



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
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www.mendocinocounty.org/pbs

November 2, 2018

Department of Transportation
Building Inspection - Ukiah
Assessor

Caltrans
Cal Fire – Land Use
California Highway Patrol

Little Lake Fire Protection District
Redwood Valley Calpella Fire District

CASE#: RN_2018-0002

DATE FILED: 10/23/2018

OWNER: GOLDEN RULE CHURCH ASSOCIATION

APPLICANT: BRIAN BARTHOLOMEW

REQUEST: Private Road Name petition to name 7 roads within the Golden Rule Church area. Proposed road names are: Garden Lane, Maple Lane, Mobile Village Way, Oak Ridge Circle, Orchard Lane, Ridgewood Ranch Road and Seabiscuit Drive.

LOCATION: 6.5± miles northwest of the community of Redwood Valley on the west side of US Hwy. 101 (US 101), 1.4± miles south of its intersection with Black Bart Dr. (CR 370), located at 16200 N. Hwy 101, Willits.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

RESPONSE DUE DATE: November 16, 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 _____

CASE: RN 2018-0002

OWNER:

Golden Rule Church Association

APPLICANT:

Brian Bartholomew

AGENT:

REQUEST:

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APN/S:

106-130-13, 106-280-15, 106-180-07, 106-130-11, 106-190-14, 106-190-07, 106-200-19, 106-200-07, 106-130-20

PARCEL SIZE:

440± acres, total.

GENERAL PLAN:

Suburban Residential (SR)

ZONING:

Suburban Residential (SR)

EXISTING USES:

Residential, Agriculture

DISTRICT:

5

RELATED CASES:

Numerous business licenses, building permits and use permits, including the Golden Rule Mobile Home Park.

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|--------|-----------------------|----------------------|--------------------|---------------|
| NORTH: | Suburban Residential | Suburban Residential | 40± | Residential |
| EAST: | Rangeland | Rangeland | 40± | Rangeland |
| SOUTH: | Suburban Residential | Suburban Residential | 40± | Rangeland |
| WEST: | Rangeland | Rangeland | 160± | Rangeland |

REFERRAL AGENCIES

LOCAL

☐ Agricultural Commissioner

☐ Air Quality Management District

☐ Airport Land Use Commission

☐ Archaeological Commission

☒ Assessor’s Office

☒ Building Division Ukiah

☐ County Addresser

☒ Department of Transportation (DOT)

☐ Environmental Health (EH)

☐ Farm Advisor

☐ Forestry Advisor

☐ LAFCO

☐ City Planning Department

☒ Little Lake Fire Protection District

☒ Redwood Valley/Calpella Fire District

☐ MAC

☐ Sanitation District

☐ School District

☐ Water District

☐ Mendocino Transit Authority (MTA)

☐ Planning Division

☐ Resource Lands Protection Com.

☐ Sonoma State University

☐ Trails Advisory Council

STATE

☒ CALFIRE (Land Use)

☐ CALFIRE (Resource Management)

☐ California Coastal Commission

☐ California Div. of Mine Reclamation

☐ California Dept. of Fish & Wildlife

☒ California Highway Patrol

☐ California Native Plant Society

☐ California State Clearinghouse

☒ CALTRANS

☐ Regional Water Quality Control Board

☐ Sierra Club

FEDERAL

☐ Sierra Club

☐ US Department of Fish & Wildlife

☐ US Department of Health Services

☐ US Department of Parks & Recreation

☐ US Natural Resources Conservation

TRIBAL

☐ Cloverdale Rancheria

☐ Potter Valley Tribe

☐ Redwood Valley Rancheria

☐ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: Russell Ford

DATE: 11/1/2018

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
CALFIRE

4. FARMLAND CLASSIFICATION:

GIS
N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
N/A

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
N/A

10. TIMBER PRODUCTION ZONE:

GIS
N/A

11. WETLANDS CLASSIFICATION:

GIS
N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
N/A

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
N/A

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
N/A

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

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

19. WILD AND SCENIC RIVER:

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

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy
N/A

22. OAK WOODLAND AREA:

USDA
N/A

23. HARBOR DISTRICT:

Sec. 20.512
N/A

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

29. HIGHLY SCENIC AREA:

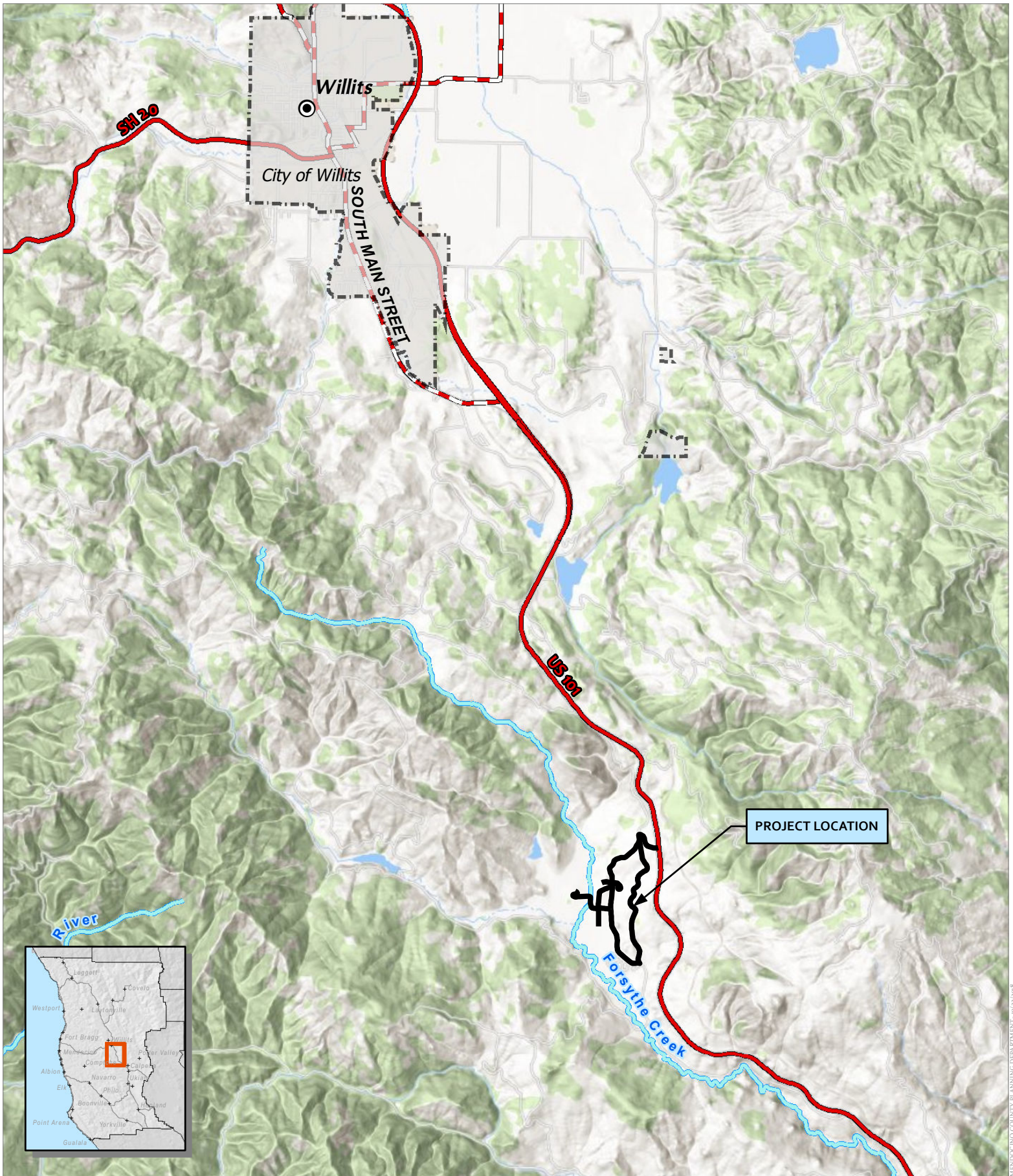
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

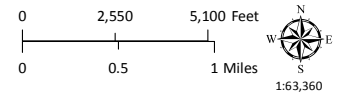
31. BLUFFTOP GEOLOGY:

GIS; 20.500.020



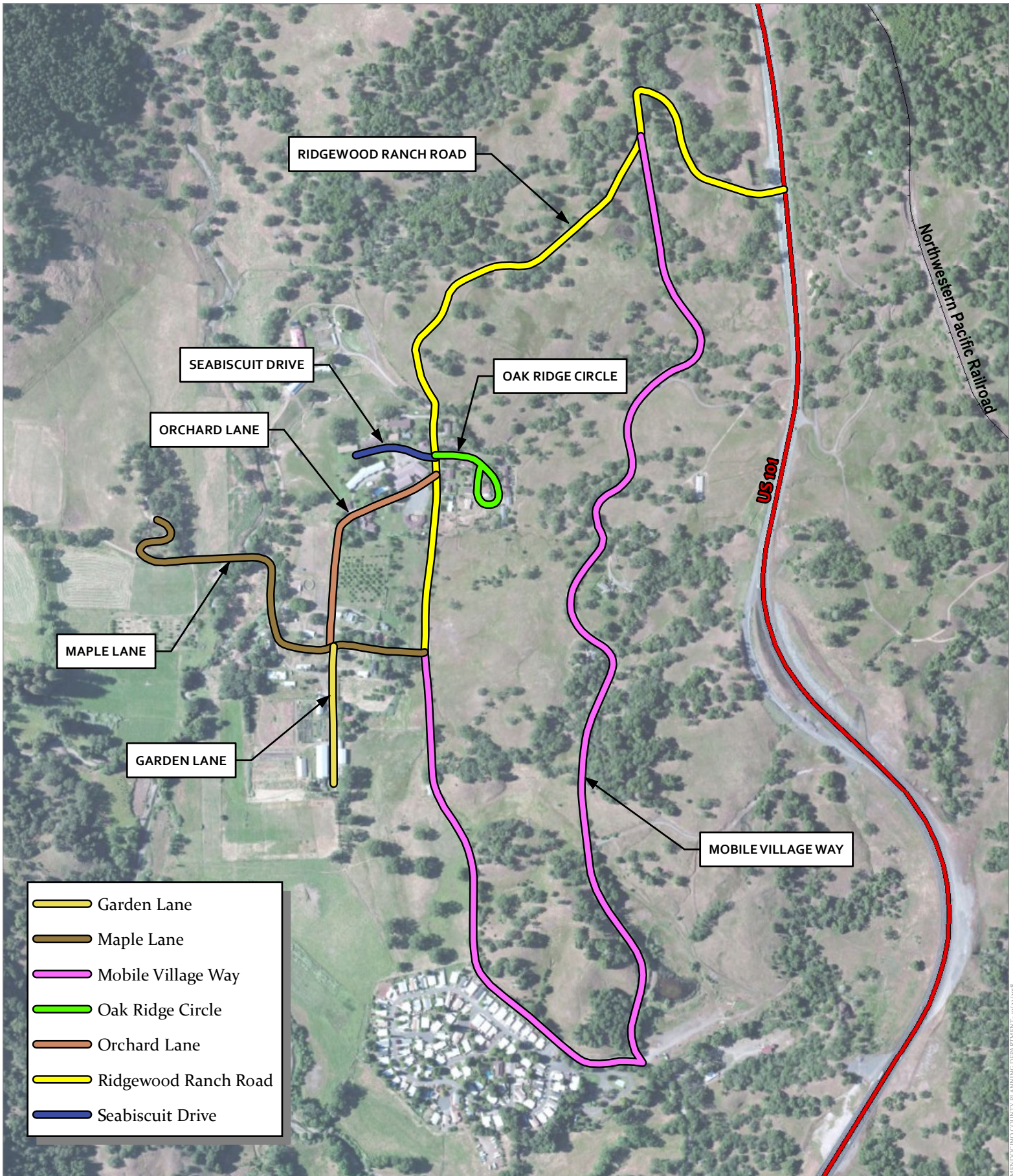
CASE: RN 2018-0002
 OWNER: Golden Rule Church Assn.
 APN: 106-130-13, ET AL
 APLCT: Brian Bartholomew
 AGENT:
 ADDRESS: 16200 N. Hwy. 101, Willits

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



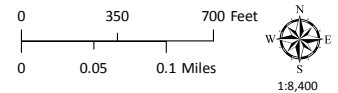
LOCATION MAP

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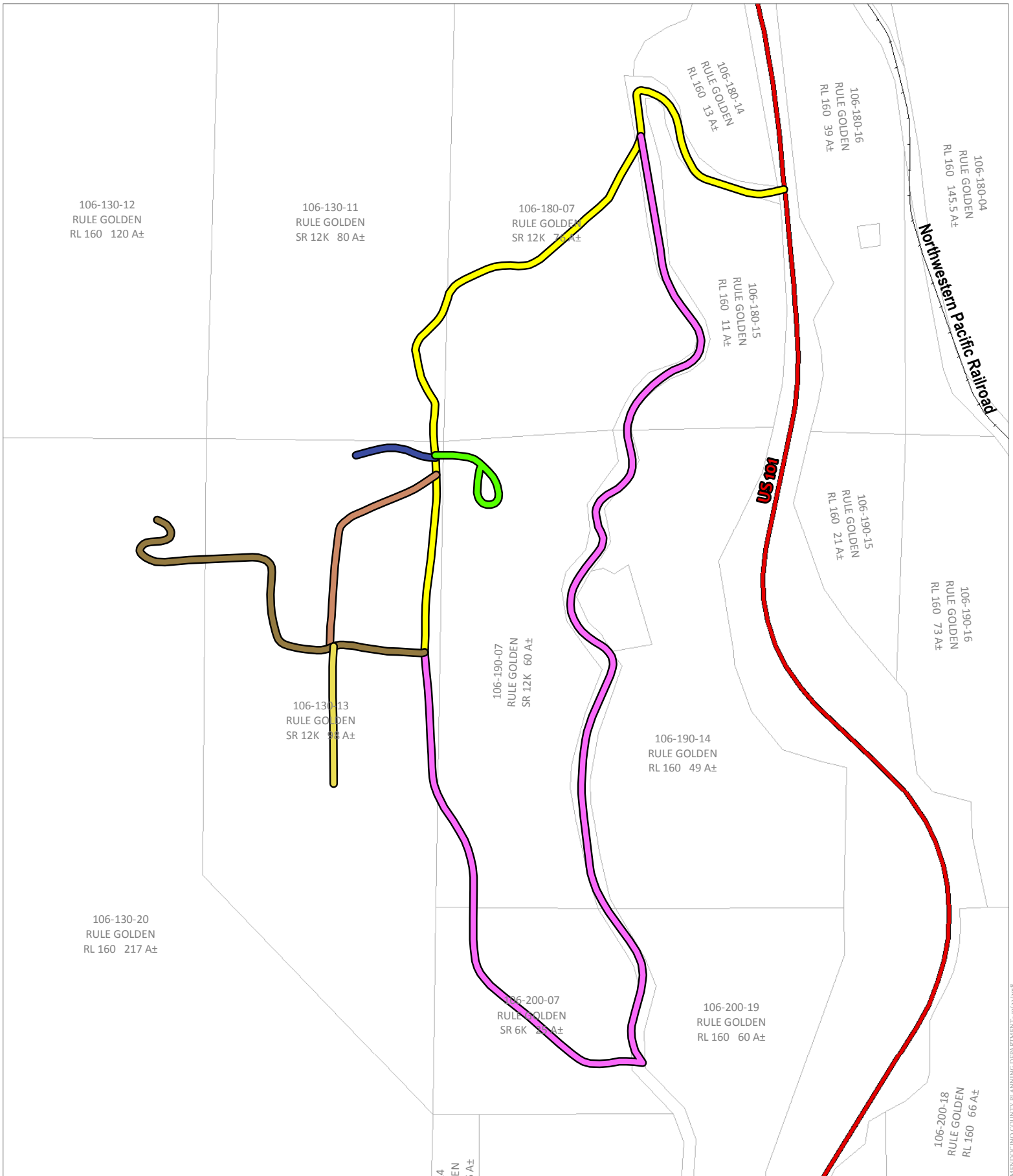
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Highways
 Railroads



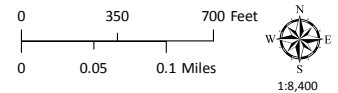
ROAD LOCATIONS

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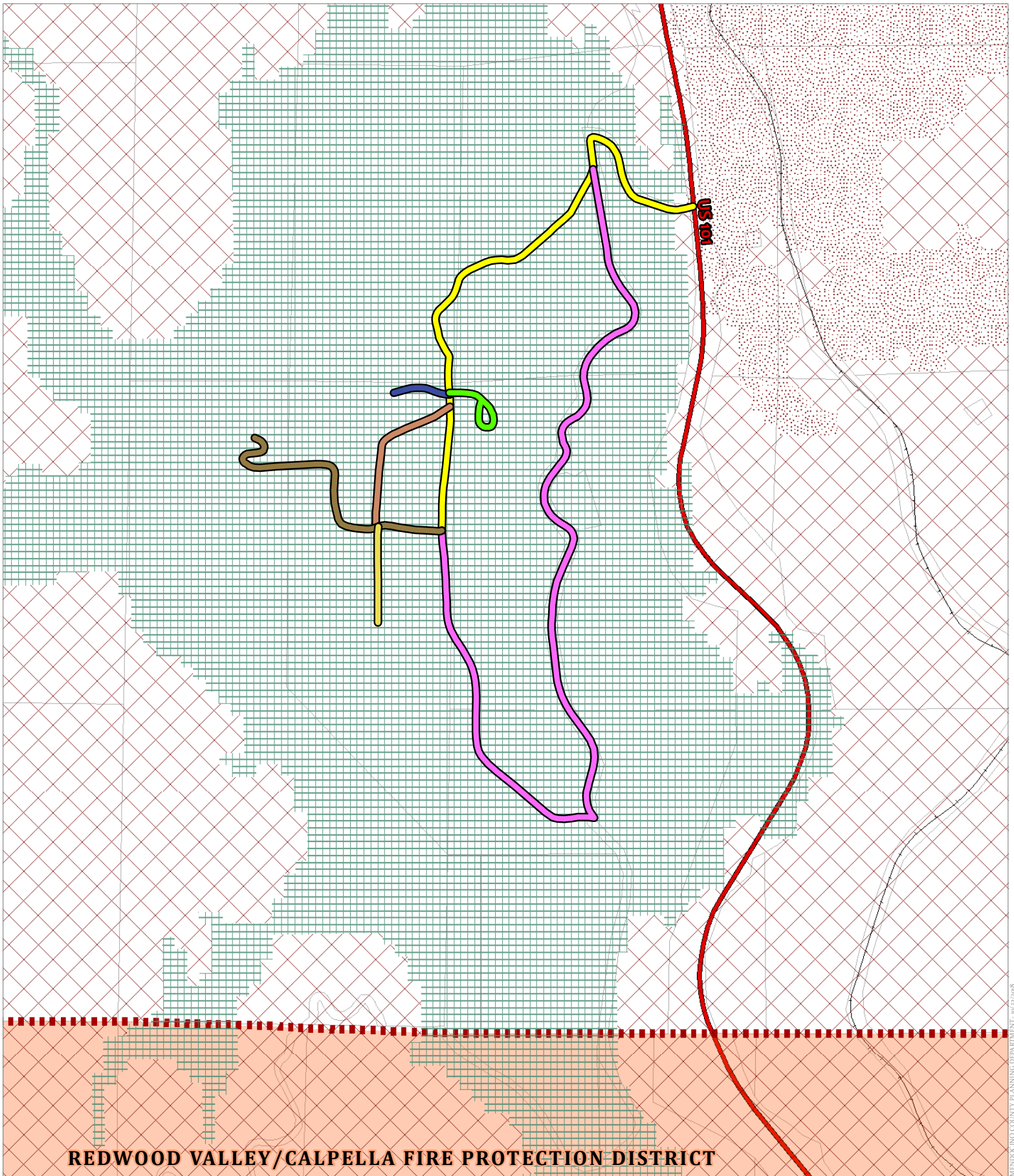
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— Highways
 — Railroads



ASSESSORS PARCELS

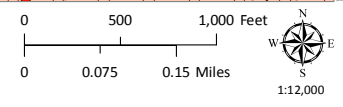
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REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT

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AGENT:
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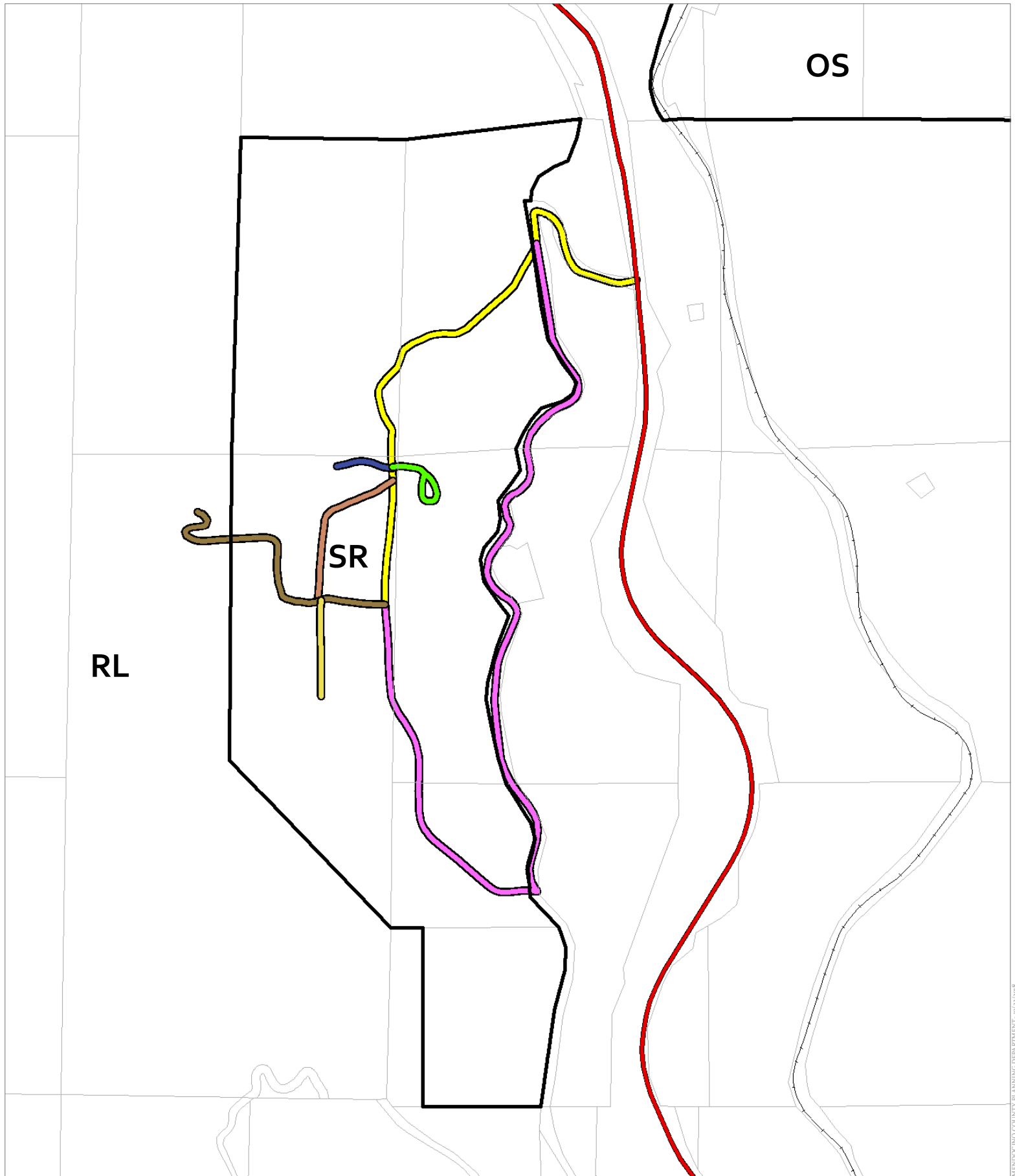
- Very High Fire Hazard
- High Fire Hazard
- Moderate Fire Hazard
- County Fire Districts
- Highways
- Railroads



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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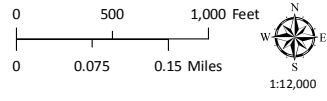
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/21/2018



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/23/2018

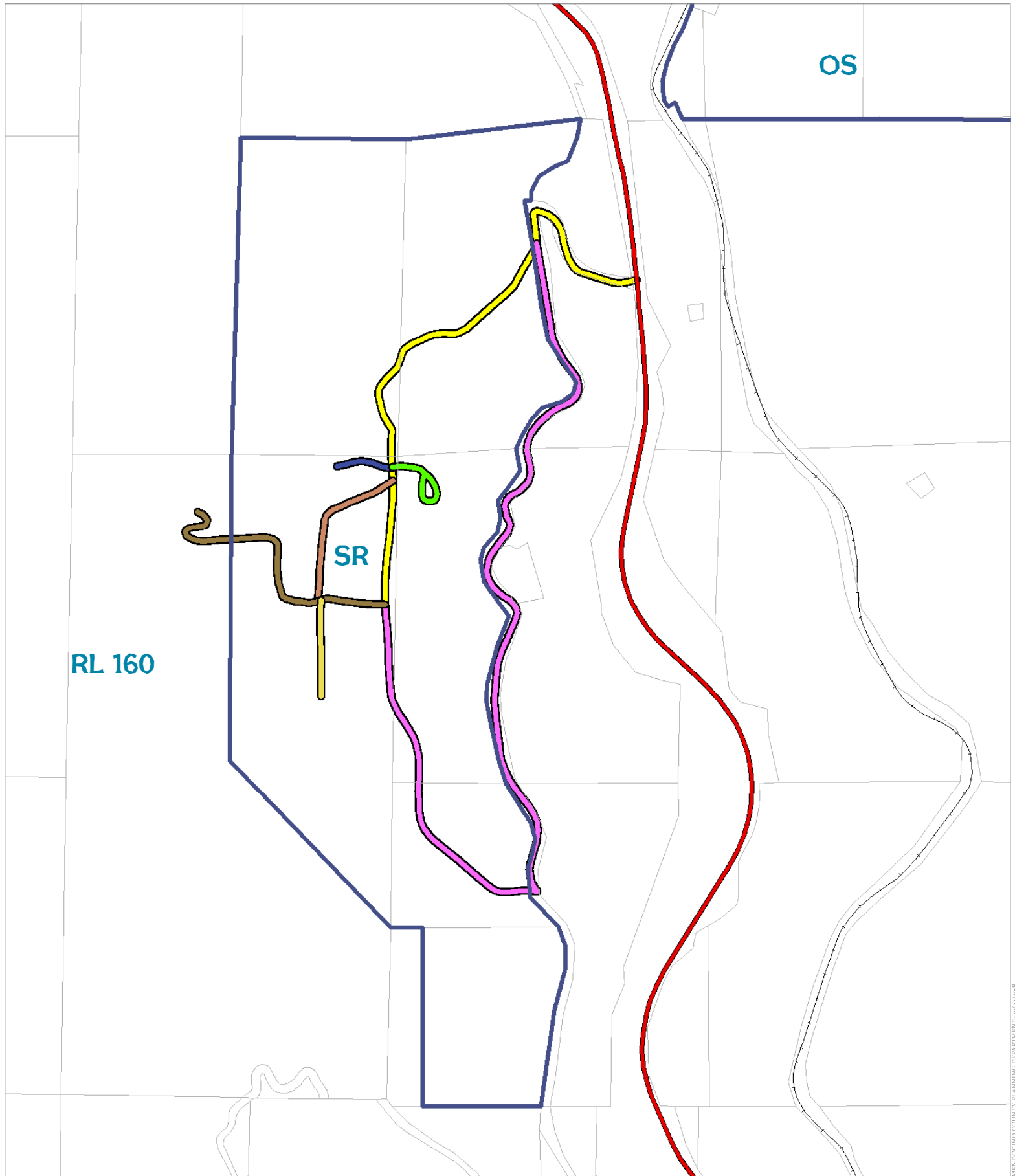
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- Highways
- +— Railroads
- Zoning Districts



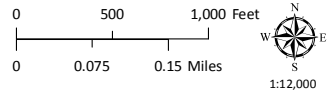
ZONING DISPLAY MAP

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- Highways
- +— Railroads
- General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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