



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 30, 2018

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg

Assessor
Department of Forestry/ CalFire
Coastal Commission
Little Lake Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Rancheria

CASE#: V_2018-0001

DATE FILED: 4/3/2018

OWNER/APPLICANT: BRUCE AND DINA HUTTON

REQUEST: Variance to allow a 320 sq. ft. single story accessory building for storage to remain as partially built within the required side yard setback. The required setback from the side property line is 20 ft., while the applicant requests a setback of 10 ft. from the property line. Existing on the site is a 1,600 sq. ft. single family residence, a 792 sq. ft. pump house/garage, and a 100 sq. ft. tack room. According to the owner, a variance is requested due to the boggy nature of the rear and the western side of the property, which is the same side as the existing accessory structure.

LOCATION: 1.25± miles, east of the town of Willits, directly north of the intersection of Davis St. (CR 309A), and Valley Rd. (CR 309), located at 2040 Valley Rd., Willits (APN: 103-190-05).

STAFF PLANNER: Keith Gronendyke

RESPONSE DUE DATE: September 13, 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:

BRUCE AND DINA HUTTON

APPLICANT:

SAME AS OWNER

AGENT:

NONE

REQUEST:

Variance to allow a 320 sq. ft. single story accessory building for storage to remain as partially built within the required side yard setback. The required setback from the side property line is 20 ft., while the applicant requests a setback of 10 ft. from the property line. Existing on the site is a 1,600 sq. ft. single family residence, a 792 sq. ft. pump house/garage, and a 100 sq. ft. tack room. According to the owner, a variance is requested due to the boggy nature of the rear and the western side of the property, which is the same side as the existing accessory structure.

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ACREAGE:

2± acres

GENERAL PLAN:

Agricultural (AG;40)

ZONING:

Agricultural (AG:40)

COASTAL ZONE:

NO

EXISTING USES:

Single Family Residential

SUPERVISORIAL DISTRICT:

3

TOWNSHIP:

18N

RANGE:

13W

SECTION:

16

USGS QUAD#:

37

RELATED CASES ON SITE: BU_2014-0749 for a 640 sq. ft. music studio using, Class K building exemption, in the same location as the existing 320 sq. ft. structure. Planning Dept. sent correction letter. Building Permit never finaled.

RELATED CASES IN VICINITY: None.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	AG40	AG40	3.13±Acres	SFD
EAST:	AG40	AG40	1.4± and3.6±Acres	SFD
SOUTH:	AG40	AG40	.29±Acres	SFD
WEST:	AG40	AG40	2± Acres	SFD

REFERRAL AGENCIES:

☒Planning (FB)

☒Department of Transportation

☒Environmental Health (FB)

☒Building Inspection (FB)

☐Emergency Services

☒Assessor

☐Farm Advisor

☐Agriculture Commissioner

☒Cloverdale Rancheria

☐Air Quality Management District

☐ALUC

☐County Water Agency

☐Soil Conservation Service

☐Sonoma State University

☐US Fish & Wildlife Service

☒Redwood Valley Rancheria

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☐Caltrans

☒Cal Fire

☐Department of Fish & Wildlife

☐Coastal Commission

☐RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Community Svcs

☐Army Corps of Engineers

☒Sherwood Valley Band of Pomo Indians

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Fire District Little Lake

☐City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 103-190-05

STAFF PLANNER: KEITH GRONENDYKE

DATE: 08/8/2018

ENVIRONMENTAL DATA

(To be completed by Planner)

COUNTY WIDE

Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	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 – ALUC#_____
<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 checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# Little Lake CSD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s) Western Soils. Easter Soils
<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

COASTAL ZONE

Yes	No	
	NO	16. Exclusion Map.
	NO	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map.
<input type="checkbox"/>	<input type="checkbox"/>	23. Ocean Front Parcel (Bluff top Geology).
<input type="checkbox"/>	<input type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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DEPT OF PLANNING AND BUILDING SERVICES

501 LOW GAP ROAD, ROOM 1440

UKIAH, CA 95482

Telephone: 707-463-4281

FAX: 707-463-5709

pbs@co.mendocino.ca.us

www.co.mendocino.ca.us/planning



Case No(s) V-2018-0001
CDF No(s) N/A-LRA
Date Filed 04-03-2018
Fee \$2,235
Receipt No. P2J-020199
Received by Jesse Davis
Office Use Only

APPLICATION FORM

APPLICANT

Name Bruce and Dina Hutton
Mailing Address 2040 Valley Rd
City Willits State CA Zip Code 95490 Phone 7074596451

PROPERTY OWNER

Name Bruce and Dina Hutton
Mailing Address 2040 Valley Rd
City Willits State CA Zip Code 95490 Phone 7074596451

AGENT

Name 0
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

2 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

2040 Valley Rd, Willits

ASSESSOR'S PARCEL NUMBER(S)

APN 103-190-05

TYPE OF APPLICATION

(Check Appropriate Boxes)

- ☐ Rezoning
- ☐ Land Division: Minor
- ☐ Land Division: Major
- ☐ Land Division: Parcel
- ☐ Land Division: Resubdivision
- ☐ Exception
- ☐ Modification of Conditions

- ☐ Use Permit
- ☒ Variance
- ☐ General Plan Amendment
- ☐ Agricultural Preserve
- ☐ Reversion to Acreage
- ☐ Certificate of Compliance
- ☐ Other: _____

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

Signature of Applicant/Agent

Date

Signature of Owner

Date

Dina Hutton 2/9/18

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.

Please see typed page #1.

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	<u>0</u>	
Number of uncovered spaces	<u>0</u>	<u>10' X 20'</u>
Number of standard spaces		
Number of handicapped spaces	<u>0</u>	
Existing Number of Spaces	<u>140</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>140</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.).

9.	For grading or road construction, complete the following:	
	A. Amount of cut	<u>0</u> cubic yards
	B. Amount of fill	<u>000</u> cubic yards
	C. Maximum height of fill slope	<u>000</u> feet
	D. Maximum height of cut slope	<u>000</u> feet
	E. Amount of import or export	<u>0</u> cubic yards
	F. Location of borrow or disposal site	<u>NA</u>

10.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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
15.	Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? Diking: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Placement of structures in: <input type="checkbox"/> open coastal waters <input type="checkbox"/> wetlands <input type="checkbox"/> estuaries <input type="checkbox"/> lakes <div style="margin-left: 100px; font-size: 2em;">> no</div> If so, amount of material to be dredged or filled? <u>0</u> cubic yards. Location of dredged material disposal site? <u>0</u> Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
16.	Will there be any exterior lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. <u>The structure has 2 doors.</u> <u>One of them will have an exterior light</u>	

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: none - we will use our home bathroom

19. What will be the domestic water source:

☐ Community water system - Specify supplier _____

☐ Well

☐ Spring

☒ Other - Specify: none to new building

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:

Will need a building permit
finalized. We started one:
BV 2018-0021; we are not under
jurisdiction of CalFire; please see
attached letter from CalFire.

THE SITE

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):

Please see typed attached
pages - page #2

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.

Please see typed attached
pages - page #2.

24. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?

25. Project Height. Maximum height of existing structures 20 feet. Maximum height of proposed structures 14 feet.

26. Gross floor area of existing structures 2442 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 320 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 2 ☐ 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.

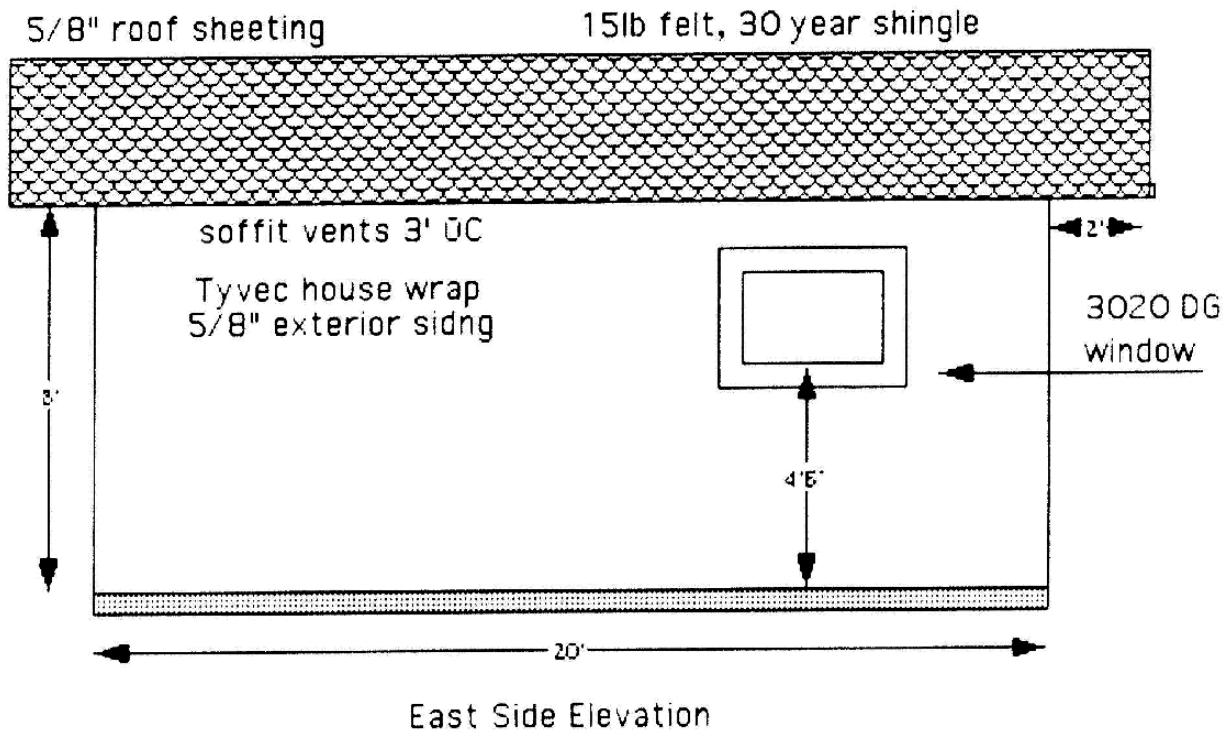
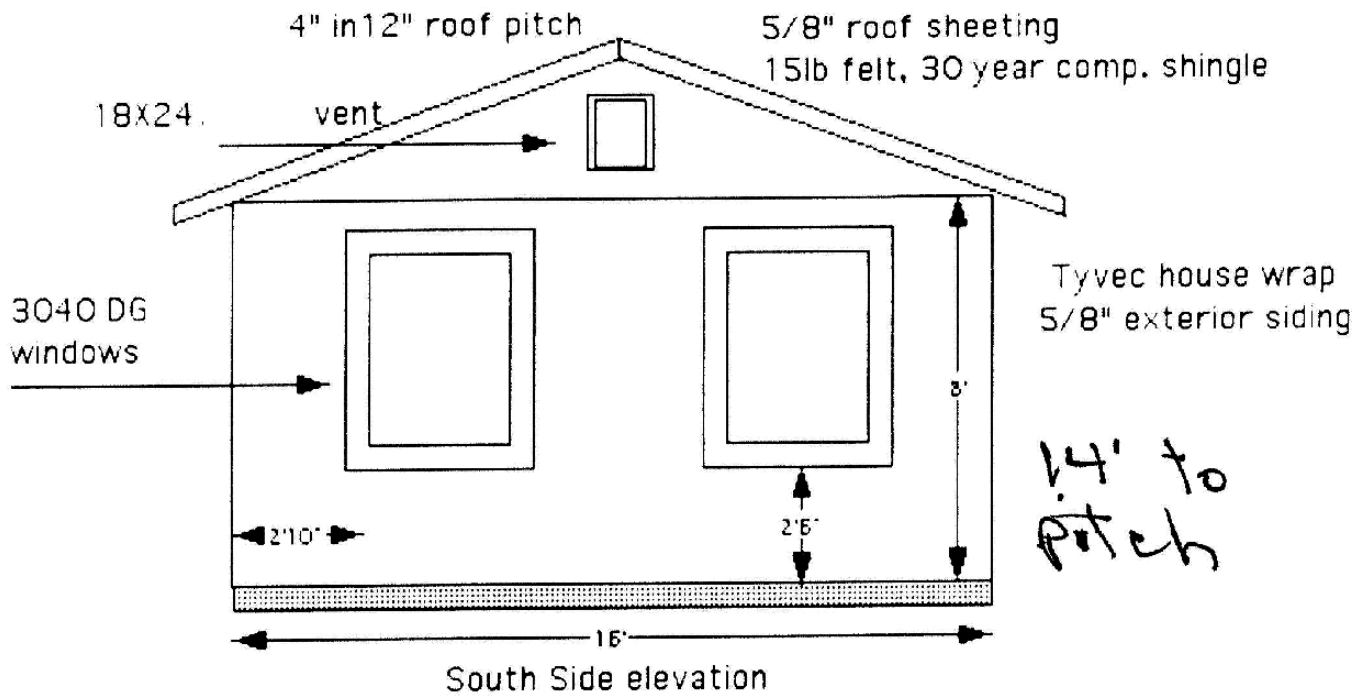
Please see attachment p#2.

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.

Please see attachment
page #3.

30. Indicate the surrounding land uses:

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



CASE: V 2018-0001
 OWNER: HUTTON, Dina & Bruce
 APN: 103-190-05
 APLCT: Bruce & Dina Hutton
 AGENT:
 ADDRESS: 2040 Valley Road, Willits

NO SCALE

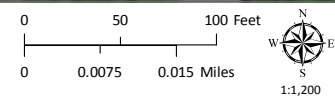
ELEVATIONS

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Public Roads
Driveways/Unnamed Roads



AERIAL IMAGERY

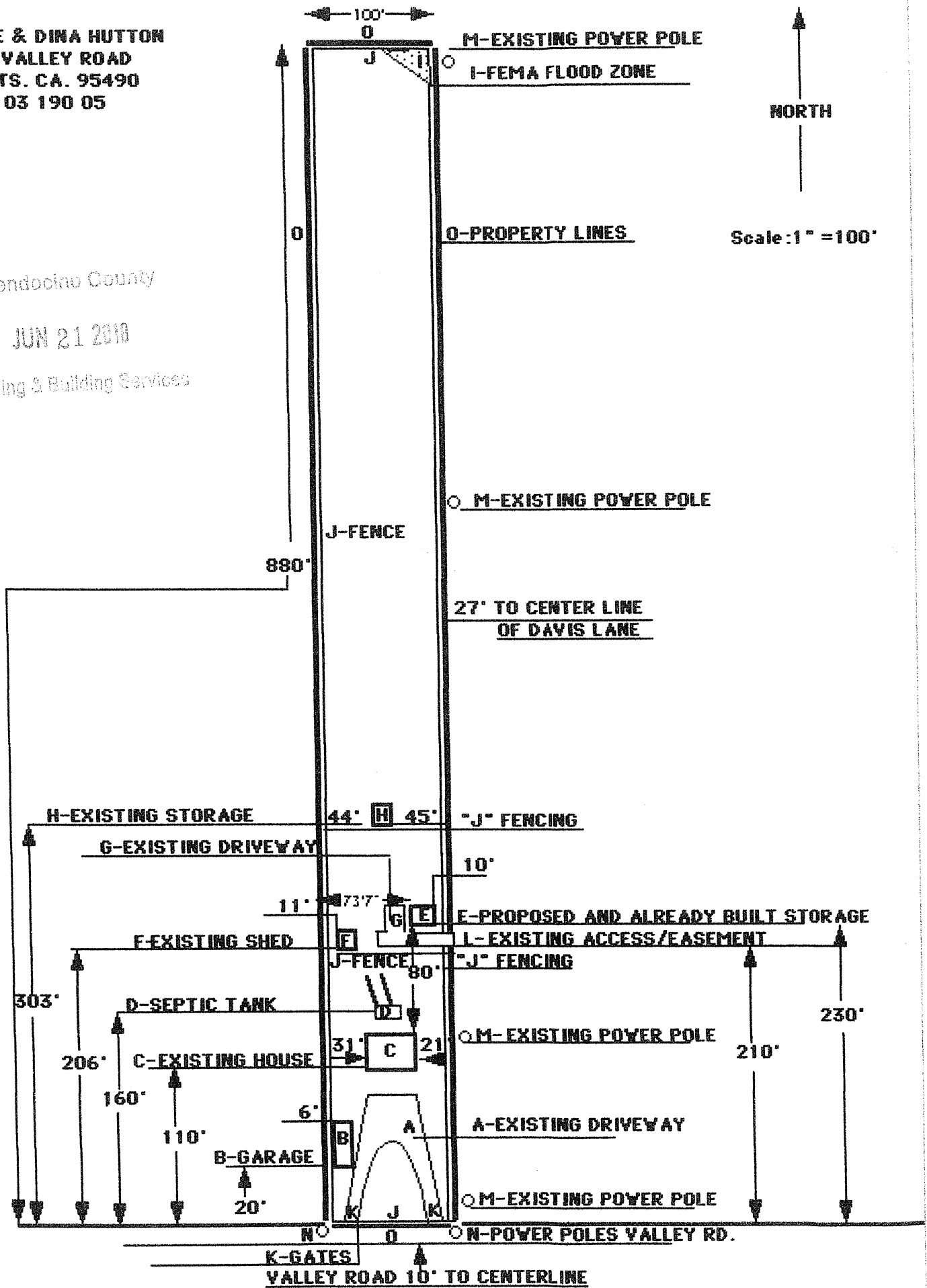
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BRUCE & DINA HUTTON
2040 VALLEY ROAD
VILLITS. CA. 95490
APN 103 190 05

Mendocino County

JUN 21 2018

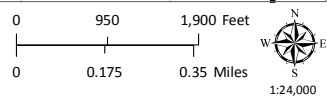
Planning & Building Services





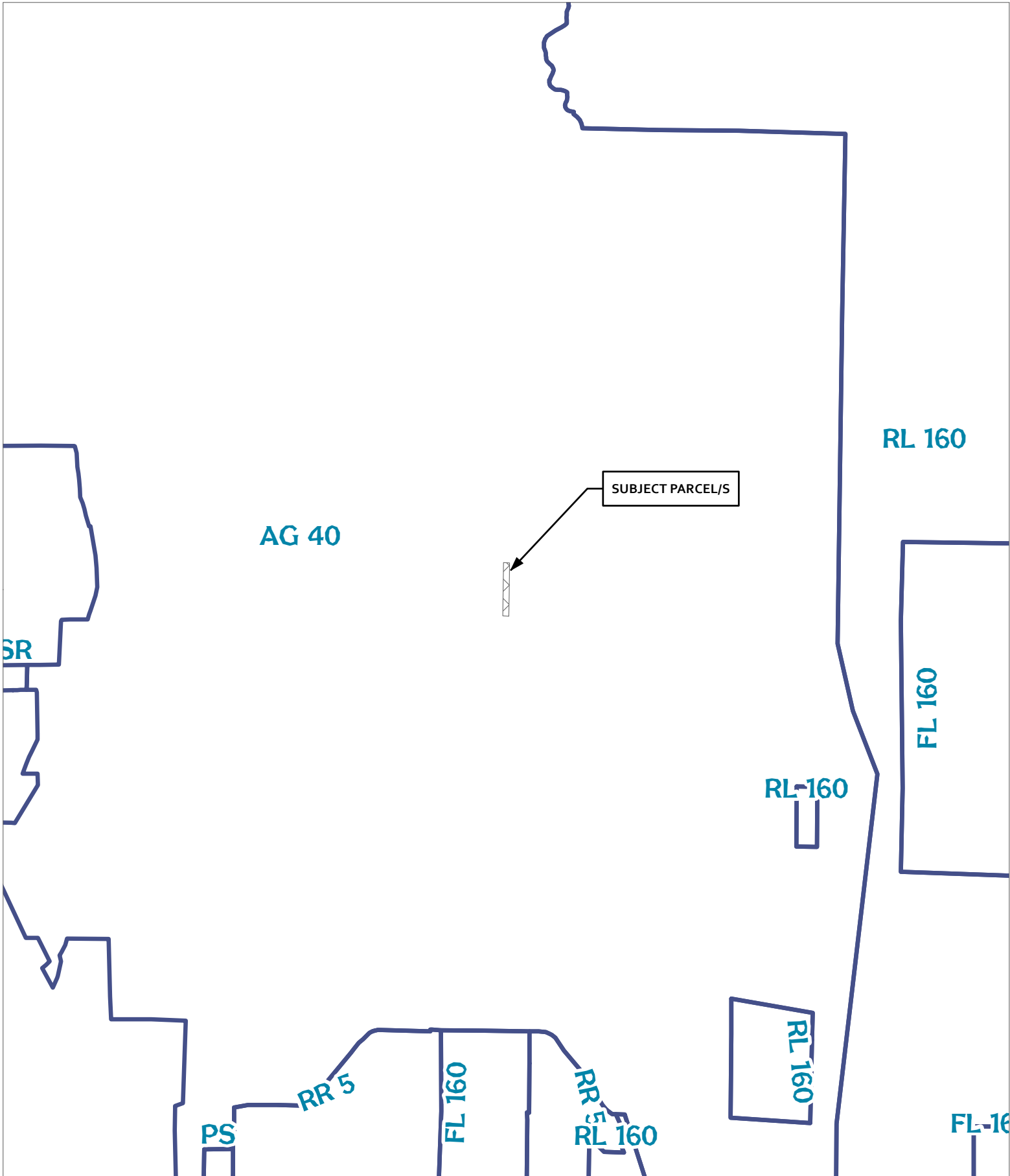
CASE: V 2018-0001
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 Zoning Districts




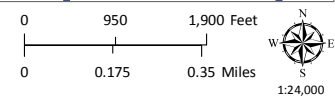
ZONING DISPLAY MAP

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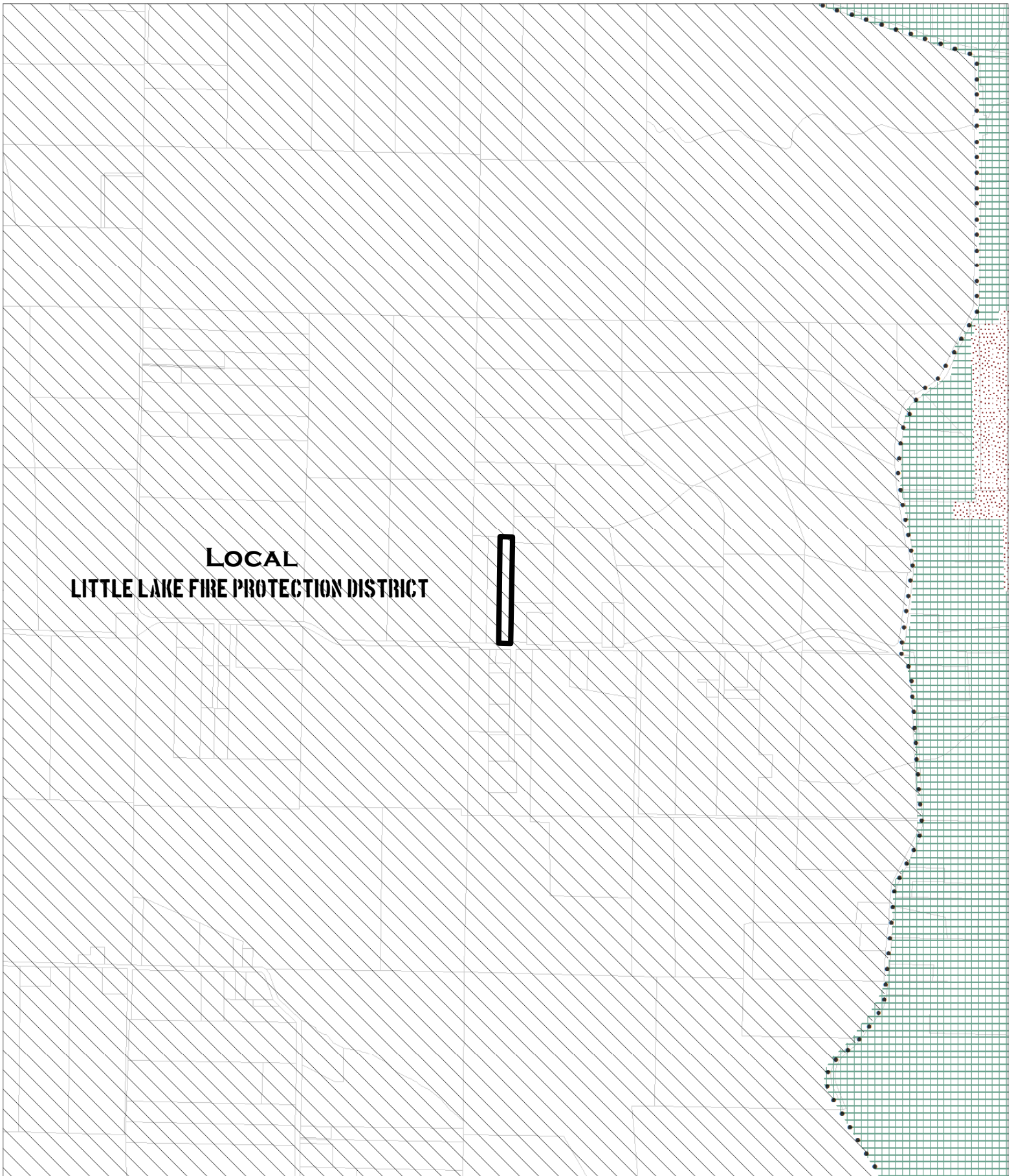
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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**LOCAL
LITTLE LAKE FIRE PROTECTION DISTRICT**



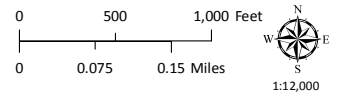
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County Fire Districts
Local Responsibility Areas
Very High Fire Hazard

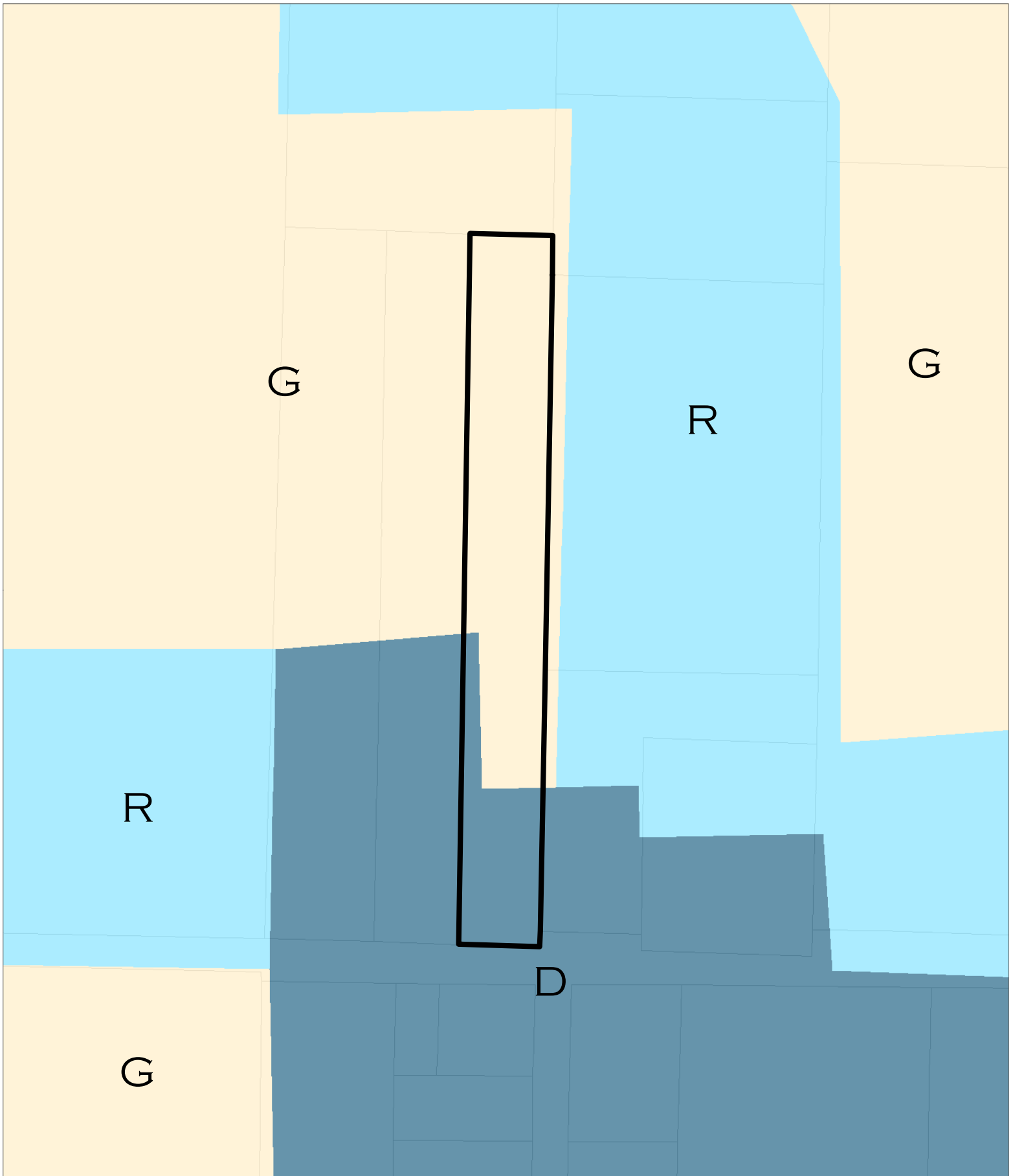


Moderate Fire Hazard



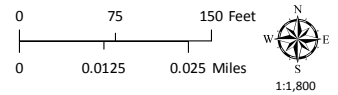
FIRE RESPONSIBILITY AREAS

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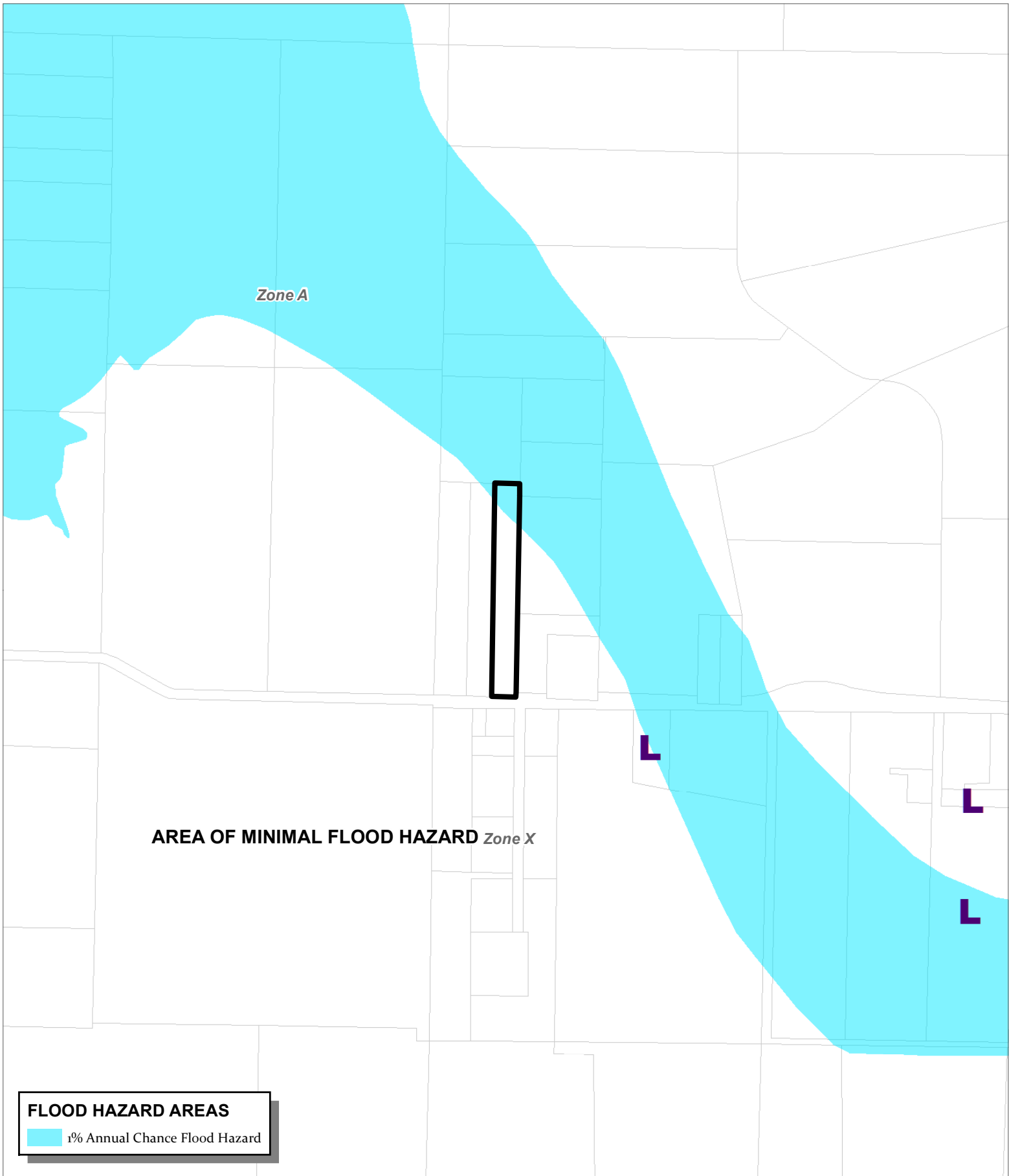
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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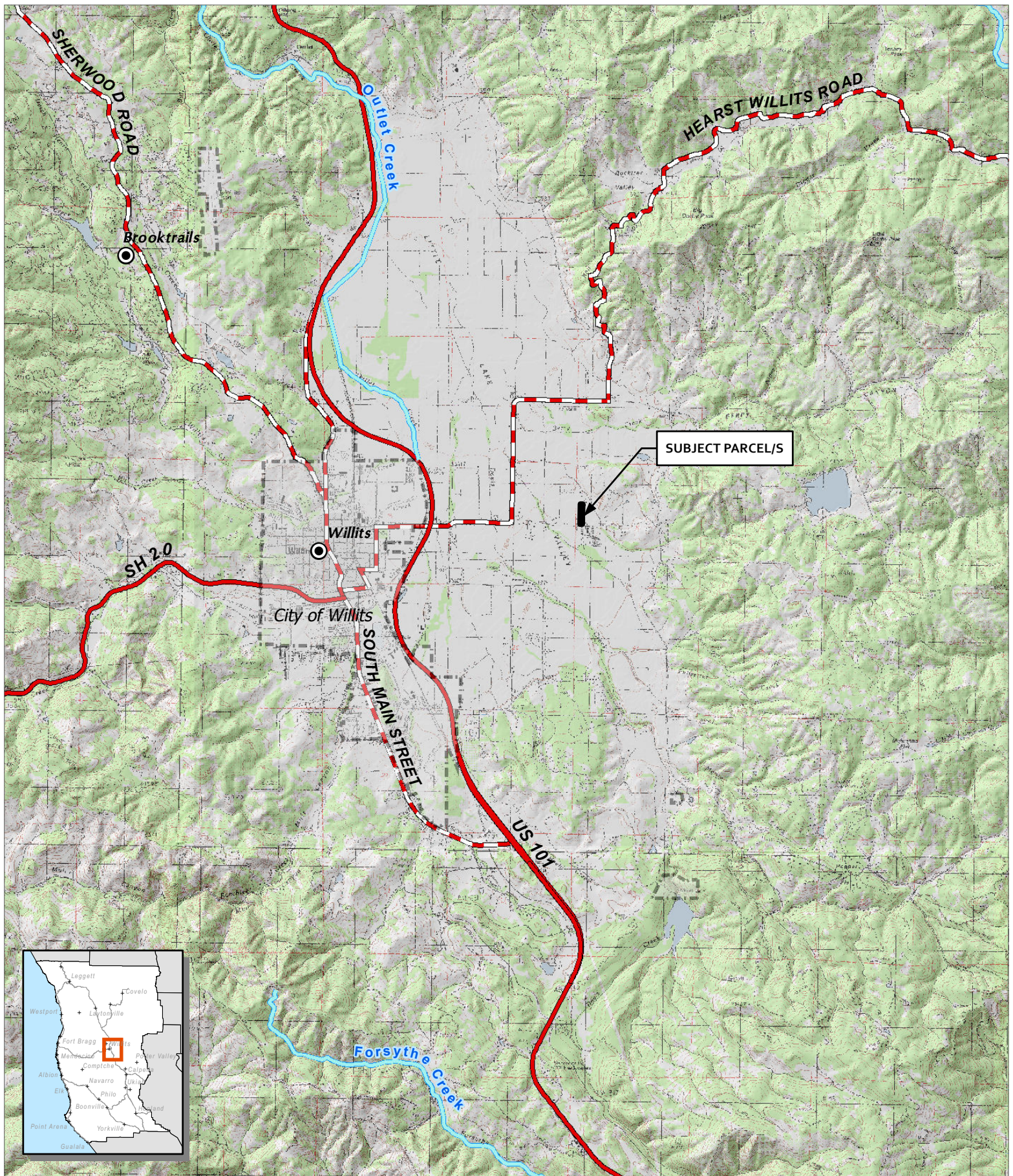


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OWNER: HUTTON, Dina & Bruce
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 LOMA Letters

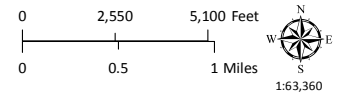
0 250 500 Feet
0 0.0425 0.085 Miles
N
W
E
S
1:6,000
SPECIAL FLOOD HAZARD AREAS

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 ADDRESS: 2040 Valley Road, Willits

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



LOCATION MAP

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103-040-03
JERRY MCFADDEN
AG 40 19.67 A±

103-190-13
DAVID OLEARY
AG 40 2.55 A±

103-190-01
JOHN ALMIDA
AG 40 0 A±

103-190-14
BERT HILDERBRAND
AG 40 2 A±

103-190-05
DINA HUTTON
AG 40 2 A±

103-190-02
DENNIECE BRANCH
AG 40 2 A±

103-190-03
MATHEW STEPHENS
AG 40 1.68 A±

103-190-27
EDWARD GARRITY
AG 40 3.6 A±

103-190-18
BRIAN SCARBERY
AG 40 10.27 A±

103-190-19
BRIANA DUDASH
AG 40 10.05 A±

103-190-30
WALTER NIESEN
AG 40 1.4 A±

103-190-31
ASENCION MANDUJANO
AG 40 1.2 A±

103-060-11
NANCY ARKELIAN
AG 40 40 A±

103-210-01
KENNETH BROWN
AG 40 0 A±

103-210-03
ROGER WILSON
AG 40 0 A±

103-210-04
JOHN FIGG-HOBLYN
AG 40 0 A±

103-210-05
ZELMA BROWN
AG 40 0.27 A±

103-210-06
ROGER HAM
AG 40 0 A±

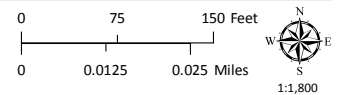
103-210-08
ERIK JACINTH
AG 40 0.64 A±

103-210-09
WILLIAM DUKES
AG 40 1.45 A±

103-210-13
OAKS VALLEY
AG 40 0 A±

103-210-14
DAVID WALTON
AG 40 1.12 A±

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ADJACENT PARCELS

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