



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
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www.mendocinocounty.org/pbs

August 27, 2018

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

Sonoma State University
Caltrans
Department of Forestry/ CalFire
Coastal Commission
Mendocino School District

Mendocino Fire District
Sherwood Valley Band of Pomo Indians
Redwood Valley Rancheria
Cloverdale Rancheria

CASE#: CDP_2017-0045

DATE FILED: 12/4/2017

OWNER/APPLICANT: TIGERLILY JONES

REQUEST: A Coastal Development Minor Permit for the request for the use of a travel trailer (200 sq. ft.) as a family care unit and retroactive permit to convert garage into additional living space (264 sq. ft.) to the existing single family residence.

LOCATION: The property is located north of the Town of Mendocino, at the end of Larkin Road, 0.65± miles east of its intersection with Hwy. 1 (SH 1), located at 44604 Larkin Road, Mendocino (APN: 119-020-30).

STAFF PLANNER: Jessie Waldman

RESPONSE DUE DATE: September 10, 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:

TIGERLILY JONES

APPLICANT:

TIGERLILY JONES

AGENT:

n/a

REQUEST:

Standard Coastal Development Permit for the use of a travel trailer (200 sq. ft.) as a family care unit for not more than 2 adult persons who are 60 years of age or older.

LOCATION:

In the Coastal Zone, located north of the Mendocino town center, at the end of Larkin Road (CR 443), approximately 0.65 miles east of its intersection with Highway 1 (SH 1), located at 44640 Larkin Road (APN 119-020-30).

ACREAGE:

± 0.90 Acres (39,533.3 square feet)

GENERAL PLAN:

Rural Residential 5 acre minimum: Rural (RR5(2):R)

ZONING:

Rural Residential 5 acre minimum (RR:5)

COASTAL ZONE: YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT: 5

TOWNSHIP: 17 N

RANGE: 17 W

SECTION: 19

USGS QUAD#: 42E, 42F

RELATED CASES ON SITE: IC_2017-0289 (Residence/garage & RV being used as short term rentals), BV_2017-0141 (Legalize conversion of garage to living space/bathroom), BF_2008-0098 (Swap out 200 amp service panel), F-9113 (1988 Addition to single family residence), F_4204 (1978 Single family residence), MS_261-93 (Minor Sub-Division).

RELATED CASES IN VICINITY: CE_1993-0001 (Single family residence, septic, adjacent parcel to south), LCP_1992-0132 (Adjacent parcel to south east), CE_2003-0029 (Septic repair, adjacent parcel to south east), CE_2003-0072 (Replacement well, adjacent parcel to south), V_2-81(Building site location variance, adjacent parcel to north east),

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential (RR5-2)	Rural Residential (RR5-2)	1.7 Acres; 1 Acre	Residential
EAST:	Rural Residential (RR5-2)	Rural Residential (RR5-2)	1 Acre	Residential
SOUTH:	Rural Residential (RR5-2)	Rural Residential (RR5-2)	1.2 Acres; 1.6 Acres	Residential
WEST:	Rural Residential (RR5-2)	Rural Residential (RR5-2)	1 Acre	Residential

REFERRAL AGENCIES:

☒ Planning (FB)

☒ Department of Transportation

☒ Environmental Health (FB)

☒ Building Inspection (FB)

☐ 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

☐ Russian River Flood Control/Water Conservation Improvement District

☐ Trails Advisory Council

☐ Native Plant Society

☐ State Clearinghouse

☒ Caltrans

☒ CalFire

☐ Department of Fish & Game

☒ 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

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☒ Mendocino School District

☐ Sewer/Water Districts

☒ Mendocino Fire District

☐ Community Svcs

☐ City Planning

ADDITIONAL INFORMATION:

ASSESSOR’S PARCEL #: 119-020-30

STAFF PLANNER: JESSIE WALDMAN

DATE: 5/24/2018

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
	YES	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 checked="" type="checkbox"/>	<input 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 type="checkbox"/> SRA-CDF# 479-17 High Fire Hazard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. 199 - Shinglemill / Gibney Complex
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input checked="" type="checkbox"/>	<input 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	
YES		16. Exclusion Map.
Critical		17. Coastal Groundwater Study Zone.
NO		18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Agriculture Land Non-Prime, Timberland High Productivity; Beach Deposit and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Coastal Prairie Grass
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Blayney-Dyett Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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www.co.mendocino.ca.us/planning



Case No(s) CDP-2017-0045
CDF No(s) 479-17
Date Filed 12-04-2017
Fee \$4091.00
Receipt No. PRJ-018370
Received by @WALDMAN
Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Lily "Tigerlily" Jones
Mailing Address 44640 Larkin Rd.
City Mendocino State CA Zip Code 95460 Phone 707-937-5105

PROPERTY OWNER

Name same as above
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

AGENT

Name none
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

0.916 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

44640 Larkin Rd. Mendocino

ASSESSOR'S PARCEL NUMBER(S)

119.020.30.00

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

Lily Tigerlily Jones 12/3/17 Tigerlily Jones
Signature of Applicant/Agent Date Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department 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 and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.
- ① Have new travel trailer. I wish to get permit for family care unit. I have serious, chronic illness and need someone to help me!
- ② Applying for retroactive permit to turn former garage into living space. Former owner converted without permit.
- All utilities are already in place for both projects. No exterior changes will be made. Trailer is parked on level road base along driveway.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1	264
<input checked="" type="checkbox"/> Mobile Home		200
<input type="checkbox"/> Duplex		
<input type="checkbox"/> Multifamily		

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures: _____

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. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

Converted garage is attached to main house.
Interior door joins living areas.
Trailer is parked nearby.
Both are on site now - need permits
to bring into compliance
I have a serious health problem and am
trying to get my affairs in order.

6. 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.

7. Project Height. Maximum height of structure trailer is 11 feet.

8. Lot area (within property lines): 0.916 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1898</u> square feet	<u>264</u> square feet	<u>2162</u> square feet
Paved area	<u>2163</u> square feet	<u>0</u> square feet	<u>2163</u> square feet
Landscaped area	<u>approx 1/3 acre</u>	<u>0</u> square feet <u>1/3 acre</u>	
Unimproved area	<u>approx 1/3 acre</u>	<u>0</u> square feet <u>1/3 acre</u>	
GRAND TOTAL: <u>parcel is 0.916 acres</u> square feet (Should equal gross area of parcel)			

10. Gross floor area: 2162 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>5</u>	Proposed <u>same 5</u>	Total <u>5</u>
Number of covered spaces	<u>0</u>		Size <u>0</u>
Number of uncovered spaces	<u>5</u>		Size
Number of standard spaces	<u>5</u>		Size <u>8 x 17</u>
Number of handicapped spaces			Size

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

A. Electricity

- ☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☐ Utility Company/Tank
☐ On Site generation, Specify: _____
☒ None, house/trailer has 2, 20-Gal tanks

C. Telephone: ☒ Yes ☐ No

13. 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.

One existing outdoor light on side door,
one existing low-watt light on corner in front.
(This replaced floodlights installed by previous owner.)

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
☒ Septic Tank
☐ Other, specify _____

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☒ Well
☐ Spring
☐ Other, specify _____

16. Is any grading or road construction 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.).

For grading and road construction, complete the following: none

- 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: _____

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	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 may be required.
19.	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.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If you need additional room to answer any question, attach additional sheets.

Family Care Unit

Please note that I, Lily Jones, owner of property at 44640 Larkin, Mendocino, have developed a serious and chronic case of cardiomyopathy also known as congestive heart failure. I am in immediate need of assistance and wish to use an existing, new trailer on my property to house someone who can help me with my daily needs.

Because my heart circulation is alarmingly low, it is considered life-threatening. I am at high risk for sudden cardiac arrest and possible death. I have been instructed by my cardiologist not to drive, to take leave of absence from my jobs, and not to exert myself in any way. I am allowed 10 minutes of mild, non-aerobic exercise.

This obviously limits my previous life style, where I was an active, employed senior who prided myself in being able to do my own housekeeping, grounds maintenance, and drove a car. I am struggling to adjust to this loss of independence, lower income, and frightening health circumstances.

It would benefit me greatly to have someone on site who could keep an eye on me, help me run errands, and get me to doctor's appointments. Because my income has been cut by having to quit my two part-time jobs, I cannot afford to hire anyone for this service. It is my hope to be able to find someone who agrees to a work-trade for use of the trailer.

The trailer is parked in a pre-existing parking area, and already has utilities in place that come from my main house. Water is from a private well, electricity is already run (underground) to the space, and sewage is hooked into my own home's system.

I hope that this request for permit can be passed as soon as possible.

Lily Jones at 44640 Larkin Rd. Mendocino CA 95460

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

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.

Lily "Ligerlily" Jones
Owner/Authorized Agent

12/31/17
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

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 One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 12/4/17 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

1) Retroactive permit for conversion of garage to living space 2) permit for travel-trailer to be used as a Family Care Unit
(Description of development)

Located at: 44640 Larkin Rd, Mendocino CA 95460
APN 119-026-30
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Larkin Road sign, junction of Larkin & Lori
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Leily "Ligertily" Jones
Owner/Authorized Representative

12-4-17
Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 118-340-46 PATTERSON, WILLIAM 44825 JACK PETERS CREEK 45550 OVERTON DR MENDOCINO, CA 95460	AP# 119-010-45 STRODE, DAVID & RACHAEL 44750 LARKIN ROAD MENDOCINO, CA 95460	AP# 119-020-29 TCHESNOKOVA, NATALIA & ANDRE 44650 LARKIN RD, MENDO 2132 FILLMORE STREET SAN FRANCISCO, CA 94114
AP# 118-340-47 AMADOR, JOHN 44830 JACK PETERS CRK, MENDO. 5114 CONGRESS AVE OAKLAND, CA 94601	AP# 119-10-46 LETTE, LEROY 11333 LORI LANE MENDOCINO, CA 95460	AP# 119-020-30 VINCE RUSSO 44640 LARKIN ROAD PO BOX 1192 MENDOCINO, CA 95460
AP# 119-010-19 CLAVELLE, MELISSA & LOU BLACKBERRY INN, MANAGERS 44951 LARKIN ROAD MENDOCINO, CA 95460	AP# 119-10-46 KLUGHERZ, MARZEL 11333 LORI LANE, MENDO PO BOX 914 FORT BRAGG, CA 95437	AP# 119-020-33 MCGILL, FREDERICK & KAY 44710 LARKIN ROAD MENDOCINO, CA 95460
AP# 119-010-19 GATOV, MICHAEL & TAY, PAUL BLACKBERRY INN, OWNERS 44961 LARKIN ROAD MENDOCINO, CA 95460	AP# 119-010-47 ULLSTROM, PETER H 44850 LARKIN ROAD MENDOCINO, CA 95460	AP# 119-020-34 BURKE, EDWARD & SUSAN 44730 LARKIN ROAD PO BOX 627 MENDOCINO CA 95460
AP# 119-010-24 ELEFSON, SAM & DEBORAH 11400 LORI LANE PO BOX 2512 MENDOCINO, CA 95460	AP# 119-020-06 BROOKS, RUSSELL & OTWELL, KRISTEN 44691 LARKIN ROAD MENDOCINO, CA 95460	AP# 119-020-37 SINGER, MARIA MIA 44671 LARKIN ROAD PO BOX 1116 MENDOCINO, CA 95460
AP# 119-010-25 TITUS, MARY JILL 11401 LORI LANE MENDOCINO, CA 95460	AP# 119-020-07 SCHOENHOFF ROBERT, & KELLEY, SHIRLEY 44720 LARKIN ROAD PO BOX 1784 MENDOCINO, CA 95460	AP# 119-010-34 DONNA WORSTER 44930 LARKIN ROAD MENDOCINO, CA 95460
AP# 119-010-32 CROGHAN, MAEVE 44800 LARKIN , MENDOCINO 653 FRANCISCO #2 SAN FRANCISCO, CA 94133	AP# 119-020-08 YOUNGER, BEVERLEE 44711 LARKIN ROAD MENDOCINO, CA 95460	AP# 119-010-20 & 119-010-21 GOMES, ROBERT SCOTT & BECKY 44900 LARKIN & 11310 LORI LANE 378 LYNDSEY LANE YUBA CITY, CA 95993
AP# 119-010-36 GARRATT, RICHARD M & SUSAN 11301 LORI LANE PO BOX 2446 MENDOCINO, CA 05460	AP# 119-020-09 SPECK, HOWARD & ANGELA 44701 LARKIN ROAD PO BOX 1391 MENDOCINO, CA 95460	SKYHAWK, CHRIS BOX 127 ALBION, CA 95410
AP# 119-010-40 DOUGLAS, PAUL & MARCIA 44821 LARKIN ROAD PO BOX 1393 MENDOCINO CA 95460	AP# 119-020-24 TODD, KENNETH & KATHERINE 44590 LARKIN RD, MENDO PO BOX 195 REDWOOD VALLEY, CA 95470	BARRETT, DAN & JANE 31601 EMERALD DRIVE FORT BRAGG, CA 95437

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT: 1) Applying for retroactive
permit for conversion of garage to
living space. 2) Applying for permit
to allow travel trailer to be used as
Family Care Unit to house helper for
disabled senior.

LOCATION: 44640 Larkin
(end of Larkin Rd) Mendocino

APPLICANT: Tiger Lily Jones

ASSESSOR'S PARCEL NUMBER(S): 119-020-30

DATE NOTICE POSTED: 12/4/17

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-463-4281

Family Care Unit Statement

The proposed family care unit is to provide housing for (check one):

- ☒ Not more than 2 adult persons who are 60 years of age or older.
- ☐ An immediate family member or members who require(s) daily supervision and care.
- ☐ A person or persons providing necessary daily supervision and care for the person or persons residing in the main residence.

Under penalty of perjury I attest that the above statement is true and correct.

Signed Lily Jones Date 11/06/17

URGENT!

See next page for Dr.'s orders

Mendocino County Division of Environmental Health

Policy 2619.01

FAMILY CARE UNITS (FCU)

Intent and Benefit

It is the intent of the Division of Environmental Health (DEH) to allow a temporary family care unit (FCU) to temporarily utilize the existing sewage system and water supply of existing original residence. It is the intent to facilitate a family member to care for another ill family member with the minimum of expense. There is a generally recognized societal benefit in facilitating such care.

Background

The family care unit is a temporary residential use type according to the zoning ordinance. The Planning Department requires an administrative permit for the temporary placement of a FCU. DEH is required by the Planning Department to approve the administrative permit. Such approval is routinely given by DEH without requiring additional septic system capacity where the proposed FCU is clearly temporary in nature, such as a camp trailer, motor home, or RV of any kind as defined by the Zoning Ordinance.

Statement of Problem

In some cases, a new permanent structure is used as the temporary FCU. Such structures may remain as long term or permanent residences. These permanent structures may put a strain on water supply and sewage disposal systems. Some small public water systems have requested notification before DEH approves a FCU. The long term occupancy of these structures strains the sewage system capacity of the existing original residence.

Implementation

DEH will continue its policy of allowing a temporary FCU to temporarily utilize the existing sewage system of the existing original residence where the proposed FCU is clearly temporary in nature, such as a camp trailer, motor home, or RV of any kind.

Where the FCU proposal is the construction/installation of a permanent structure, a Site Evaluation Report (SER) and letter of "willingness and ability" from the water supply district shall be required. Any structure that requires a building permit is considered a permanent structure for the purposes of this policy. Once the SER is reviewed and approved and an adequate water supply demonstrated, DEH staff may approve the Administrative Permit for the FCU.

DEH may grant an exception to the requirement for additional septic system capacity for very small permanent one bedroom FCUs equal to or less than 640 square feet in size.

Effective Date: September 29, 1999

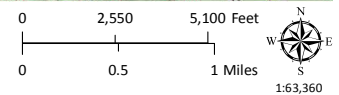
Revised Date: July 1, 2003

Director's Initials: _____



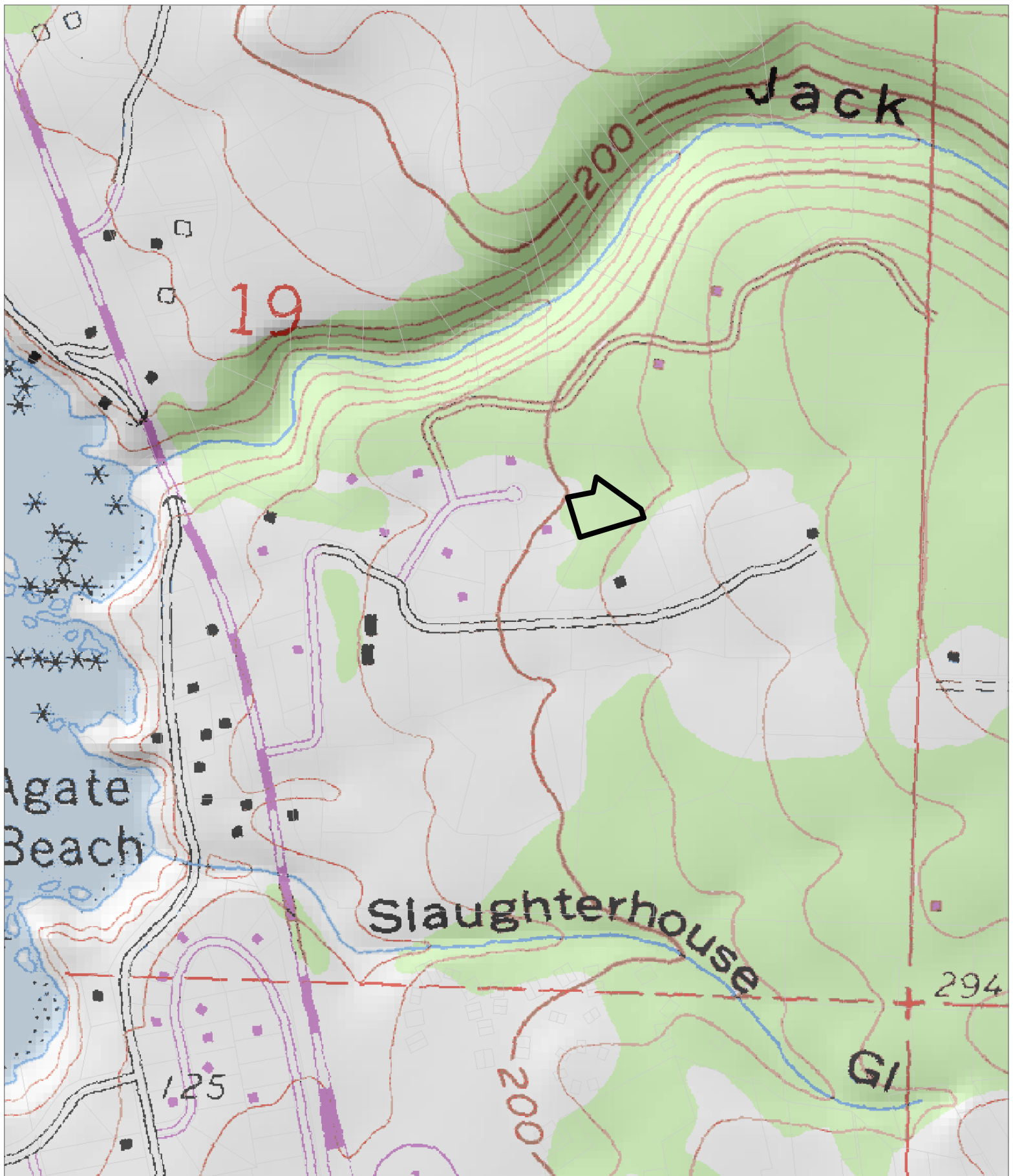
CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
APLCT: Lily "Tigerlily" Jones
AGENT:
ADDRESS: 44640 Larkin Road, Mendocino

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

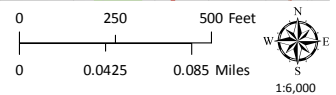


LOCATION MAP

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CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

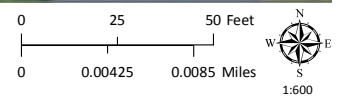
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
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== Private Roads



AERIAL IMAGERY

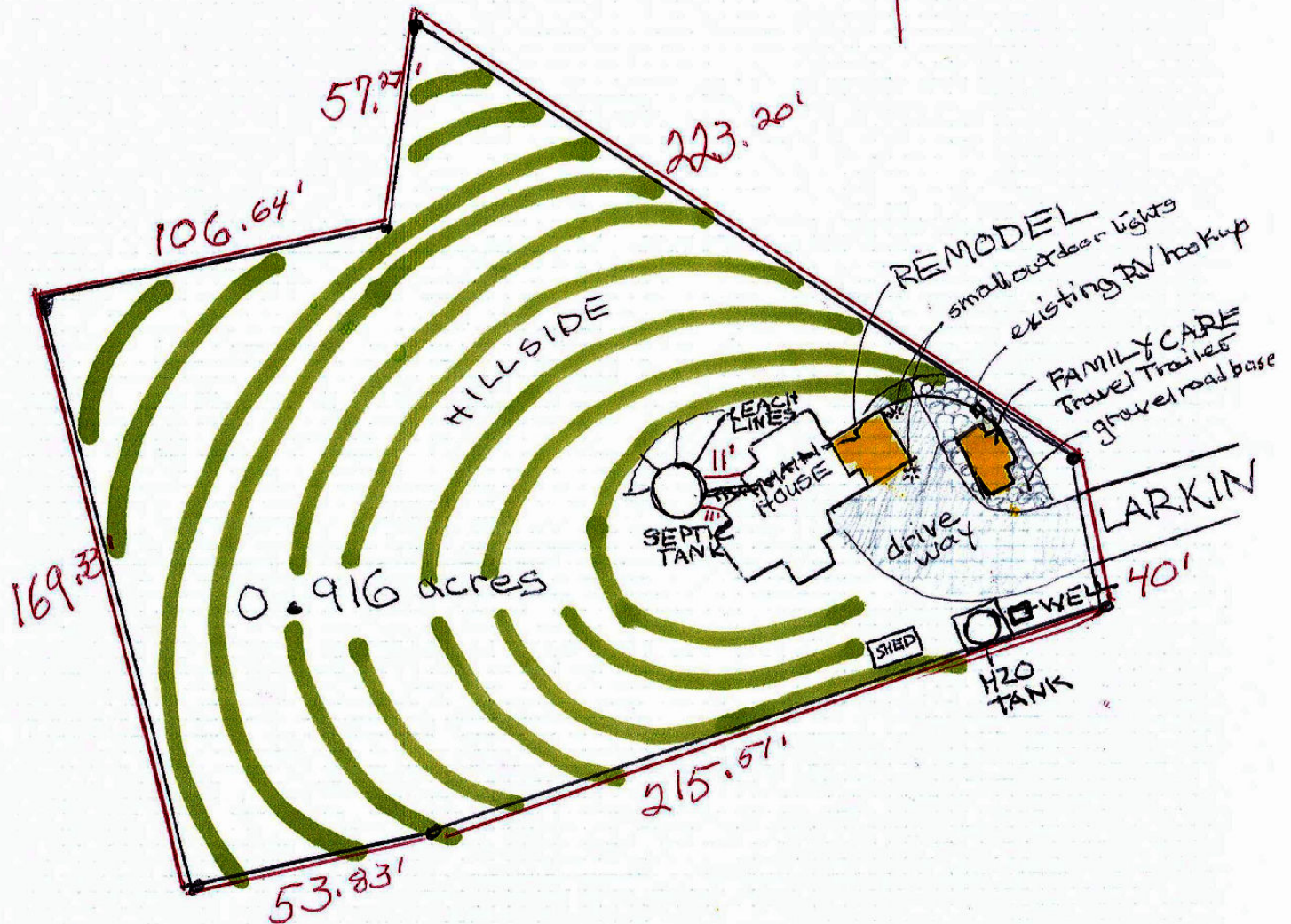
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TIGERLILY JONES

44640 LARKIN, Mendocino

APN 119-020-30-00

EST-2017-0529



CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
APLCT: Lily "Tigerlily" Jones
AGENT:

ADDRESS: 44640 Larkin Road, Mendocino

NO SCALE

SITE PLAN

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PROJECT # EST 2017-0529
APN 119-020-30-00





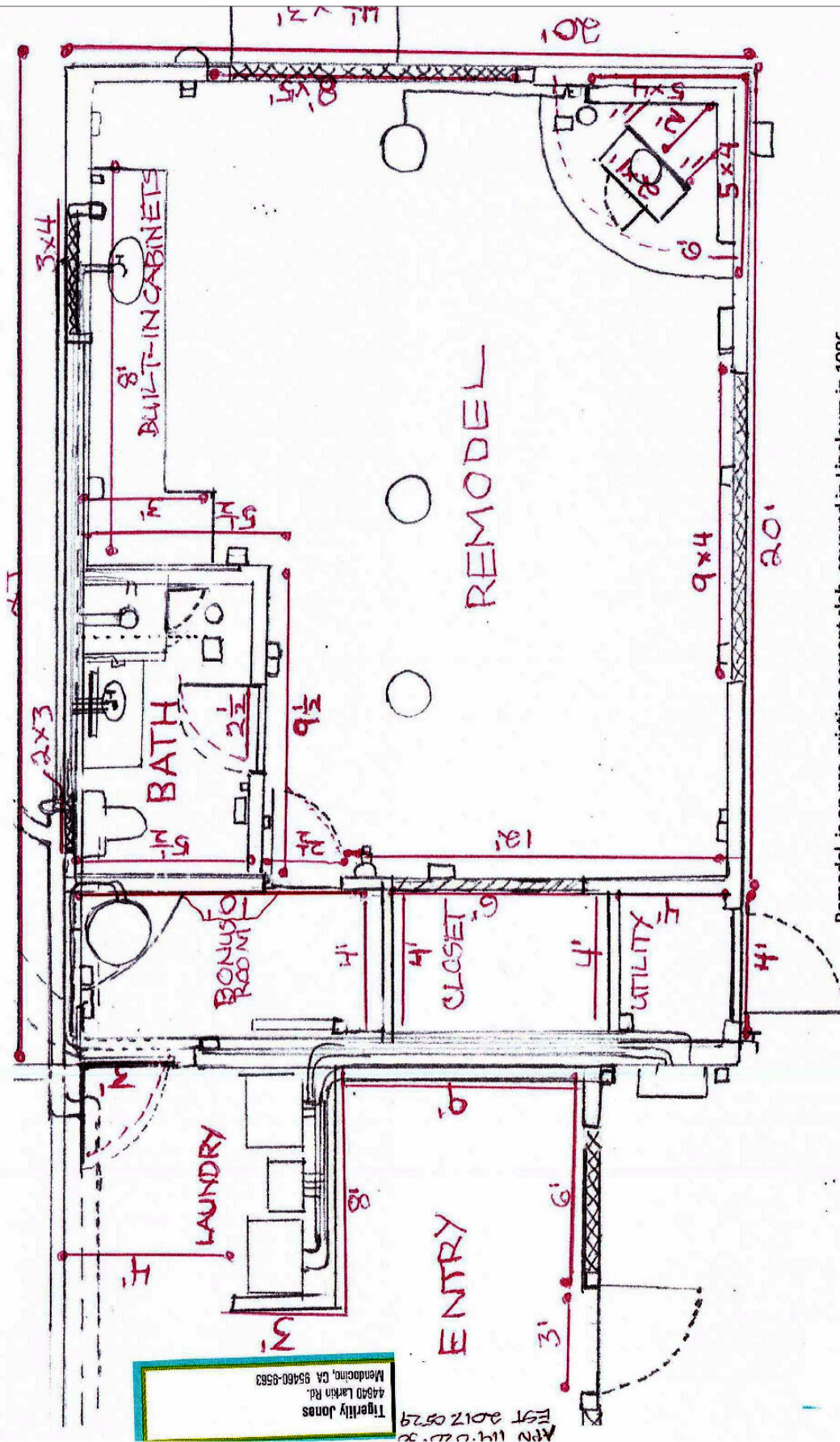
Hand-drawn floor plan of the first floor of a house. The plan includes a Living Room (26' x 12') with a fireplace, a Dining Room (12' x 12'), a Kitchen (8' x 16'), an Entry (16' x 8'), two Bedrooms (10' x 8' and 12' x 8'), a Bath (6' x 12'), a Laundry room, and a Solarium (8' x 28'). There are also two decks: one on the left (12' x 12') and one on the right (20' x 24'). A yellow-shaded area on the right is labeled '264 sq. ft. LIVING SPACE WOOD STOVE'. The overall dimensions are 24' wide by 29' deep. A north arrow is in the top right corner.

SCALE: 1 inch

NO SCALE

FLOOR PLAN

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Remodel is on pre-existing cement slab, covered in Linoleum in 1996.

Entry way is on cement slab covered in terra-cotta tiles installed by former owner.

All framing is standard and walls are insulated with fiberglass. Walls are covered in painted sheetrock.

Windows and doors have reinforced headings. Single-panes replaced with double-panes.

All work done on home performed by licensed contractors/plumbers/electricians/etc.

CASE: CDP 2017-0045
 OWNER: JONES, Tigerlily
 APN: 119-020-30
 APLCT: Lily "Tigerlily" Jones
 AGENT:

ADDRESS: 44640 Larkin Road, Mendocino

NO SCALE

REMODEL FLOOR PLAN

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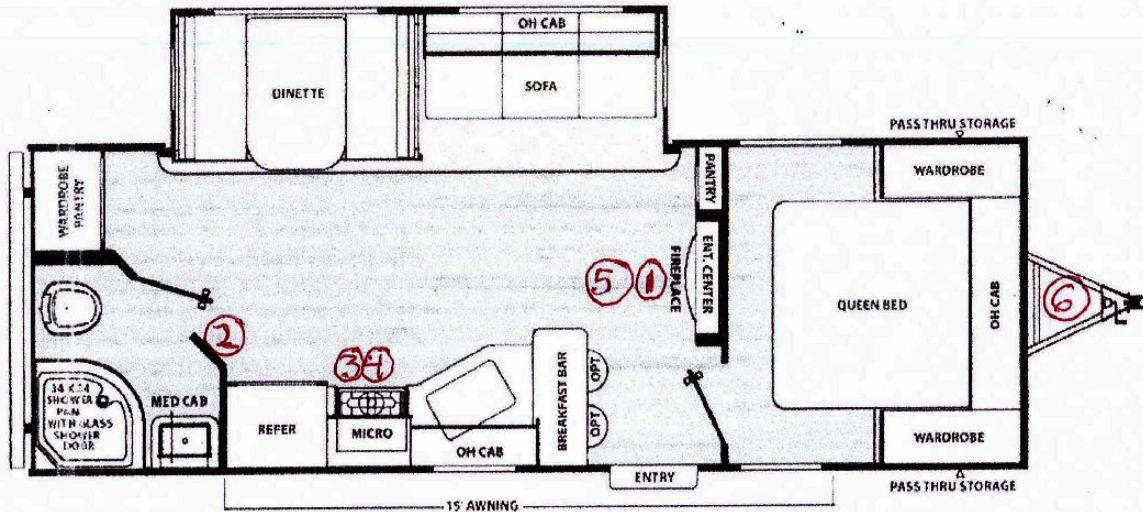
CATALINA

LEGACY EDITION

FAMILY
CARE
UNIT



Tigerlily Jones
44640 Larkin Rd
Mendocino, CA 95460



243RBS

1 Electric "fireplace"

2 Propane heater

3 Propane detector

4 CO2 detector

5 Smoke alarm

Hitch Weight	687 lbs.
UVW	5762 lbs.
GVWR	7600 lbs.
CCC	1838 lbs.

Exterior Length 27' 11"

Total Length includes hitch

Exterior Height 11' 1"

6 Hitch holds two 20 Gal. Propane tanks

Exterior Width 96"

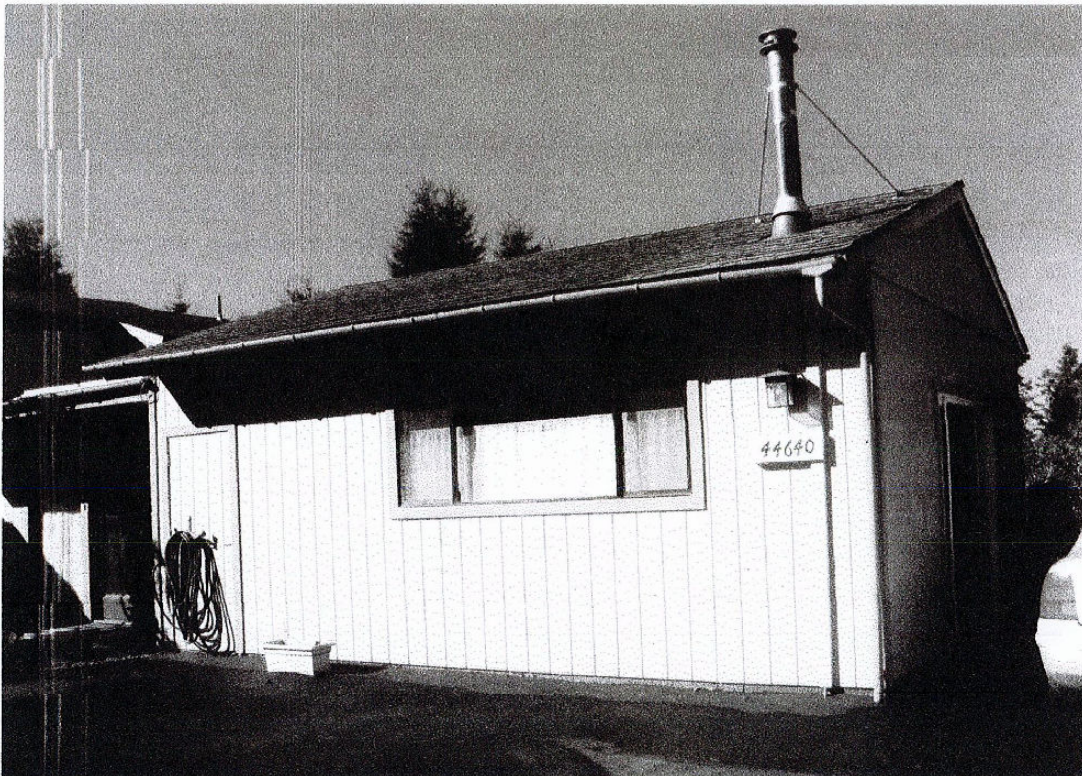
Fresh Water	46 gal.
Gray Water	40 gal.
Black Water	30 gal.
Awning Size	15 ft

CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
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AGENT:
ADDRESS: 44640 Larkin Road, Mendocino

NO SCALE

TRAILER FLOOR PLAN

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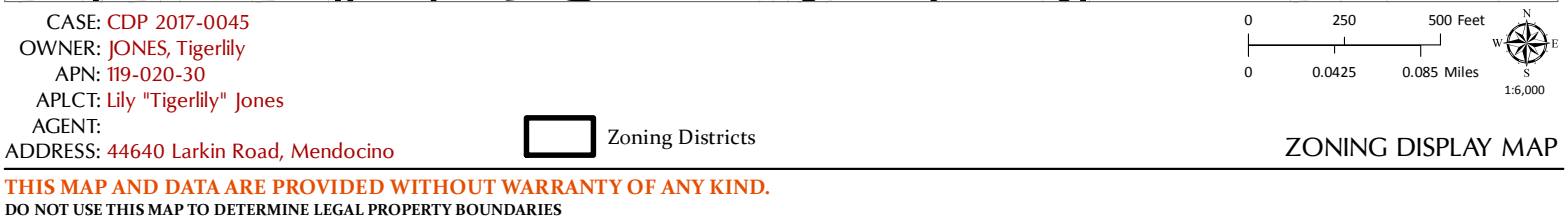


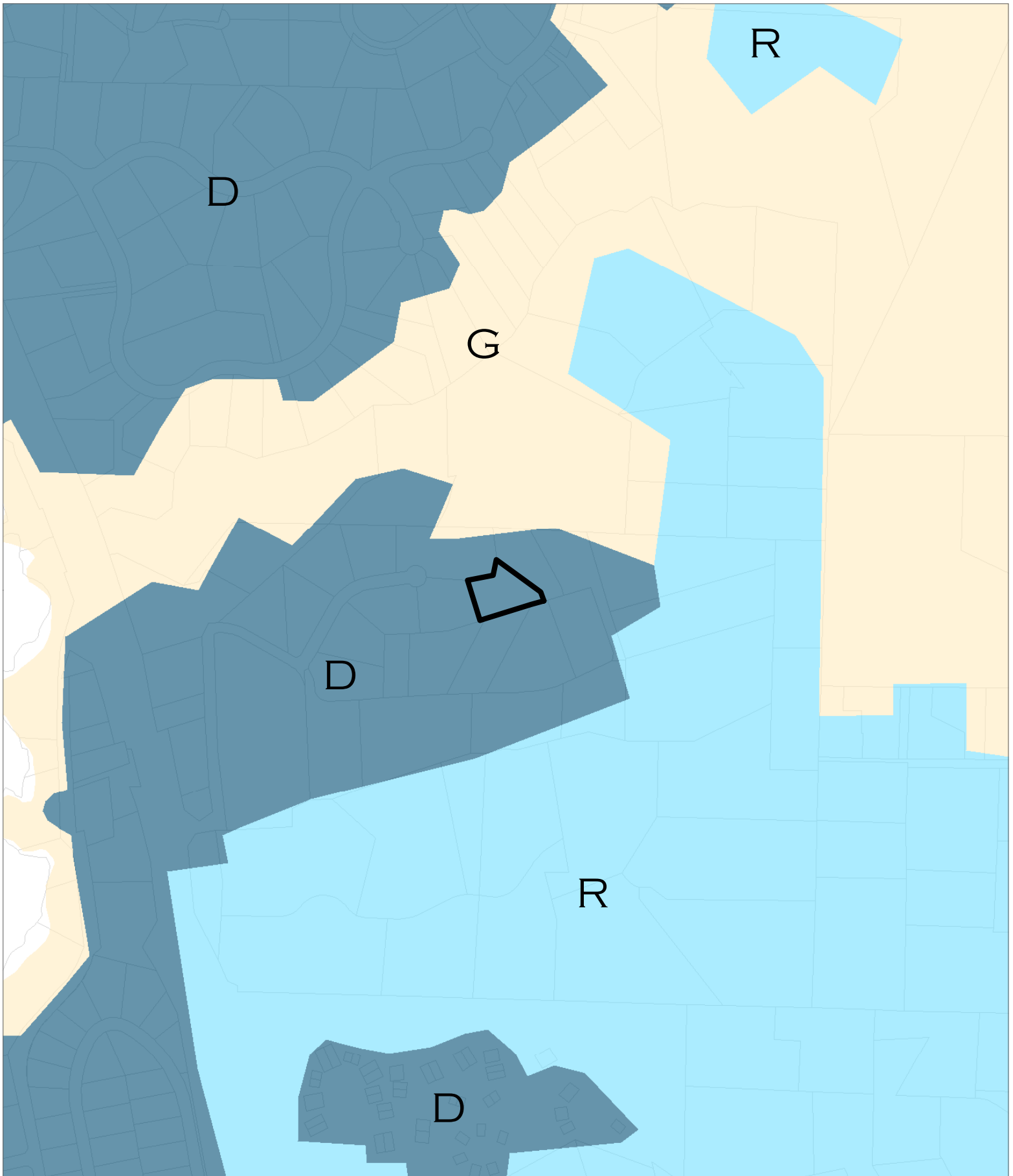
CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
APLCT: Lily "Tigerlily" Jones
AGENT:
ADDRESS: 44640 Larkin Road, Mendocino

NO SCALE

IMAGES

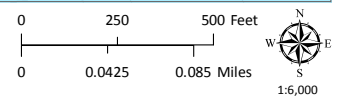
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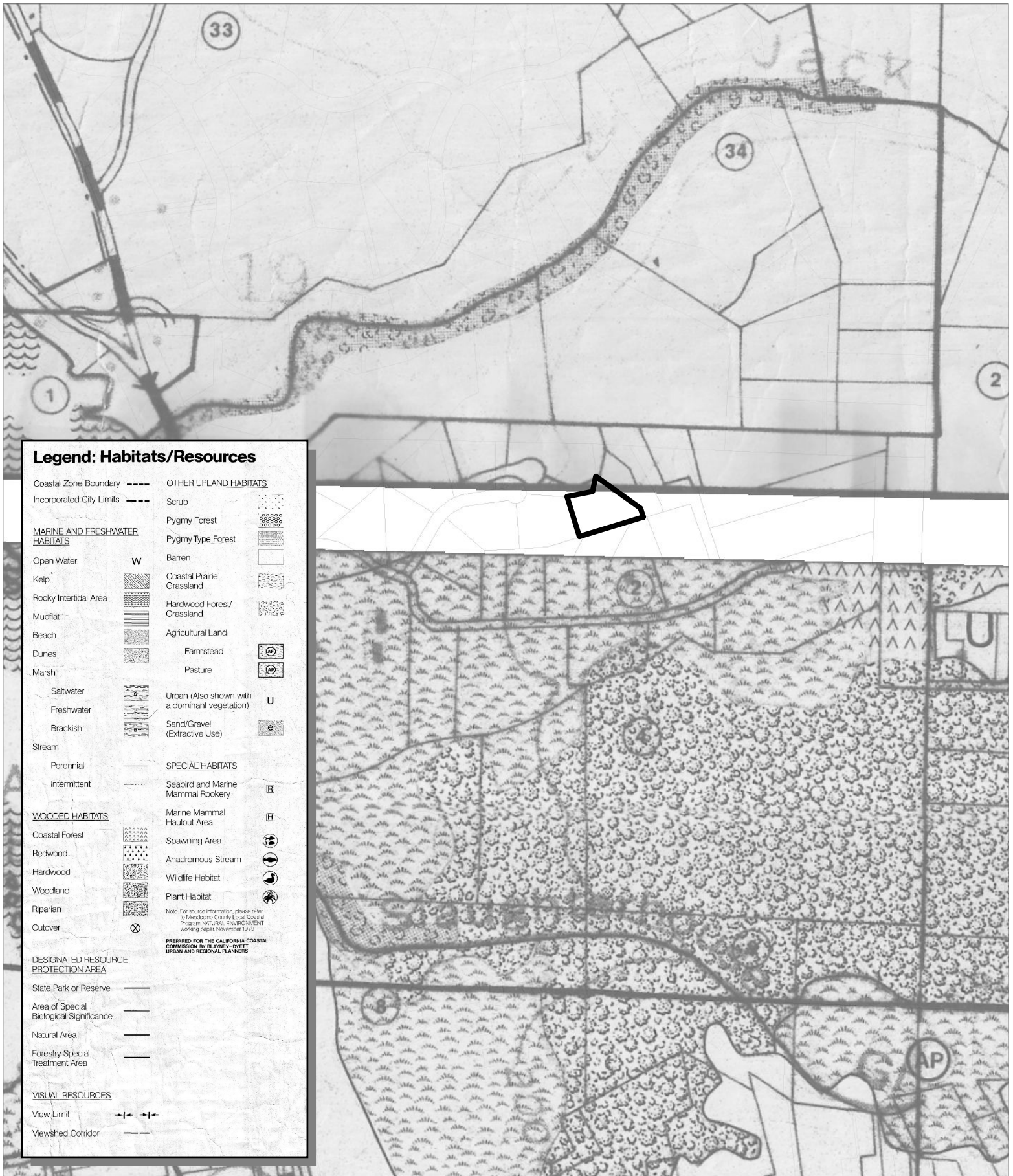
CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
APLCT: Lily "Tigerlily" Jones
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ADDRESS: 44640 Larkin Road, Mendocino

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



IMPORTANT FARMLAND

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CASE: CDP 2017-0045

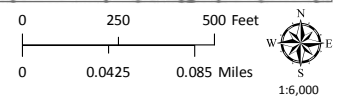
OWNER: JONES, Tigerlily

APN: 119-020-30

APLCT: Lily "Tigerlily" Jones

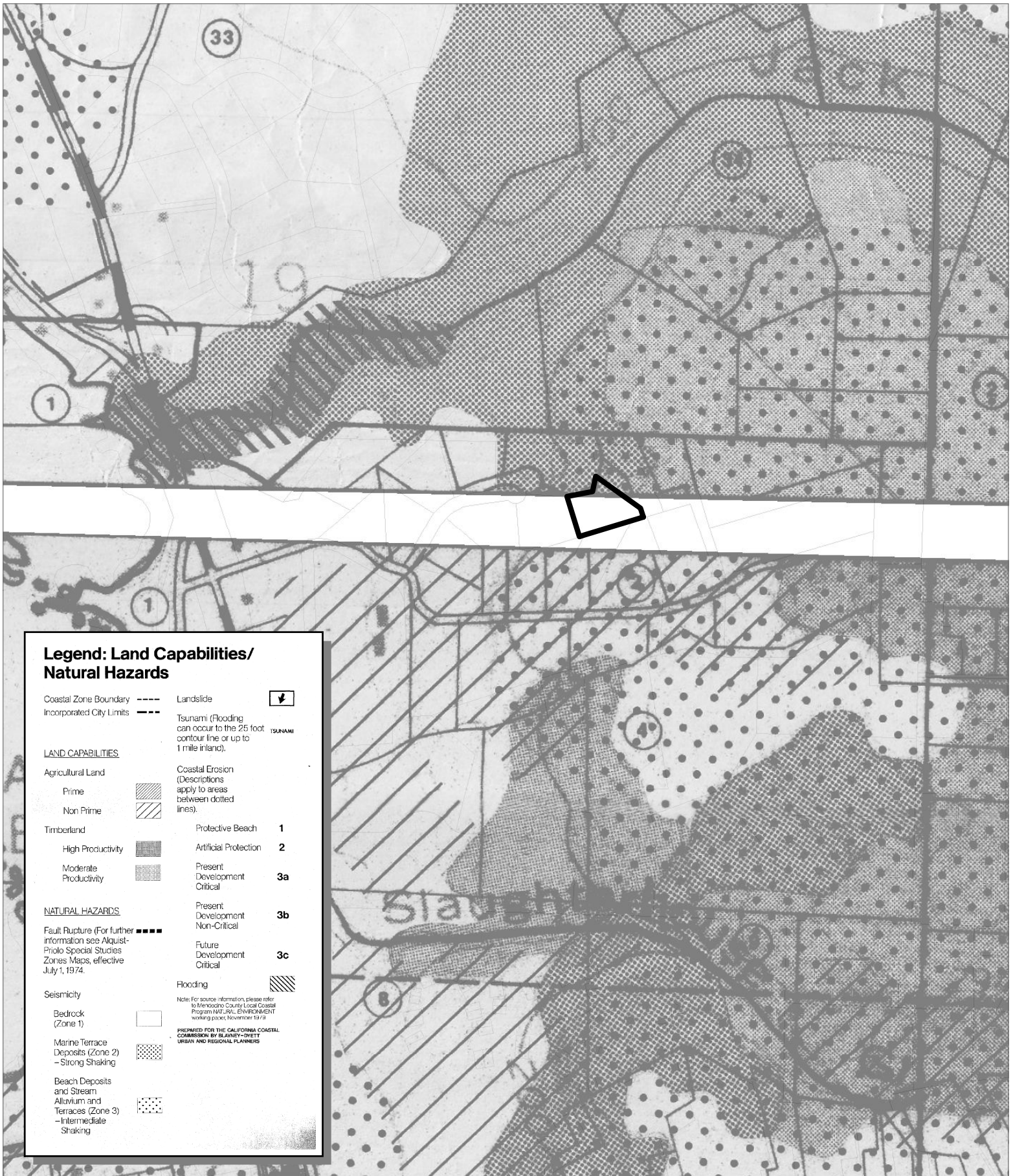
AGENT:

ADDRESS: 44640 Larkin Road, Mendocino



LCP HABITATS & RESOURCES

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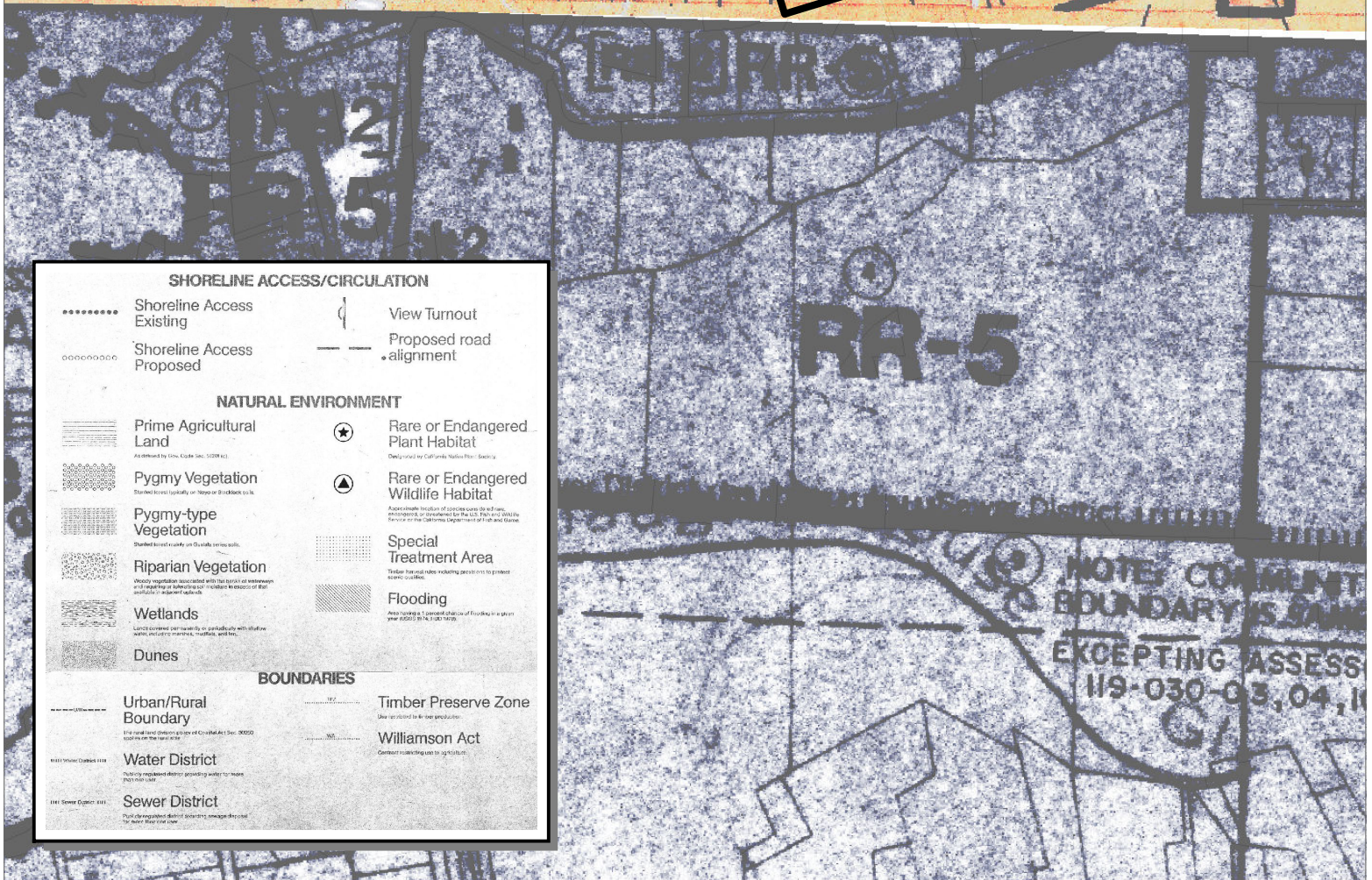
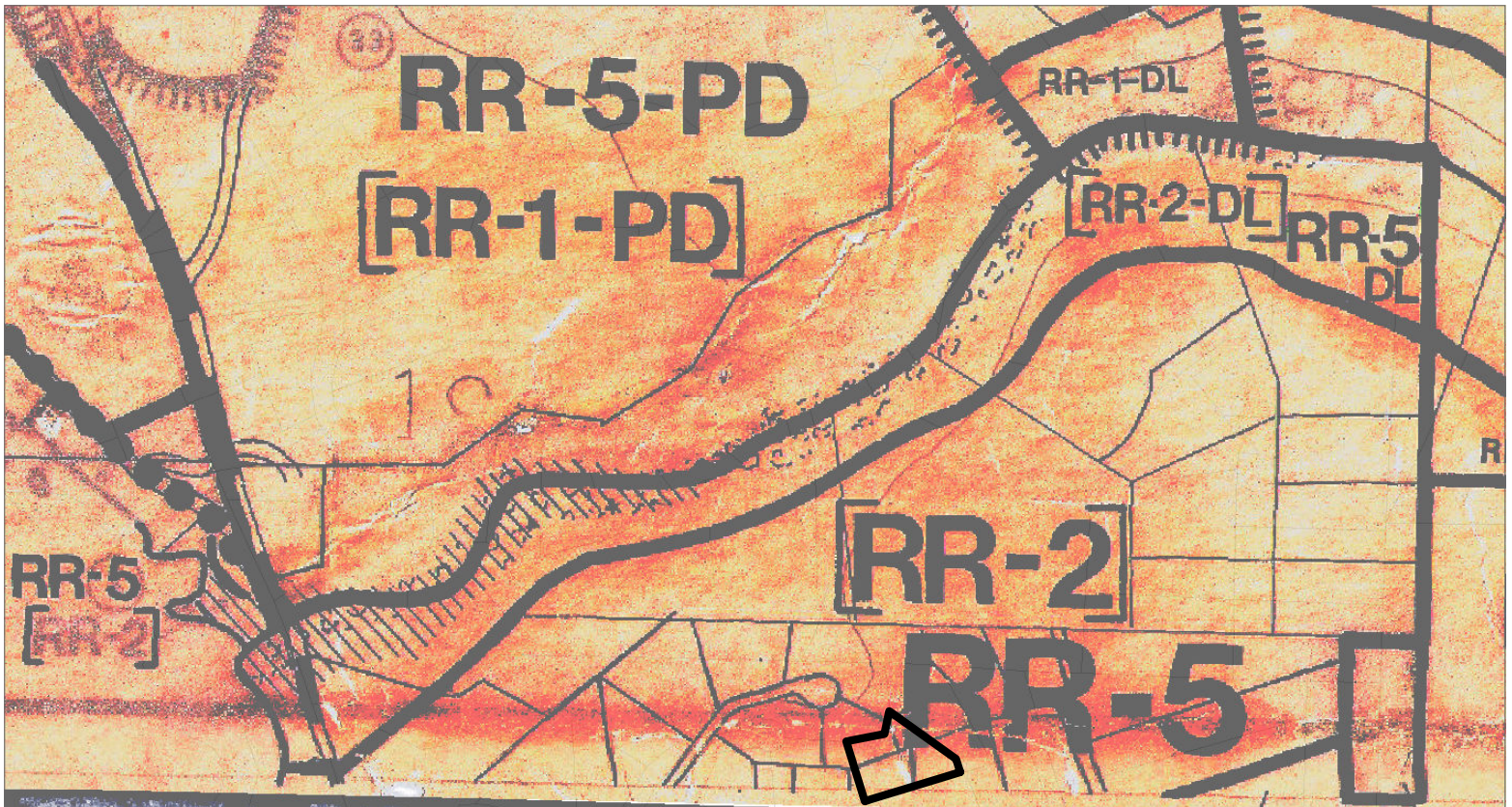


CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
APLCT: Lily "Tigerlily" Jones
AGENT:

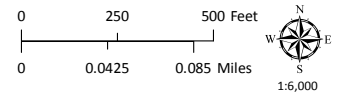
ADDRESS: 44640 Larkin Road, Mendocino

LCP LAND CAPABILITIES & NATURAL HAZARDS

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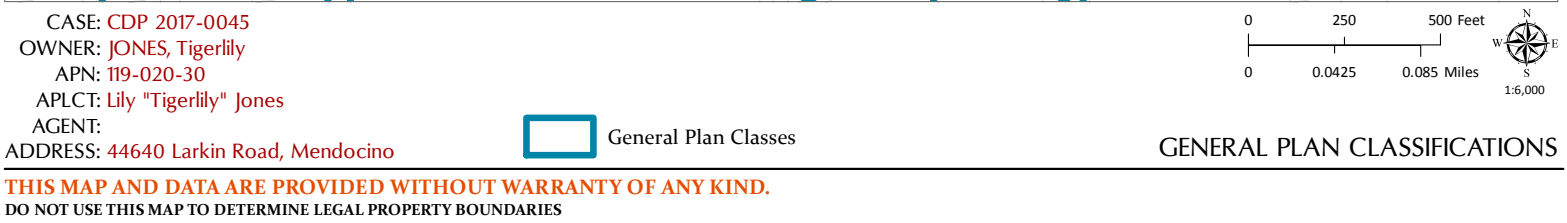


CASE: CDP 2017-0045
 OWNER: JONES, Tigerlily
 APN: 119-020-30
 APLCT: Lily "Tigerlily" Jones
 AGENT:
 ADDRESS: 44640 Larkin Road, Mendocino



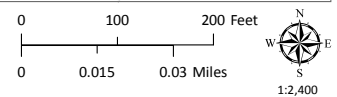
LCP LAND USE MAP 15: CASPAR

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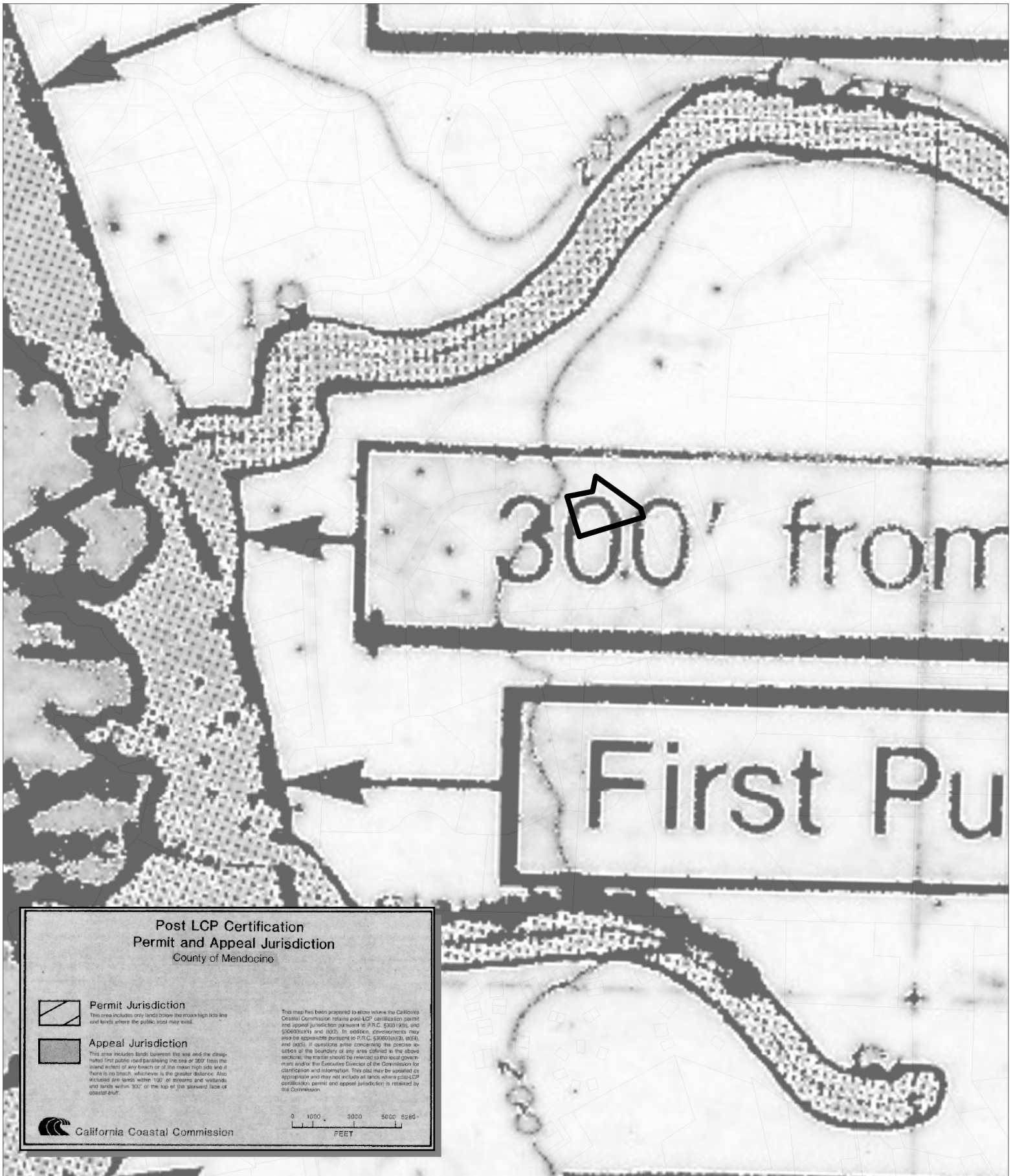


CASE: CDP 2017-0045
 OWNER: JONES, Tigerlily
 APN: 119-020-30
 APLCT: Lily "Tigerlily" Jones
 AGENT:
 ADDRESS: 44640 Larkin Road, Mendocino

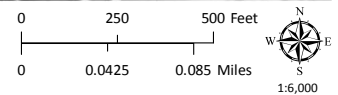


ADJACENT PARCELS

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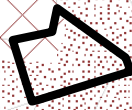
CASE: CDP 2017-0045
 OWNER: JONES, Tigerlily
 APN: 119-020-30
 APLCT: Lily "Tigerlily" Jones
 AGENT:
 ADDRESS: 44640 Larkin Road, Mendocino



APPEALABLE AREAS

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MENDOCINO FIRE PROTECTION DISTRICT



CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
APN: 119-020-30
APLCT: Lily "Tigerlily" Jones
AGENT:
ADDRESS: 44640 Larkin Road, Mendocino



County Fire Districts



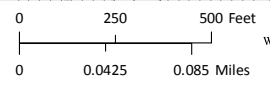
Very High Fire Hazard



High Fire Hazard



Moderate Fire Hazard



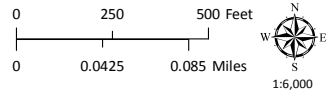
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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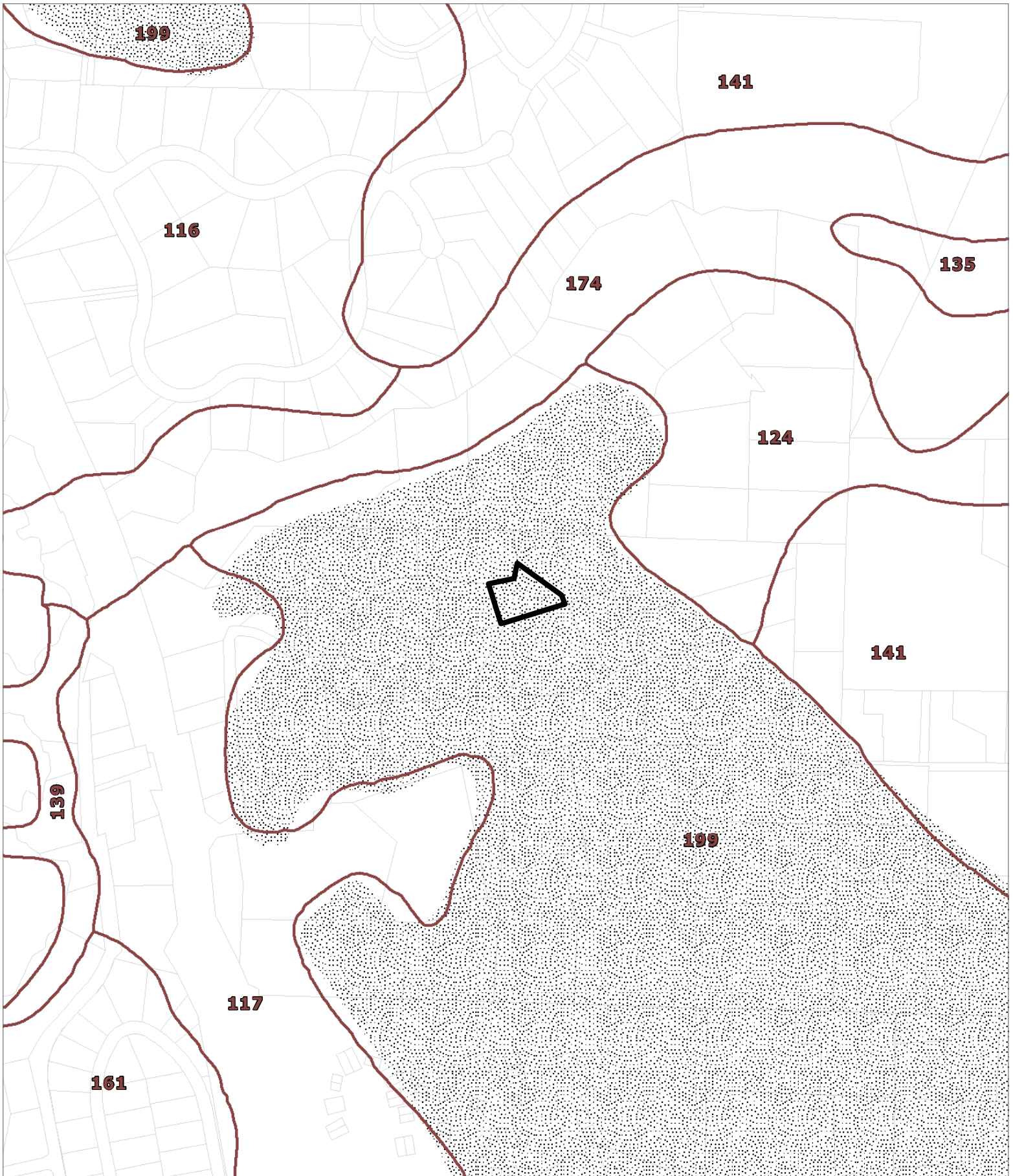
CASE: CDP 2017-0045
OWNER: JONES, Tigerlily
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APLCT: Lily "Tigerlily" Jones
AGENT:
ADDRESS: 44640 Larkin Road, Mendocino

 Water





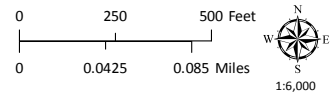
WILDLAND-URBAN INTERFACE ZONES

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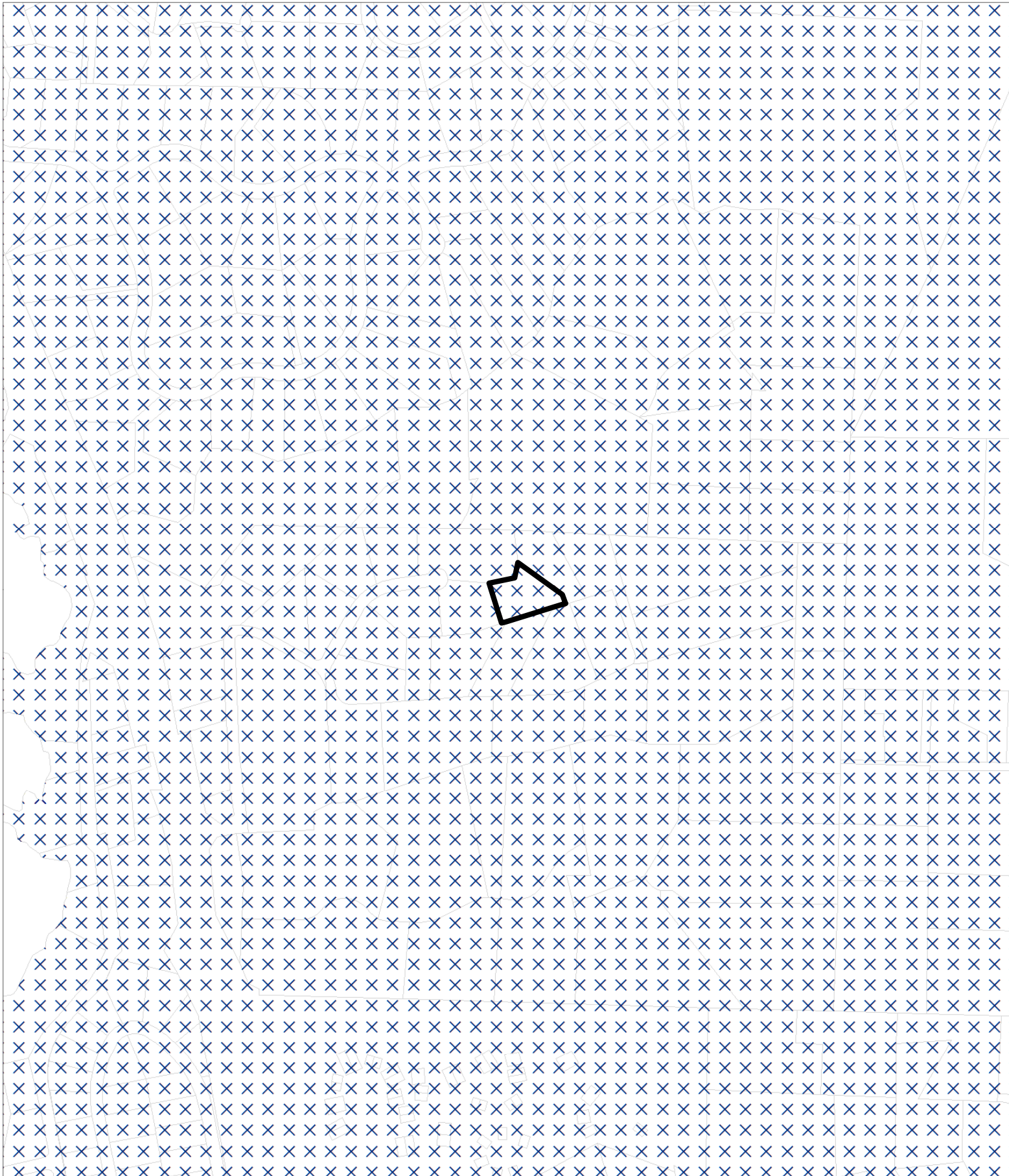
CASE: CDP 2017-0045
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AGENT:
ADDRESS: 44640 Larkin Road, Mendocino

 Western Soil Classes
 Shinglemill-Gibney Complex



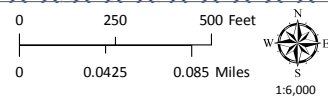
LOCAL SOILS

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OWNER: JONES, Tigerlily
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AGENT:
ADDRESS: 44640 Larkin Road, Mendocino

× × Critical Water Areas



GROUND WATER RESOURCES

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DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490



RECEIVED

NOV 27 2017

MENDOCINO UNIT

Attention: Fire Safe Applicant

CAL FIRE has received and reviewed your **State Fire Safe Regulation Application Form**. Please keep copies of your Fire Safe Application and conditions of Approval forms for your records. Your Fire Safe documents will be maintained by CAL FIRE a maximum of 5 years.

Please review the requirements for your specific project in the attached Conditions of Approval. Once you have complied with the requirements listed in the Conditions of Approval, contact the CAL FIRE receptionist at (707) 459-7414 to **Request a Final Inspection**. The CAL FIRE Final Inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. **Processing your request for Final inspection is approximately two weeks, depending on emergency incidents.** The most common delays in obtaining a Final Clearance are **improperly addressed properties**.

100 Feet of Defensible Space

In January 2006 new state law (PRC 4291) expanded defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet increases the chance of your house surviving an uncontrolled wildfire. Please visit the CAL FIRE web link <http://www.fire.ca.gov> or contact the Mendocino Unit Headquarters for additional information:

Tree Removal Requirements

California Forest Practice Regulations may apply to your project if you are permanently removing trees, selling timber or firewood, trading timber or firewood, selling or trading other solid wood forest products from your project. For further information and assistance please contact the CAL FIRE Resource Management Office in Willits at (707) 459-7440. Additional information is provided with your documents and is available on the CAL FIRE web site at: http://www.fire.ca.gov/rsrc-mgt_forestpractice.php

Owner/Agent Information

CAL FIRE File Number 479-17 Date 11/27/17
Owner's Last Name Jones Owner's First Name Lily
Owner's Phone Number 707-937-51055
Owner's Mailing Address 44640 Larkin Rd.
Mendocino, CA 95460 Agent Phone # none listed

Project Information

Project Street # 44640 Project Street Name Larkin RD Type of Project other
Project City/Community Mendocino Battalion 6 Fort Bragg Finaled ☐

Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources: Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ **Address Standard**

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ **Driveway Standard**

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ **Road Standard**

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

Bridge Standard

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE:ADDITIONAL COMMENTS:

Ryan Smith, Battalion Chief

By:

Mitch Boston Forestry Aide [Signature]

Reviewing Official

Patricia Austin

Fire Prevention Bureau



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707) 459-7414
Website: www.fire.ca.gov

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NOV 20 2017

MENDOCINO UNIT

CAL FIRE File # 479-17

To be completed by CAL FIRE

-OFFICE USE ONLY-

STATE FIRE SAFE REGULATIONS APPLICATIONS FORM

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE). **See the attached Homeowner's Summary of Fire Prevention and Loss Reductions Laws to ensure your plans will meet the requirements.** If not, you will be required to propose and submit an exemption (Detailed in Item #19) for the Department's review. Failure to submit a proposed exemption when required will result in delays. CAL FIRE will strive to work with landowners who require an exemption, however, submitting an exemption in itself, does not guarantee it will be accepted by CAL FIRE.

1. Name, Mailing Address and Phone Number of Property Owner:

Lily "Tigerlily" Jones
44640 Larkin Rd.
Mendocino CA 95460

Phone: 707-937-5105

2. Name, Mailing Address and Phone Number of Agent representing the Property Owner:

Phone: _____

Mail correspondence to:

☒ Owner OR ☐ Agent OR ☐ Pick-up at Howard Forest

3. Address/Location of proposed building site:

44640 Larkin Rd.
Mendocino CA 95460

APN: 119-020-30

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV

Is it accessible, gate, locked? If so, gate combination or instructions to access:

no gate

4. Type of Project – CHECK ONE

☐ Subdivision

Current acreage before split: _____

Number of new parcels to be created: _____

Acreage of newly created parcels: _____

☐ Use Permit

Describe your project, include dates, times, number of people, roads used or required, etc.

☒ Building Permit

☐ New building,

☒ Remodel,

☐ Class K,

☐ Replacement,

☒ Other

* travel trailer
to be used as
Family Care Unit.

Size in square feet of Single Family dwelling, if applicable.

464

Size in square feet of attached garage, if applicable.

200

Size in square feet of proposed detached garage, if applicable.

* Size in square feet of proposed accessory building(s), if applicable.

Size in square feet of other proposed structure, if applicable.

TOTAL SQUARE FOOTAGE

Briefly describe the type of structure you will be building:

1) to retractively get permit for a garage that was converted to living space by former owner (who did not get permit) No outside changes will be made to exterior.

2) to get permit for small travel trailer to be hooked up as Family Care Unit. Landowner has serious medical condition and is in need of daily help. parked on existing parking area.

5. ☒ Yes ☐ No -- Is project location map attached showing access to the site?

6. ☒ Yes ☐ No -- Was the subject parcel created PRIOR to January 1, 1992?

If NO please answer a & b below:

a. ☐ Yes ☒ No -- Is the structure within ½-mile driving distance of a working fire hydrant?

But has water tank with fire-hose sized hook up.

b. ☒ Yes ☐ No -- Is the structure within a 5-mile driving distance of a year round fire station?

Set Back Standard- If YES to # 7 and NO to # 8, an exemption will be required.

PARCEL IS LESS THAN ONE ACRE.

7. ☐ Yes ☒ No -- Is the subject parcel 1 acre or larger? .916 acre

8. ☒ Yes ☐ No -- Will the proposed structure(s) be 30 ft. or more from ALL property lines? Existing garage/remodel is 30'

☒ Family Care Unit is parked in parking area approx 10' from property line

Road and Driveway Standards -Roads or driveways deviating from the Standards will require an exemption.

9. ☐ Yes ☒ No -- Will your project require construction of a new road?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

10. ☐ Yes ☒ No -- Will your project require the extension of an existing road?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

11. ☐ Yes ☒ No -- Will your project require construction of a new driveway?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

12. ☐ Yes ☒ No -- Will your project require the extension of an existing driveway?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

13. If NO to 9-12 above, Describe the existing road/driveway:

Paved driveway to both main house & garage/remodel
Adequate room to turn. Packed road base parking
under travel trailer/family care unit.

14. Describe the turnout locations, their spacing, and the turnaround or hammerhead "T" related to your project and the standards ensure it meets the required standard or an exemption will be needed.

main driveway area 37'x43', additional 13'x20' in
front of garage/remodel, plus 12'x26' leading off of
Larkin. Road base parking area around trailer
approx. 12'x26'. All are existing, no new extension
see attached map

15. ☐ Yes ☒ No -- Are there existing bridges en route to the proposed project located on your property?

16. ☐ Yes ☒ No -- Will this project require any bridges to be constructed/installed?

Timber and Land Conversion Activities- FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440.

17. ☐ Yes ☒ No -- Will trees be cut and timber products sold, bartered, traded or exchanged?

If YES, may require a harvest permit from CAL FIRE Resource Management.

18. ☐ Yes ☒ No -- Will timberland be converted to non-timber growing use?

If YES, may require a harvest permit from CAL FIRE Resource Management.

Exemption Request

19. ☐ Yes ☒ No -- Are you requesting any exemptions to the Fire Safe Regulations?

If YES, attach a separate page identifying the applicable section of State Law pertinent to your request, material facts supporting the request, the details of the exemption or mitigation measures proposed, and a map showing the proposed location of the exemption or mitigation measure.

An exemption may be granted only if it is "necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites" and if it "provides the same overall practical effect as these [fire safe] regulations towards providing defensible space." (Cal. Code Regs., tit. 14, §§ 1270.07, 1271.00.) An exemption may not allow avoidance of the standards. An exemption is an "alternative...that provides mitigation of the problem."

I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in the Public Resources Code Section 4290.

SIGNATURE OF PROPERTY OWNER OR AGENT

Riley "Tigerlily" Jones
LILY "TIGERLILY" JONES
Print Name