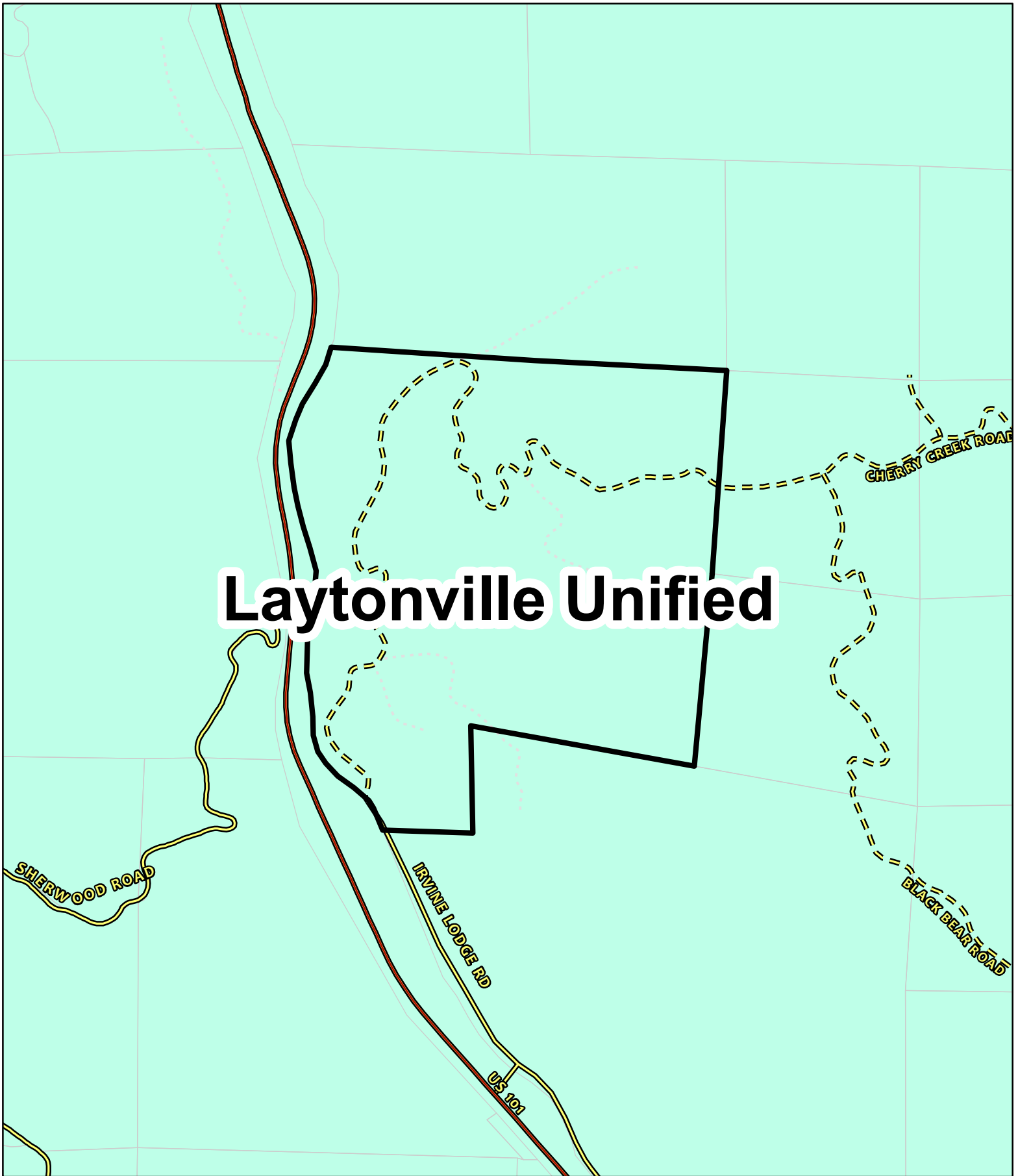
- Highways (2017)
 Driveways/Unnamed Roads
- Public Roads
 Assessors Parcels
- Private Roads



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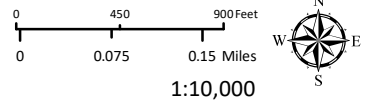
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Laytonville Unified



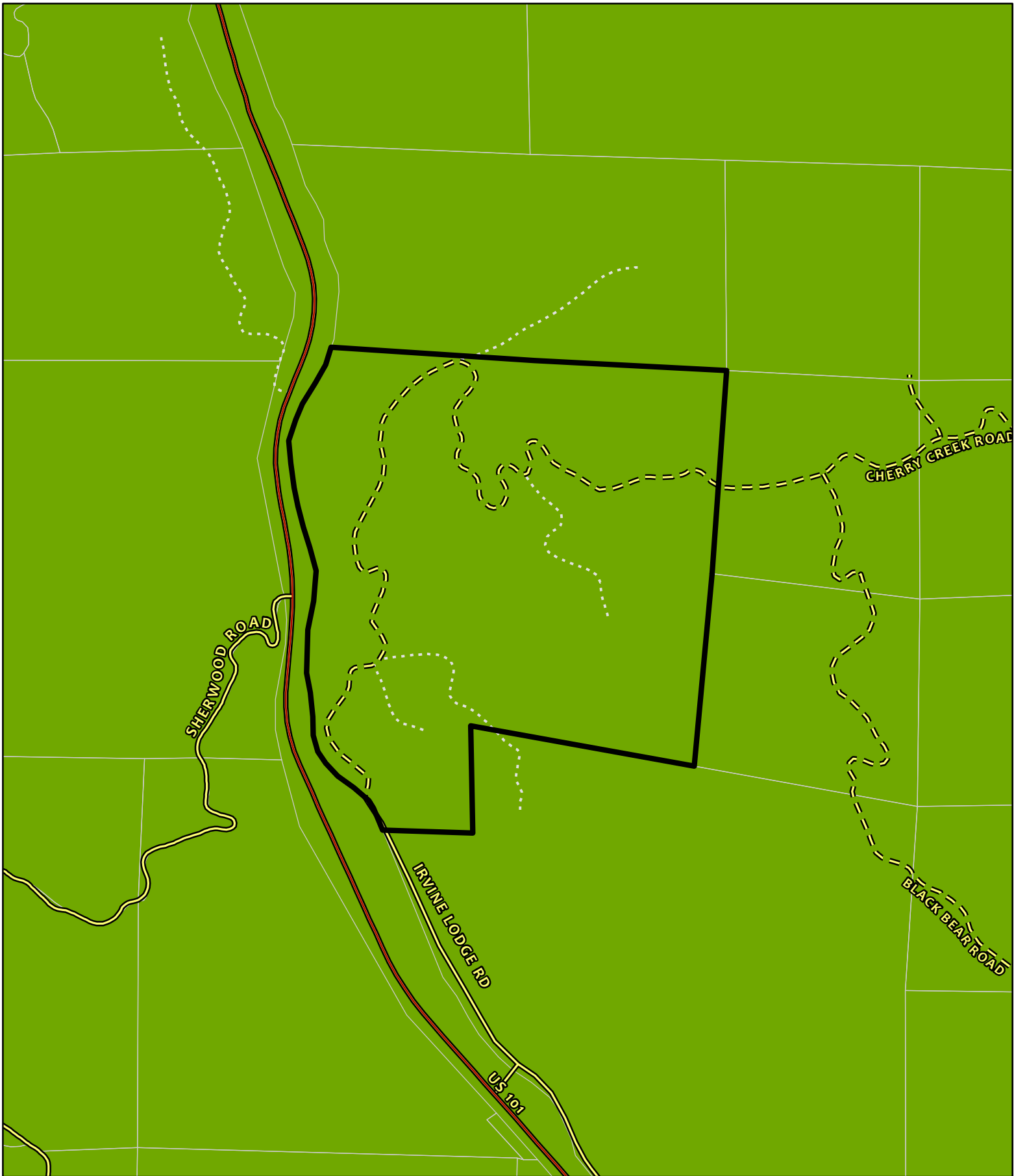
CASE: AP 2024-0008
OWNER: COUNT, Jackson
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- Highways (2017)
- Public Roads
- - - Private Roads
- Driveways/Unnamed Roads
- Assessor's Parcels



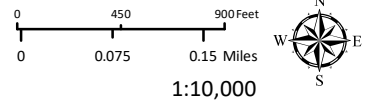
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SCHOOL DISTRICT

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CASE: AP 2024-0008
OWNER: COUNT, Jackson
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APLCT: Jackson Count
AGENT: Scott Ward
ADDRESS: 1001 Cherry Creek Rd.

- Highways (2017)
- Driveways/Unnamed Roads
- Public Roads
- Assessors Parcels
- Private Roads
- Laytonville MAC



LAYTONVILLE MUNICIPAL ADVISORY COUNCIL

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