



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

April 02, 2024

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Farm Advisor
Agriculture Commissioner
Forestry Advisor
LAFCO

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
Regional Water Quality Control board
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe

Ukiah Valley Sanitation District
Rogina Water District
Ukiah Valley Fire District
Ukiah City Planning Department
Ukiah Unified School District

CASE#: GP_2023-0002
DATE FILED: 12/7/2023

OWNER: RUSTIC RETIREMENT LLC
APPLICANT: JARED & BONNIE CARTER

REQUEST: General Plan Amendment and Rezone to change the land use classification and zoning of a 160± acre parcel from Rangeland (RL 160) to Rural Residential (RR-10).

LOCATION: 1.75± miles east of Ukiah on the south side of Vichy Springs Road (CR 215) 0.53± miles east of its intersection with Redemeyer Road (CR 215-A) at 1961 Vichy Springs Road, Ukiah. APNs: 178-220-09, 181-240-01

SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD
RESPONSE DUE DATE: April 16, 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: GP 2023-0002/R 2023-0002

OWNER: Rustic Retirement, LLC

APPLICANT: Jared & Bonnie Carter

AGENT: None

REQUEST: Revised Request: General Plan Amendment and Rezone to change the land use classification and zoning of a 160± acre parcel from Rangeland (RL 160) to Upland Residential (UR 40).

Original Request: General Plan Amendment and Rezone to change the land use classification and zoning of a 160± acre parcel from Rangeland (RL 160) to Rural Residential (RR-10).

LOCATION: 1.75± miles east of Ukiah on the south side of Vichy Springs Road (CR 215) 0.53± miles east of its intersection with Redemeyer Road (CR 215-A) at 1961 Vichy Springs Road, Ukiah. APNs: 178-220-09, 181-240-01

APN/S: 178-220-09, 181-240-01

PARCEL SIZE: 160

GENERAL PLAN: Rangeland (RL)
ZONING: Rangeland (RL)

EXISTING USES: Rangeland, Residential

DISTRICT: 1st (McGourty)

RELATED CASES: MS 21-2000

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland	Rangeland	160±	Rangeland
EAST:	Rangeland/Agricultural	Rangeland/Agricultural	100±	Rangeland
SOUTH:	Suburban Residential	Single-Family Residential	1-2±	Residential
WEST:	Suburban Residential	Single-Family Residential	1-5±	Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- Ukiah City Planning Department

- Ukiah Valley Fire District
 - Ukiah Valley Sanitation District
 - Ukiah Unified School District
 - Rogina Water District
- ### STATE
- CALFIRE (Land Use)
 - California Dept. of Fish & Wildlife
 - Regional Water Quality Control Board

FEDERAL

TRIBAL

- Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
 - Round Valley Tribe
-

ADDITIONAL INFORMATION: After preliminary review of the project site and further discussion with the applicant, staff recommended a land use classification of lower density to account for the topography and extensive oak woodlands on the site. The applicant has agreed to revise the application to UR 40 instead of RR 10. This would reduce the maximum future buildout of the site to 4 lots versus the original 16. The project is being referred to agencies again for comment following the project modification.

STAFF PLANNER: Russ Ford

DATE: 3/25/2024

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

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
Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
215, 216

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 (portion)

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
Maacama Fault Zone (portion)

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
None

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
UVAP

21. STATE CLEARINGHOUSE REQUIRED:

Policy
Yes

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
N/A

29. HIGHLY SCENIC AREA:

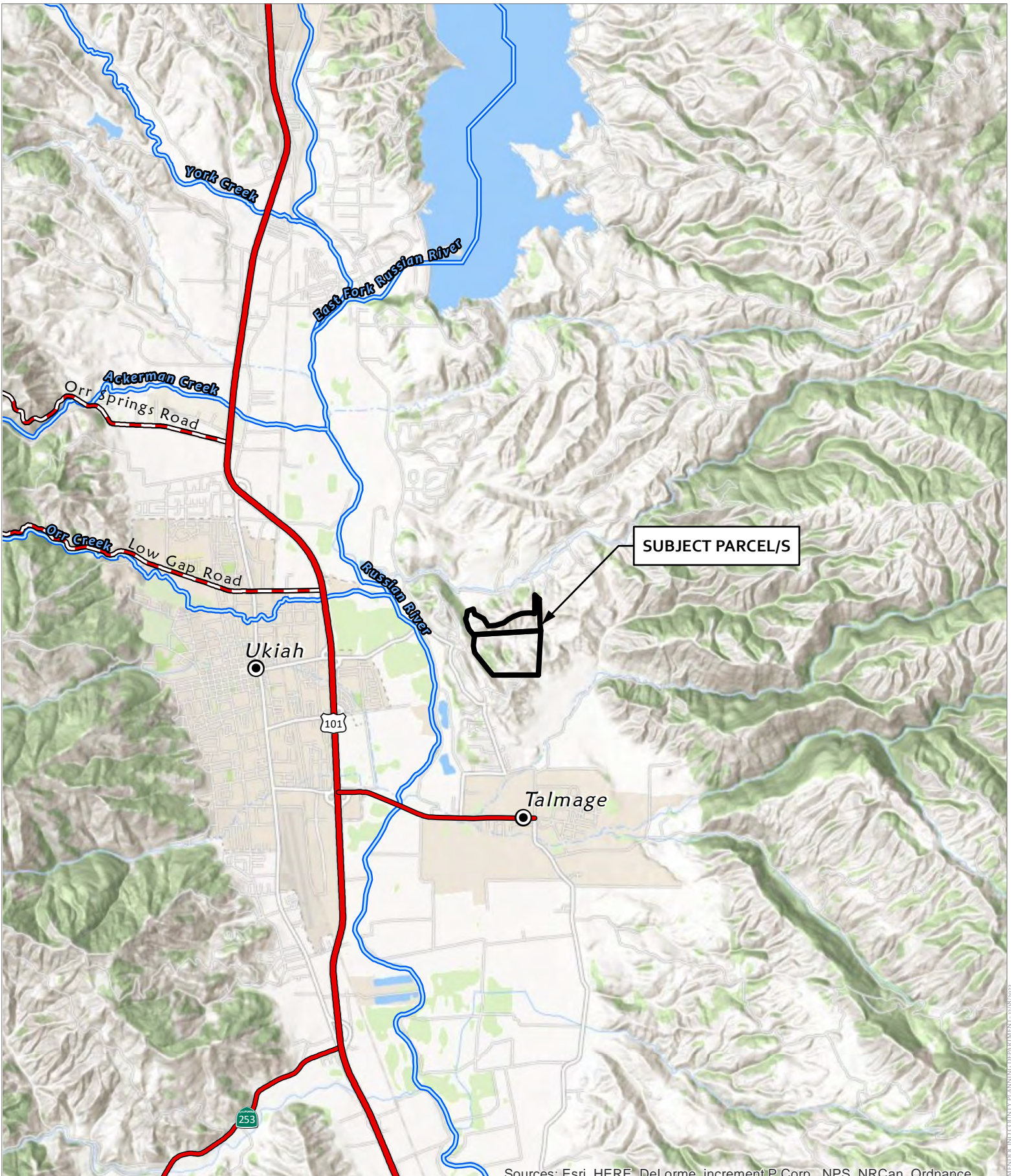
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
N/A

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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




31. BLUFFTOP GEOLOGY:

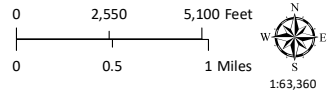
GIS; 20.500.020
N/A



SUBJECT PARCEL/S

CASE: GP/R 2023-0002
OWNER: Rustic Retirement, LLC
APN: 178-220-09, 181-240-01
APLCT: CARTER, Jared & Bonnie
AGENT: None
ADDRESS: 1961 Vichy Springs Road, Ukiah

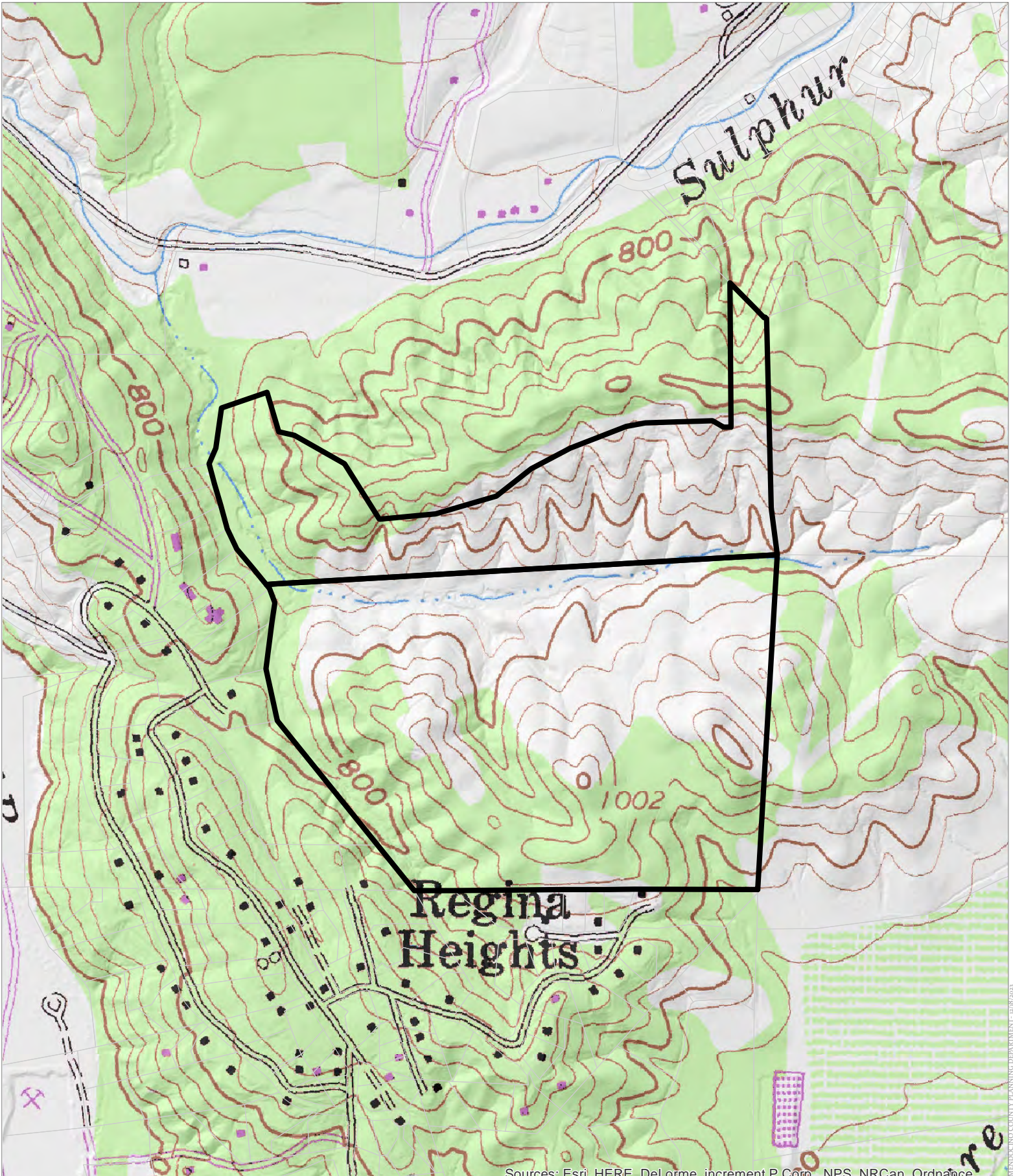
-  Major Towns & Places
-  Highways
-  Major Roads



Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRCAn, Ordnance

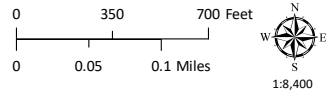
MENDOCINO COUNTY PLANNING DEPARTMENT 12/28/2023

LOCATION MAP



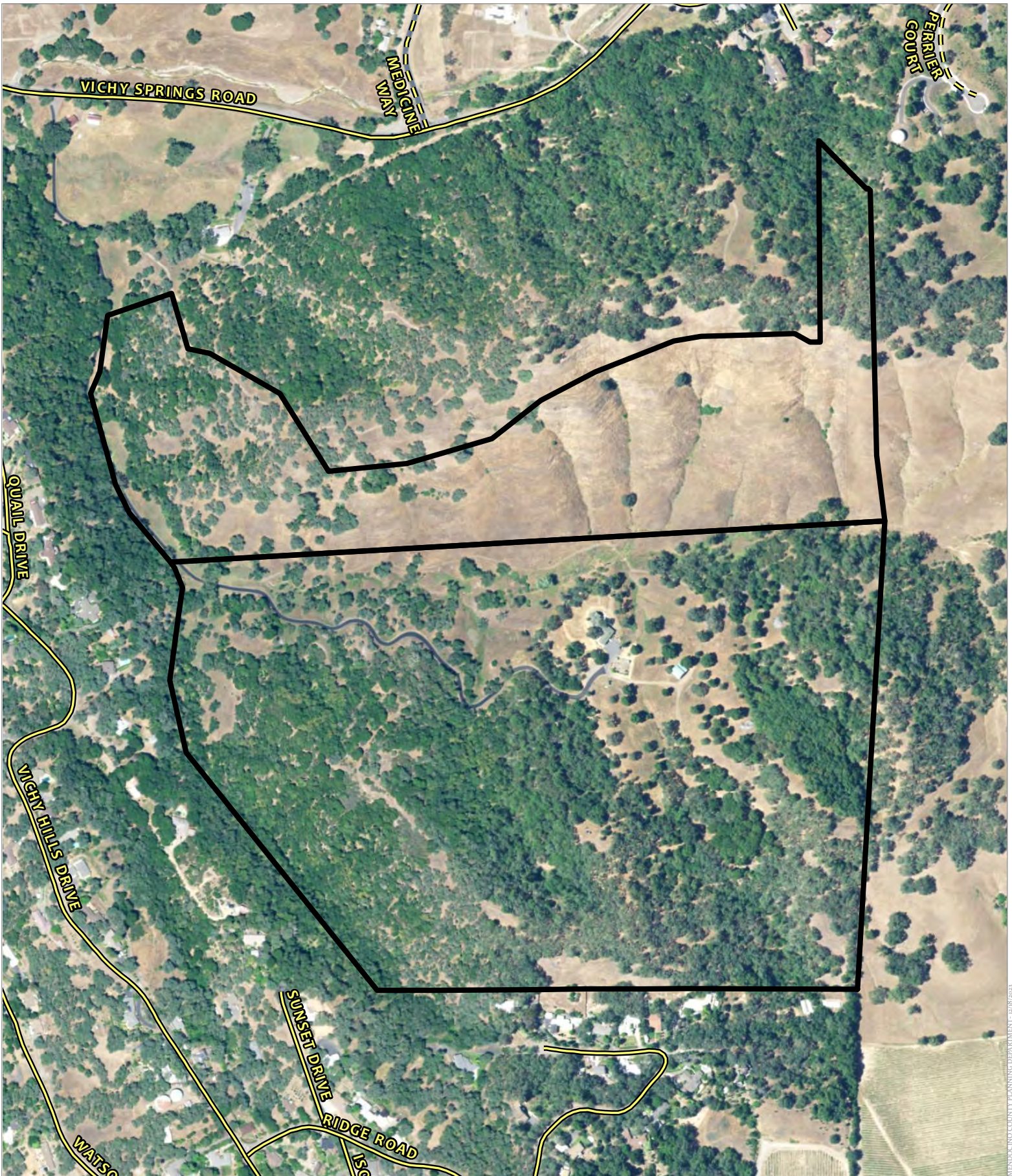
Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRC, an, Ordnance

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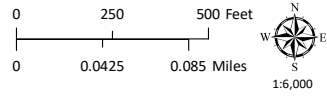
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT 12/28/2023



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AGENT: None
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- Public Roads
- Private Roads



AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/08/2023

178-200-01
SHAW FAMILY PARTNERSHIP
NONE
120.17 A±

178-260-64
BRUINGTON EUGENE
2330 PERRIER CT
3.5 A±

178-220-08
NGUYEN KEVIN D
NONE
97 A±

178-220-06
BRIGHT WILLIAM CLIFTON
NONE
85 A±

178-220-09
RUSTIC RETIREMENT LLC
NONE
64.25 A±

178-220-07
B X RANCH
NONE
30 A±

181-240-01
RUSTIC RETIREMENT LLC
1961 VICHY SPRINGS RD
96.25 A±

178-153-14
HODGES SUCCTEE SCOTT R
8.4 A±

181-230-01
B X RANCH
NONE
101.32 A±

179-180-15
TONG LEI
1900 RIDGE RD
0 A±

179-180-09
YARGER LINDA I
1990 RIDGE RD
0 A±

1-220-01
NORMA TRUST THE
RTOLOMEI RD
0.52 A±

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/08/2023

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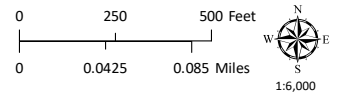
OWNER: Rustic Retirement, LLC

APN: 178-220-09, 181-240-01

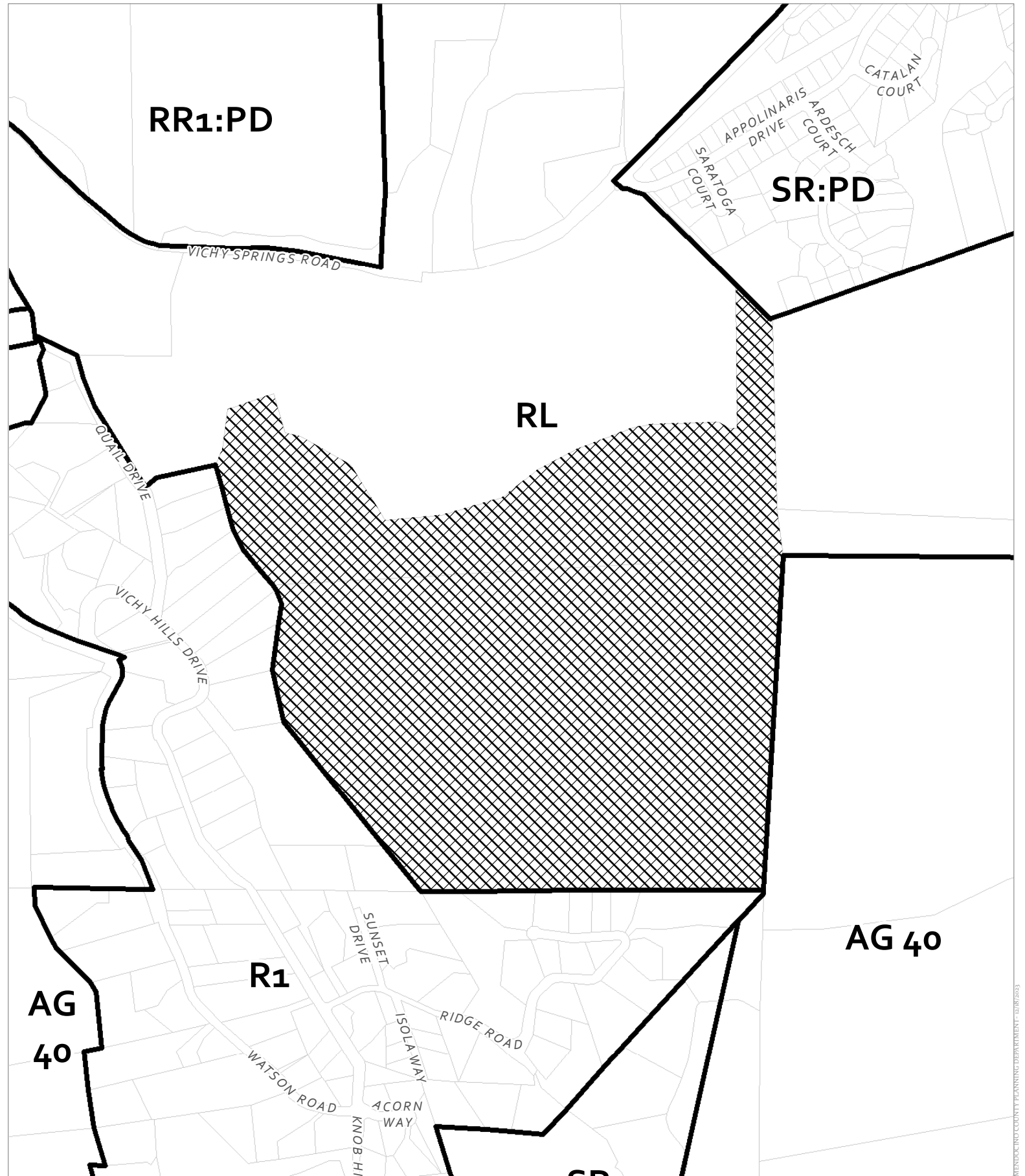
APLCT: CARTER, Jared & Bonnie

AGENT: None

ADDRESS: 1961 Vichy Springs Road, Ukiah




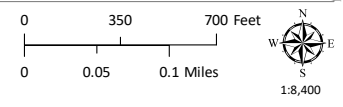
ASSESSOR'S PARCELS



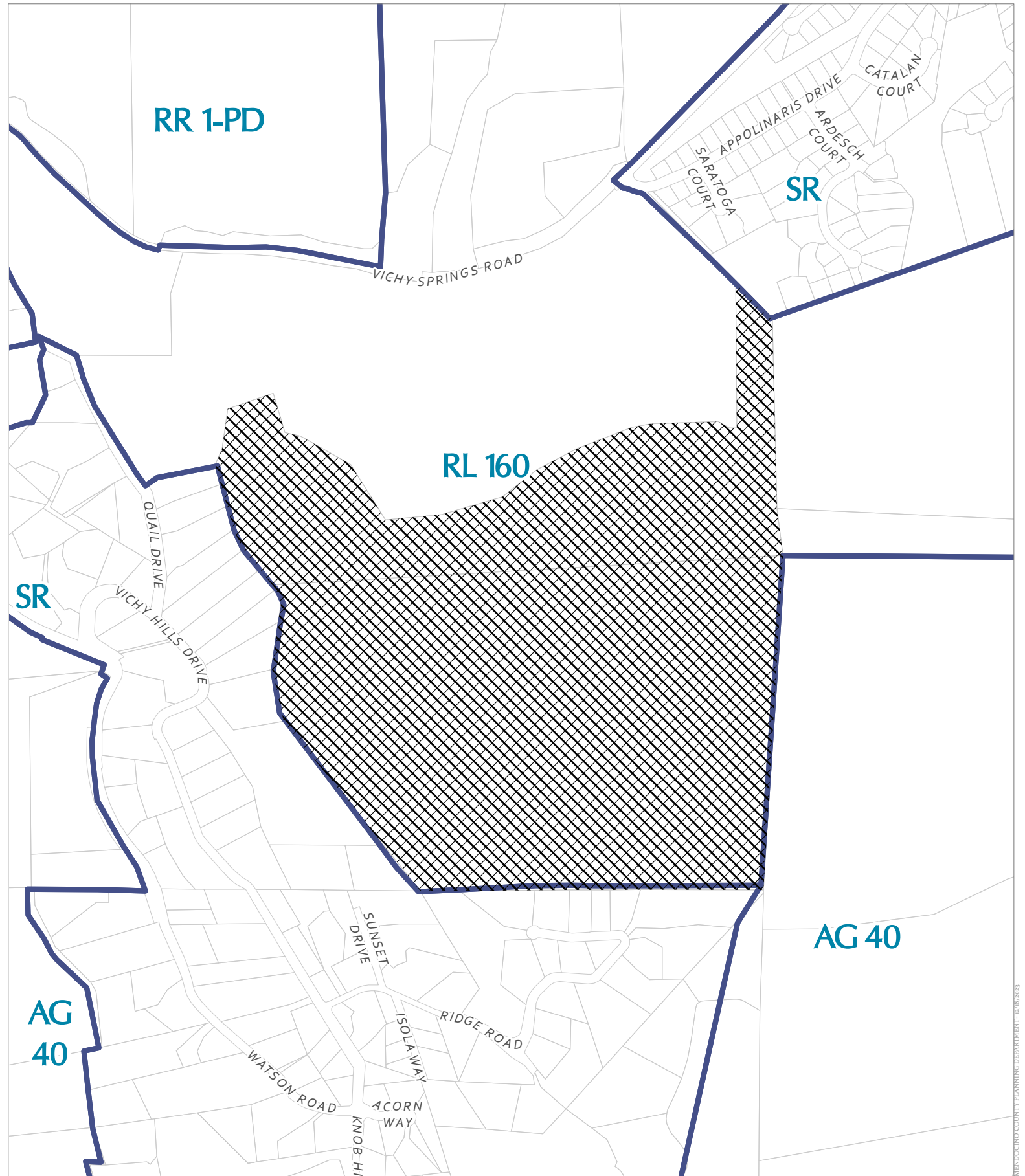
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 Zoning Districts

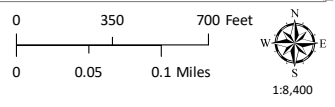


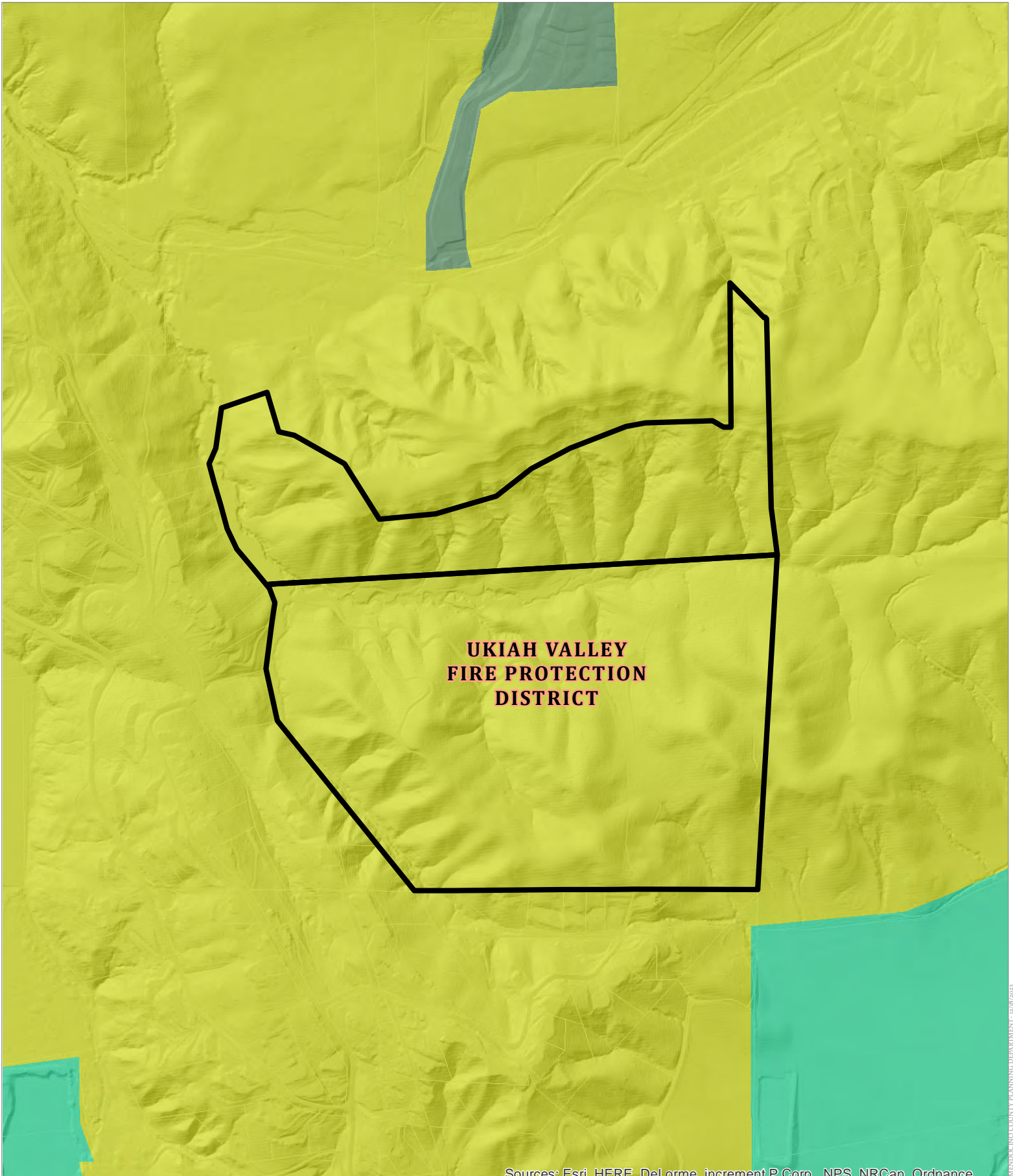
ZONING DISPLAY MAP



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 General Plan Classes









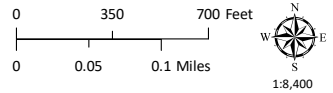
**UKIAH VALLEY
FIRE PROTECTION
DISTRICT**

Sources: Esri, HERE, DeLorme, InCREMENT P, Corp., NPS, NRC, OpenStreetMap, Ordnance

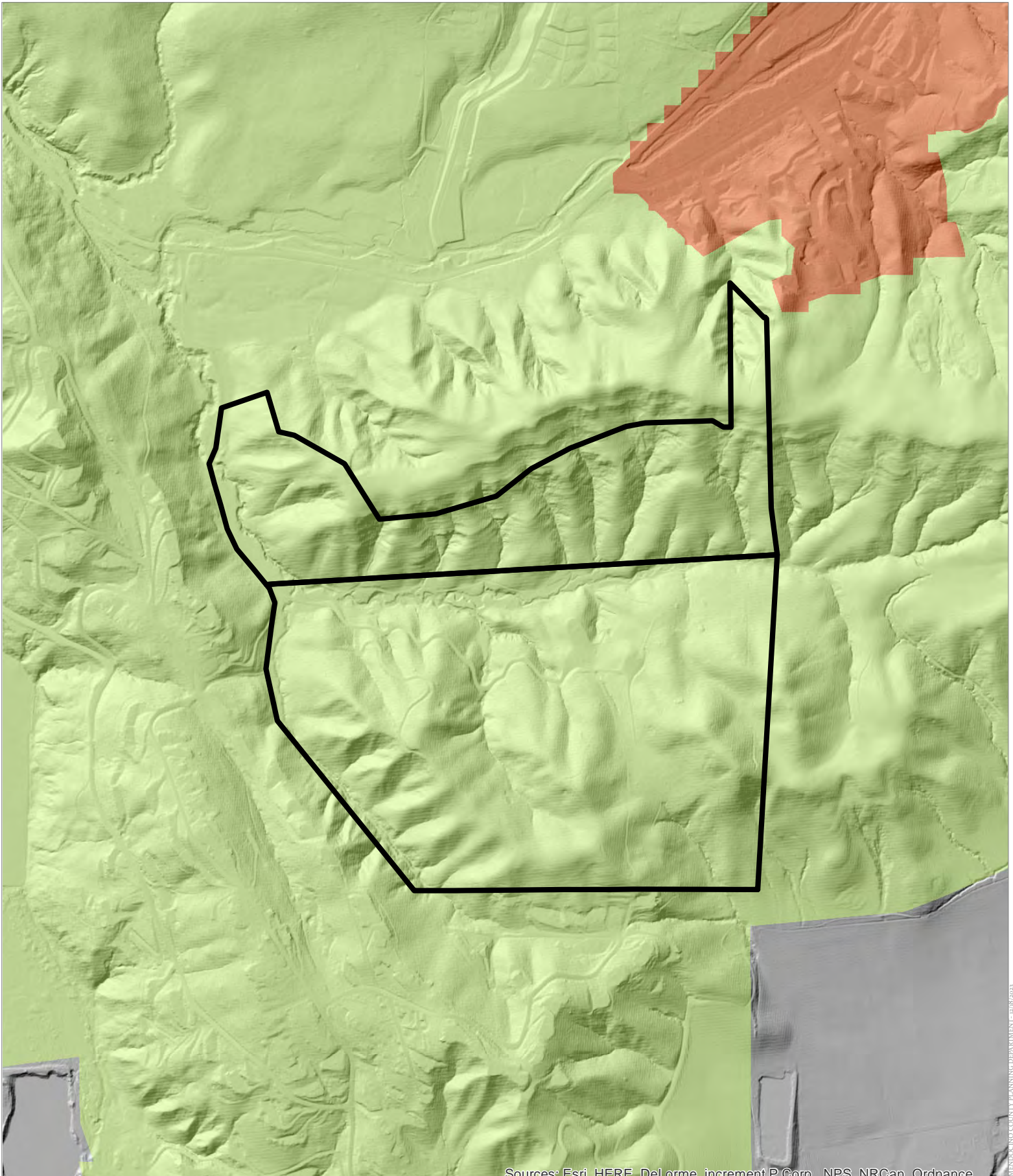
MENDOCINO COUNTY PLANNING DEPARTMENT | 12/08/2023

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	County Fire Districts		State
	Federal		Local



FIRE DISTRICTS & RESPONSIBILITY

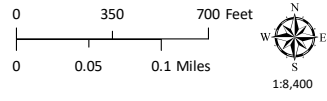


Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRCAn, Ordnance

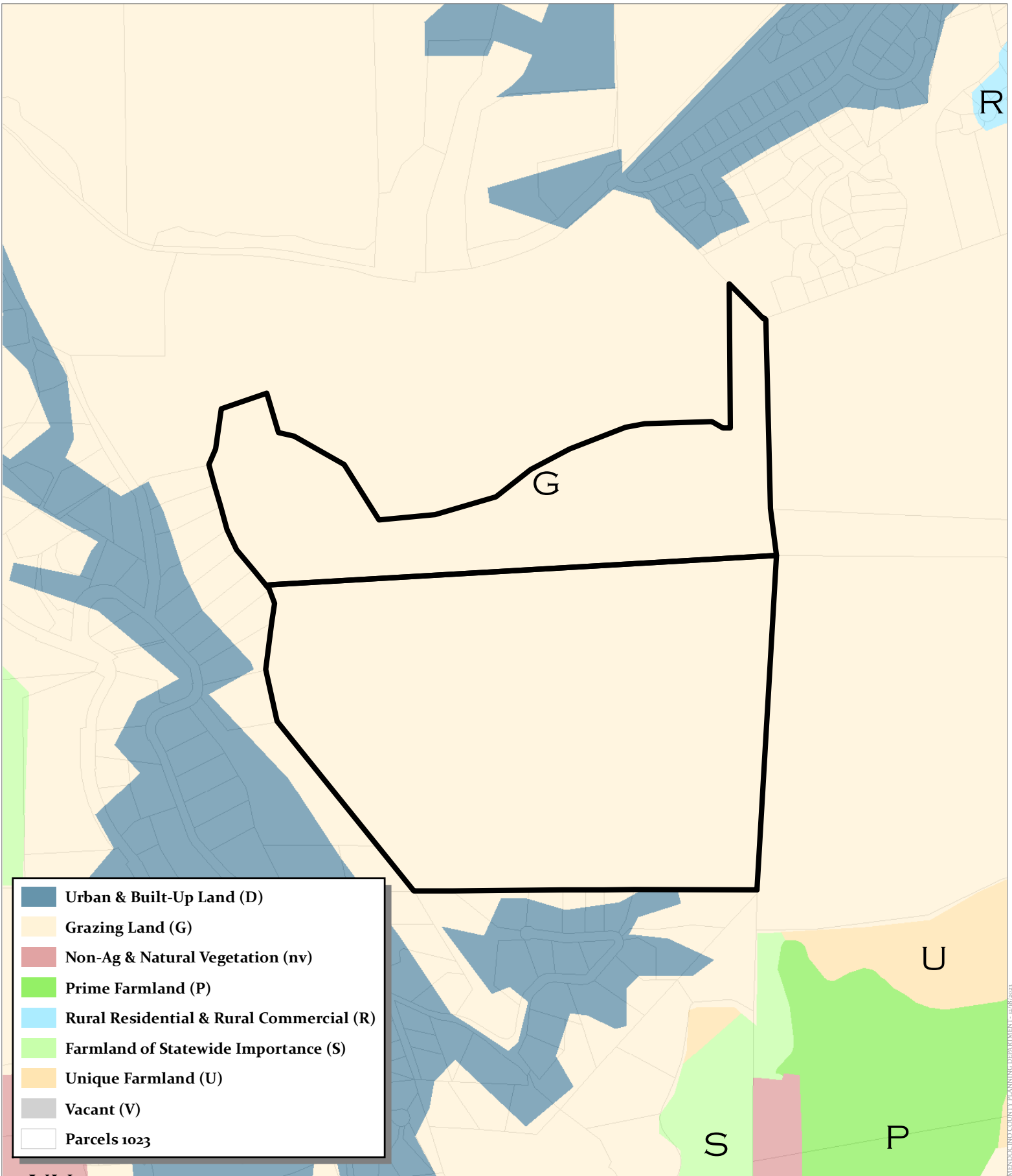
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/08/2023

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Fire Hazard Zones ■ Very High
HAZ_CLASS
■ Moderate

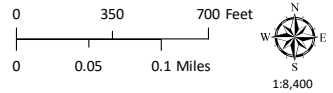


FIRE HAZARD ZONES

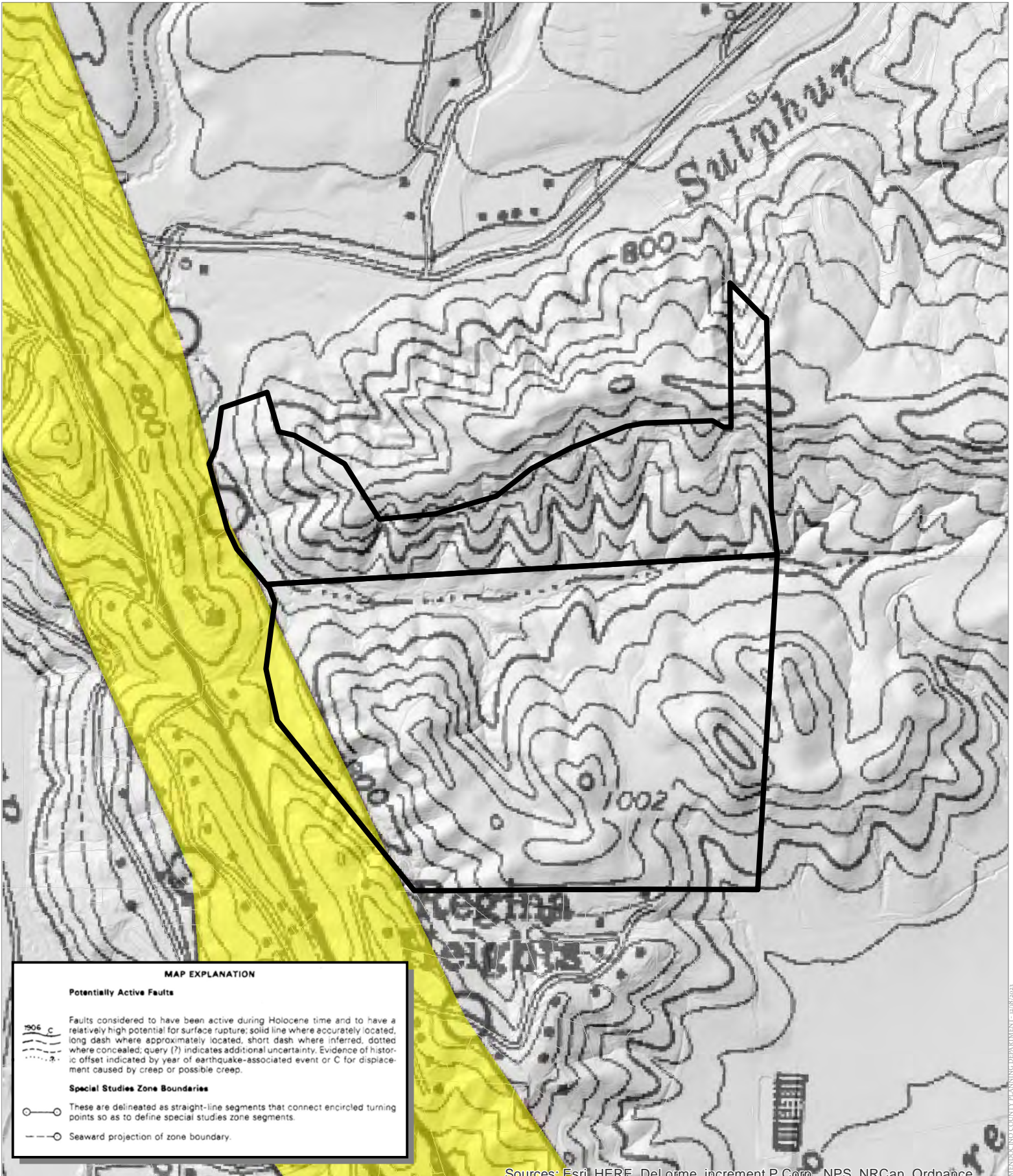


- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Farmland of Statewide Importance (S)
- Unique Farmland (U)
- Vacant (V)
- Parcels 1023

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FARMLAND CLASSIFICATIONS



MAP EXPLANATION

Potentially Active Faults

Faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture: solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed; query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.


Special Studies Zone Boundaries

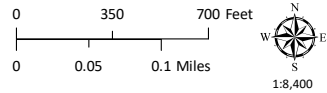
These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.

Seaward projection of zone boundary.

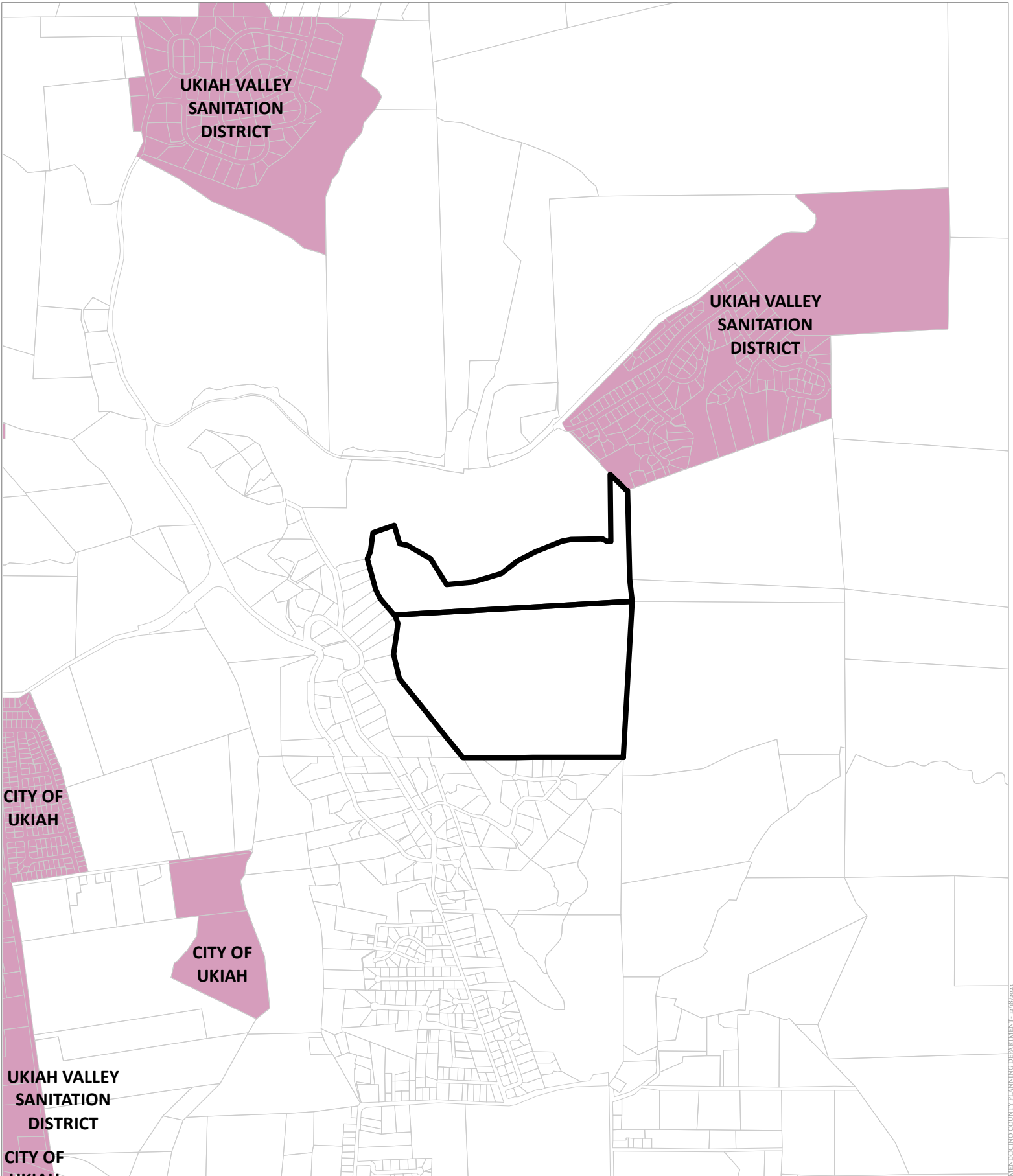
Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRCAn, Ordnance

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 Maacama Fault Zone

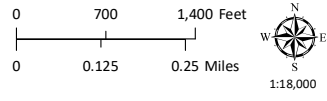


EARTHQUAKE FAULT ZONES

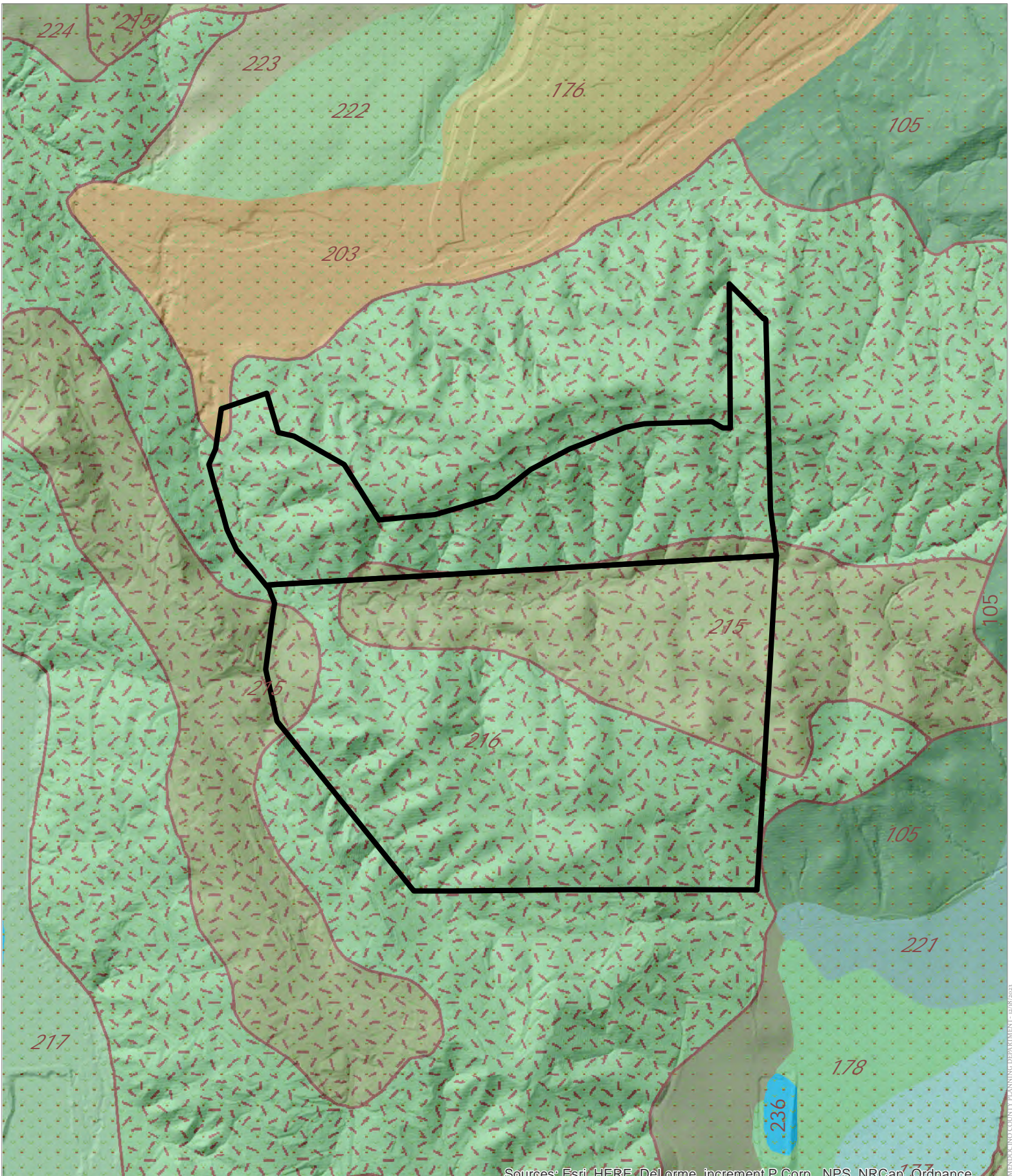


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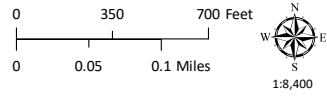
SANITATION DISTRICTS



Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRCAn, Ordnance

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-  Eastern Serpentine Inclusions
-  Naturally Occurring Asbestos





EASTER SOIL CLASSIFICATIONS

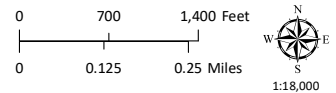
MENDOCINO COUNTY PLANNING DEPARTMENT 12/08/2023

MILLVIEW COUNTY
WATER DISTRICT

ROGINA WATER
COMPANY

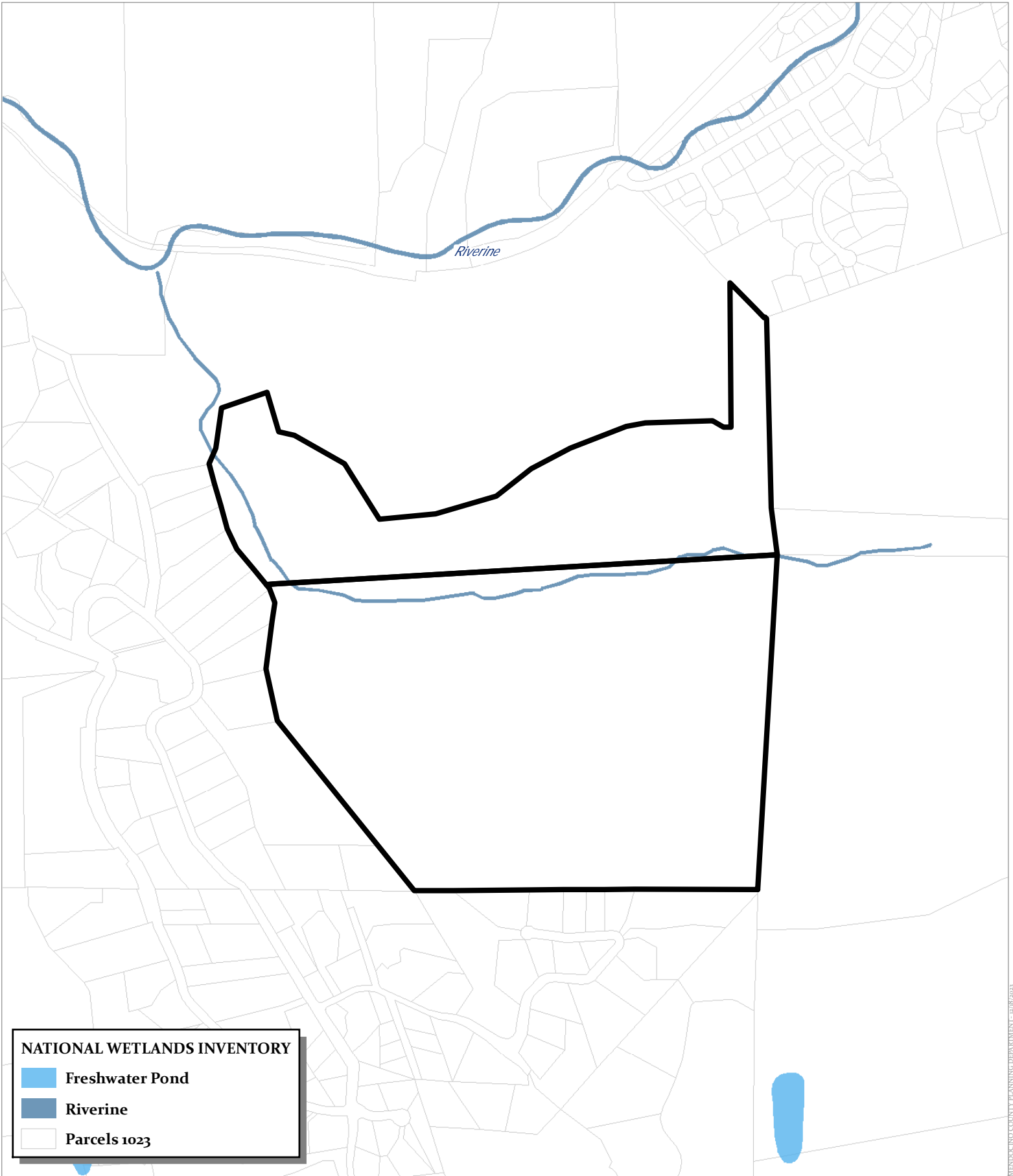
CITY OF
UKIAH

-  Russian River Flood District
-  County Water Districts



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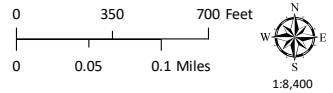
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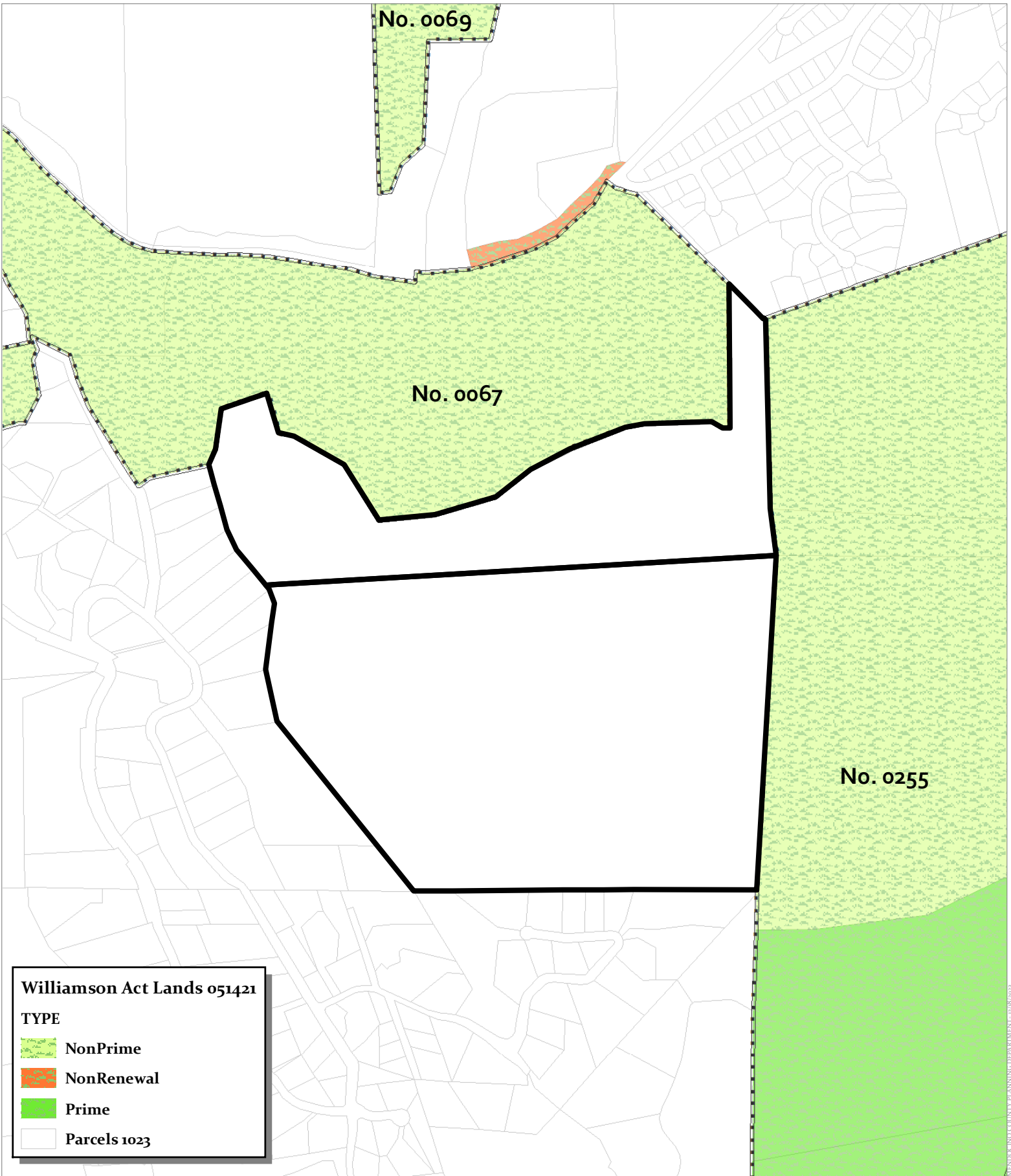


NATIONAL WETLANDS INVENTORY

- Freshwater Pond
- Riverine
- Parcels 1023

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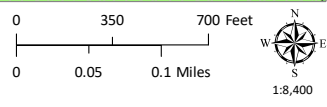


Williamson Act Lands 051421

TYPE

- NonPrime
- NonRenewal
- Prime
- Parcels 1023

Contract Boundaries



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OWNER: Rustic Retirement, LLC
APN: 178-220-09, 181-240-01
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REDDING COUNTY PLANNING DEPARTMENT - 12/28/2023