



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 17, 2018

Assessor
Department of Transportation
Environmental Health – Ukiah
Building Inspection – Ukiah
County Addressor
Laytonville County Water District

Caltrans
Department of Forestry/CalFire
Department of Fish and Wildlife
Air Quality Management District
Laytonville Municipal Advisory Council
Long Valley Fire District

Sonoma State University
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Rancheria
Archaeological Commission

CASE#: MS_2018-0005

DATE FILED: 7/6/2018

OWNER: ERIK J. LARSON & ILIANA MORENO

APPLICANT/AGENT: ERIK LARSON

REQUEST: Subdivision of a 4.9± acre parcel into 2 parcels of 2.4± and 2.5± acres.

LOCATION: In Laytonville town center, on the west side of Hwy. 101 (Hwy 101), 200± ft. north of its intersection with Branscomb Rd. (CR 429). Located at 45020 N. Hwy. 101, Laytonville (APN: 014-040-23).

STAFF PLANNER: Sam “Vandy” Vandewater

RESPONSE DUE DATE: August 31, 2018

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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: ERIK LARSON & ILIANA MORENO

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ACREAGE: 4.9± acres

GENERAL PLAN: Rural Community (RC) ZONING: Commercial – General (C2:6K) COASTAL ZONE: NO

EXISTING USES: Commercial SUPERVISORIAL DISTRICT: 3

TOWNSHIP: 21N RANGE: 15W SECTION: 12 USGS QUAD#: 23 (Laytonville)

RELATED CASES ON SITE: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Community (RC)	Industrial Limited (I1)	16.6±	Vacant
EAST:	Rural Community (RC)	Commercial Limited (C1)	13±, 0.2±, 0.3±	Commercial
SOUTH:	Rural Community (RC)	Industrial Limited (I1), Commercial Limited (C1)	0.3±, 1.27±, 1±	Commercial
WEST:	Rural Community (RC)	Industrial Limited (I1)	16.6±	Vacant

REFERRAL AGENCIES:

☒ Assessor

☒ Department of Transportation

☒ Environmental Health (Ukiah)

☒ Building Inspection (Ukiah)

☒ County Addressor

☒ Laytonville County Water District

☒ Caltrans

☒ CalFire (#204-18)

☒ Department of Fish & Wildlife

☒ Air Quality Management District

☒ Laytonville MAC

☒ Long Valley Fire Protection District

☒ Sonoma State University

☒ Cloverdale Rancheria

☒ Redwood Valley Rancheria

☒ Sherwood Rancheria

☒ Archaeological Commission

☐

ADDITIONAL INFORMATION: An existing commercial structure is located on proposed parcel 1 and hosts a number of businesses including two restaurants and some retail shops.

ASSESSOR’S PARCEL #: 014-040-23

STAFF PLANNER: Sam 'Vandy' Vandewater DATE: 7/31/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / NO	3. Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base
		Glandular Western Flax
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 204-18
		High Fire Hazard, Very High Fire Hazard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
		Naturally Occurring Asbestos; 125, 128
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

1.

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	2.4 Acres	C2 Commercial	Yes, See Map
Lot Number 2	2.4 Acres	C2 Commercial	No
Lot Number 3	n/a	n/a	n/a
Lot Number 4	n/a	n/a	n/a
Remainder Parcel	n/a	n/a	n/a

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
☐ Spring

B. Sewage disposal is by use of:

- ☐ Public system
☒ Private system

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.


Owner's Signature

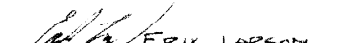
5/27/18

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.


Applicant and/or Agent's Signature


5/27/18

Date

Ron 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.


Signature of Preparer of the Tentative Map

5/27/18

Date



Planning and Building
Services

Case No:	MS-2018-0005
CalFire No:	204-18
Date Filed:	7/6/2018
Fee:	7,731.00
Receipt No:	22030
Received By:	JA
Office use only	

APPLICATION FORM

APPLICANT

Name: Erik Larson Phone: 619 -818-3586 cell

Mailing Address: 4745 Oregon Street

City: San Diego State/Zip: CA email: erik.larson@orbitalATK.com

PROPERTY OWNER

Name: Erik Larson Phone: 619 -818-3586 cell

Mailing Address: 4745 Oregon Street

City: San Diego State/Zip: CA email: erik.larson@orbitalATK.com

AGENT

Name: Self Phone: 619 -818-3586 cell

Mailing Address:

City: State/Zip: email:

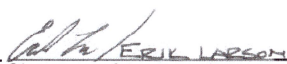
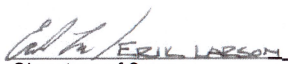
Parcel Size: 213k sqft/ 4.9A (Sq. feet/Acres) Address of Property: 45020 US Highway 101, Laytonville CA 95454

Assessor Parcel Number(s): 014-040-23

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.

 Signature of Applicant/Agent	5/27/18 Date	 Signature of Owner	5/27/18 Date
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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

[illegible]

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 type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____					
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)		No units Proposed. See Map.			

3. If the project is commercial, industrial or institutional, complete the following:
Parcel 2: No changes.
 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:
Parcel 1 is already fully developed. Parcel 2 will remain as is.

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? n/a

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	Parcel 1 is already fully developed. Parcel 2 is to remain unchanged.
Proposed Additional Spaces	_____	
Total	_____	

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: n/a

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 _____

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? <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? _____ 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
☐Other - Specify: _____

19. What will be the domestic water source:
☒Community water system - Specify supplier Laytonville County 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.):
No associated projects.
One adjacent parcel, AP#014-040-27, see map.

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.):
Corner of Branscomb Road and 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.
Boomers Building. Tenants: Laytonville County Water District, Boomers Saloon, Asian Palace.

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 ~25' feet. Maximum height of proposed structures n/a feet.

26. Gross floor area of existing structures ~7k square feet (including covered parking and accessory buildings). Gross floor area of proposed structures n/a square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 4.9 ☐ 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.
Flat, Boomers Building and a field.


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.
Fields to the North and West. Highway 101 to the East. Commercial to the South.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant	X			X
Residential Agricultural				
Commercial Industrial			X	
Institutional Timberland				
Other: Highway 101		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

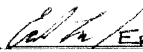
5/27/18

Date

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

AUTHORIZATION OF AGENT

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



Owner

5/27/18

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 Erik Larson	Name Ron Franz	Name n/a
Mailing Address 4745 Oregon Street San Diego CA, 92116	Mailing Address 2335 Appolinaris Dr. Ukiah CA,	Mailing Address n/a

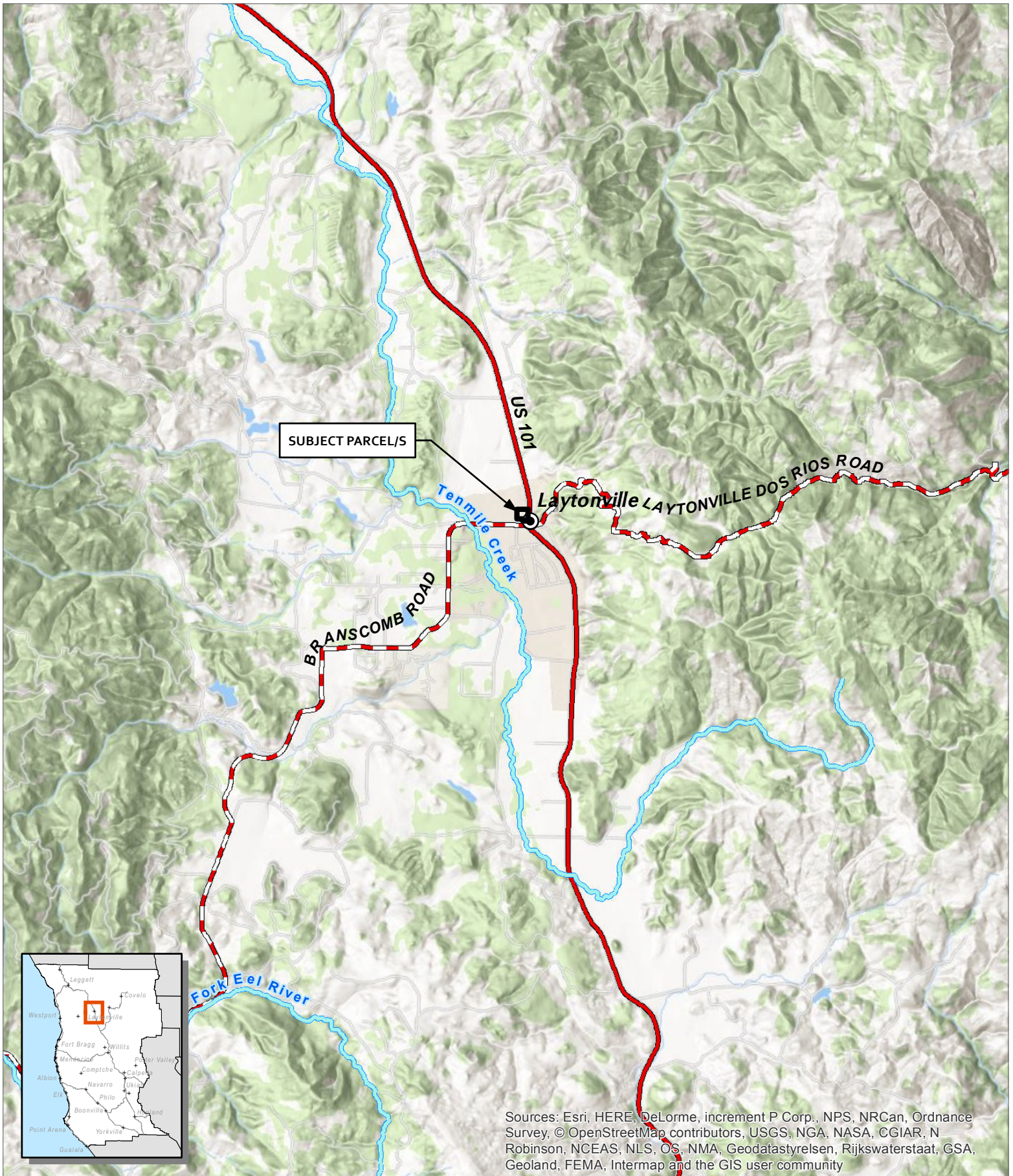
INDEMNIFICATION AND HOLD HARMLESS

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

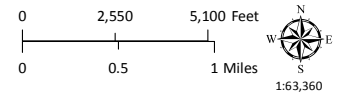
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought 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: 5/27/18



CASE: MS 2018-0005
 OWNER: LARSON, Erik & Iliana
 APN: 014-040-23
 APLCT: Erik Larson
 AGENT:
 ADDRESS: 45020 N. Hwy. 101, Laytonville

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



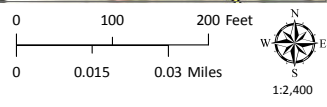
LOCATION MAP

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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● Major Towns & Places
— Public Roads



AERIAL IMAGERY

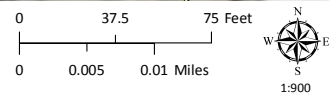
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

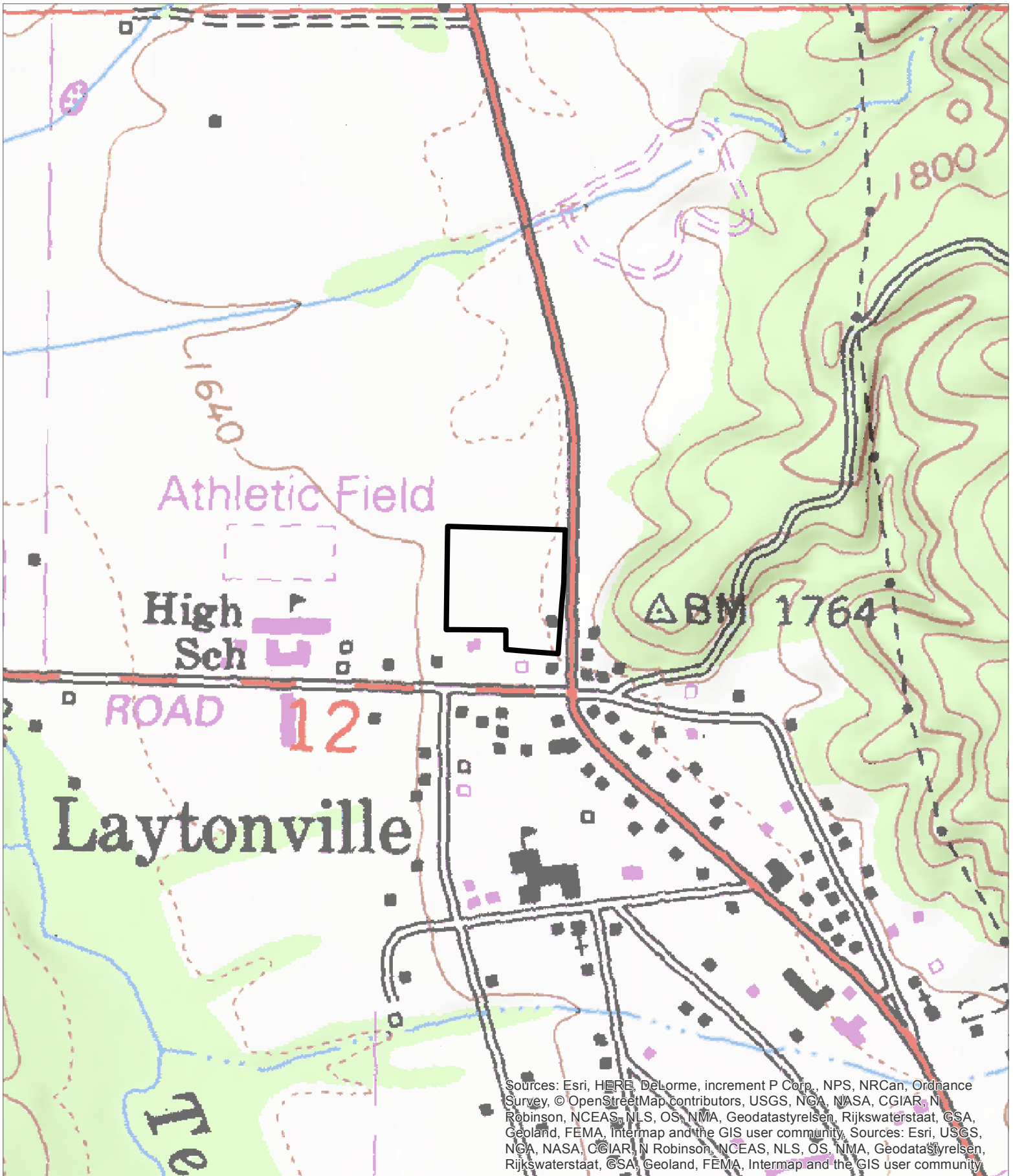
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Public Roads



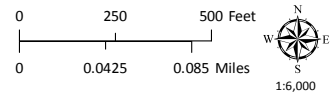
AERIAL IMAGERY

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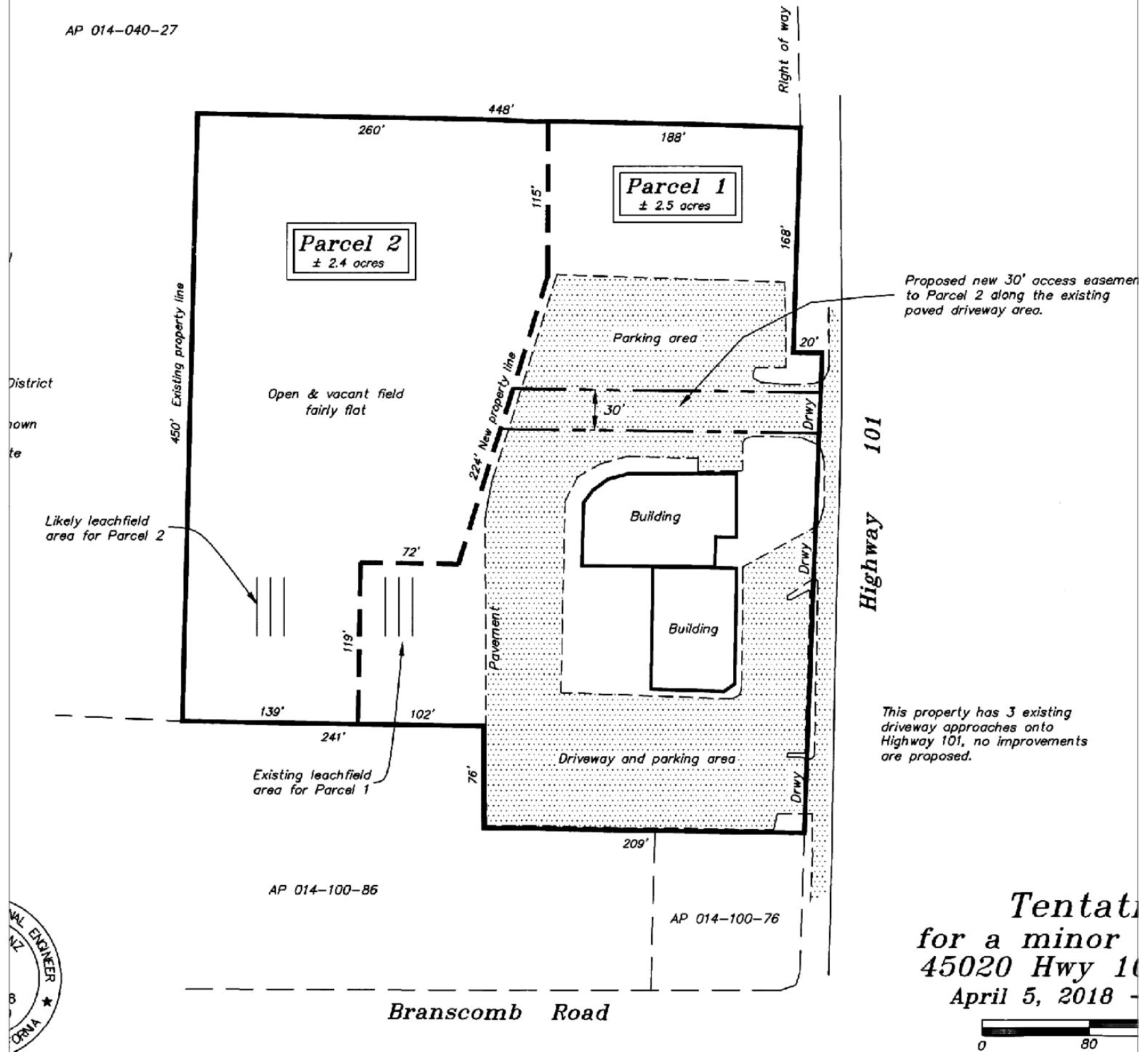
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, CSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, CSA, Geoland, FEMA, Intermap and the GIS user community.



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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AP 014-040-27

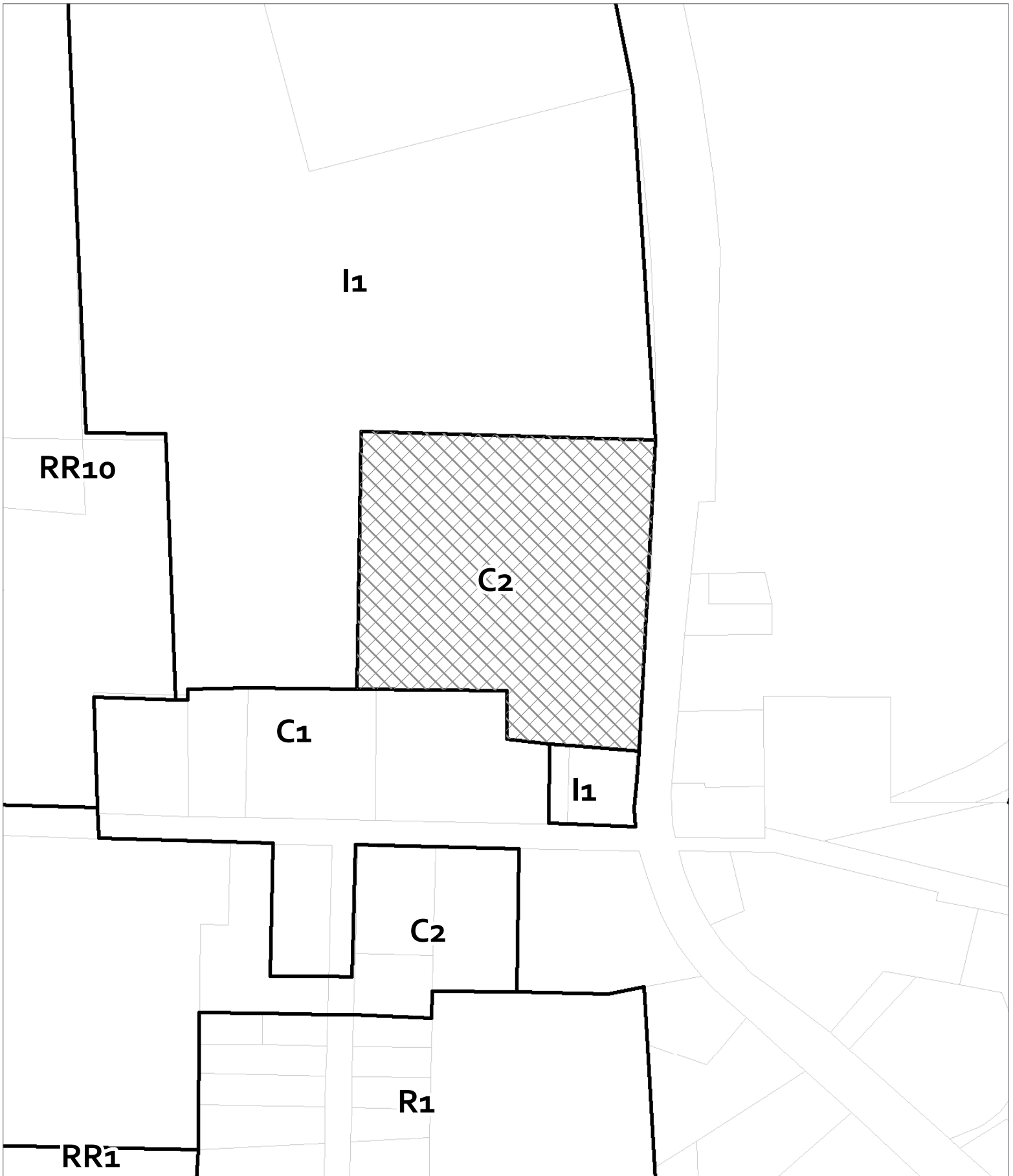


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NO SCALE

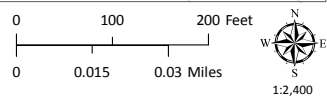
TENTATIVE MAP

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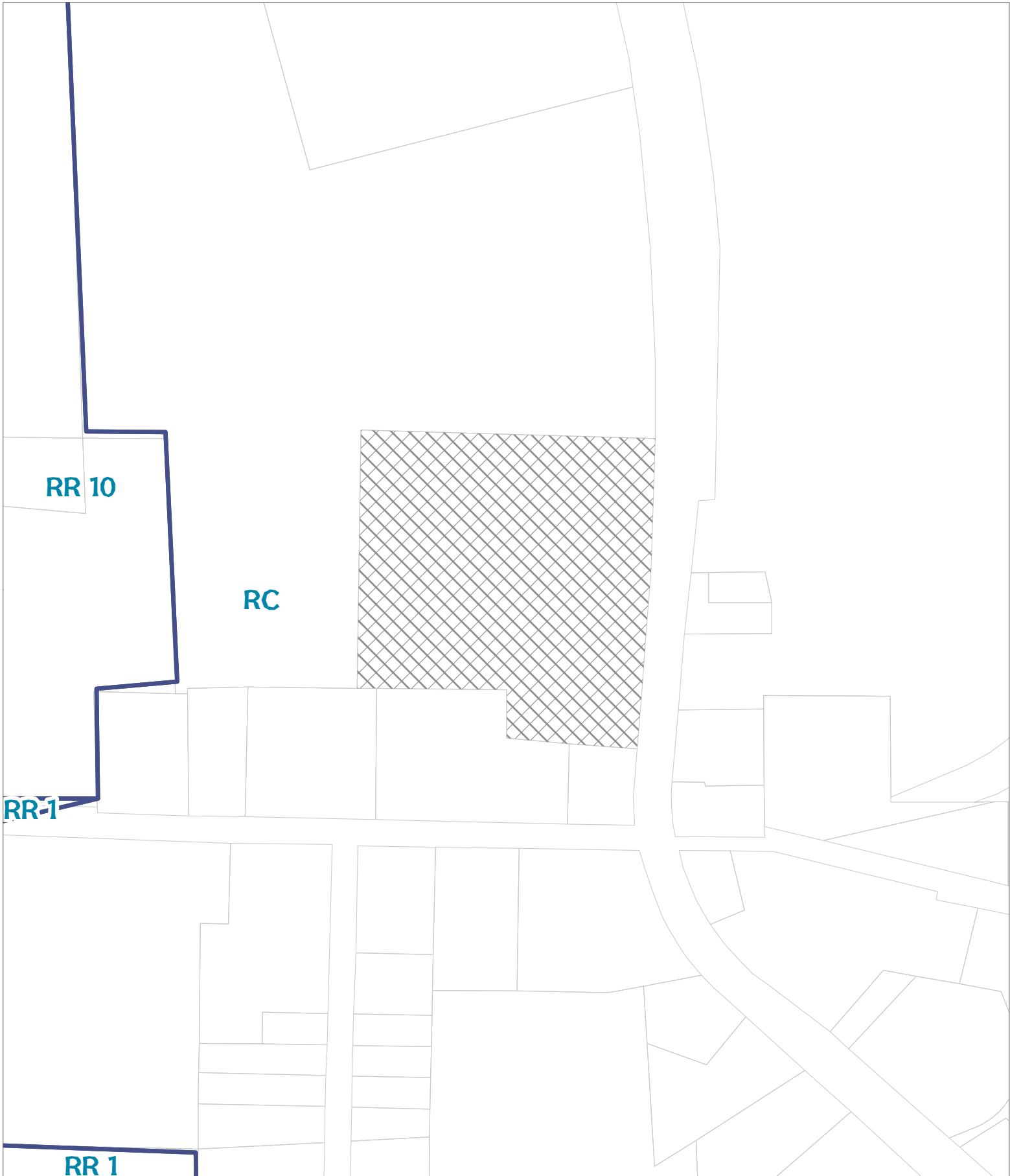
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 Zoning Districts




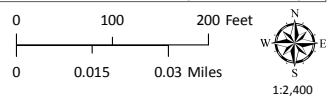
ZONING DISPLAY MAP

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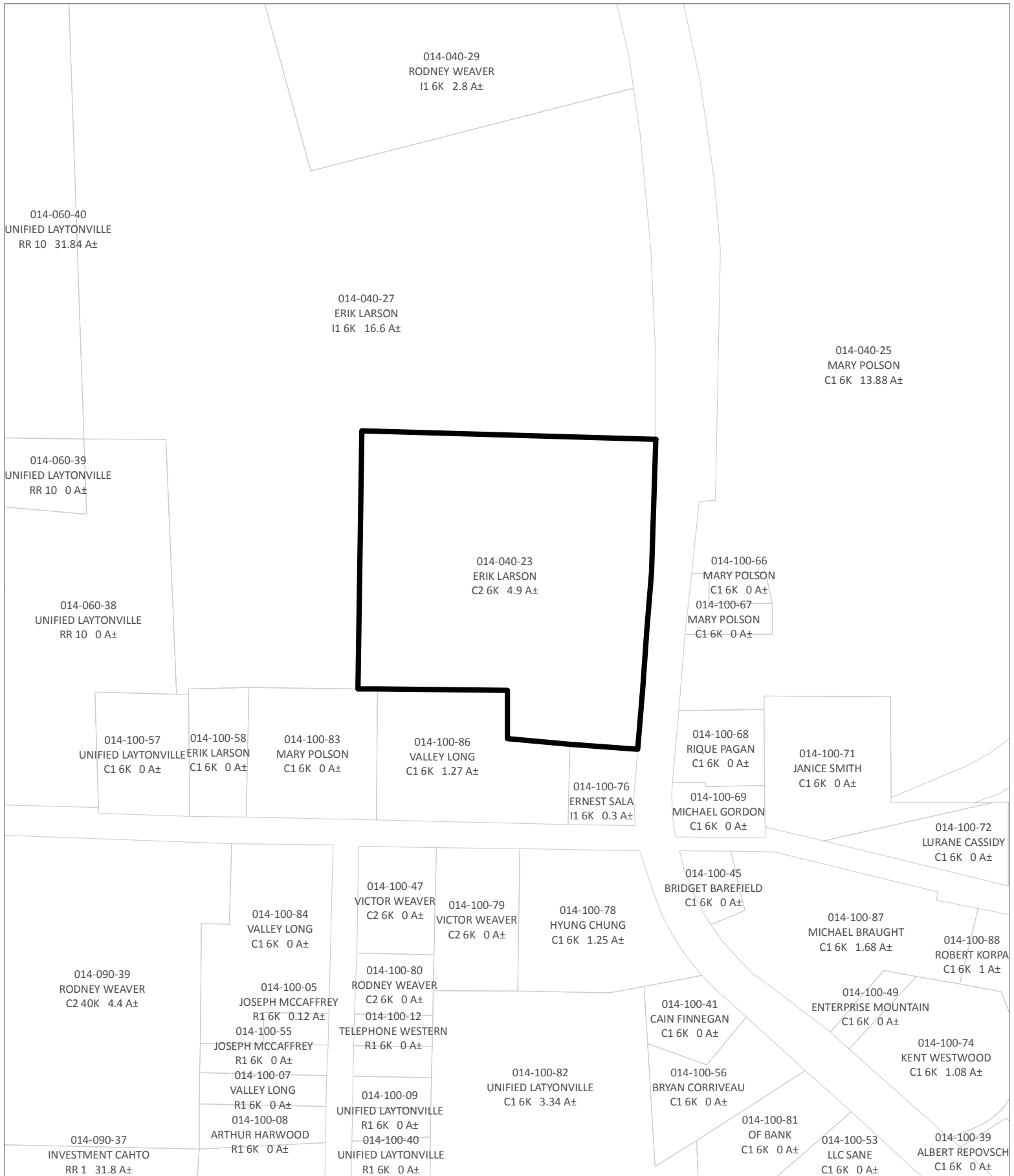
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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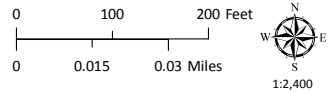
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OWNER: LARSON, Erik & Ilana

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APLCT: Erik Larson

AGENT:

ADDRESS: 45020 N. Hwy. 101, Laytonville



ADJACENT PARCELS

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LONG VALLEY FIRE PROTECTION DISTRICT



Fire Stations



County Fire Districts



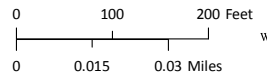
Very High Fire Hazard



High Fire Hazard



Moderate Fire Hazard

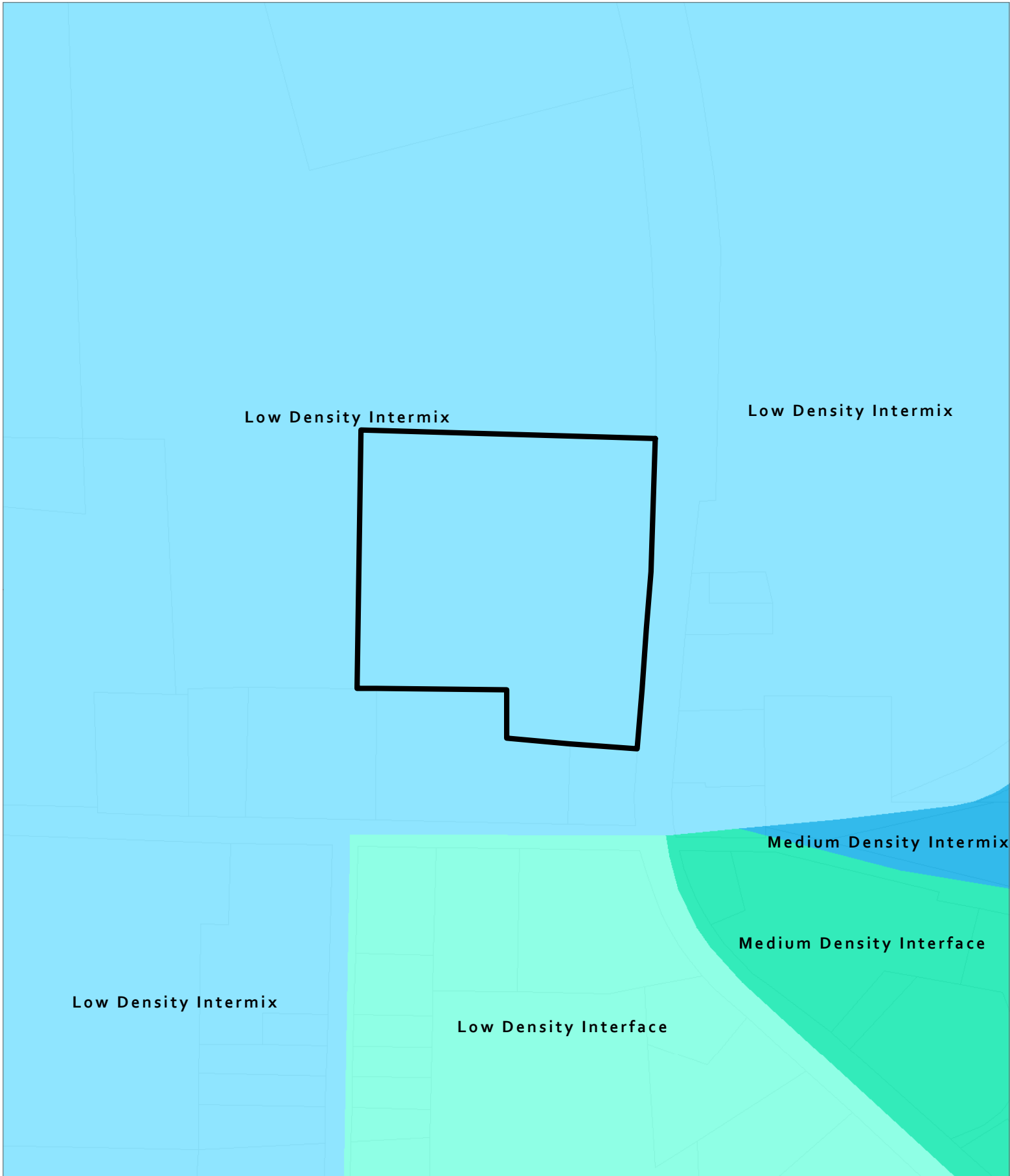


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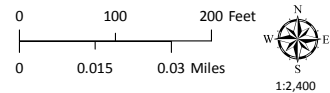
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

CASE: MS 2018-0005
OWNER: LARSON, Erik & Ilana
APN: 014-040-23
APLCT: Erik Larson
AGENT:
ADDRESS: 45020 N. Hwy. 101, Laytonville

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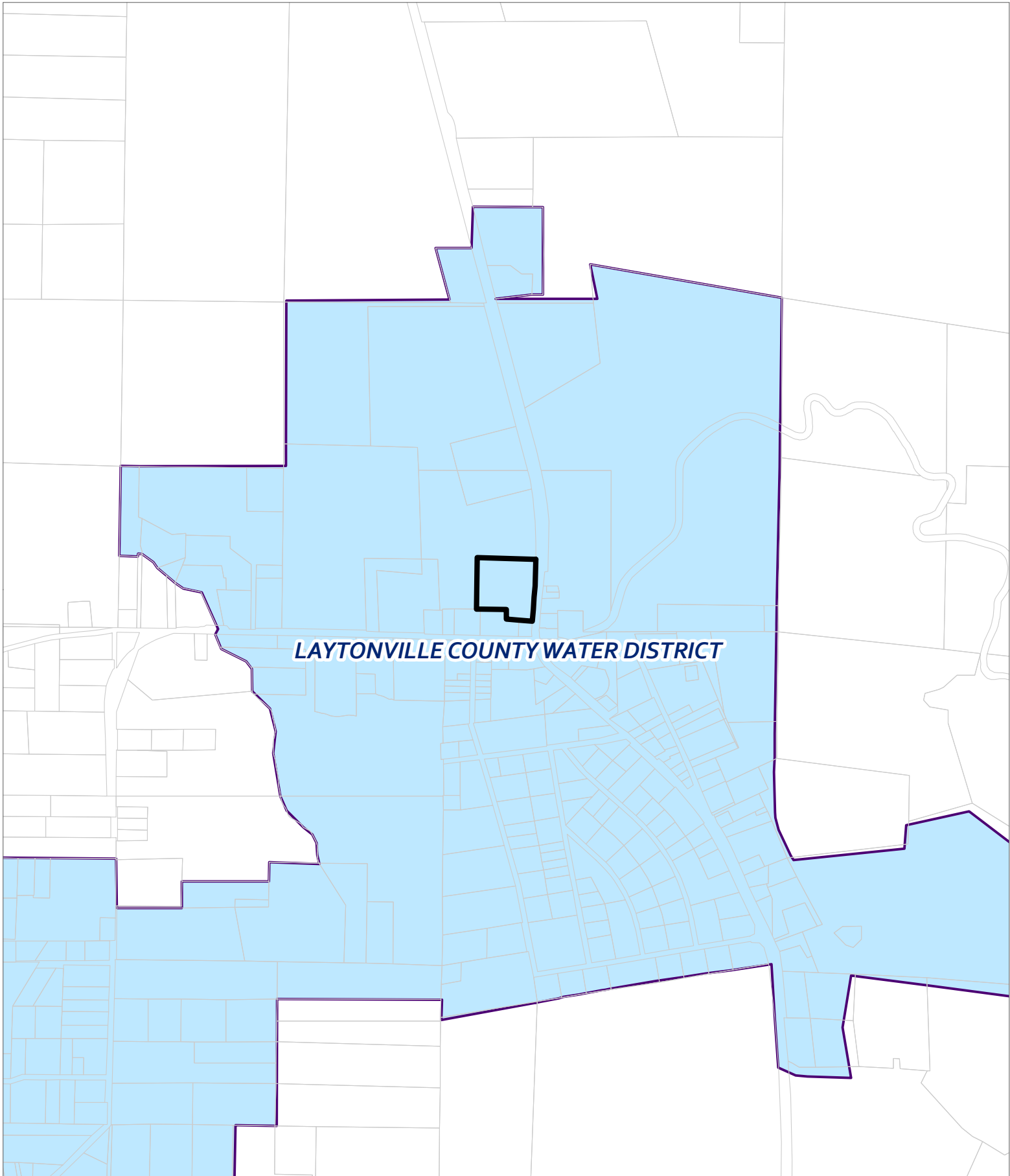


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


WILDLAND-URBAN INTERFACE ZONES

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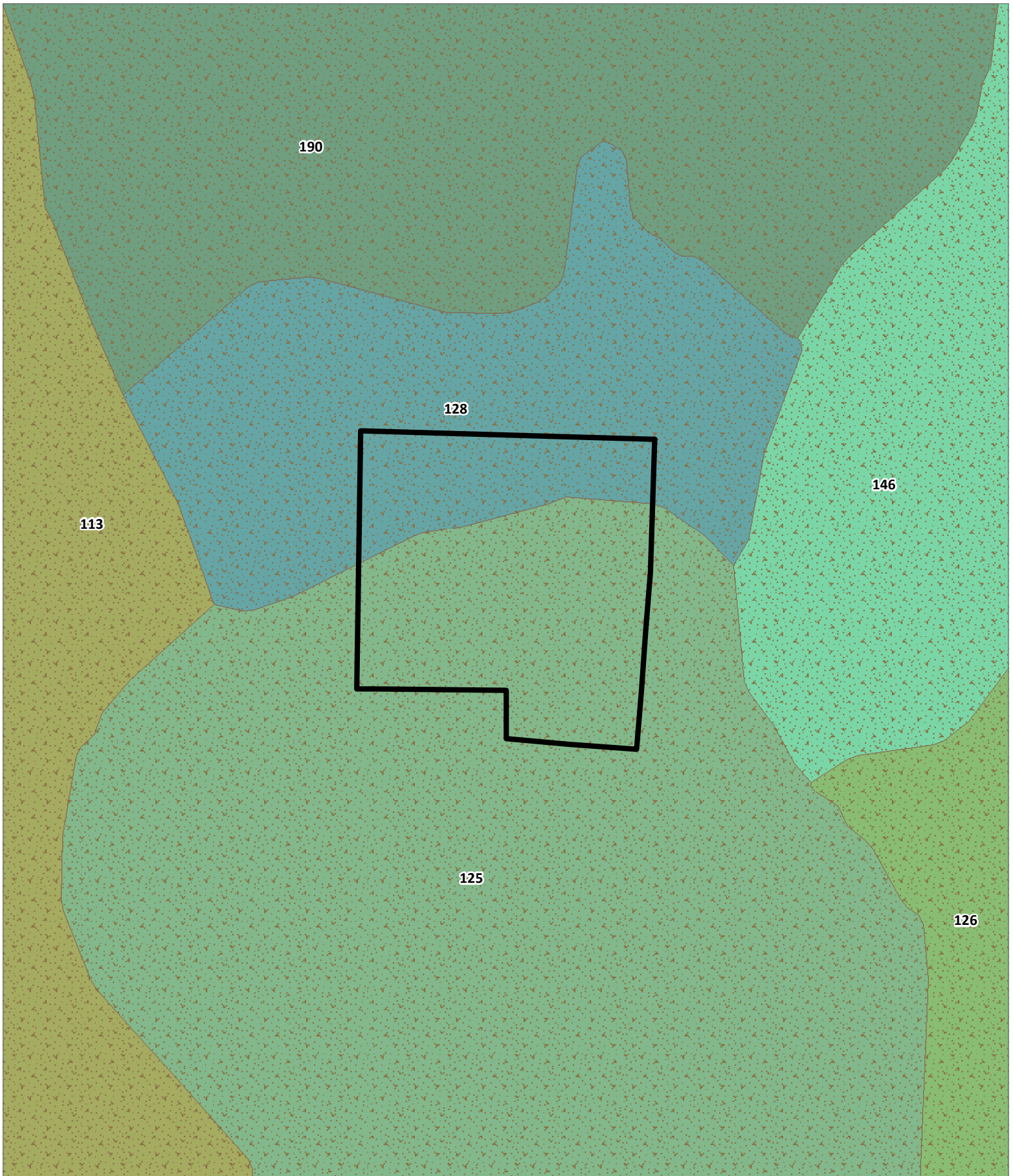


CASE: MS 2018-0005
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 County Water Districts

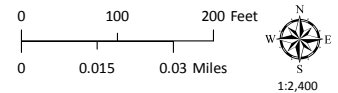
WATER DISTRICTS

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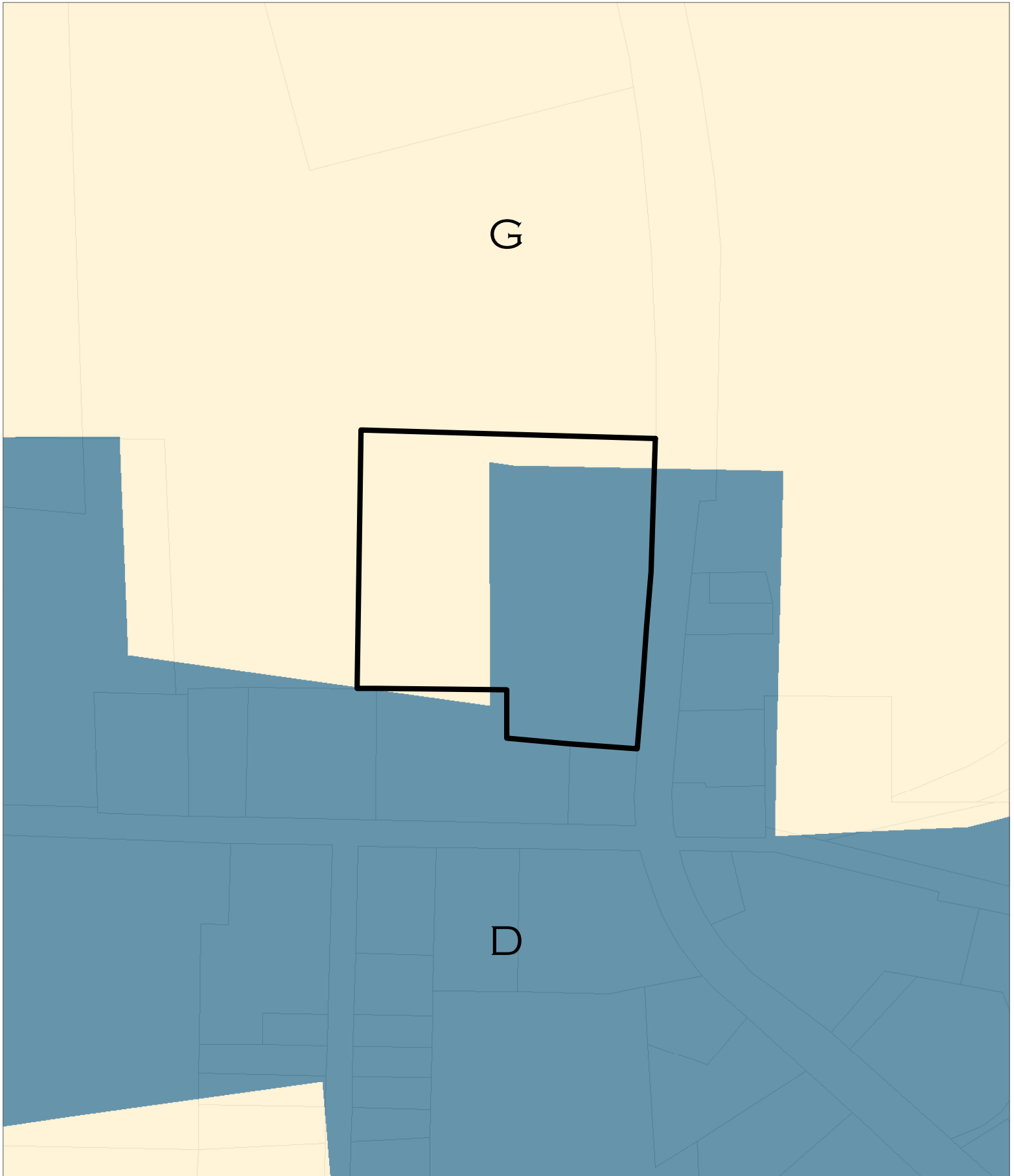
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 Naturally Occurring Asbestos
 Eastern Study Soil Types



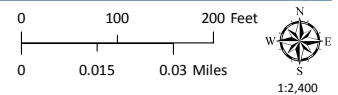
LOCAL SOILS

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- Urban & Built-Up Land (D)
- Grazing Land (G)



IMPORTANT FARMLAND

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