



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

September 12, 2024

Department of Transportation
Environmental Health Hazmat – Ukiah
Environmental Health Land Use - Ukiah
Building Inspection - Ukiah
Assessor
Air Quality Management

Archaeological Commission
Sonoma State University
Caltrans Aeronautics
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

Laytonville Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Long Valley Fire District

CASE#: U_2024-0009
DATE FILED: 8/15/2024
OWNER: GCI US HOLDINGS CORP
APPLICANT: MIGUEL MERINO
AGENT: RICHARD RUFF

REQUEST: Use Permit to construct four new apartment units on the second floor of an under construction commercial building with a commercial store to be located on the first floor.

LOCATION: 0.68± mile northwest of the center of Laytonville, lying on the west side of State Highway 101, 0.48± mile south of its intersection with Ten Mile Creek Road, located at 45500 State Highway 101, Laytonville (APN: 014-020-67).

SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: KEITH GRONENDYKE
RESPONSE DUE DATE: September 26, 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

OWNER/APPLICANT: MIGUEL MERINO/MERINO PROPERTIES LLC

AGENT: RICHARD RUFF

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APN: 014-020-67

PARCEL SIZE: 3.00± acres

GENERAL PLAN: Rural Community (RC)

ZONING: Limited Commercial (C1:6K)

DISTRICT: 5th Supervisorial District (Haschack)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural (Ag 40)	Agricultural (Ag 40)	74.5± acres	Residential
SOUTH:	Rural Residential (RR 10)	Rural Residential (RR 10)	17.31± Acres	Residential
EAST:	Rural Community (RC)	Limited Commercial (C1 6K)	6.13 and 1.7± Acres	Residential
WEST:	Agricultural (Ag 40)	Agricultural (Ag 40)	74.5± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health – (Land Use)

- Environmental Health – (HazMat)
- Long Valley Fire Protection District
- Laytonville MAC

STATE

- CALFIRE (Land Use)
- CALTRANS (Div. of Aeronautics)

- California Dept. of Fish & Wildlife
- Sonoma State University

TRIBAL

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

ADDITIONAL INFORMATION: Use Permit, U 2015-0015 New fueling Station. Permit expired without any construction. Building Permit, BU 2023-0514 Building Permit for new two story commercial building.

STAFF PLANNER: KEITH GRONENDYKE

DATE: 9/10/2024

ENVIRONMENTAL DATA

1. MAC:

GIS
No

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
No

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
N/A

4. FARMLAND CLASSIFICATION:

GIS
Grazing (G)

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
Yes

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NA

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
NA

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
125-Feliz clay loam, gravelly substratum, 0 to 2 percent slopes.

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
N/A

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
N/A

10. TIMBER PRODUCTION ZONE:

GIS
N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy
N/A

11. WETLANDS CLASSIFICATION:

GIS
No

22. OAK WOODLAND AREA:

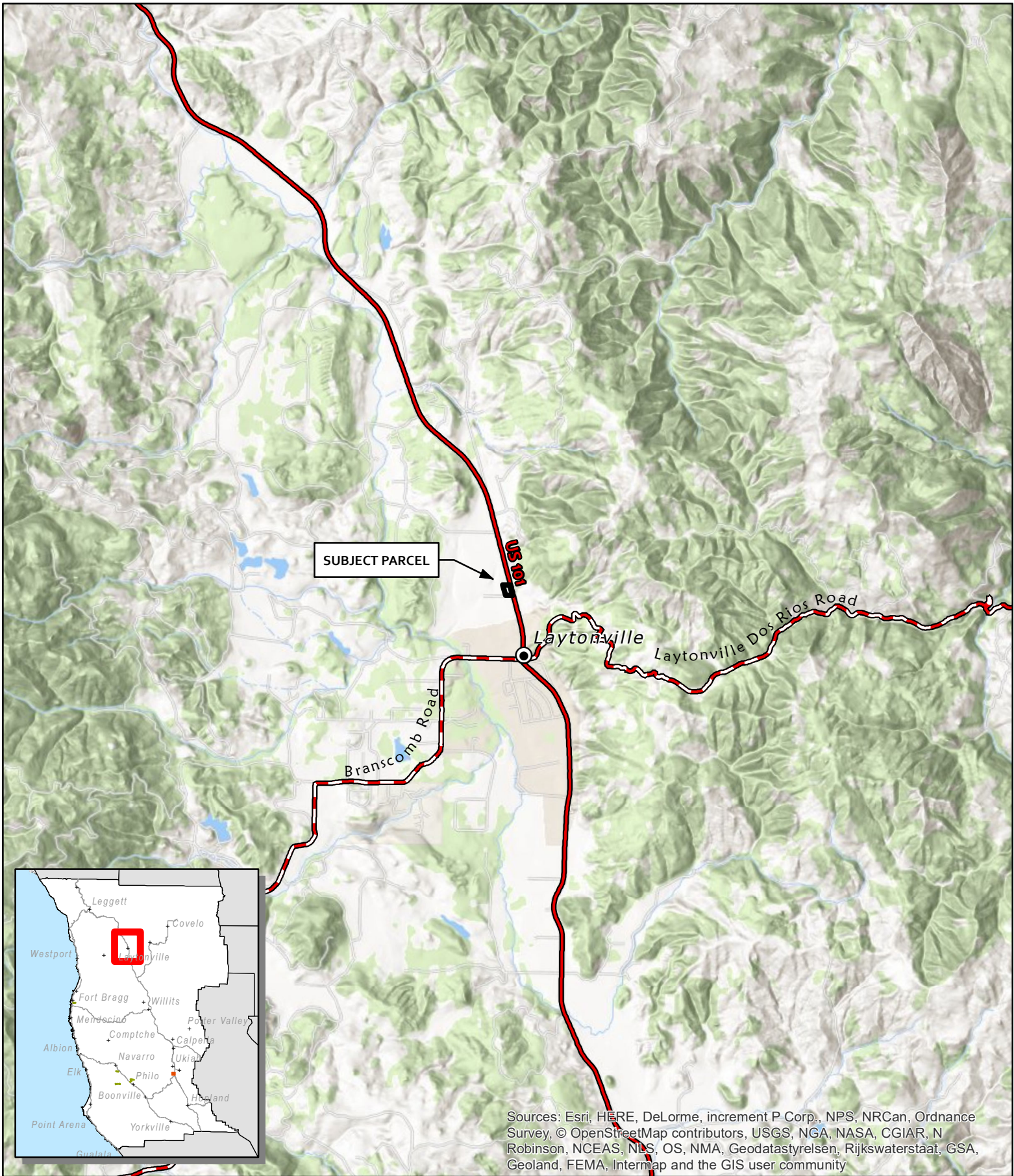
USDA
N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

23. HARBOR DISTRICT:

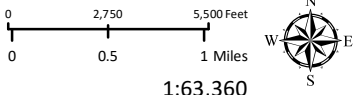
Sec. 20.512
N/A



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: U 2024-0009
OWNER: Merino Properties LLC
APN: 014-020-67
APLCT: Miguel Merino
AGENT: Richard Ruff
ADDRESS: 45500 Hwy 101, Laytonville

- Major Towns & Places
- Highways
- Major Roads



1:63,360

LOCATION

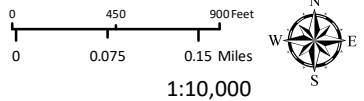
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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ADDRESS: 45500 Hwy 101, Laytonville

- Major Towns & Places
- Private Roads
- Highways (2017)
- Public Roads
- Driveways/Unnamed Roads



1:10,000



AERIAL IMAGERY

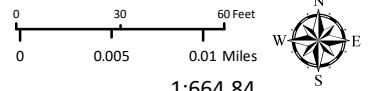
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 Highways (2017)
 Public Roads



1:664.84

AERIAL IMAGERY

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Planning and Building Services

Case No:	U-2024-0009
CalFire No:	
Date Filed:	8/14/2024
Fee:	\$ 3,988.00
Receipt No:	PRS-063383
Received By:	Matt Goines
	Office use only

APPLICATION FORM

APPLICANT

Name: Miguel Merino/ Merino Properties LLC Phone: 415-231-4652

Mailing Address: 310 Mason Street

City: Ukiah State/Zip: CA 95482 email: bigdaddymendo@sbcglobal.net

PROPERTY OWNER

Name: Miguel Merino/ Merino Properties LLC Phone: 415-231-4652

Mailing Address: 310 Mason Street

City: Ukiah State/Zip: CA 95482 email: bigdaddymendo@sbcglobal.net

AGENT

Name: Richard Ruff Phone: 707-391-7548

Mailing Address: 100 West Standley Street

City: Ukiah State/Zip: CA 95482 email: richard@ruffarchitect.com

Parcel Size: 126.900 sq ft (Sq. feet/Acres) Address of Property: 45500 Highway 101, Laytonville, CA 95454

Assessor Parcel Number(s): 014-020-67

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

Richard Ruff
Signature of Applicant/Agent

8/14/24
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.
- 4 (N) apartments on the second floor of a commercial building (store on first floor).
The apartments will be in an existing attic space over the retail area.
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2. Structures/Lot Coverage	Number 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: 4 apartments on (E) store <input type="checkbox"/> Other: _____	1	1	+/- 12,200	+/- 12,200	+/- 12,200
Total Structures Paved			+/- 6,100	+/- 6,100	+/- 6,100
Area Landscaped Area			+/- 0	+/- 0	+/- 0
Unimproved Area			+/- 100,600	+/- 100,600	+/- 100,600
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: n/a

Estimated shifts per day: n/a

Type of loading facilities proposed: n/a

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:
Conversion of existing attic space hence no site work required.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>0</u>	_____
Number of uncovered spaces	<u>9</u>	<u>9x20</u>
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	<u>25</u>	
Proposed Additional Spaces	<u>9</u>	
Total	<u>34</u>	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Grading per Permit BLD23-3898

9. For grading or road construction, complete the following:

- A. Amount of cut n/a cubic yards
- B. Amount of fill n/a cubic yards
- C. Maximum height of fill slope n/a feet
- D. Maximum height of cut slope n/a feet
- E. Amount of import or export n/a cubic yards
- F. Location of borrow or disposal site n/a

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? n/a acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:
n/a

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? n/a cubic yards.
 Location of dredged material disposal site? n/a

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 plan and building plans.
 Exterior lighting (all down facing) at store front and at apartments to the rear.

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

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier Laytonville Water District
 Well
 Spring
 Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):
 BLD23-3898

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:
 BLD23-3898 has been approved and under construction

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 BLD23-3898 is currently under construction on the west side of Highway 101

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 BLD23-3898 currently under construction, proposed attic to be converted to 4 apartments.

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 35 feet. Maximum height of proposed structures 35 feet.

26. Gross floor area of existing structures 12,200 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): _____ square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 Gently sloped site with trees (black oak trees / to remain) currently under construction for BLD23-3898

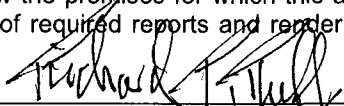
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 Appears to be mostly farmland with some structures on site.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant	X		X	X
Residential Agricultural		X		
Commercial Industrial				
Institutional Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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 and hearing bodies 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 and render its decision.



 Owner/Authorized Agent

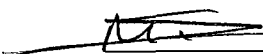
8/14/24

 Date

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

AUTHORIZATION OF AGENT

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



 Owner

8/12/24

 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 1 of the application form.

Name Richard Ruff	Name	Name
Mailing Address 100 West Standley Street, Ukiah, CA 95482	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.

Applicant: Richard T. Ruff Date: 8/14/24

GENERAL NOTES

REGULATORY AGENCIES

1 ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE), 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889 AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS AND 2022 CA GREEN BUILDING STANDARD CODE.

- 2 SEPARATE DRAWINGS, CALCULATIONS AND SUBMITTAL MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL OF SIGNAGE.
3 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. INSPECTION REQUESTS SHALL BE IN ACCORDANCE WITH REGULATORY AGENCIES' REQUIREMENTS. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK.
4 A RECORD OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REGULATORY AGENCY REQUIREMENTS.
5 APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT. A REPRODUCIBLE AS-BUILT SET SHALL BE PROVIDED TO THE OWNER WHEN COMPLETE.

PREPARATION FOR CONSTRUCTION

- 1 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
2 DO NOT SCALE DRAWINGS.
3 DIMENSIONS ARE TO FACE LINE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED. SEE COVER SHEET FOR GRAPHIC EXPLANATION. FIELD VERIFY ALL DIMENSIONS.
4 ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF WORK.
5 THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
6 THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY HELD REPRESENTATIVES OF THE ARCHITECT AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE ARCHITECT AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE ARCHITECT AND HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.

- 7 THE ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION.
8 BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT.
9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT AND/OR OWNER.
10 CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK.
11 THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE WORK IN ACCORDANCE WITH THE PROPERTY LINES AND ELEVATIONS PER THE SURVEY DRAWING AND GRADING/DRAINAGE PLAN.
12 CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13 CONTRACTOR TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL CONFIRM EQUIPMENT LIST WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
14 RUFF + ASSOCIATES, INC. SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT.

WUI

THE PROJECT IS IN WILDLAND URBAN INTERFACE

- EXTERIOR WINDOWS/DOORS, EXTERIOR GLAZING TO BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING.
- ROOFING/ GENERAL: PER CBC 705A.1 ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7A AND CHAPTER 15 CBC. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTRUCTION.
- ENCLOSED ROOF EAVES AND SOFFITS: EXPOSED UNDERSIDE TO BE NONCOMBUSTIBLE MATERIAL (E.G. JAMES HARDIE SOFFIT BOARD / FIBRE CEMENT / COMPLIES WITH ASTM-E84 & ASTM-C1186).
- EXTERIOR PORCH CEILINGS: EXPOSED UNDERSIDE TO BE NONCOMBUSTIBLE MATERIAL (E.G. JAMES HARDIE SOFFIT BOARD / FIBRE CEMENT / COMPLIES WITH ASTM-E84 & ASTM-C1186).
- EXTERIOR WALL COVERING: TO BE NONCOMBUSTIBLE MATERIAL (E.G. CEMENT BOARD JAMES HARDIE LAP SIDING COLONIAL SMOOTH AND NICHIA VINTAGE WOOD BOTH COMPLY WITH ASTM-E84 & ASTM-C1186).
- DECK: DECKING SURFACE TO BE IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4A AND SFM STANDARD 12-7A-5 (E.G. FIBERON PARAMOUNT OR ALUMINUM DECKING) / DECK JOISTS TO BE EXTERIOR FIRE RETARDANT TREATED WOOD.
- VENTS: VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL MESH, VENTS, OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:
- THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH.
- THE MATERIALS SHALL BE NONCOMBUSTIBLE.
- THE MATERIALS SHALL BE CORROSION RESISTANT.

NON-COMPLIANT PLUMBING FIXTURES

AS OF JANUARY 1, 2014, SB 407 (2009) REQUIRES NON-COMPLIANT FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THE PROJECT SHALL COMPLY TO THIS REQUIREMENT.

HIDDEN CONDITIONS

ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

GRADING PERMIT

A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PLANNING & BUILDING.

GENERAL NOTES

QUALITY AND JOB MANAGEMENT

- 1 THE CONTRACTOR SHALL CONSULT THE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR MATERIALS (COORDINATION, CABINETS, ETC).
2 ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT-FITTING JOINTS, CAREFULLY CUT AND SECURED. EXPOSED NAILS OR SCREWS SHALL BE SET IN PUTTY. BACK PRIME ALL MILLWORK BEFORE INSTALLATION AND PROTECT AGAINST DAMPNESS. MOLDS AND FACES SHALL BE CLEAN CUT AND TRUE PATTERN. ALL WORK SHALL BE THOROUGHLY CLEANED AND SANDED TO RECEIVE THE FINISH. SHARP CORNERS OF SMALL MEMBERS OF FINISH WOODWORK SHALL BE SLIGHTLY ROUNDED.
3 ALL FRAMING SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SET IN PLACE TO THE REQUIRED LINES AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON DRAWINGS. DO NOT IMPAIR STRUCTURAL MEMBERS BY CUTTING OR DRILLING - CONSULT ARCHITECT.
4 ALL PROPRIETARY PRODUCTS NOTED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND HAVE PRIOR APPROVAL FROM THE LOCAL GOVERNING AGENCIES. THE ARCHITECT AND THE ENGINEER WILL MAKE PERIODIC VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK. THE ARCHITECT AND ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR FAILURE OF ANY OF THOSE PARTIES TO CARRY OUT THE WORK IN CONFORMANCE WITH CONTRACT DOCUMENTS.
6 CUTTING & PATCHING: AVOID DAMAGING ADJACENT EXISTING WORK. REPAIR OR REPLACE AT NO COST TO OWNER ANY DAMAGE CAUSED BY CONSTRUCTION.
7 TEMPORARY SHORING, STRUCTURALLY BRACE AND SUPPORT ALL MATERIALS REQUIRING THE SAME FOR THE WORK TO OCCUR SAFELY AND IN COMPLIANCE WITH JURISDICTIONAL REGULATIONS.

CHANGES TO WORK & SUBMITTALS

- 1 CHANGES OR MODIFICATIONS TO THE WORK DURING CONSTRUCTION SHALL BE RECORDED WITH THE APPROPRIATE REGULATORY AGENCIES, AND APPROVALS FROM SUCH AGENCIES SHALL BE OBTAINED PRIOR TO MAKING SUCH CHANGES. REGULATORY AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR OF ALL SUCH CONSTRUCTION CONTRACT CHANGES AFTER PERMITS ARE ISSUED.
2 THE ARCHITECT SHALL BE INFORMED, IN WRITING, OF ALL CHANGES OR SUBSTITUTIONS MADE TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL HAVE NO IMPLIED OR ASSUMED RESPONSIBILITY FOR CHANGES IMPLEMENTED WITHOUT THE ARCHITECT'S PRIOR APPROVAL.
3 SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH A MINIMUM OF TWO (2) COPIES OF CHECKED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE. A MINIMUM OF THREE (3) WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT IMPLY THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
4 SUBSTITUTIONS: PROPRIETARY ARTICLES MAY BE SUBSTITUTED IF, IN THE OPINION OF THE ARCHITECT AND OWNER, THE MATERIAL OR ARTICLE IS EQUAL TO THAT SPECIFIED. REQUEST FOR SUBSTITUTIONS SHALL NOT DELAY WORK. CONTRACTOR SHALL COORDINATE ACCEPTED SUBSTITUTIONS WITHOUT ADDITIONAL COST TO OWNER. ALL SUBSTITUTIONS MUST HAVE WRITTEN PERMISSION. COLOR SAMPLES OF ALL MATERIALS THAT AFFECT THE AESTHETICS OF THE DESIGN MUST BE SUBMITTED. WHEN A MANUFACTURED PRODUCT IS NOT SPECIFIED, CONTRACTOR WILL UTILIZE THE HIGHEST QUALITY PRODUCT AVAILABLE ON THE MARKET IN THE MIDDLE PRICE RANGE. CONTRACTOR SHALL ON NO ACCOUNT USE LOWER-END PRODUCTS AT THE BOTTOM PRICE RANGE WHEN BETTER QUALITY PRODUCT IN THE MIDDLE PRICE RANGE EXISTS.
5 ONLY DRAWINGS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS BEARING APPROVAL OF OWNER SHALL BE USED IN THE EXECUTION OF WORK PERMITTED ON JOB SITE.
6 ADDENDA WILL BE ISSUED DURING BIDDING TO CLARIFY DRAWINGS (AND SPECIFICATIONS) AS REQUIRED. THESE WILL BECOME A PART OF THE CONTRACT - CONSULT ARCHITECT.
7 THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.

COMPLETION

- 1 ALL WORK SHALL BE CLEAN AND READY FOR USE. UPON COMPLETION, EXPOSED AND SEMI-EXPOSED SURFACES BE DUSTED, MOPPED, WASHED, WIPED AND BUFFED AS NECESSARY TO LEAVE WORK IN A NEW, CLEAN, IMMACULATE CONDITION.
2 CONTRACTOR IS RESPONSIBLE FOR PROVIDING OWNER(S) WITH RECORD CONSTRUCTION/AS-BUILT SET OF DRAWINGS AND ALL WARRANTIES FOR PRODUCTS USED AFTER COMPLETION OF PROJECT.

SPECIAL NOTES

NON-COMPLIANT PLUMBING FIXTURES

AS OF JANUARY 1, 2014, SB 407 (2009) REQUIRES NON-COMPLIANT FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THE PROJECT SHALL COMPLY TO THIS REQUIREMENT.

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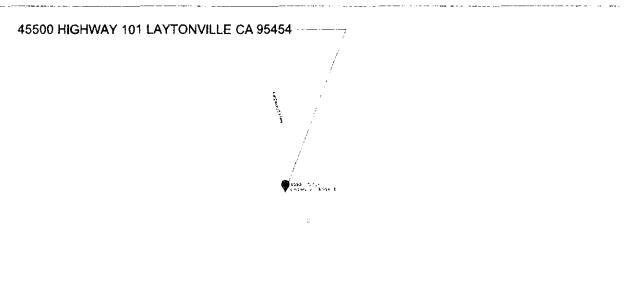
MAINTENANCE MANUAL

BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING.

CAL GREEN

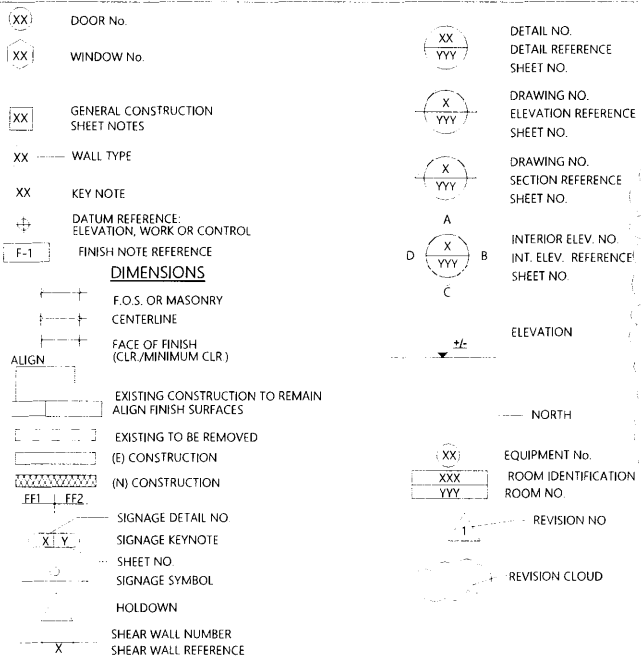
CALIFORNIA GREEN BUILDING CODE (CAL Green) APPLIES TO THIS PROJECT.

VICINITY MAP



SYMBOLS AND ABBREVIATIONS

Table with columns for Abbreviation Term, Description, and Symbol. Includes terms like F.F.L. FINISH FLOOR, P.T. PRESSURE TREATED, and various construction symbols.



DRAWING INDEX

Table with columns ID and Name. Lists drawing sheets such as T1.01 TITLE SHEET, A-1.01 1st FLOOR PLAN, etc.

PROJECT TEAM

Table listing project team members including ARCHITECT (RUFF + ASSOCIATES INC.), CIVIL ENGINEERING (TYLER PEARSON), and SEPTIC SYSTEM (GMEP ENGINEERS).

PROPOSED PARCEL DATA

Table providing parcel data including LOCATION (45500 HIGHWAY 101 LAYTONVILLE CA 95454), LOT SIZE, # OF BUILDINGS/ UNITS, OCCUPANCY TYPE, and CONSTRUCTION TYPE.

Table for SITE SUPPORT DATA including SEWER, WATER, GAS, and SEPTIC CITY WATER DISTRICT information.

Table for PARKING information, including 28 CAR PARKING SPACES PROVIDED IN TOTAL and 6 SPACES FOR WAREHOUSE/BACKSTOCK STORAGE ONLY.

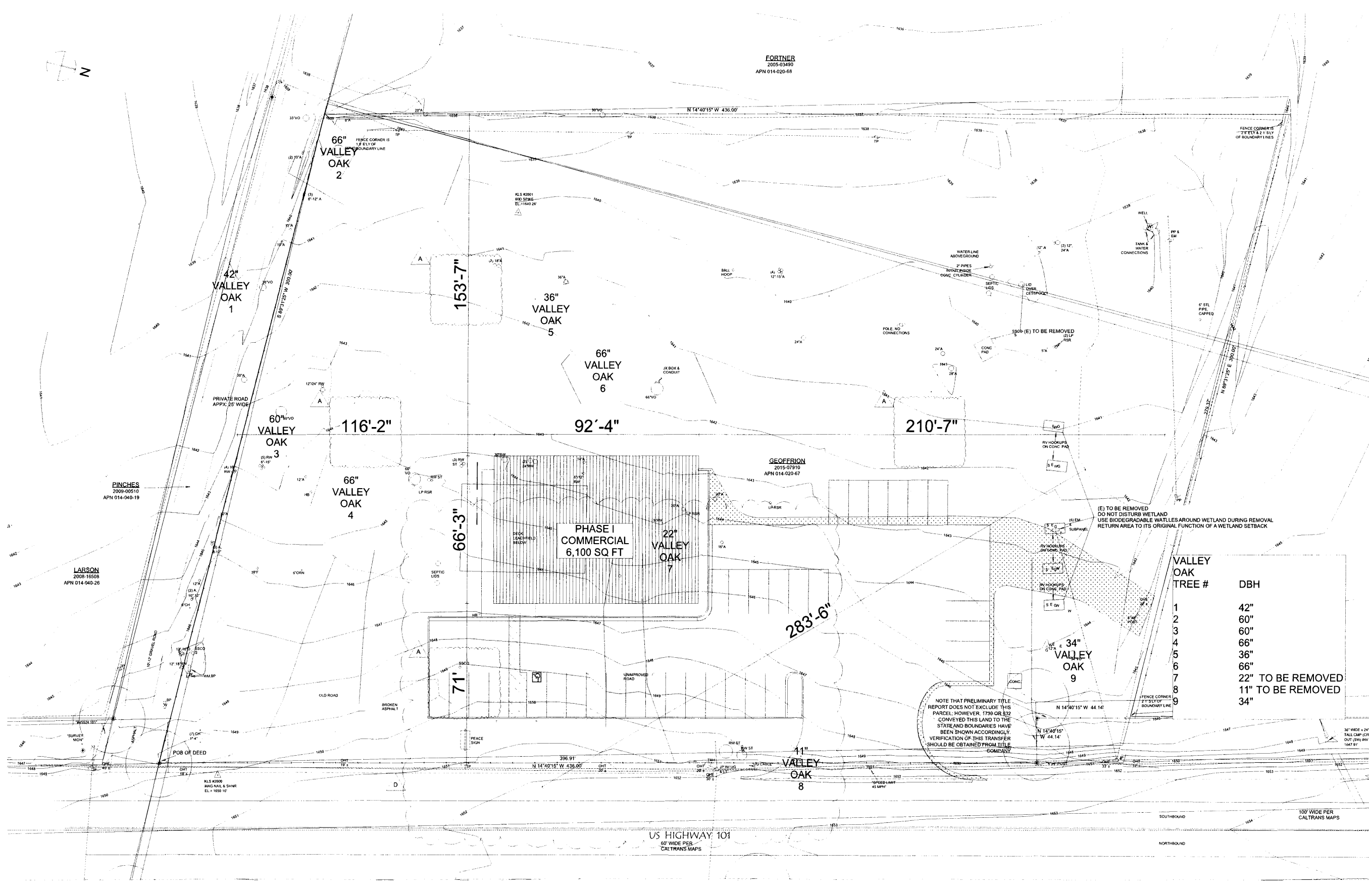
SCOPE OF WORK

4 (N) APARTMENTS ON SECOND FLOOR

DEFERRED SUBMITTALS

FIRE SPRINKLERS MANUFACTURED TRUSSES

Vertical sidebar containing REVISIONS table, RUFF + ASSOCIATES logo and contact information, MIGUEL MERINO (N) COMMERCIAL BUILDING address, and SHEET TITLE/TITLE SHEET information.



FORTNER
2005-03490
APN 014-020-68

GEOFFRION
2015-07910
APN 014-020-67

PINCHES
2009-00510
APN 014-040-19

LARSON
2008-16508
APN 014-040-26

PRIVATE ROAD
APPROX. 25' WIDE

US HIGHWAY 101
60' WIDE PER
CALTRANS MAPS

(E) TO BE REMOVED
DO NOT DISTURB WETLAND
USE BIODEGRADABLE MATS AROUND WETLAND DURING REMOVAL
RETURN AREA TO ITS ORIGINAL FUNCTION OF A WETLAND SETBACK

NOTE THAT PRELIMINARY TITLE
REPORT DOES NOT EXCLUDE THIS
PARCEL; HOWEVER, 1799 OR 832
CONVEYED THIS LAND TO THE
STATE AND BOUNDARIES HAVE
BEEN SHOWN ACCORDINGLY.
VERIFICATION OF THIS TRANSFER
SHOULD BE OBTAINED FROM TITLE
COMPANY.

VALLEY OAK TREE #	DBH
1	42"
2	60"
3	60"
4	66"
5	36"
6	66"
7	22" TO BE REMOVED
8	11" TO BE REMOVED
9	34"

SITEPLAN

1" = 20'

REVISIONS	DATE
A	06/27/2024
B	07/19/2023
C	07/19/2023
D	12/19/2023
E	07/15/2024
F	07/25/2024



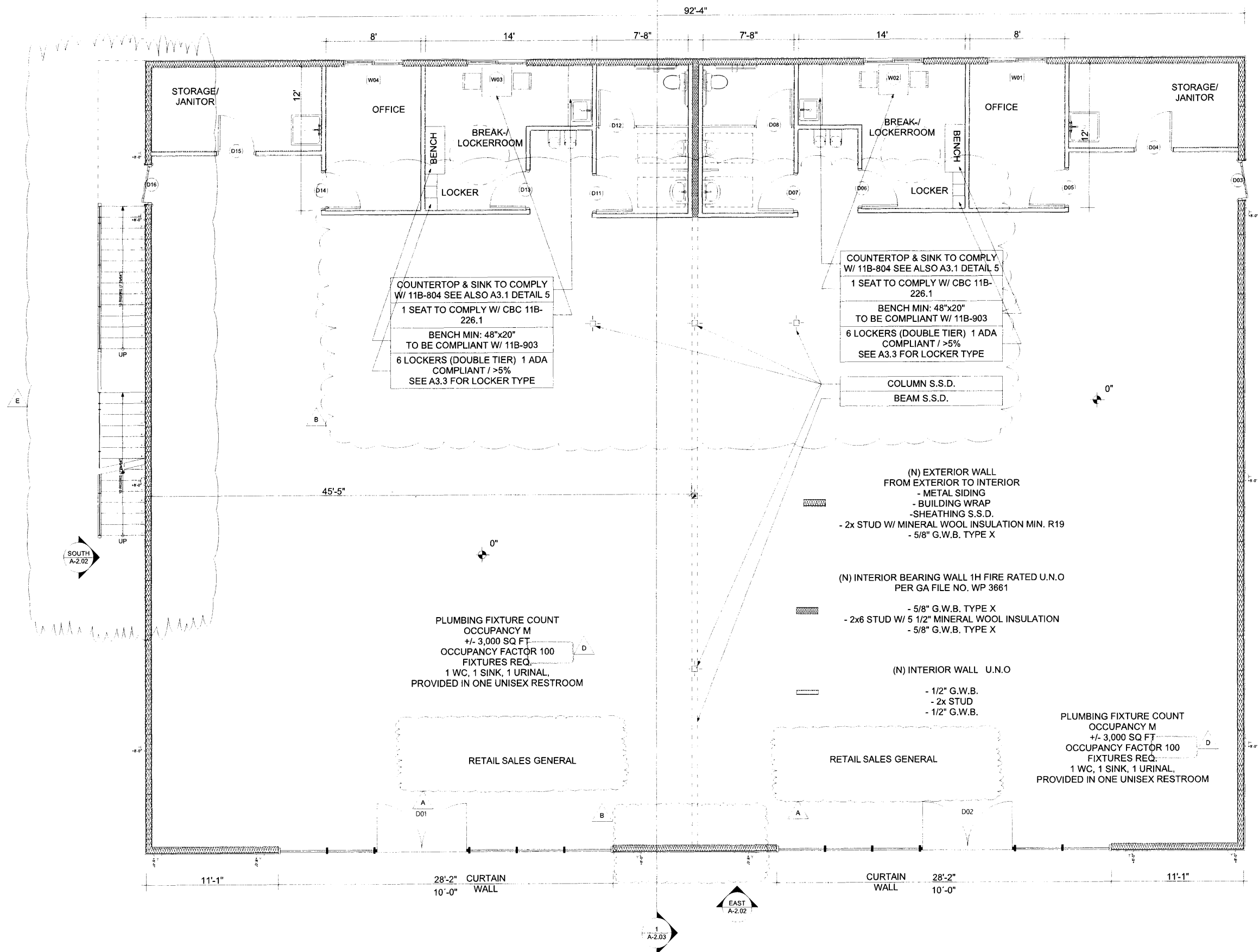
RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0625 Fax: 707-472-0527
e-mail: ruff@ruffassociates.com
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MIGUEL MERINO
(N) COMMERCIAL
BUILDING
45500 HIGHWAY 101
LAYTONVILLE CA 95454

SHEET TITLE	
SITEPLAN	
DRAWN BY	MB
CHECKED BY	RFR
DATE CREATED	6-19-2024
DATE ISSUED	6-19-2024
SCALE	AS NOTED
STATUS	INFORMATION ONLY
PAGE	
A 1	
SHEET 2 OF 68	

WALL MOUNTED EXTERIOR LIGHT
SHIELDED / DOWNWARD FACING ONLY



1st FLOOR PLAN

1/4" = 1'-0"

REVISIONS	DATE
PLAN CHECK COMMENTS DATED 7/14/2023	7/14/23
PLAN CHECK COMMENTS	7/26/23
PLAN CHECK COMMENTS	7/27/23
PLAN CHECK COMMENTS	7/28/23
RAISED BUILDING HEIGHT	7/28/23
APARTMENTS ON SECOND FLOOR	7/28/23

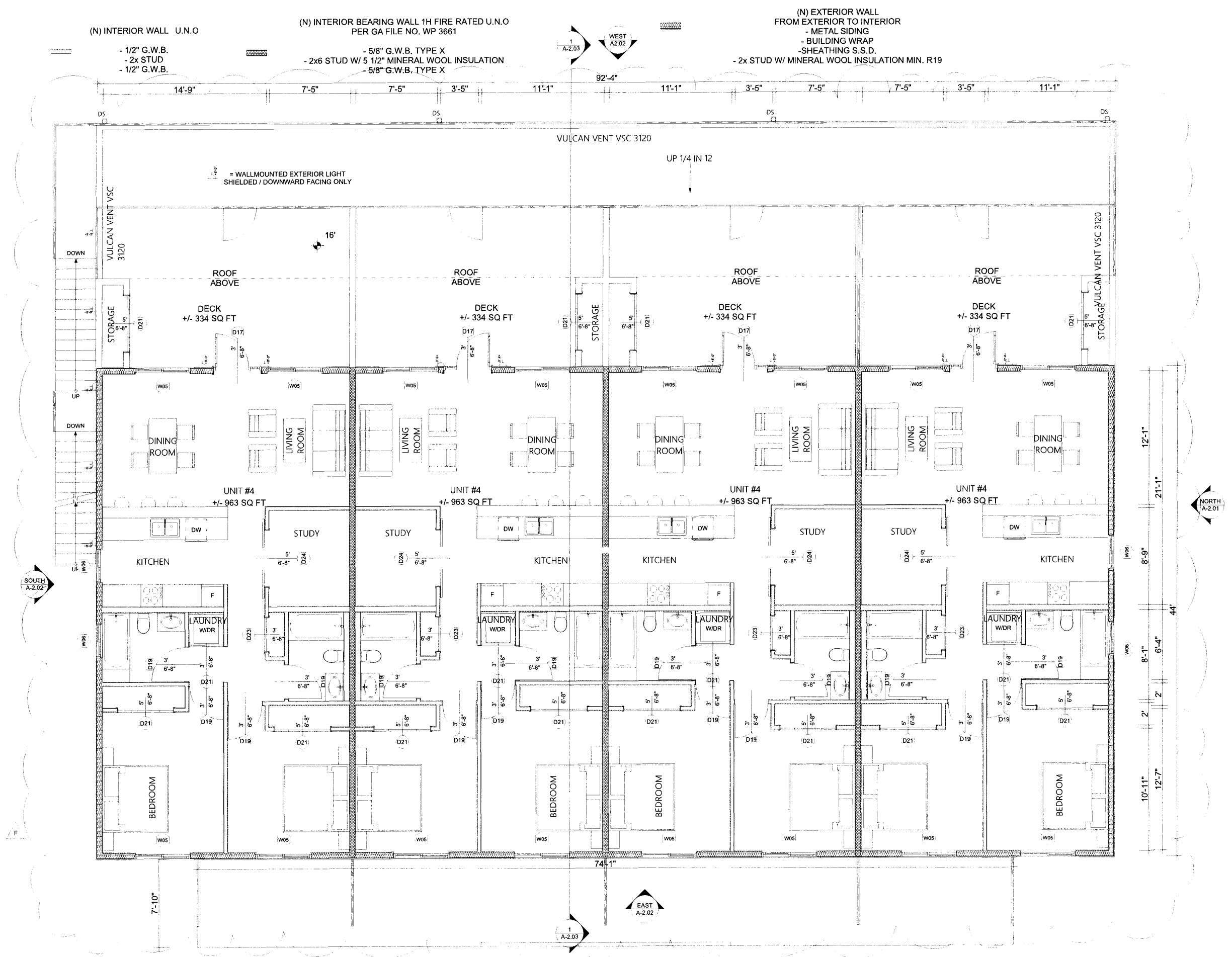


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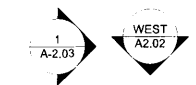
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DATE CREATED	6-19-2024
DATE ISSUED	6-19-2024
SCALE	AS NOTED
STATUS	INFORMATION ONLY
PAGE	A-101
SHEET	3 OF 68



(N) INTERIOR WALL U.N.O
 - 1/2" G.W.B.
 - 2x STUD
 - 1/2" G.W.B.

(N) INTERIOR BEARING WALL 1H FIRE RATED U.N.O
 PER GA FILE NO. WP 3661
 - 5/8" G.W.B. TYPE X
 - 2x6 STUD W/ 5 1/2" MINERAL WOOL INSULATION
 - 5/8" G.W.B. TYPE X

(N) EXTERIOR WALL
 FROM EXTERIOR TO INTERIOR
 - METAL SIDING
 - BUILDING WRAP
 - SHEATHING S.S.D.
 - 2x STUD W/ MINERAL WOOL INSULATION MIN. R19



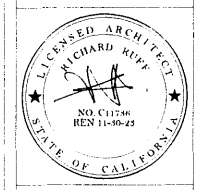
2nd FLOOR PLAN

1/4" = 1'-0"

REVISIONS	DATE
PLAN CHECK COMMENTS	10/4/2023
DATED 7/14/2023	12/16/2023
PLAN CHECK COMMENTS	2023
PLAN CHECK COMMENTS	12/16/2023
BASED BUILDING HEIGHT	7/15/2023
APARTMENTS ON SECOND	7/16/2024
FLOOR	

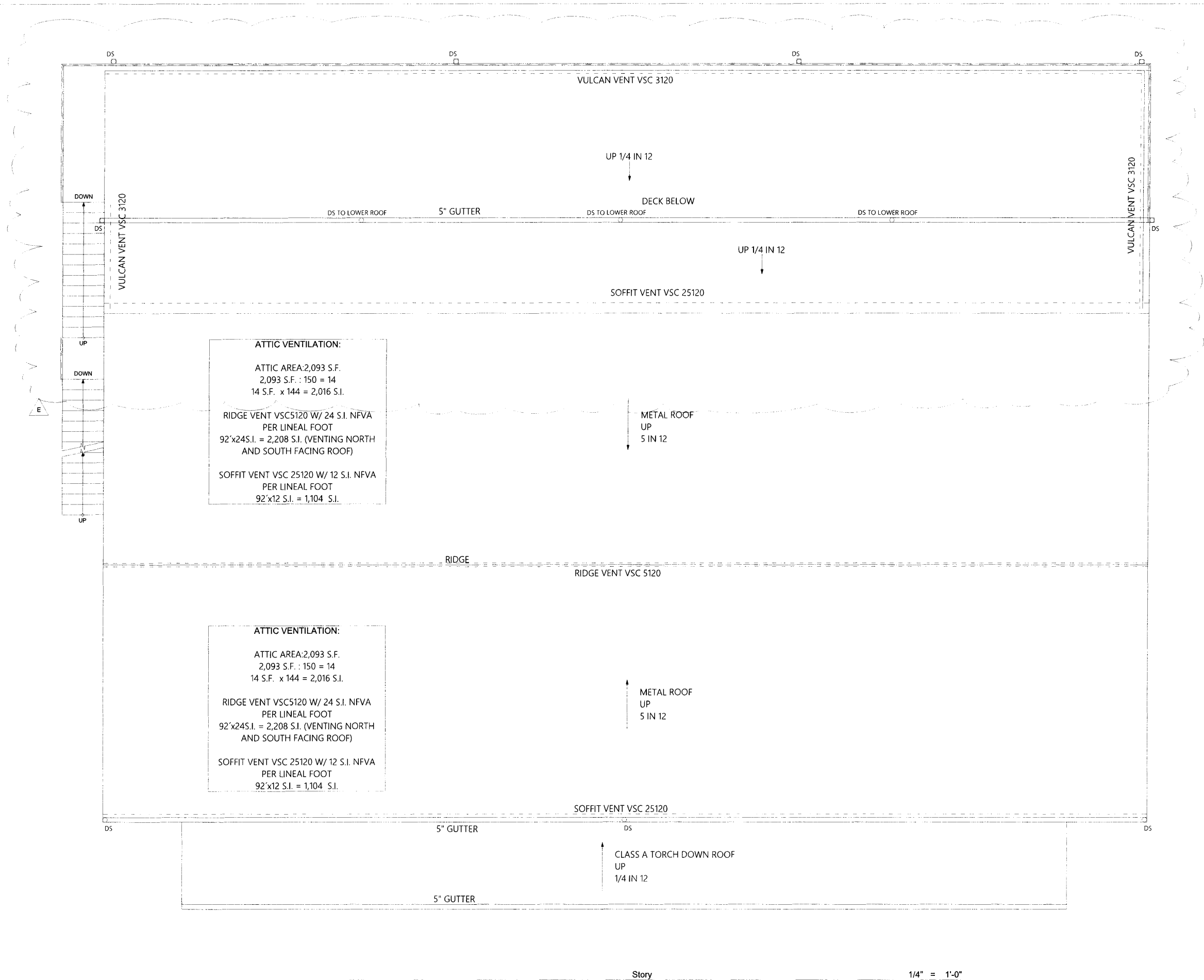


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SHEET TITLE	
2nd FLOOR PLAN	
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DATE CREATED	6-19-2024
DATE REVISION	6-19-2024
SCALE	AS NOTED
STATUS	INFORMATION ONLY
PAGE	
A-102	
SHEET	4 OF 68



ATTIC VENTILATION:
 ATTIC AREA: 2,093 S.F.
 2,093 S.F. : 150 = 14
 14 S.F. x 144 = 2,016 S.I.
 RIDGE VENT VSC5120 W/ 24 S.I. NFVA
 PER LINEAL FOOT
 92'x24S.I. = 2,208 S.I. (VENTING NORTH
 AND SOUTH FACING ROOF)
 SOFFIT VENT VSC 25120 W/ 12 S.I. NFVA
 PER LINEAL FOOT
 92'x12 S.I. = 1,104 S.I.

ATTIC VENTILATION:
 ATTIC AREA: 2,093 S.F.
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 PER LINEAL FOOT
 92'x12 S.I. = 1,104 S.I.

Story 1/4" = 1'-0"

REVISIONS	DATE
PLAN CHECK COMMENTS	10/17
DATED 7/16/2023	7/16/23
PLAN CHECK COMMENTS	2023
PLAN CHECK COMMENTS	2023
RAISED BUILDING HEIGHT	7/15/24
APARTMENTS ON SECOND FLOOR	7/26/24

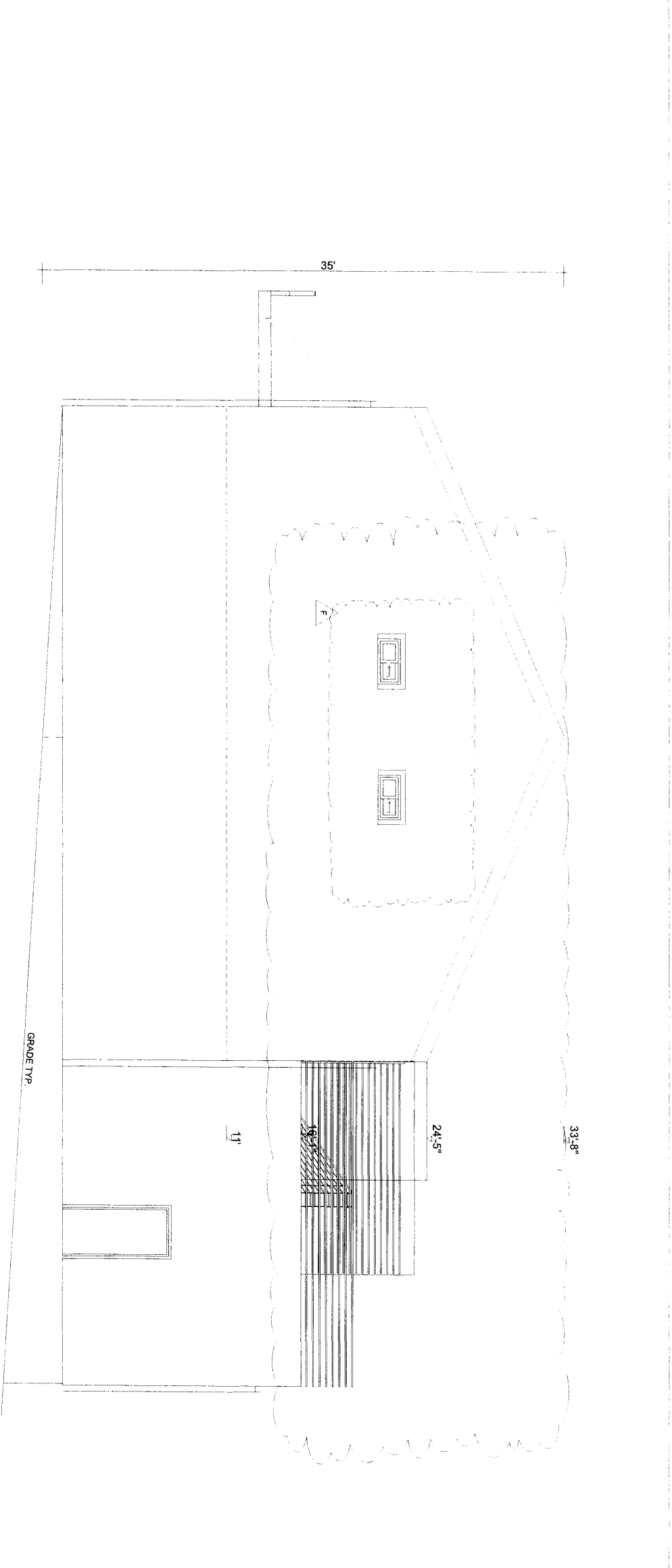
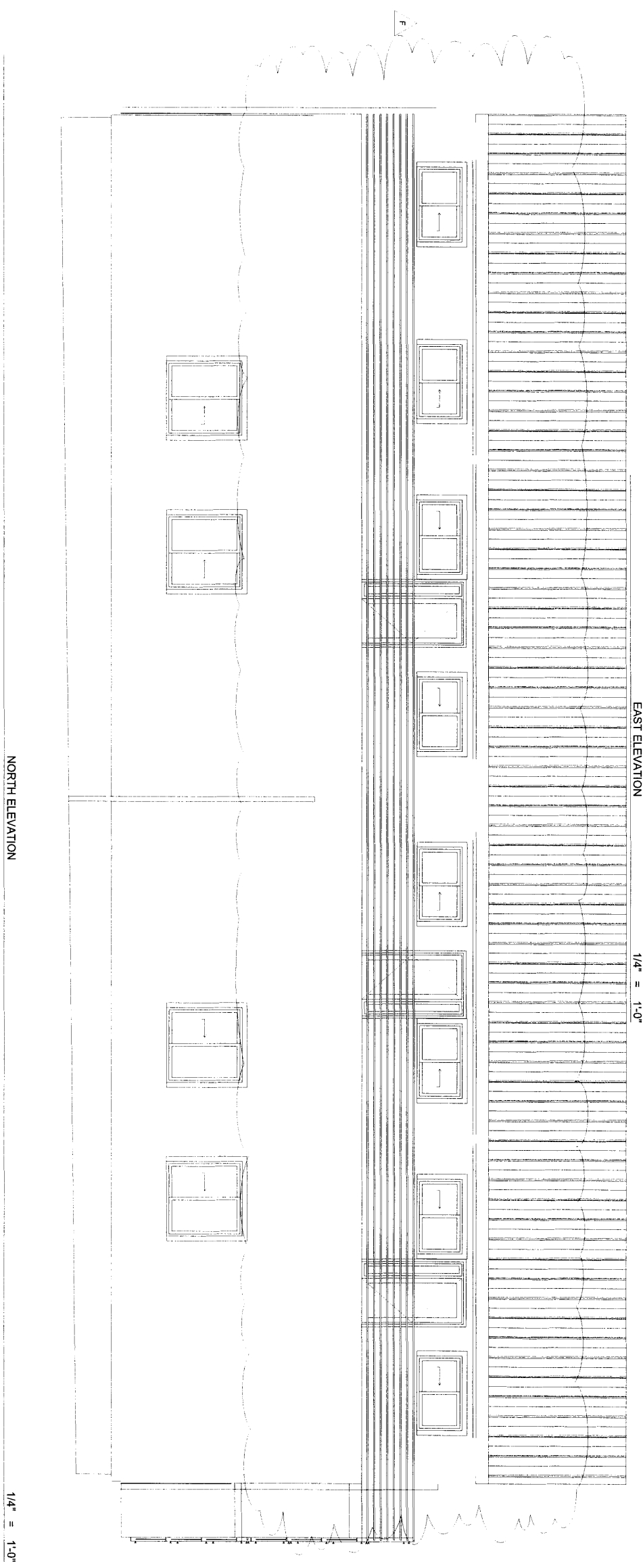


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SHEET TITLE	ROOF PLAN
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DATE CREATED	6-19-2024
DATE ISSUED	6-19-2024
SCALE	AS NOTED
STATUS	INFORMATION ONLY
PAGE	A-103
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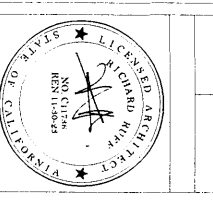


1/4" = 1'-0"
A-201
SHEET 6 OF 88

DATE	10/4/2023
REVISIONS	PLAN CHECK COMMENTS DATED 7/14/2023
#	B
	C
	D
	E
	F

SHEET TITLE
ELEVATIONS

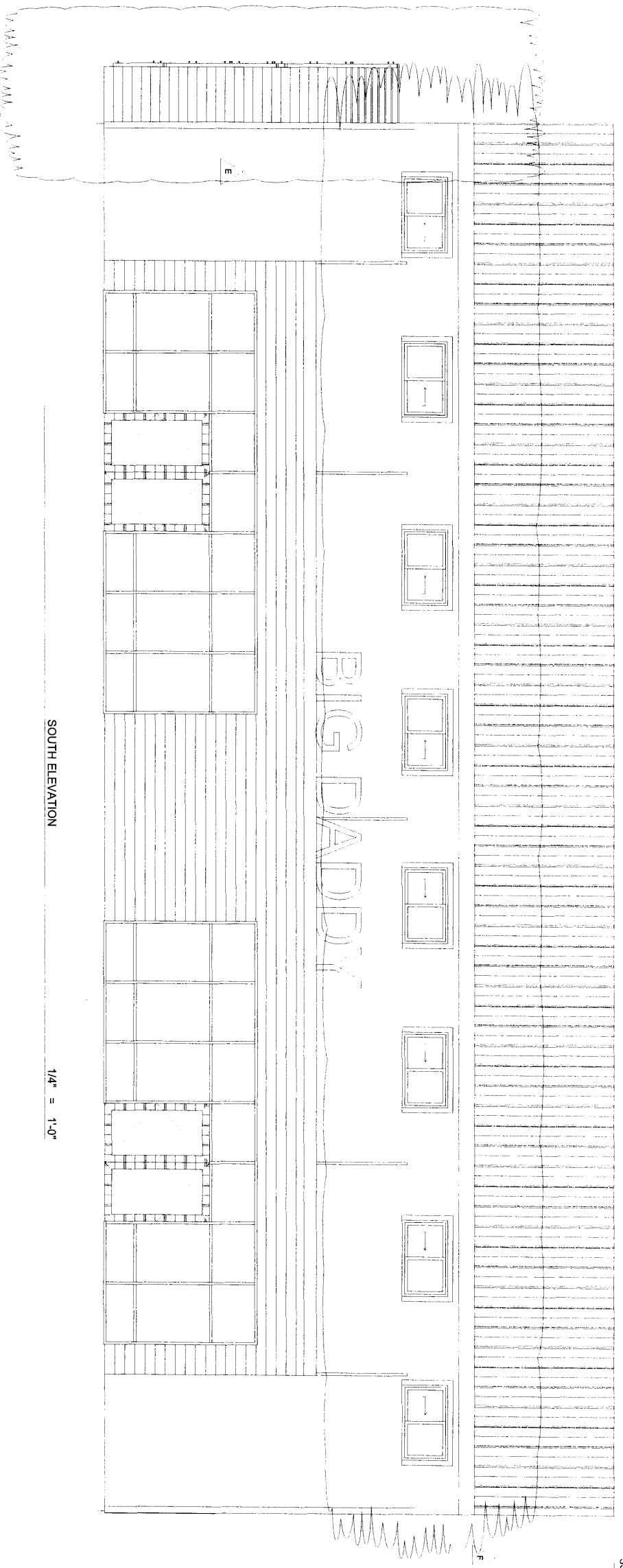
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#	REVISIONS	DATE
B	PLAN CHECK COMMENTS DATED 7/14/2023	2023
C	PLAN CHECK COMMENTS	12/6/2023
D	PLAN CHECK COMMENTS	12/18/2023
E	RAISED BUILDING HEIGHT	7/15/2024
F	APARTMENTS ON SECOND FLOOR	7/26/2024

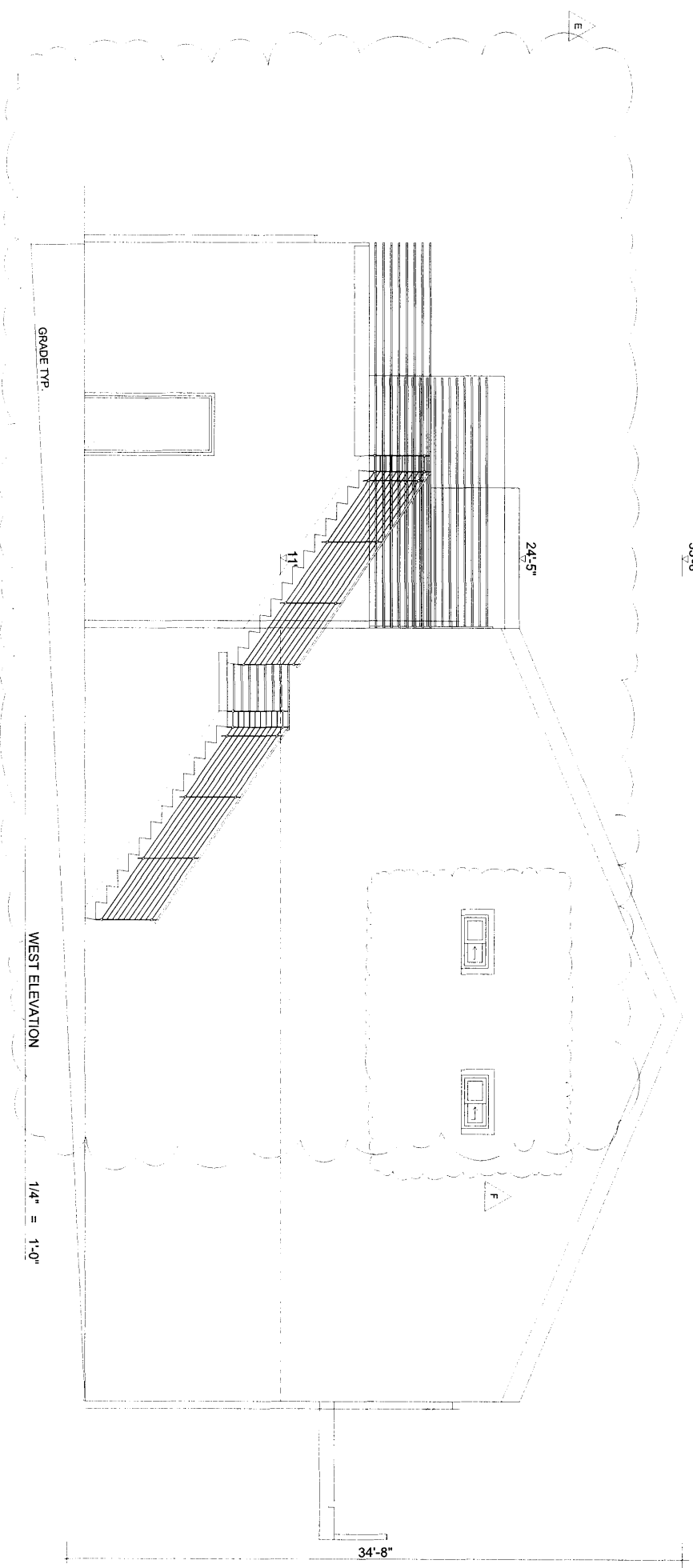


SOUTH ELEVATION

1/4" = 1'-0"

33'-8"

33'-8"



WEST ELEVATION

1/4" = 1'-0"

34'-8"

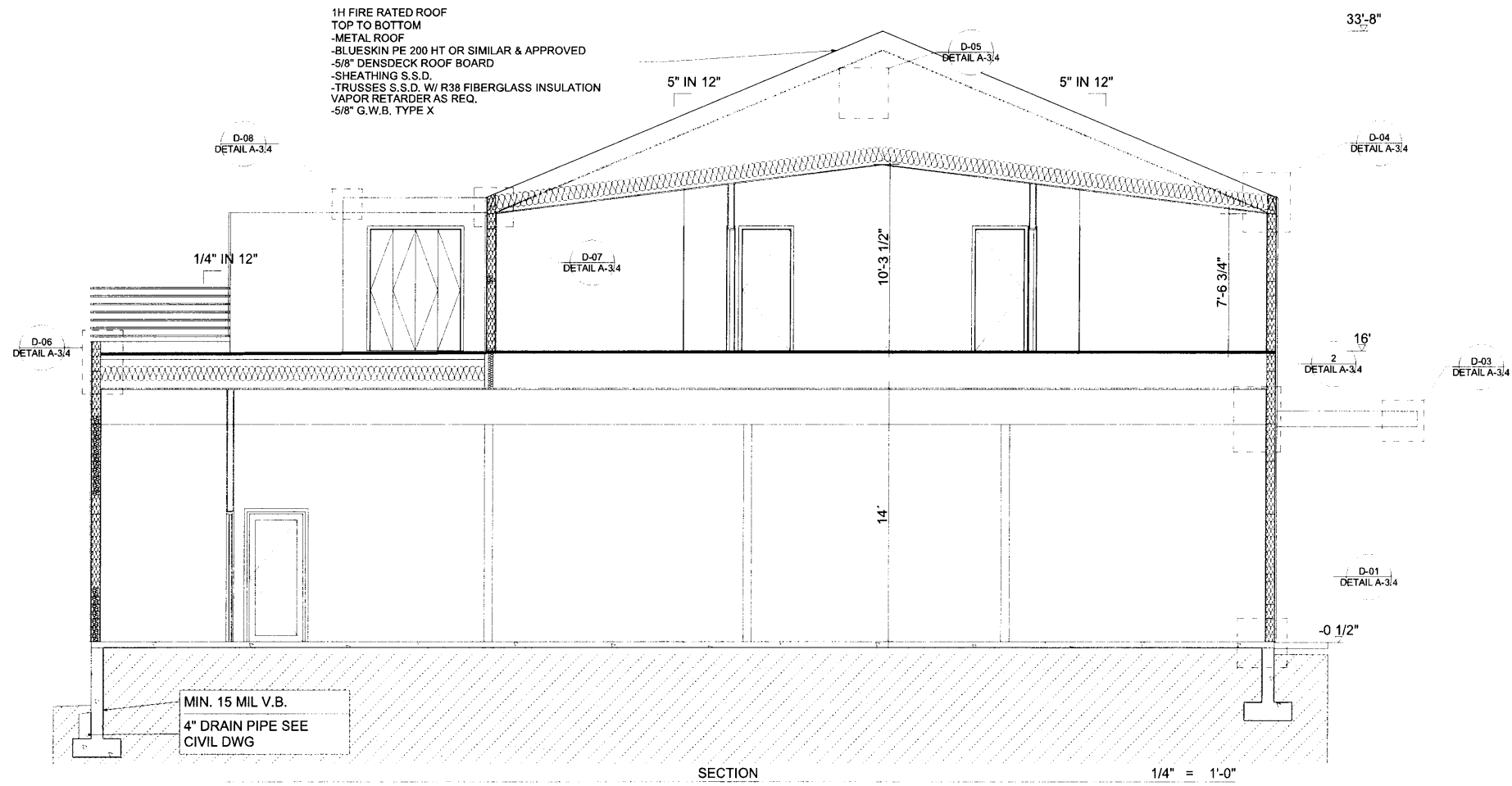
24'-5"

11'

GRADE TYP.

	<p>MIGUEL MERINO (N) COMMERCIAL BUILDING 45500 HIGHWAY 101 LAYTONVILLE CA 95454</p>		<p>RUFF + ASSOCIATES Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: richard@ruffarchitect.com COPYRIGHT/C BY RUFF + ASSOCIATES, ALL RIGHTS RESERVED.</p>		<p># REVISIONS</p>	DATE
	<p>B PLAN CHECK COMMENTS DATED 7/14/2023</p>	10/4/ 2023				
<p>C PLAN CHECK COMMENTS</p>	12/6/ 2023					
<p>D PLAN CHECK COMMENTS</p>	12/18/ 2023					
<p>E RAISED BUILDING HEIGHT</p>	7/15/ 2024					
<p>F APARTMENTS ON SECOND FLOOR</p>	7/26/ 2024					

DATE: 6-19-2024
 DRAWN BY: MS
 CHECKED BY: RHM
 SCALE: AS SHOWN
 STATUS: APPROVED
 SHEET 7 OF 68



#	REVISIONS	DATE
B	PLAN CHECK COMMENTS DATED 7/12/2023	10/22/2023
C	PLAN CHECK COMMENTS	12/16/2023
D	PLAN CHECK COMMENTS	12/18/2023
E	RAISED BUILDING HEIGHT	7/15/2024
F	APARTMENTS ON SECOND FLOOR	7/26/2024

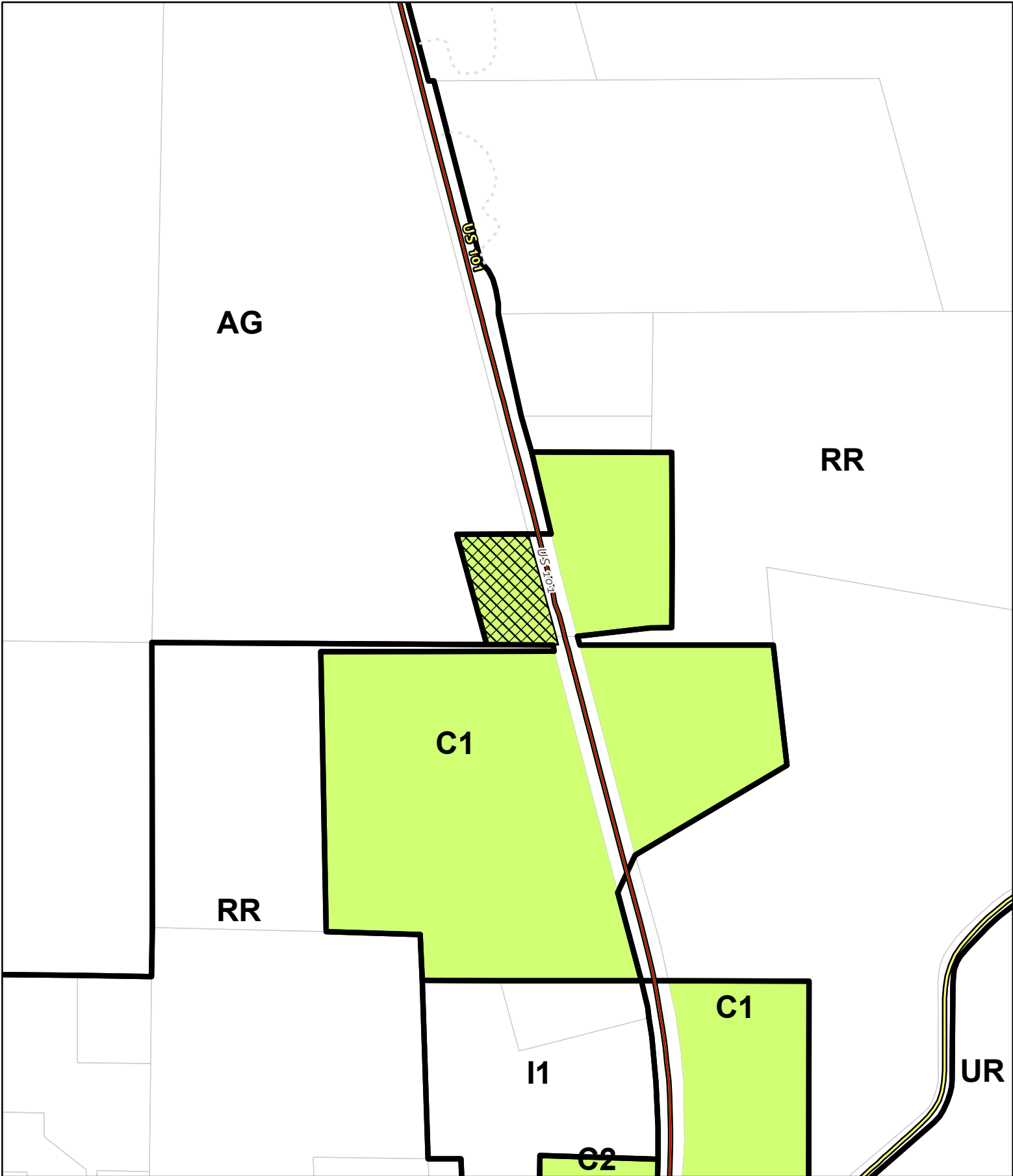


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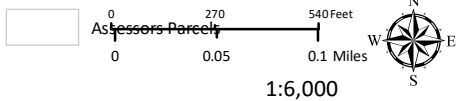
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 45500 HIGHWAY 101
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SHEET TITLE	SECTIONS
DRAWN BY MB	CHECKED BY RFR
DATE PREPARED 6-19-2024	DATE ISSUED 6-19-2024
SCALE AS NOTED	STATUS INFORMATION ONLY
PAGE	A-2.03
SHEET 8	OF 58



CASE: U 2024-0009
OWNER: Merino Properties LLC
APN: 014-020-67
APLCT: Miguel Merino
AGENT: Richard Ruff
ADDRESS: 45500 Hwy 101, Laytonville

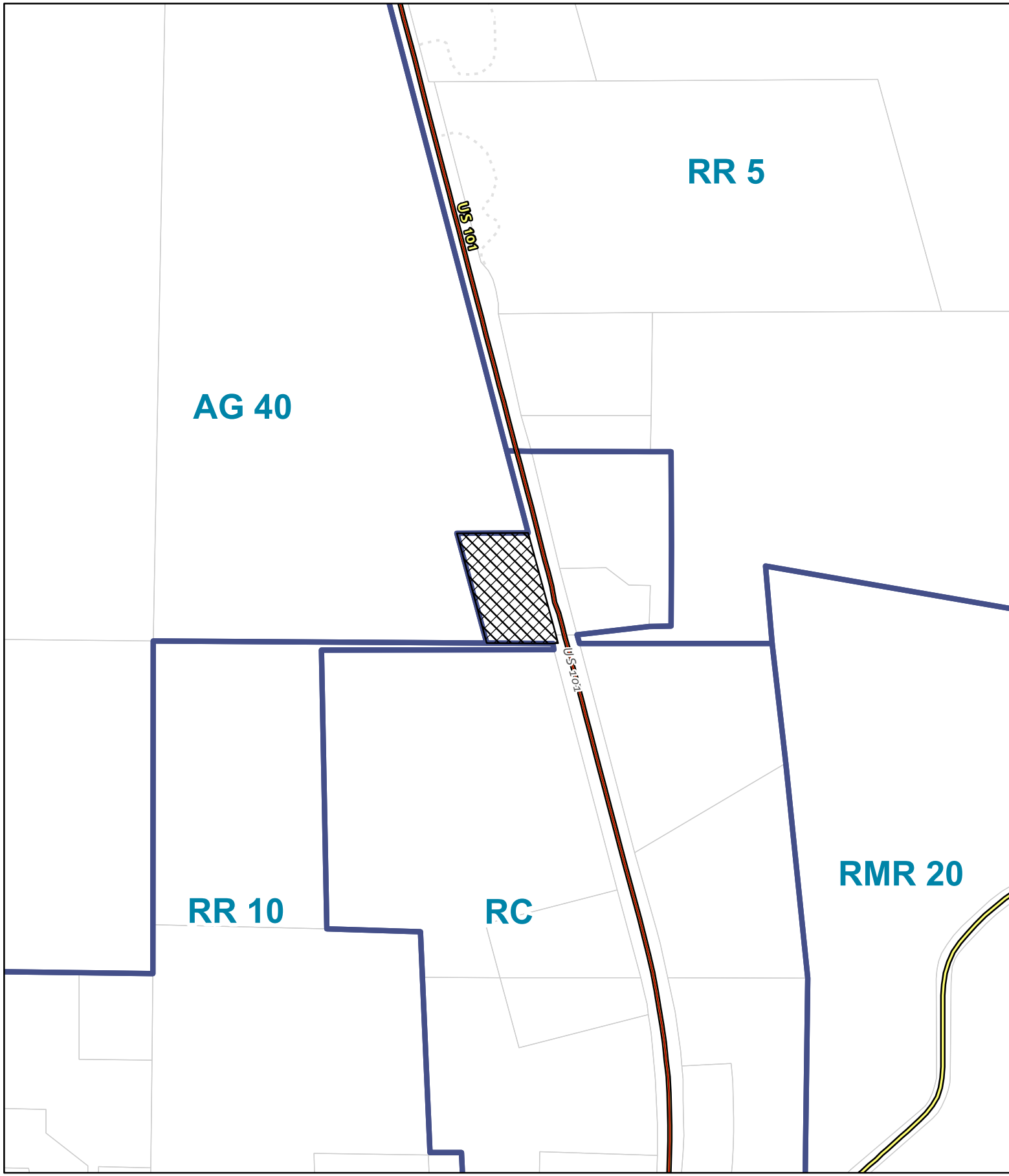
- Highways (2017)
- Zoning Districts
- Public Roads
- Community Character (CC) Districts
- Driveways/Unnamed Roads
- Public Roads



1:6,000

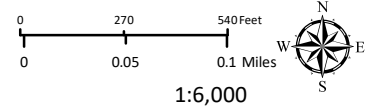
ZONING

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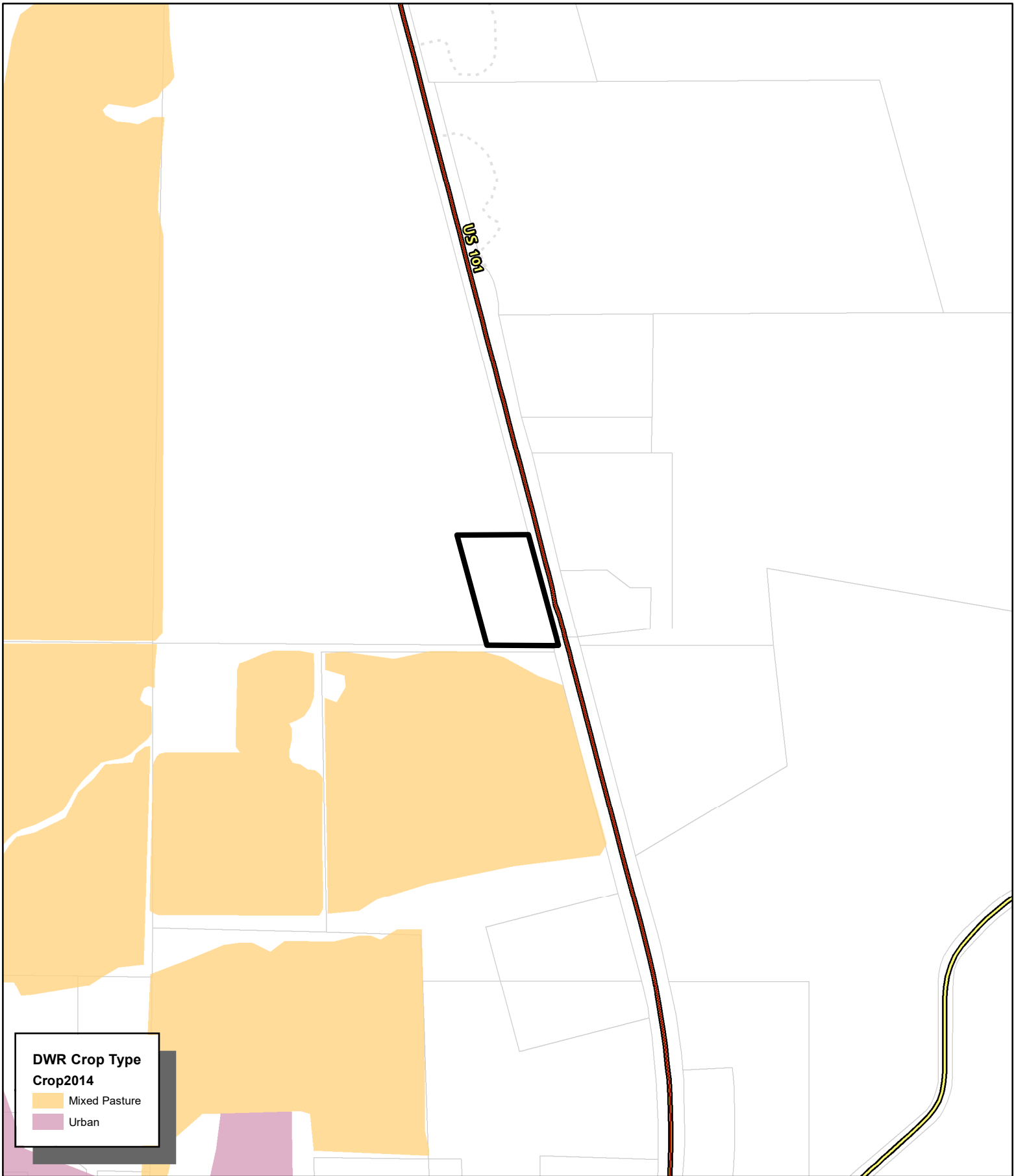
CASE: U 2024-0009
OWNER: Merino Properties LLC
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APLCT: Miguel Merino
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ADDRESS: 45500 Hwy 101, Laytonville

- Highways (2017)
- Public Roads
- Public Roads
- Assessor's Parcels
- - - - - Driveways/Unnamed Roads



1:6,000
GENERAL PLAN

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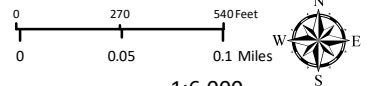


DWR Crop Type
Crop2014
 Mixed Pasture
 Urban

CASE: U 2024-0009
OWNER: Merino Properties LLC
APN: 014-020-67
APLCT: Miguel Merino
AGENT: Richard Ruff
ADDRESS: 45500 Hwy 101, Laytonville

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

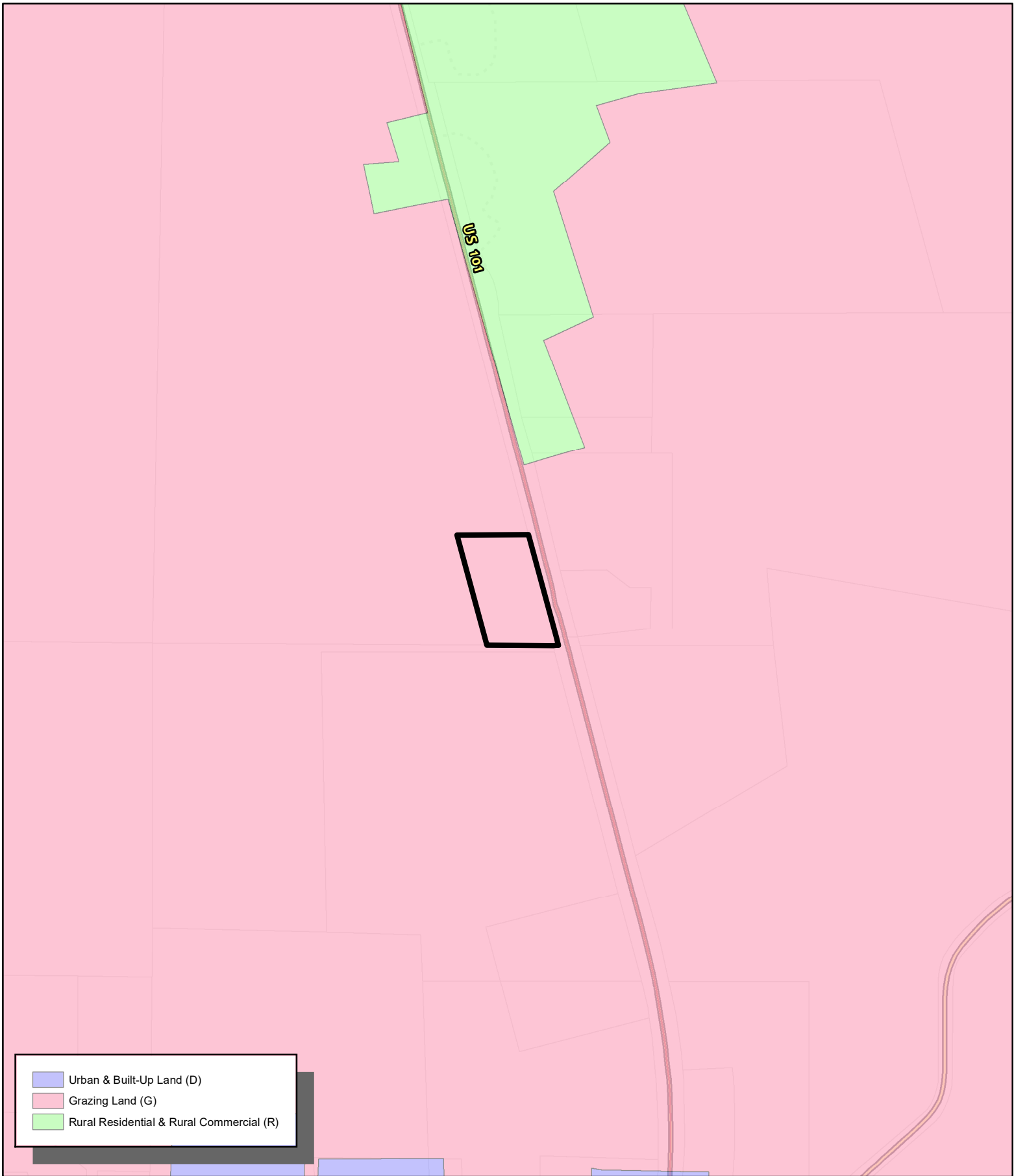
Assessors Parcels



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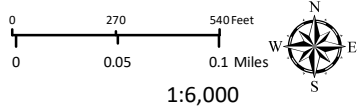
CROP TYPES

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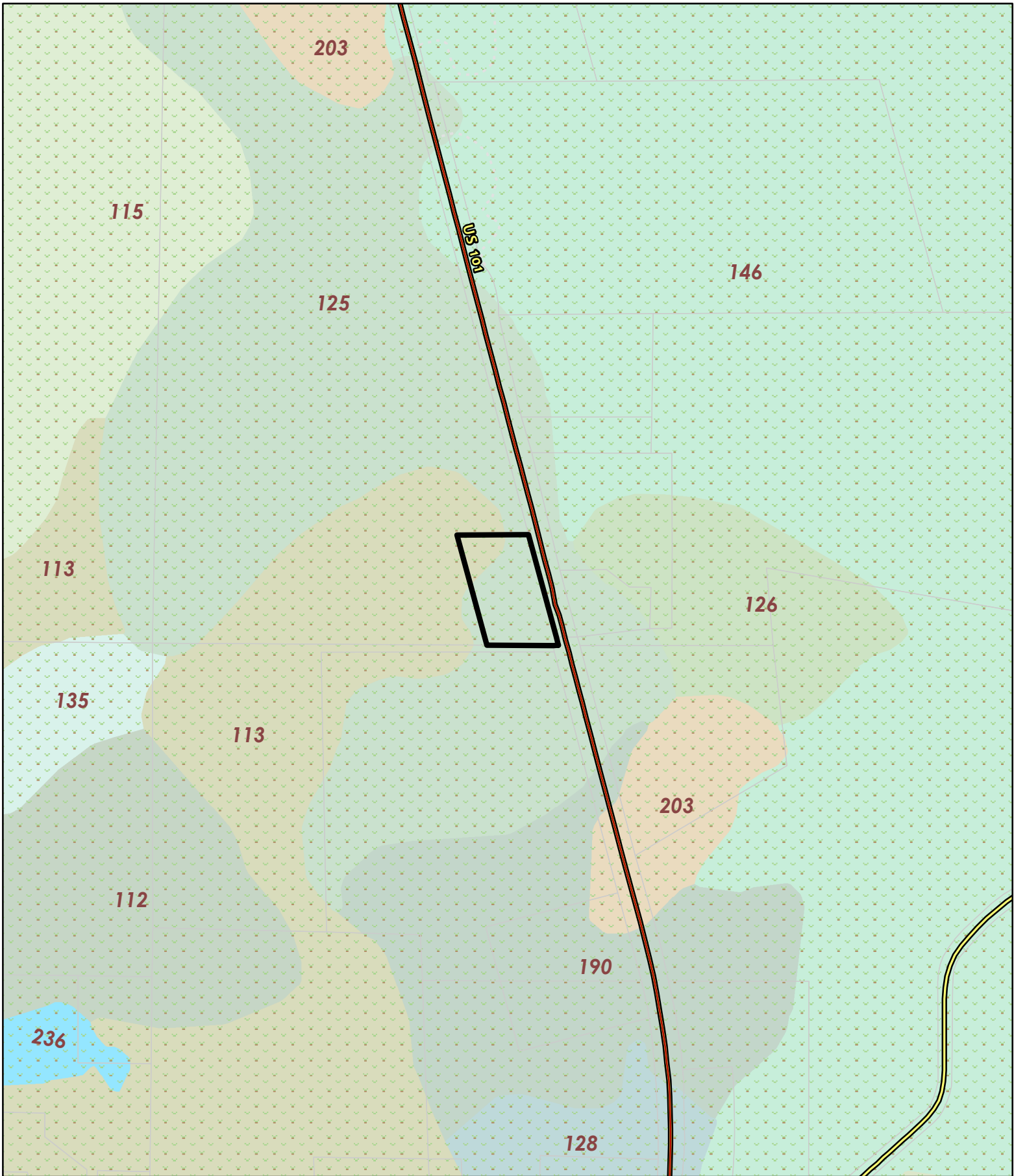
CASE: U 2024-0009
OWNER: Merino Properties LLC
APN: 014-020-67
APLCT: Miguel Merino
AGENT: Richard Ruff
ADDRESS: 45500 Hwy 101, Laytonville

— Highways (2017) □ Assessors Parcels
 — Public Roads
 Driveways/Unnamed Roads







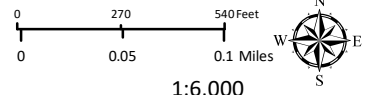
IMPORTANT FARMLANDS

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ADDRESS: 45500 Hwy 101, Laytonville

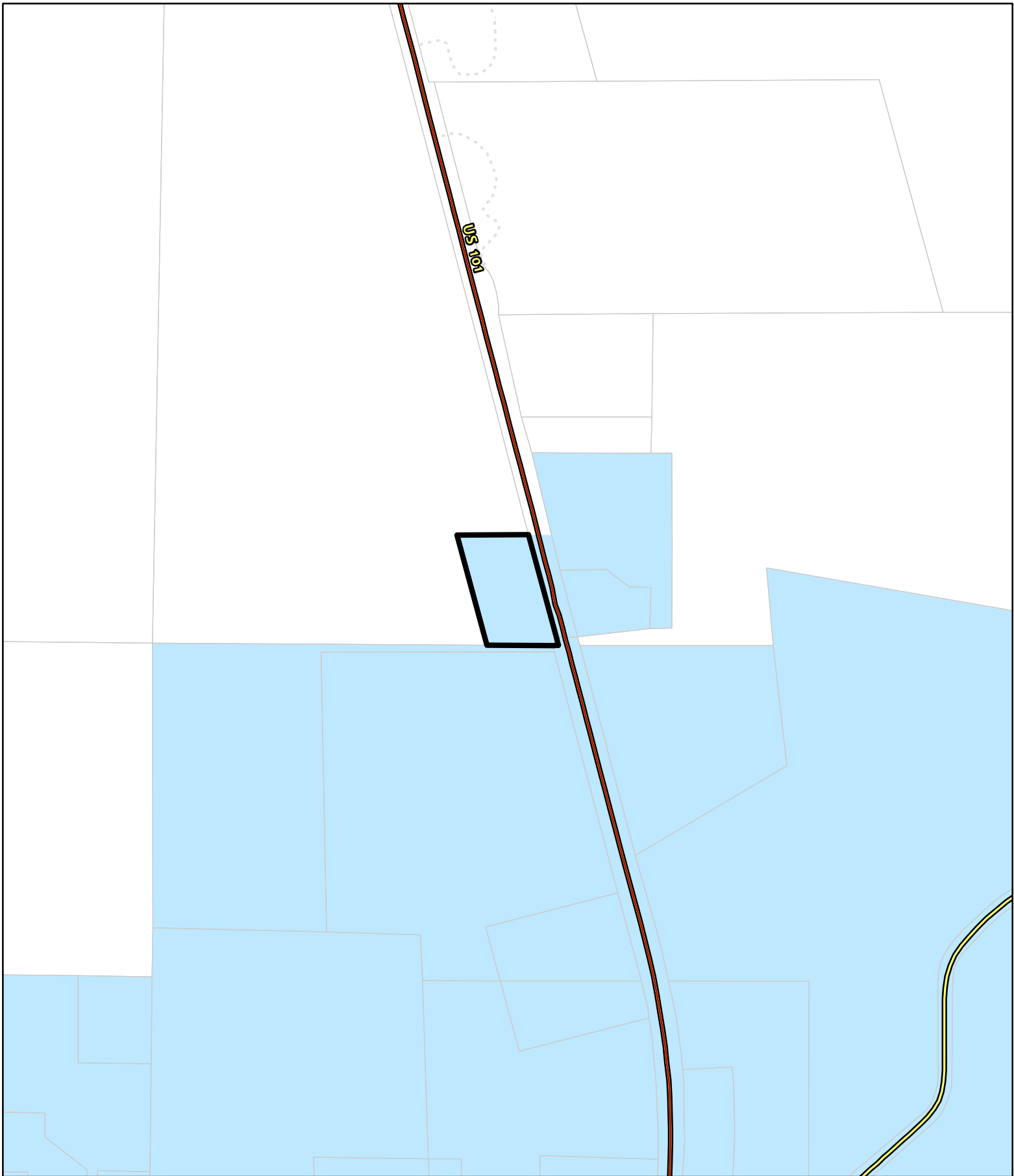
-  Highways (2017)
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessor's Parcels
-  Naturally Occurring Asbestos



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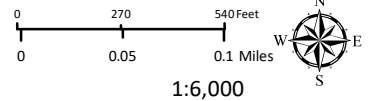
EASTERN SOIL CLASSIFICATIONS

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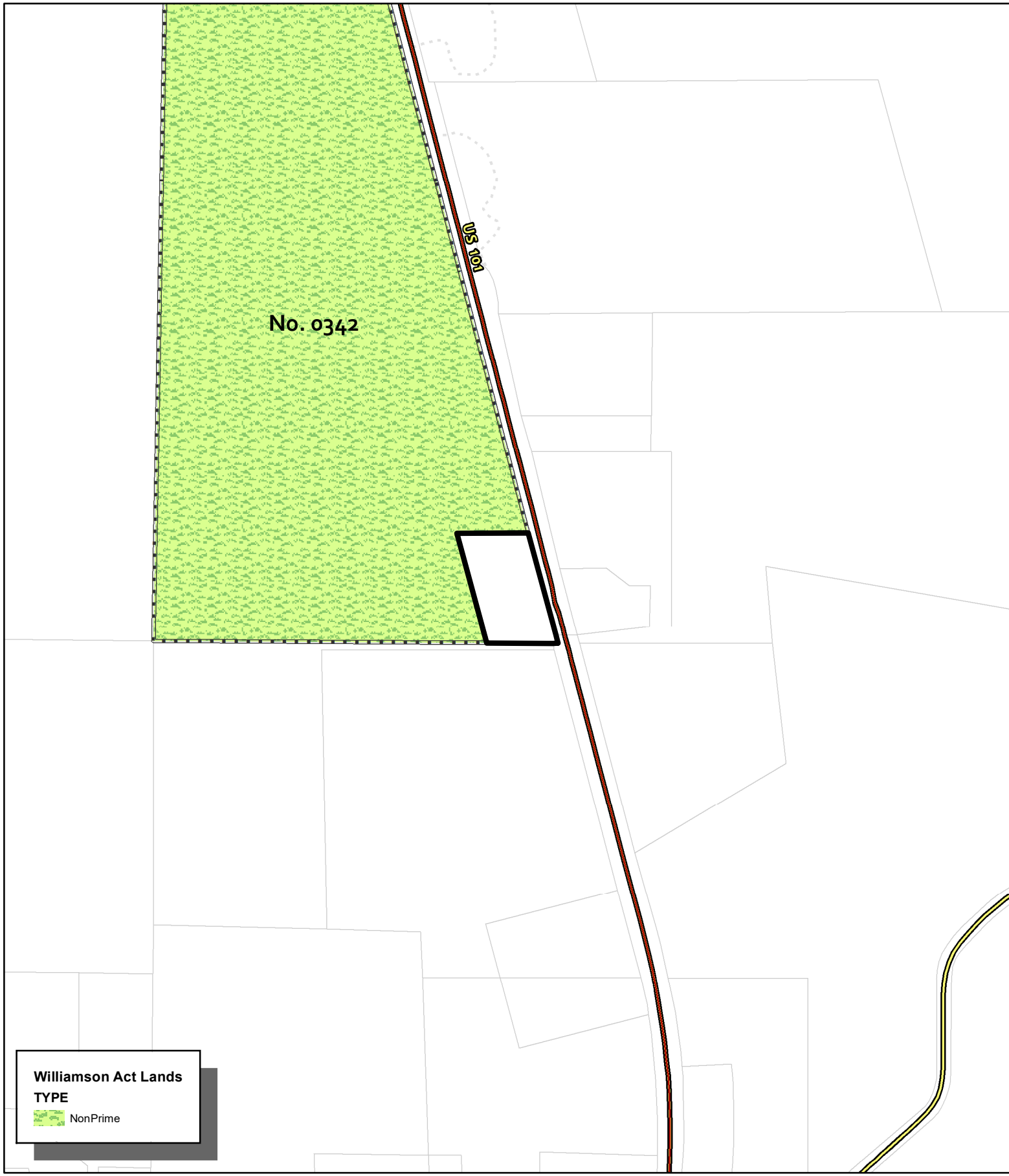
CASE: U 2024-0009
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- Highways (2017)
- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels
- County Water Districts




WATER DISTRICT

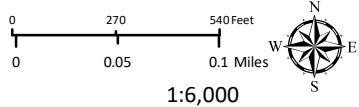
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Williamson Act Lands
TYPE
 NonPrime

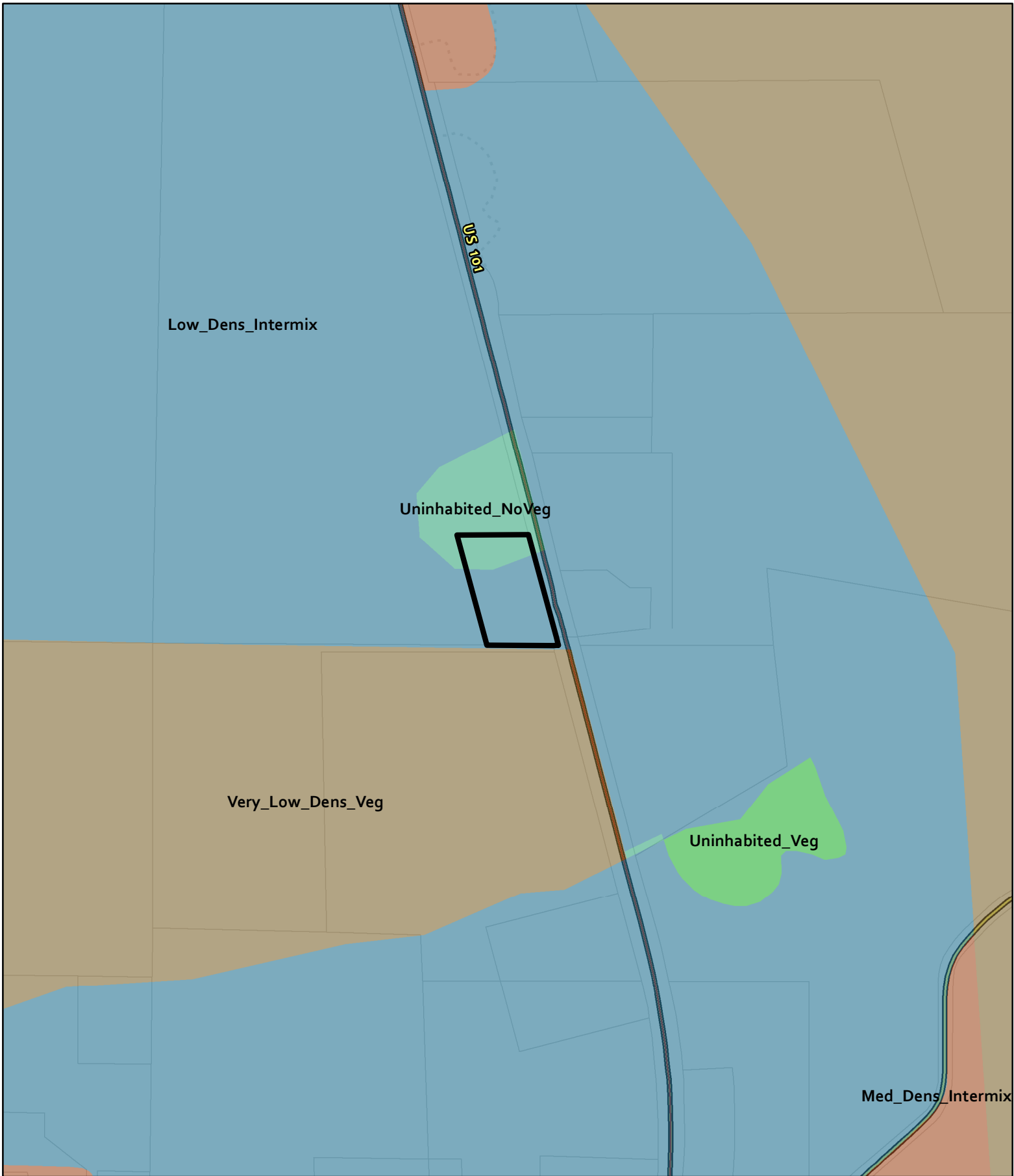
CASE: U 2024-0009
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-  Highways (2017)
-  Assessors Parcels
-  Public Roads
-  Driveways/Unnamed Roads



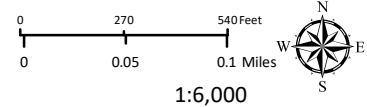
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WILLIAMSON ACT

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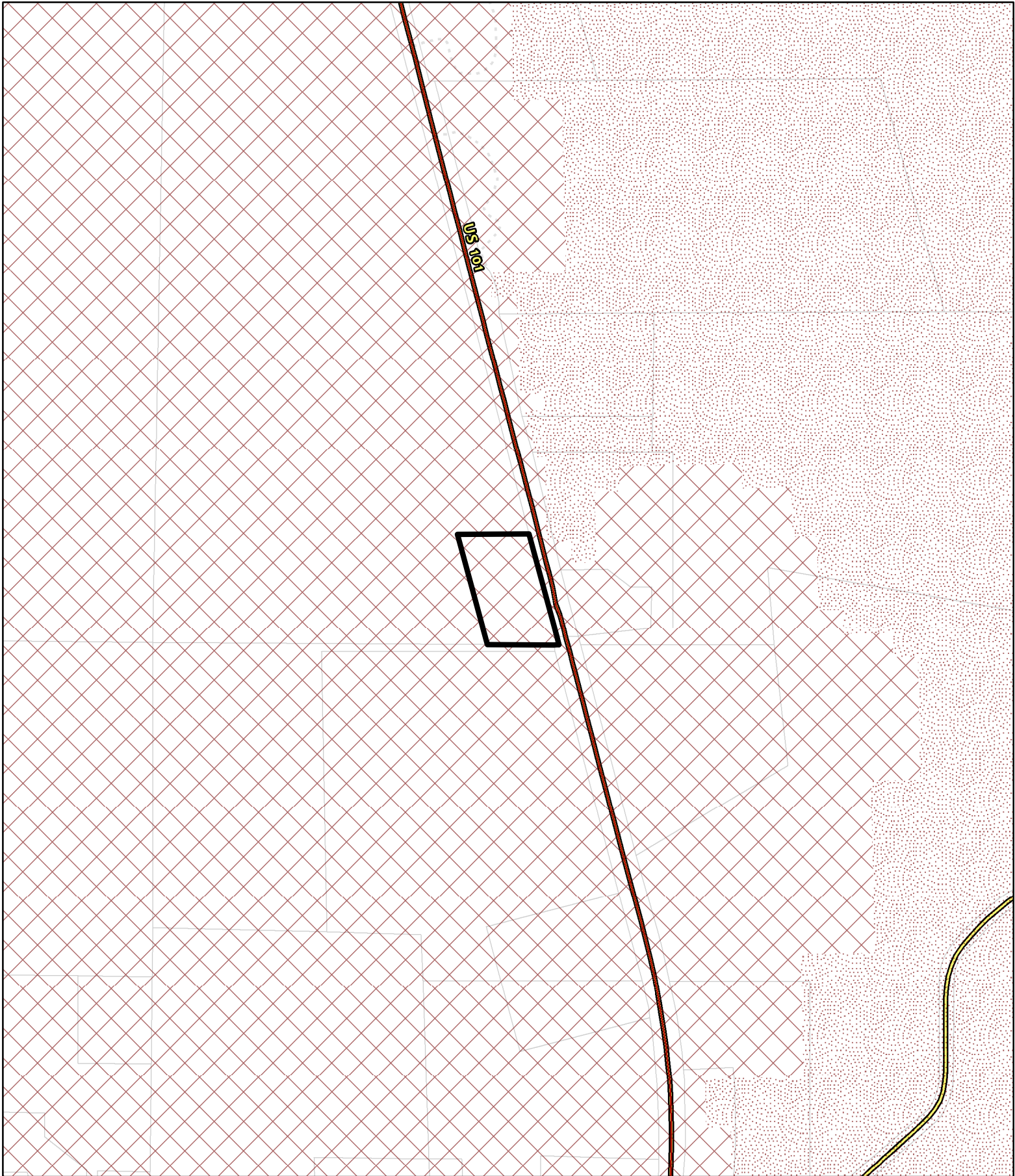
- Highways (2017)
- Assessors Parcels
- Public Roads
- Driveways/Unnamed Roads








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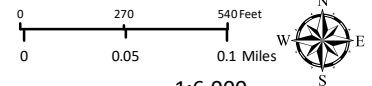
WILDLAND-URBAN INTERFACE

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CASE: U 2024-0009
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-  Very High Fire Hazard
-  High Fire Hazard
-  Highways (2017)
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



1:6,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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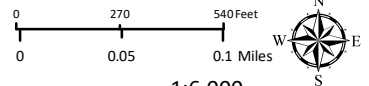
Laytonville Unified

US 101

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

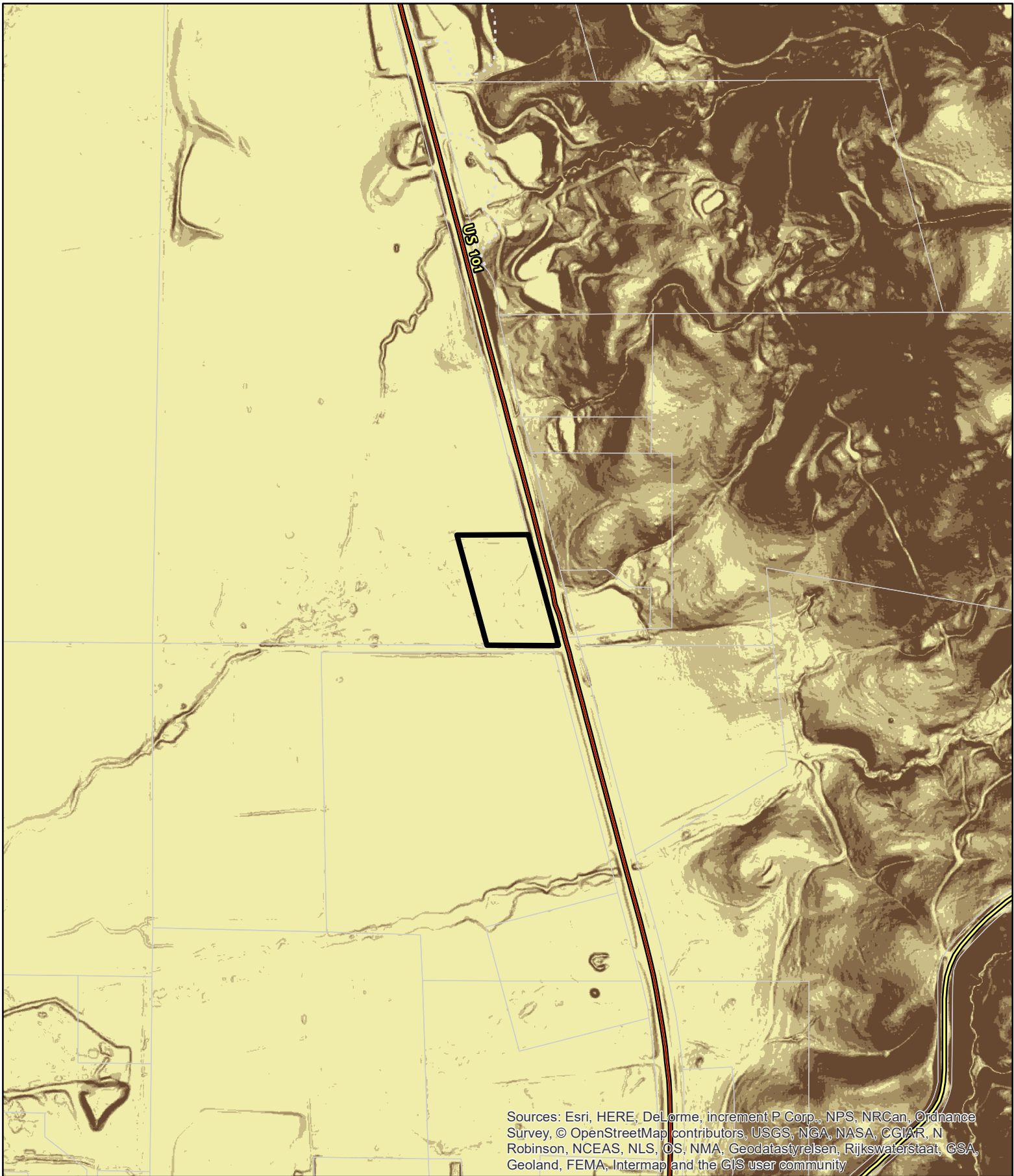
Assessors Parcels



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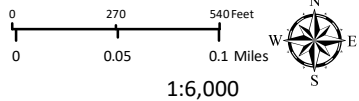
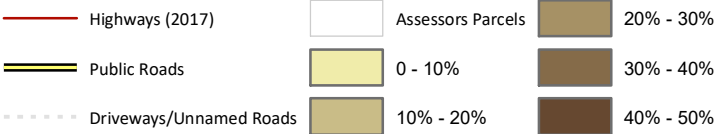
SCHOOL DISTRICT

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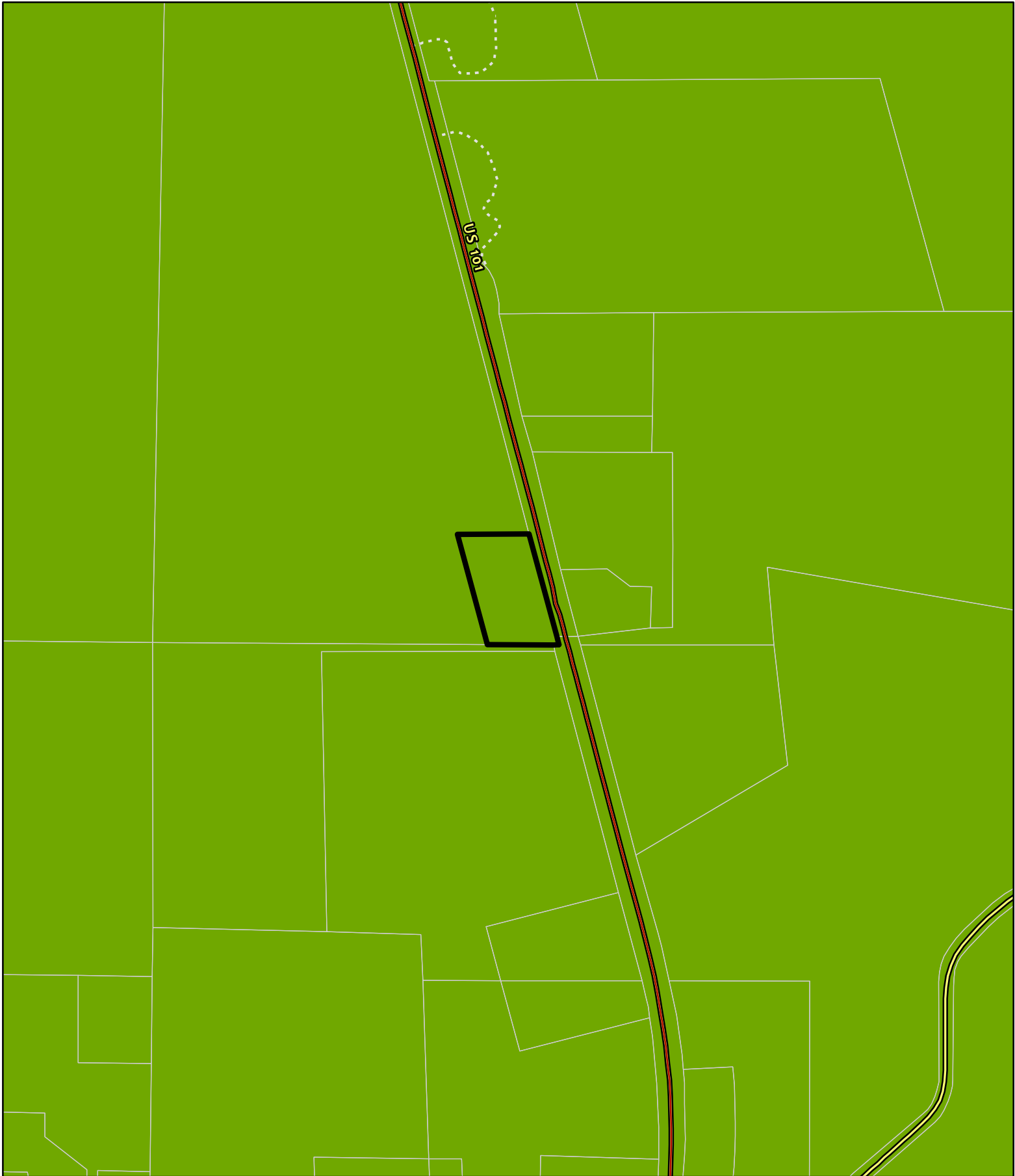
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ESTIMATED SLOPE

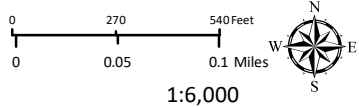
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Hwy 101

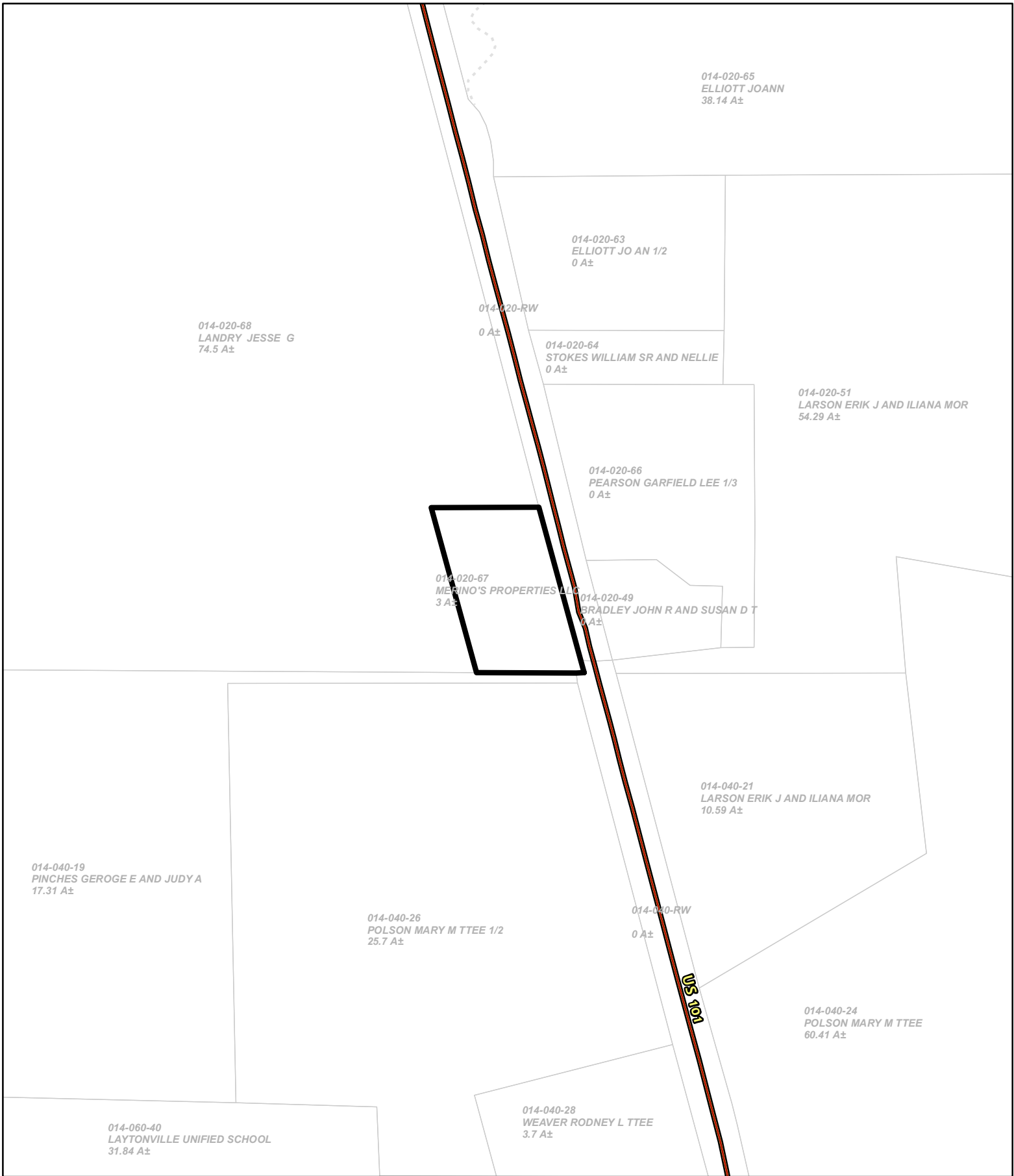
CASE: U 2024-0009
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-  Highways (2017)
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels
-  Laytonville MAC



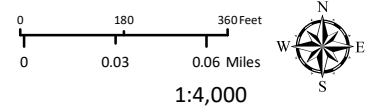
LAYTONVILLE MUNICIPAL ADVISORY COUNCIL

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ADJACENT PARCELS

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