



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 28, 2017

Environmental Health – Ukiah
Building Inspection - Ukiah
Department of Transportation
Assessor
Air Quality Management
Agriculture Commissioner
County Water Agency- Sarah Dukett

Archaeological Commission
Sonoma State University
Russian River Flood Control
State Clearinghouse
Caltrans
RWQCB
Army Corps of Engineers

MTA
Ukiah Unified School District
Ukiah Valley Fire District
Cloverdale Rancheria
Sherwood Valley Band of Pomos
Redwood Valley Little River Band of Pomos

CASE#: MS_2017-0005

DATE FILED: 6/21/2017

OWNER: BOARDMAN SHASTA TTEE

APPLICANT: JOHN BOARDMAN

AGENT: RON W. FRANZ

REQUEST: Split of a 1.74± acre parcel into two parcels of 1.01± and 0.73± acres for residential use

LOCATION: Outside the City of Ukiah limits, 3.2± miles north of town center, between Tollini Lane and Highway 101. 3571 Tollini Ln., Ukiah (APN: 169-071-23-00).

STAFF PLANNER: Eduardo Hernandez

RESPONSE DUE DATE: September 11, 2017

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:

The Boardman 1994 Living Trust (Shasta and John Boardman)

APPLICANT:

John Boardman

AGENT:

Ron W. Franz

REQUEST:

Split of a 1.74± acre parcel into two parcels of 1.01± and 0.73± acres for residential use

LOCATION:

Outside the City of Ukiah limits, 3.2± miles north of town center, between Tollini Lane and Hwy 101.
3571 Tollini Ln. APN: 169-071-23-00

ACREAGE:

1.74±

GENERAL PLAN:

Suburban Residential (SR)

ZONING:

Rural Residential (RR:1)

COASTAL ZONE:

NO

EXISTING USES:

Residential (2 existing houses with services)

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

16N

RANGE:

12W

SECTION:

32

USGS QUAD#:

50

RELATED CASES ON SITE:

GP 7-94 & R 9-94 (Land use change and Rezone from Rural Residential to Suburban Residential).

MS 44-87 (Split of former parcel 169-071-13 into four parcels ending in 20, 21, 22, & subject parcel 23).

RELATED CASES IN VICINITY:

MS 63-83 (Split of former parcel 169-071-14 into four parcels ending in 16, 17, 18, & 19).

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Suburban Residential (SR)	RR 1	0.92± acres	Residential
EAST:	SR	RR 1	N/A (HWY 101)	Right of Way
SOUTH:	Agricultural (AG 40)	AG 40	14.71± acres	Agricultural
WEST:	Rural Residential (RR 1) & SR	RR 1	1±, 1±, & 4.51± acres	Residential

REFERRAL AGENCIES:

☐ Planning (FB - MHRB)

☒ Department of Transportation

☒ Environmental Health (Ukiah)

☒ Building Inspection (Ukiah)

☐ Emergency Services

☒ Assessor

☐ Farm Advisor

☒ Agriculture Commissioner

☐ Forestry Advisor

☒ Air Quality Management District

☐ ALUC

☒ County Water Agency

☒ Archaeological Commission

☒ Sonoma State University

☐ US Fish & Wildlife Service

☒ MS4 Ukiah Storm water

☒ Russian River Flood Control/Water Conservation Improvement District

☐ Trails Advisory Council

☐ Native Plant Society

☒ State Clearinghouse

☒ Caltrans

☐ CalFire

☐ Department of Fish & Wildlife

☐ Coastal Commission

☒ RWQCB

☐ Division of Mines & Geology

☐ Department of Health Services

☐ Department of Parks & Recreation

☐ Department of Conservation

☐ Soil Conservation Service

☒ Army Corps of Engineers

☒ Cloverdale Rancheria

☒ Sherwood Valley Band of Pomo Indians

☐ CHP

☒ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☒ Ukiah Unified School District

☒ Ukiah Valley Sanitation District

☒ Millview County Water District

☒ Ukiah Valley Fire District

☐ Community Services

☐ Ukiah City Planning

☒ Redwood Valley Rancheria

☐ Potter Valley Tribe

ADDITIONAL INFORMATION:

N/A

ASSESSOR’S PARCEL #:

169-071-23-00

PROJECT COORDINATOR:

EDUARDO HERNANDEZ

DATE:

08/25/2017

ENVIRONMENTAL DATA

COUNTY WIDE		
Yes	No	
NO		1. Alquist-Priolo Earthquake Fault Zone
NO		2. Floodplain/Floodway Map In the Inundation Zone
NO / NO		3. Within/Adjacent to Agriculture Preserve / Timberland Production
NO		4. Within/Near Hazardous Waste Site
NO		5. Natural Diversity Data Base
NO		6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Fire Hazard Severity Classification: None <input checked="" type="checkbox"/> LRA: Ukiah Valley Fire Protection District <input type="checkbox"/> SRA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. In a Naturally Occurring Asbestos Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area. Ukiah Valley Area Plan
<input type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review TBD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area



Planning and Building
Services

Case No:	MS-2017-0005
CalFire No:	246-17
Date Filed:	06/21/17
Fee:	\$5,268.00
Receipt No:	PPJ-016007
Received By:	Edwardo + Jesse
Office use only	

APPLICATION FORM

APPLICANT

Name: John Boardman Phone: 707-463-1799

Mailing Address: 3571 Tollini Lane

City: Ukiah State/Zip: CA 95482 email: jhboardman@yahoo.com

PROPERTY OWNER

Name: Shasta Boardman Phone: 707-463-1799

Mailing Address: and John Boardman
above

City: above State/Zip: — email: —

AGENT

Name: Ron W. Franz Phone: 707-462-1087

Mailing Address: 2335 Appolinaris Drive

City: Ukiah State/Zip: CA 95482 email: rfranz@comcast.net

Parcel Size: 1.74 Ac (Sq. feet/Acres) Address of Property: 3571 Tollini Lane

Assessor Parcel Number(s): 169-071-23

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 checked="" type="checkbox"/> Land Division-Minor | <input 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.

Ron W. Franz 6/19/17 John Boardman 6-21-17
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.

Existing 1.74 acre parcel on Tollini Lane, Utah. The parcel has 2 existing houses on it, each with its own leachfield, its own water meter, own access and utilities. Each house is completely independant. This subdivision will just split the parcel between the houses. The site is flat. No improvements, grading or utility work will be needed for this division

See attached maps

2. Structures/Lot Coverage	Number 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: _____	2 houses	0	±4000 SF	0	4000 ± SF
Total Structures Paved Area Landscaped Area Unimproved Area	2 small driveways	0	±2000 SF	0	±2000 ±
GRAND TOTAL (Equal to gross area of Parcel) Rest is unimproved - see map					

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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:

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

Number of uncovered spaces

Number of standard spaces

Number of handicapped spaces

Existing Number of Spaces

Proposed Additional Spaces

Total

Each house has at least
2 off street spaces - See map

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.).

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

A. Amount of cut _____ cubic yards
B. Amount of fill _____ cubic yards
C. Maximum height of fill slope _____ feet
D. Maximum height of cut slope _____ feet
E. Amount of import or export _____ 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? _____ 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:

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

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or 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 plan and building plans.

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 both existing
☐ Other - Specify: _____

19. What will be the domestic water source:
☒ Community water system - Specify supplier MCWD both existing meters
☐ 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.):

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:
None

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
East side of Tollini Lane, 1/4 mi south of Parducci Lane

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.
1 house on each lot

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 12 feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures 1200 SF each square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 0 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 6.74 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.
2 existing houses

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.
Residential to North and West. Hwy 101 to east
Ag to South and Southwest

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural	Res. X		Ag X	Res X
Commercial Industrial				
Institutional Timberland				
Other <u>Hwy 101</u>		X		

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

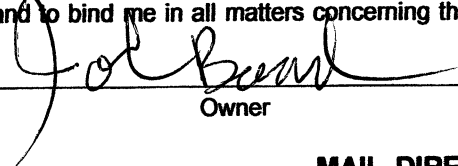
6/19/17

Date

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

AUTHORIZATION OF AGENT

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



Owner

6-21-17

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	Name	Name
Mailing Address	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: _____

Date: _____

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	1.01 Ac (gross net)	Existing house	Residential
Lot Number 2	0.72 Ac gross 0.63 Ac net	Residential	Existing house
Lot Number 3			
Lot Number 4			
Remainder Parcel			

2. ☒ A survey is going to be performed and a parcel map prepared.
☐ A waiver of survey is requested.

3. A. Water supply is from:

- ☐ Individual wells on each lot
☒ Water company MCWD
☐ Spring

B. Sewage disposal is by use of:

- ☐ Public system
☒ Private system Each house has an existing leachfield

4. Is an Exception requested of any of the minor subdivision regulations? ☐ Yes ☒ No
(If yes an application for Exception must accompany this application.)

DISCLAIMER: I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

*

[Signature]
Owner's Signature

6-21-17
Date

Owner's Signature

Date

I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

Ron W. Franz
Applicant and/or Agent's Signature

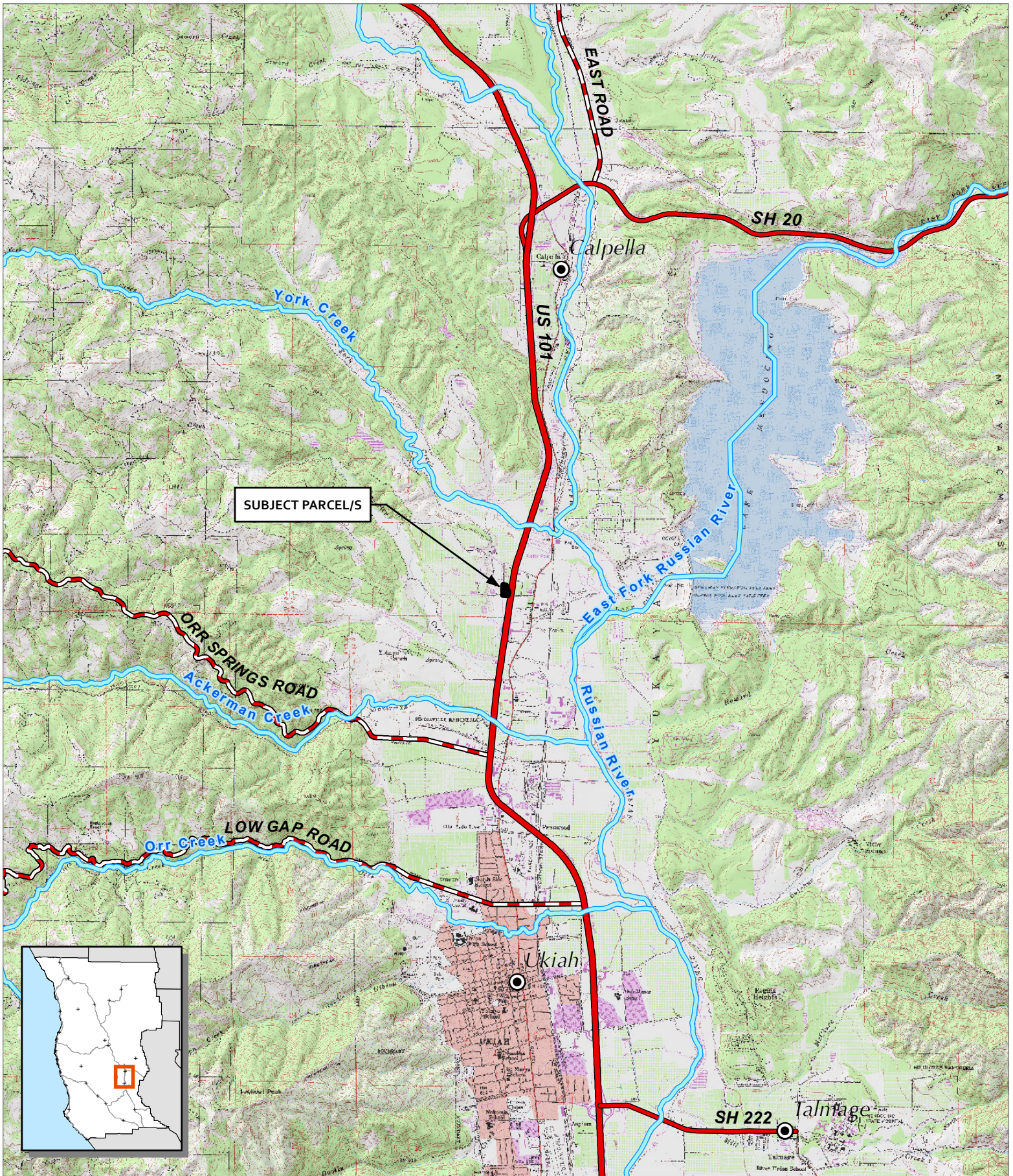
6/19/17
Date

Ron W. Franz
Print Name of Representative

CERTIFICATION: As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47.

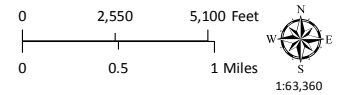
Ron W. Franz
Signature of Preparer of the Tentative Map

6/19/17
Date



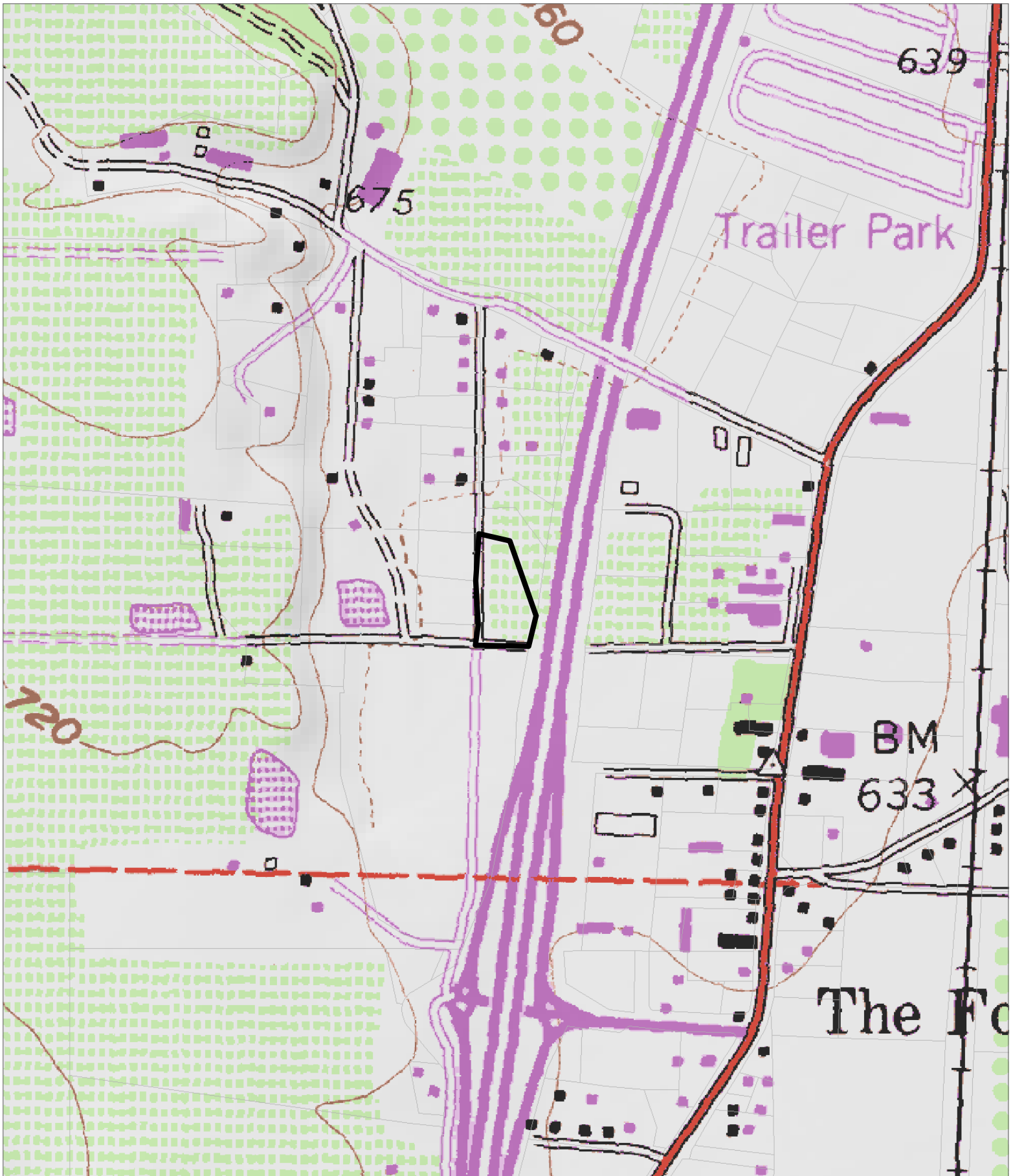
CASE: MS 2017-0005
 OWNER: BOARDMAN, Shasta
 APN: 169-071-23
 APLCT: John Boardman
 AGENT: Ron Franz
 ADDRESS: 3571 Tollini Lane, Ukiah

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

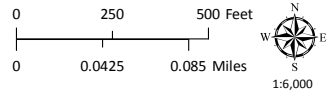


LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

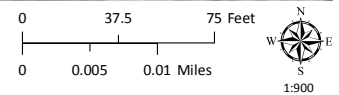
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

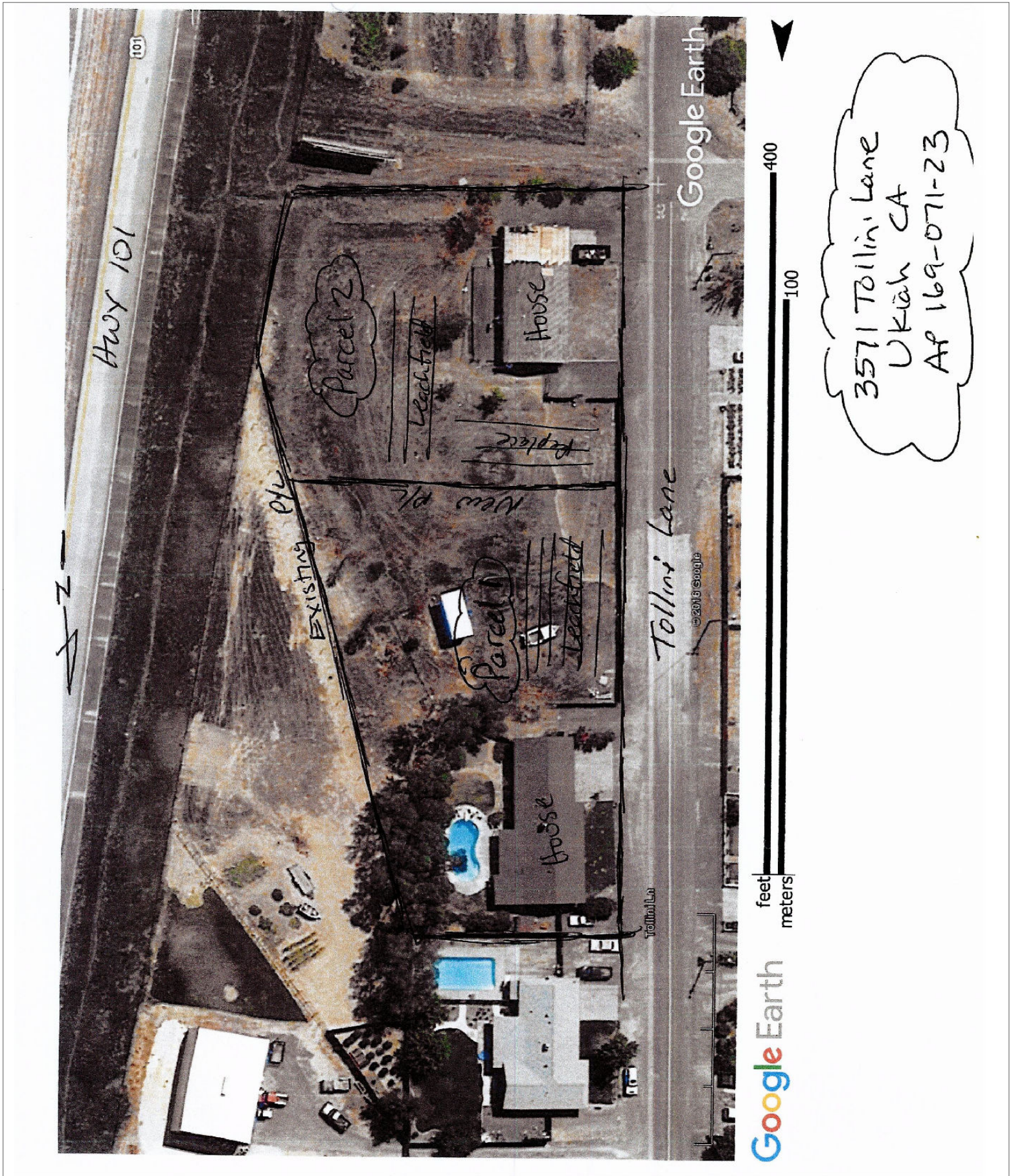
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- Highways
- Public Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

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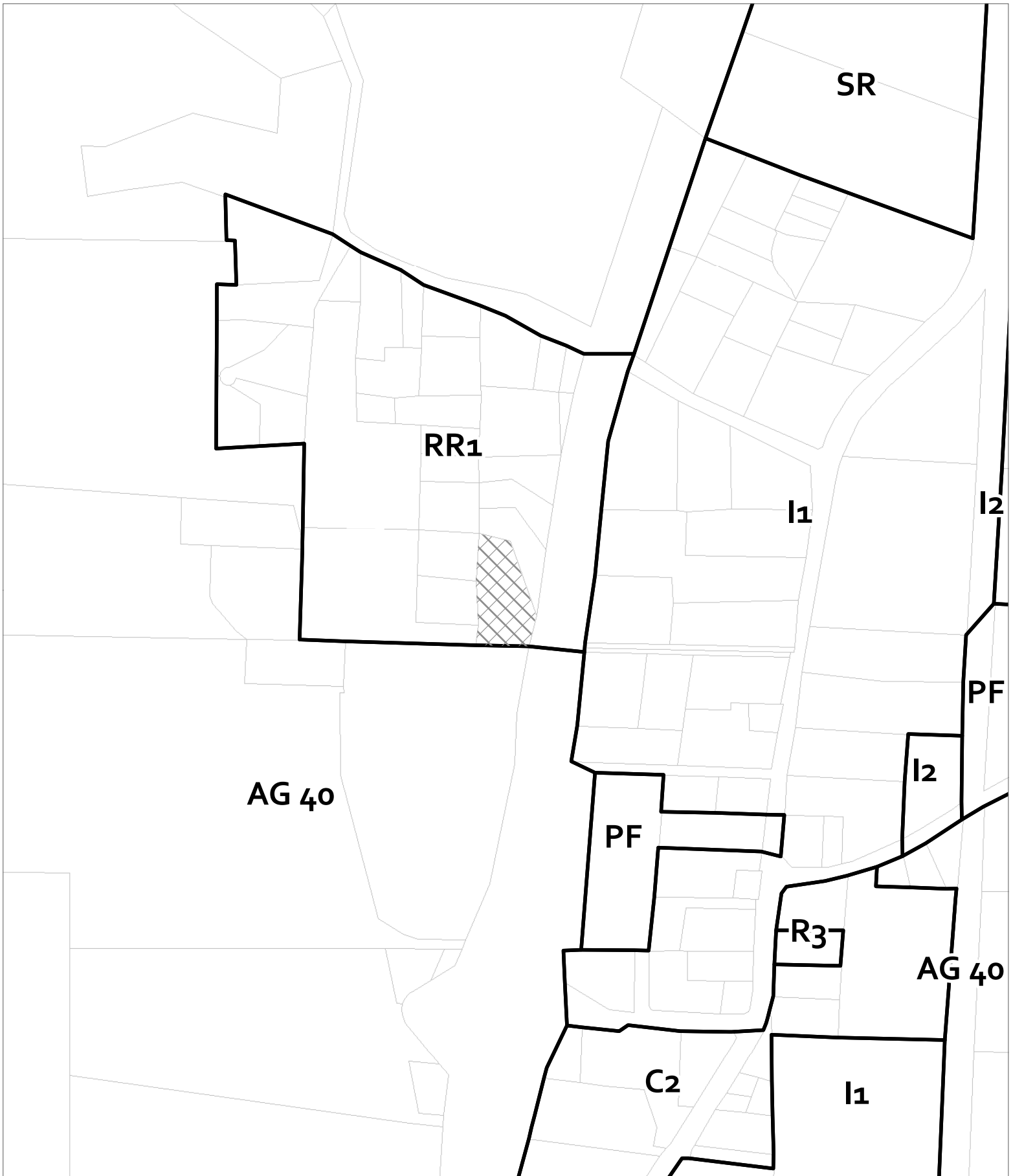


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NO SCALE

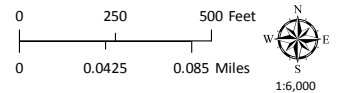
SITE PLAN

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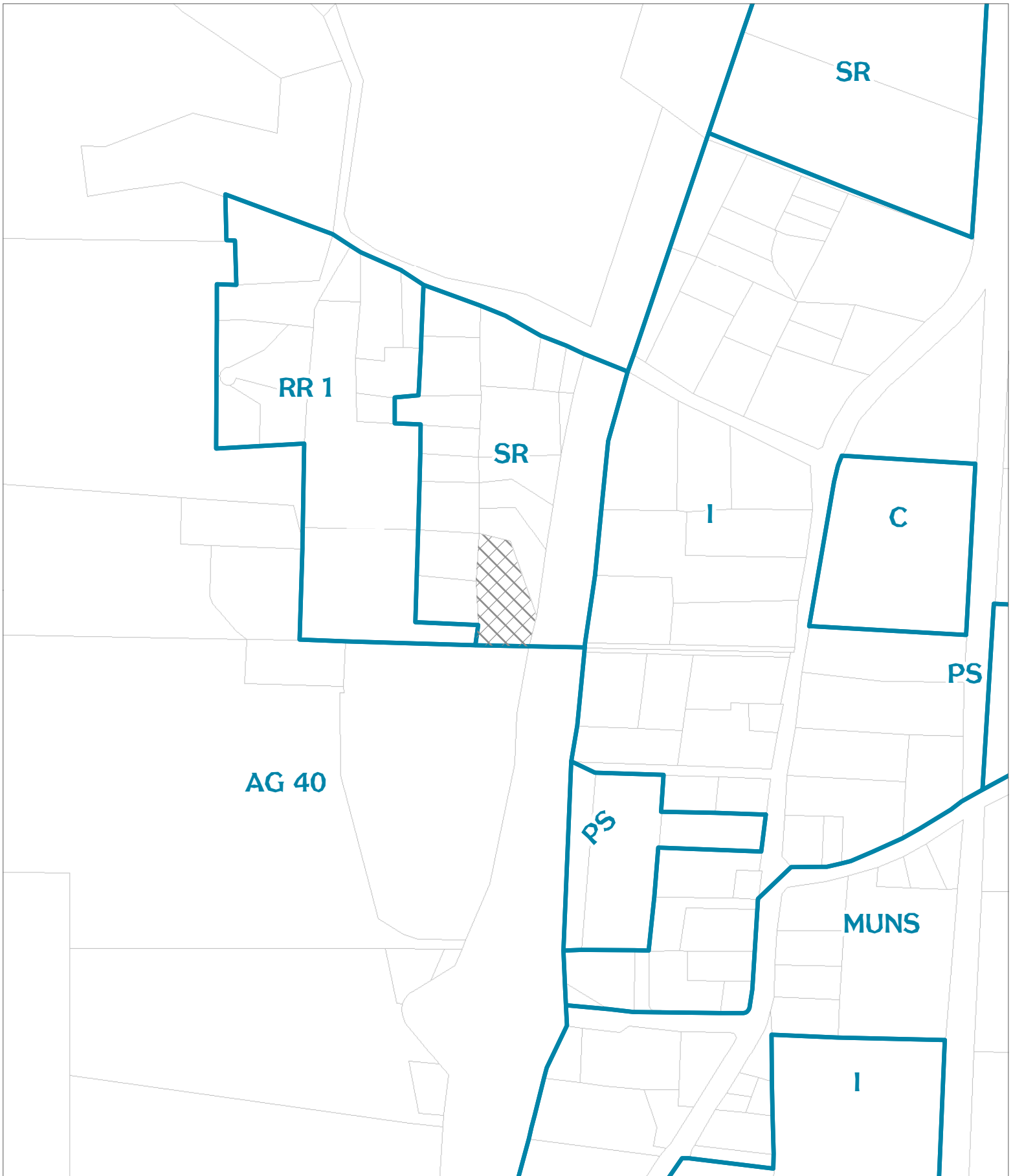
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 Zoning Districts




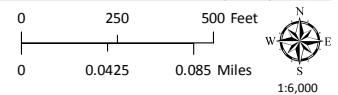
ZONING DISPLAY MAP

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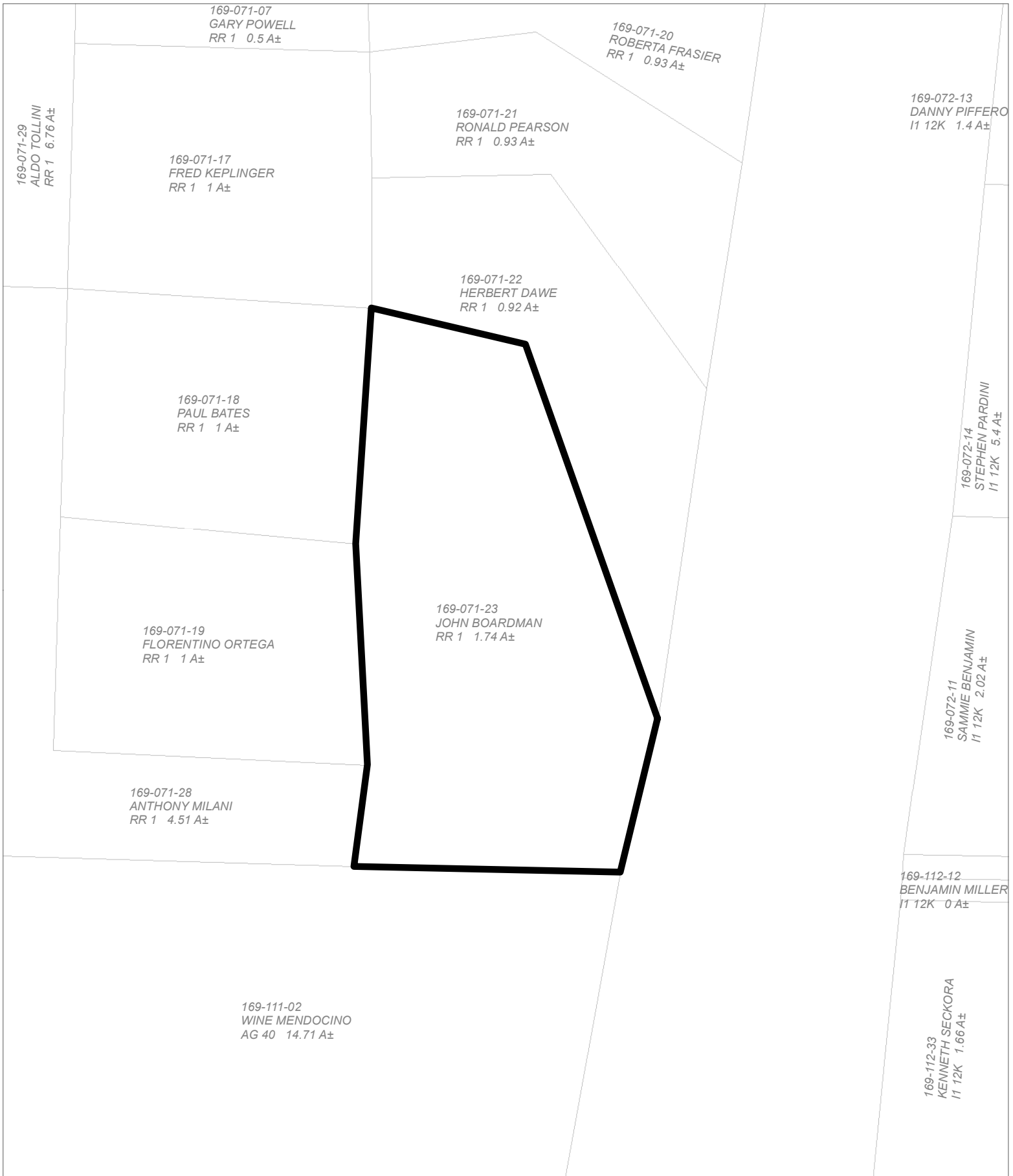
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 General Plan Classes

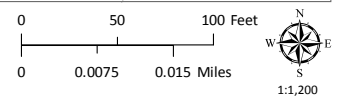


GENERAL PLAN CLASSIFICATIONS

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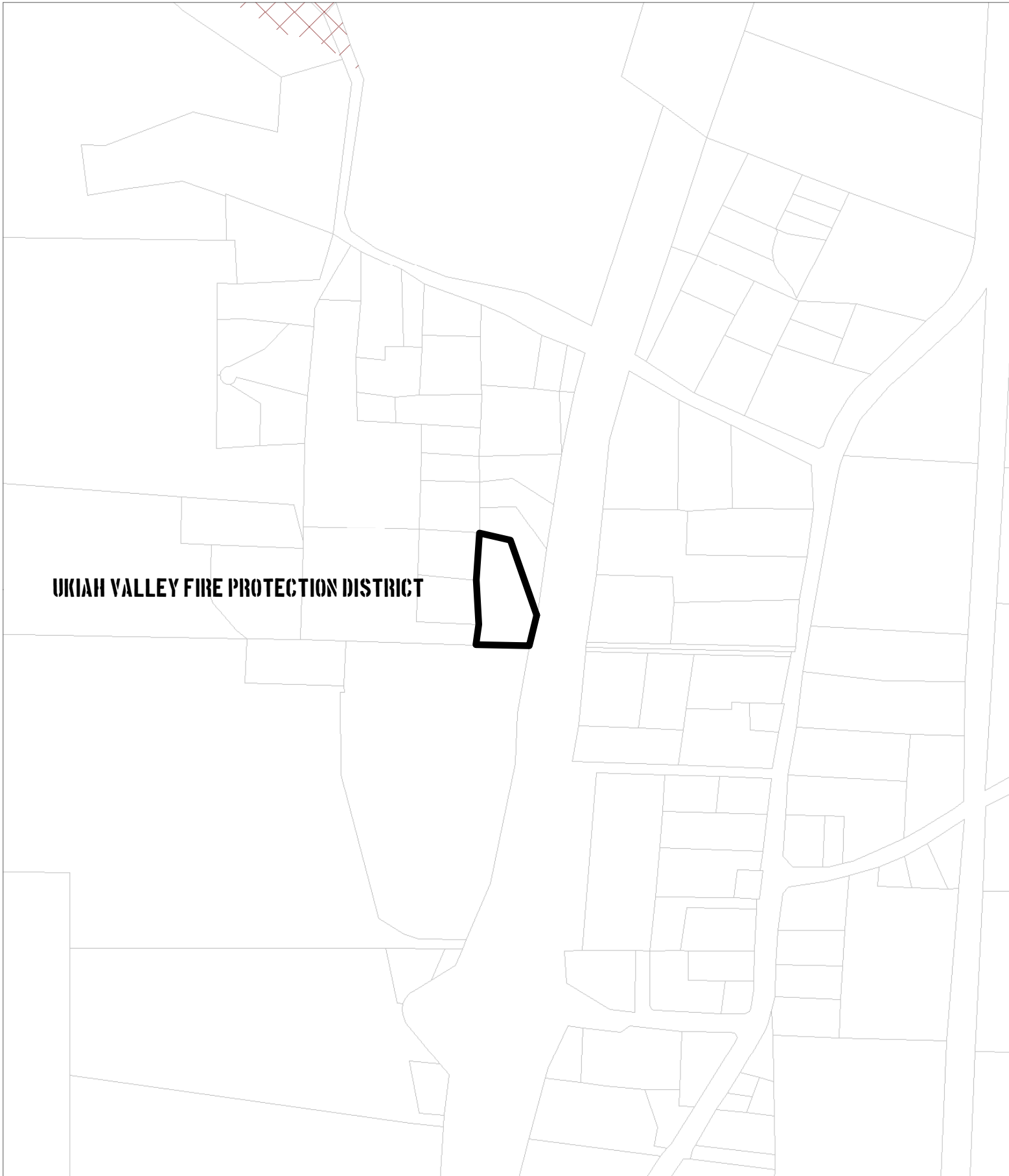


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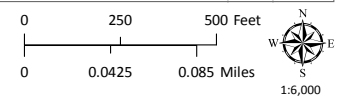
ADJACENT PARCELS

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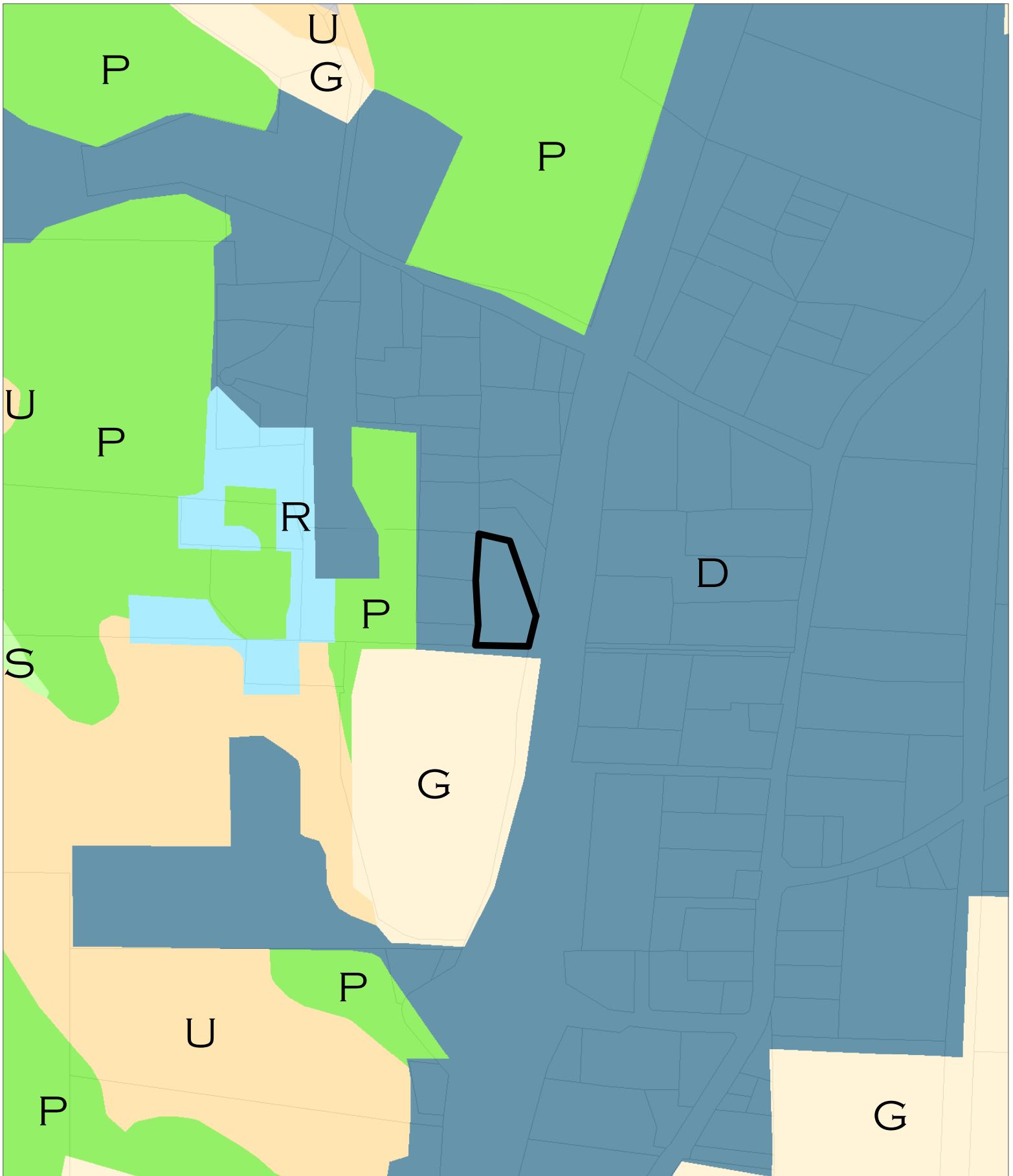
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 County Fire Districts
 High Fire Hazard

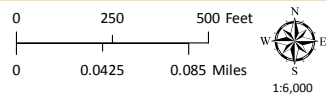


FIRE RESPONSIBILITY AREAS

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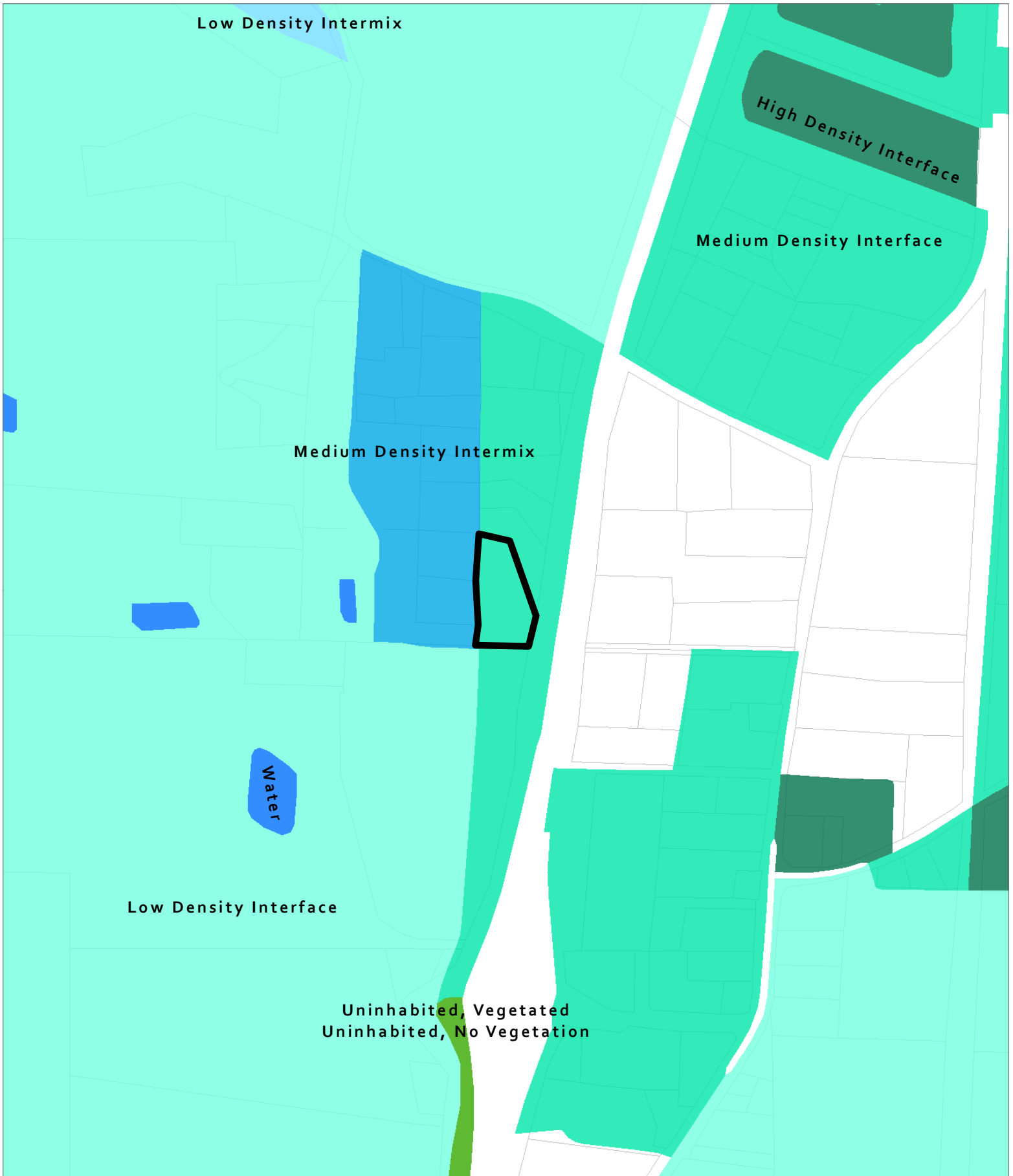


CASE: MS 2017-0005
OWNER: BOARDMAN, Shasta
APN: 169-071-23
APLCT: John Boardman
AGENT: Ron Franz
ADDRESS: 3571 Tollini Lane, Ukiah



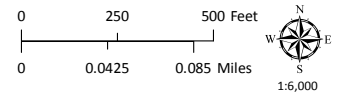
IMPORTANT FARMLAND

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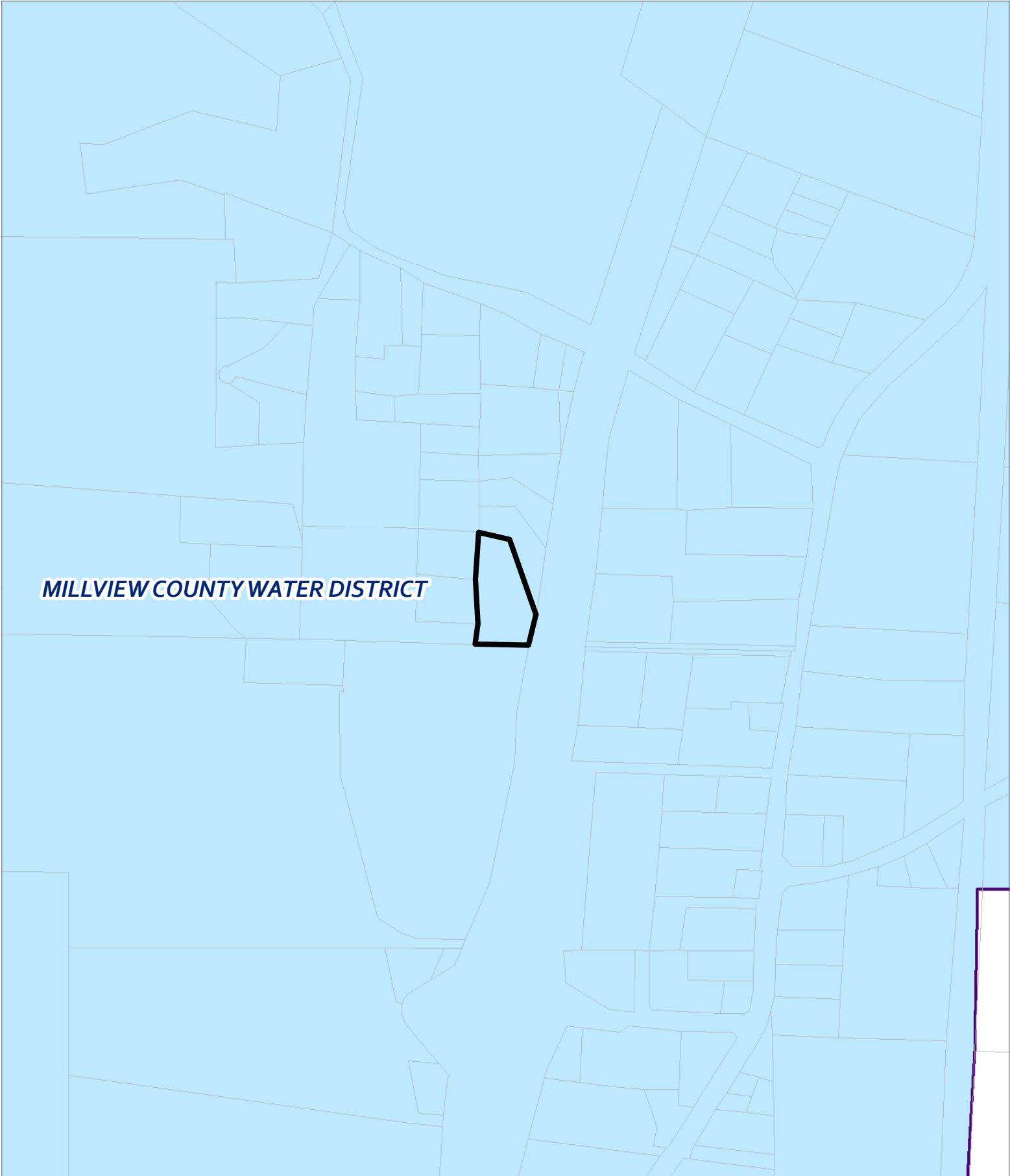
CASE: MS 2017-0005
OWNER: BOARDMAN, Shasta
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Water




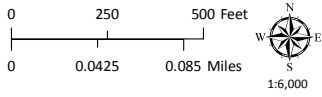
WILDLAND-URBAN INTERFACE ZONES

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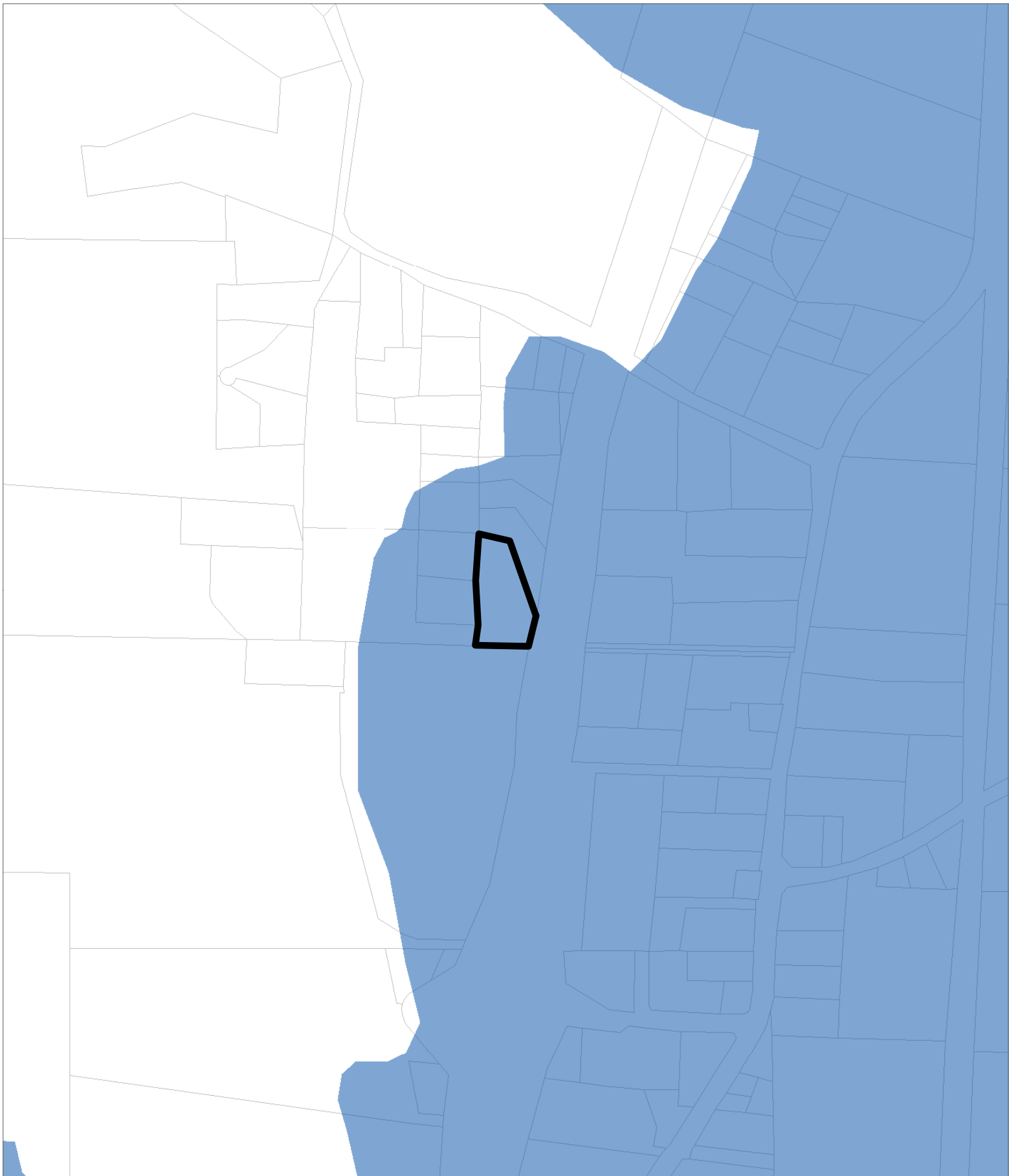
CASE: MS 2017-0005
OWNER: BOARDMAN, Shasta
APN: 169-071-23
APLCT: John Boardman
AGENT: Ron Franz
ADDRESS: 3571 Tollini Lane, Ukiah

 County Water Districts




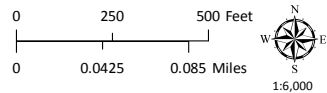
WATER DISTRICTS

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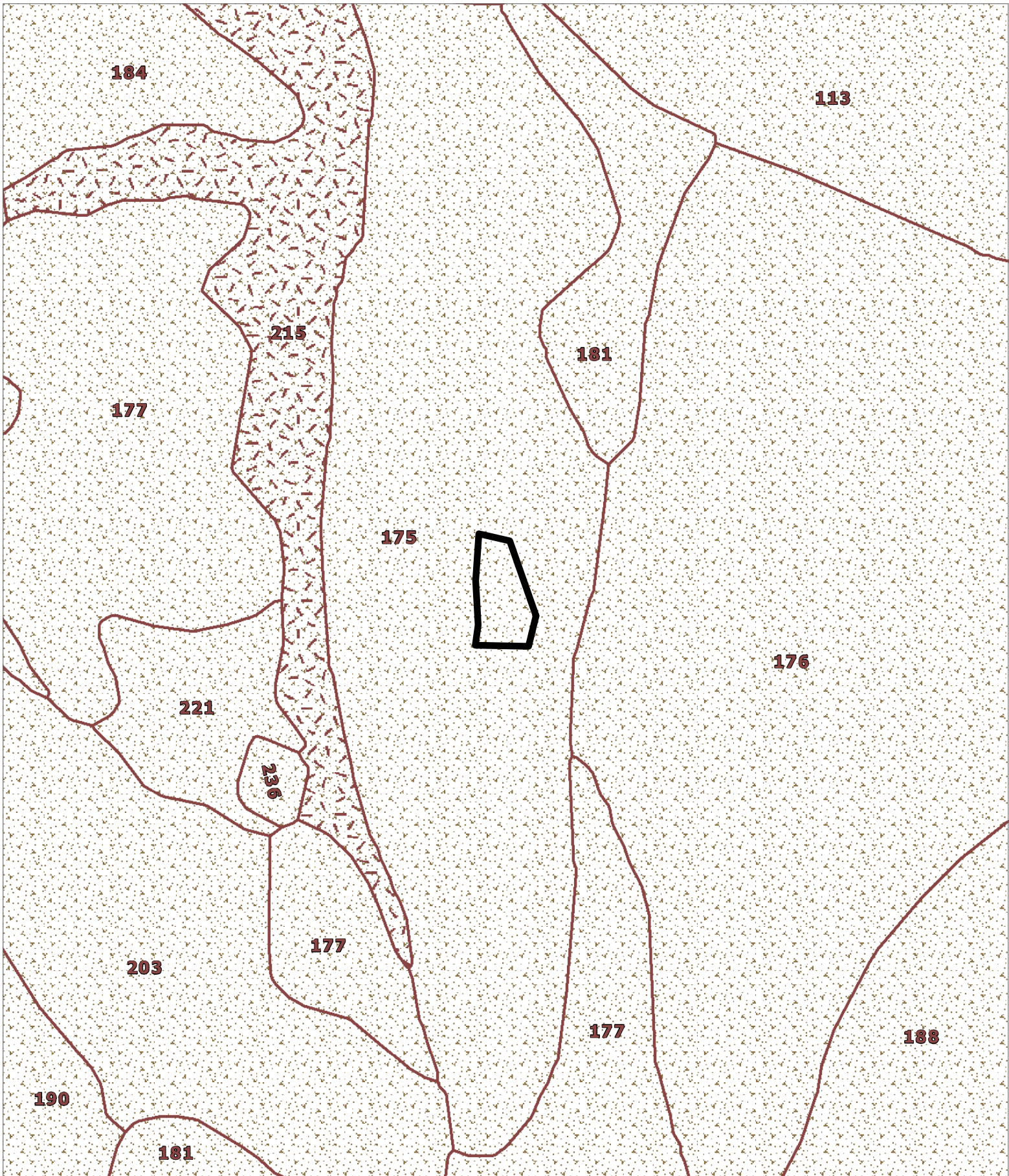
CASE: MS 2017-0005
OWNER: BOARDMAN, Shasta
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 Estimated Inundation Zones






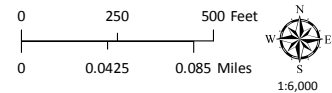
INUNDATION ZONES

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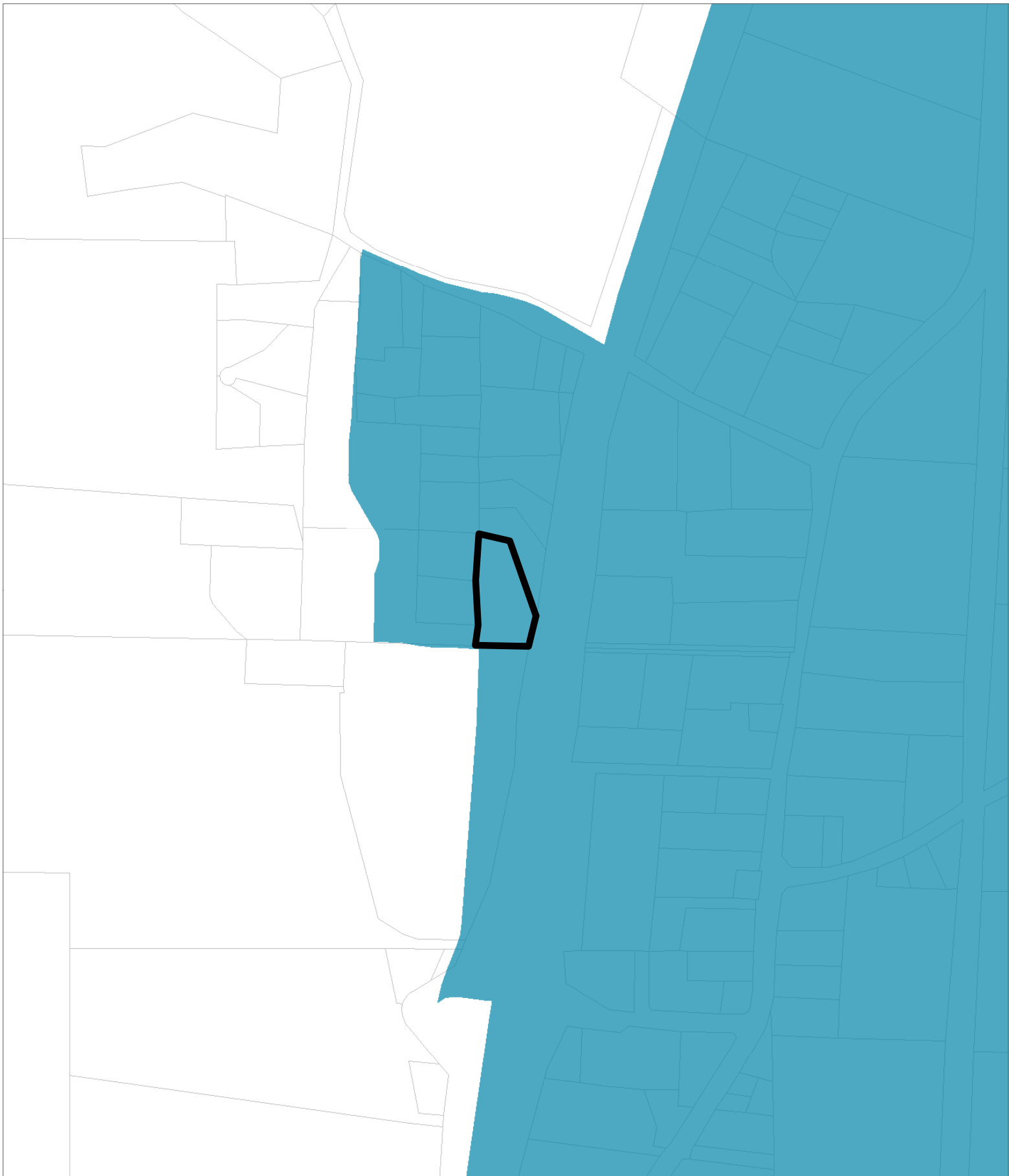
CASE: MS 2017-0005
OWNER: BOARDMAN, Shasta
APN: 169-071-23
APLCT: John Boardman
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ADDRESS: 3571 Tollini Lane, Ukiah

-  Eastern Soil Classes
-  Naturally Occuring Asbestos
-  Eastern Serpentine Inclusions



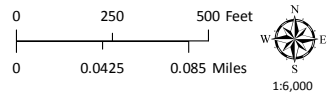
LOCAL SOILS

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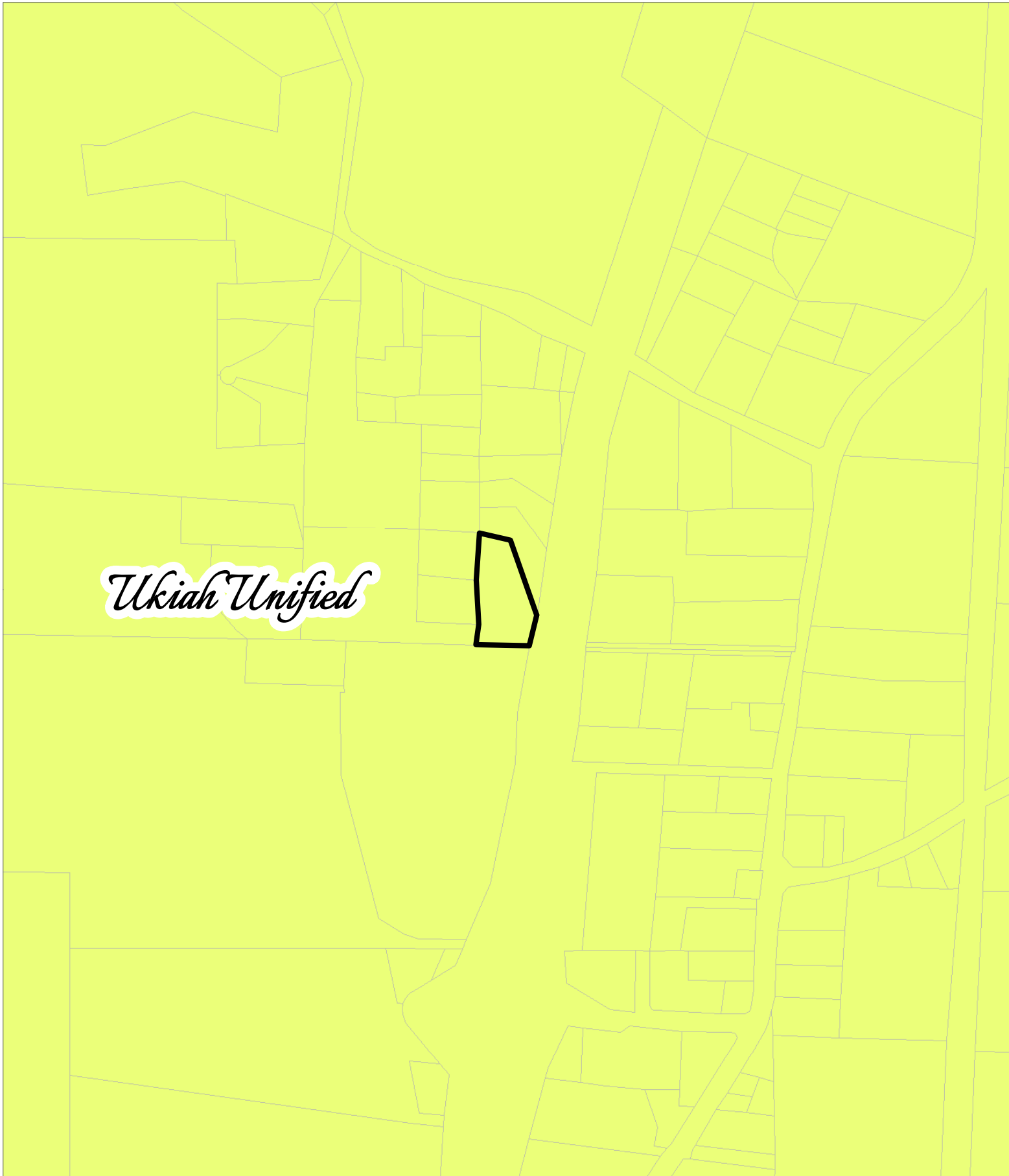
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 Ukiah Stormwater Areas





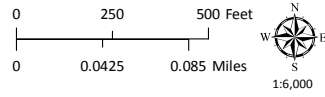
STORMWATER PERMITTING ZONES

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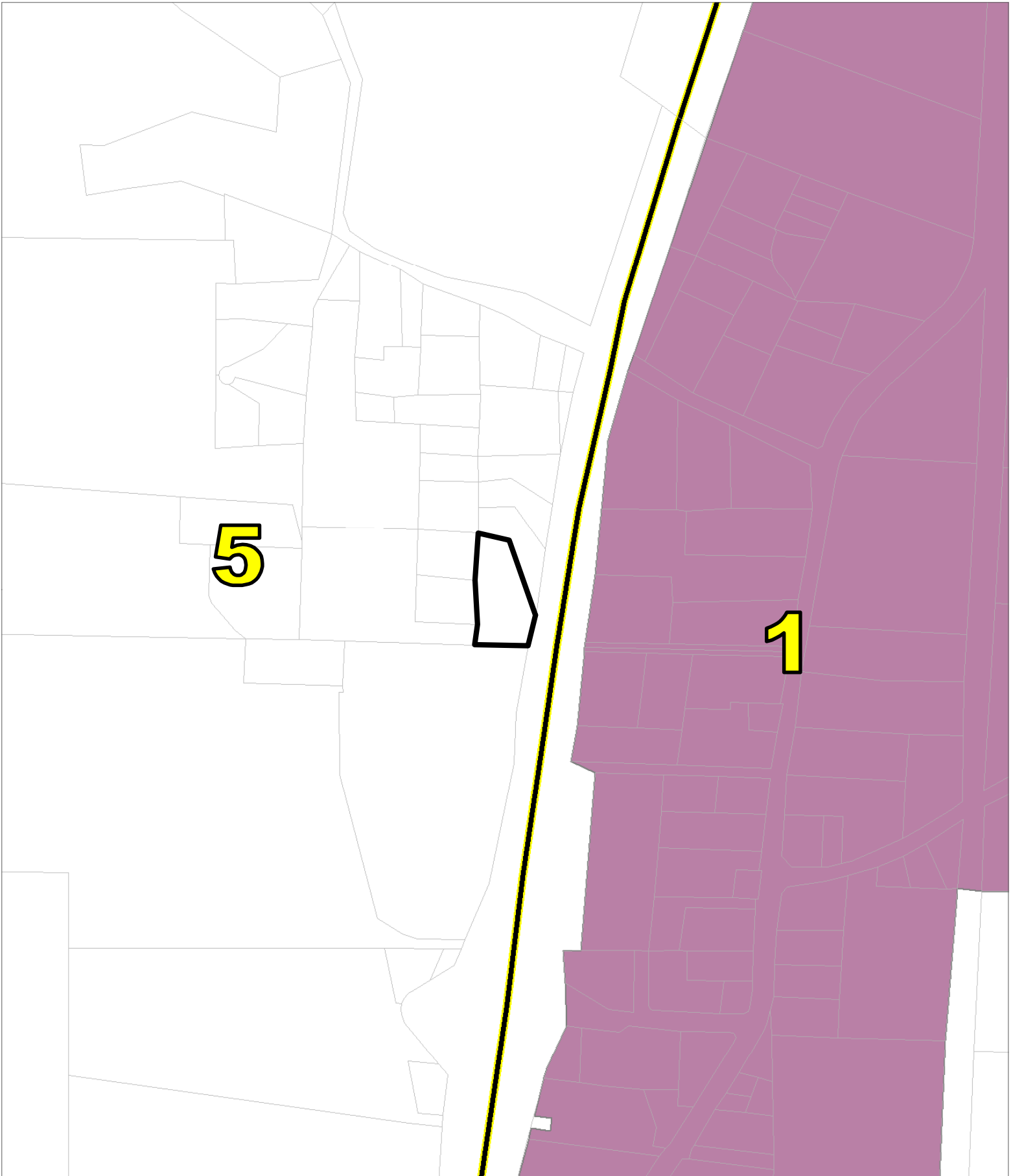
CASE: MS 2017-0005
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 Ukiah Unified School District
 County School Districts






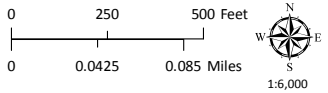
SCHOOL DISTRICTS

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-  UVAP Boundary
-  Supervisorial Districts 2010
-  Ukiah Valley Sanitation Dist.



MISC

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