



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

BRENT SCHULTZ, DIRECTOR  
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FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

April 26, 2019

Department of Transportation  
Environmental Health - Ukiah  
Building Inspection - Ukiah  
Assessor  
Air Quality Management  
County Water Agency- Sarah D.

Archaeological Commission – Vandy V.  
County Addresser – Russ F.  
CalFire – Prevention  
CalFire – Resource Management  
Department of Fish and Wildlife  
Redwood Valley Municipal Advisory Council

Redwood Valley Water District  
Redwood Valley-Calpella Fire District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** MS\_2018-0006

**DATE FILED:** 12/17/2018

**OWNER/APPLICANT:** DONALD & SHELLI CORNS

**AGENT:** RON W FRANZ

**REQUEST:** Minor Subdivision of a 7.3± acre parcel creating three (3) parcels, ranging in size from 1.31± to 3.09± acres.

**LOCATION:** 1.2± miles southwest of Redwood Valley town center, lying east of Uva Drive (CR 239), 0.3 ± miles southeast of its intersection with Bel Arbres Drive (CR 238B), located at 7899 & 7915 Uva Dr., Redwood Valley (APN: 165-040-14).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** EDUARDO HERNANDEZ

**RESPONSE DUE DATE:** May 10, 2019

**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](mailto: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 \_\_\_\_\_

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**APN:** 165-040-14

**PARCEL SIZE:** 7.3± acres

**GENERAL PLAN:** Rural Residential (RR:1)

**ZONING:** Rural Residential (RR:1)

**EXISTING USES:** Residential

**DISTRICT:** 1

**RELATED CASES:** On Site: MS 8-83, created subject parcel and an adjacent one.  
In Vicinity: R 53-77, MS 73-77, MS 2-83, MS 30-94, MS 8-99, and MS 22-04.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential (RR:1)	Rural Residential (RR-1)	11.5 & 22.58 A±	Vacant
<b>EAST:</b>	Rural Residential (RR:1)	Rural Residential (RR-1)	6.5 A±	Residential
<b>SOUTH:</b>	Rural Residential (RR:2 & RR:5)	Rural Residential (RR-2 & RR-5)	1 & 25 A±	Residential
<b>WEST:</b>	Rural Residential (RR:1)	Rural Residential (RR-1)	1, 1, & 2.3 A±	Residential

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>		
✓ Air Quality Management District	✓ County Water Agency	✓ California Dept. of Fish & Wildlife
✓ Archaeological Commission	✓ Redwood Valley/Calpella Fire District	<u>TRIBAL</u>
✓ Assessor’s Office	✓ Redwood Valley MAC	✓ Cloverdale Rancheria
✓ Building Division - Ukiah	✓ Redwood Valley Water District	✓ Redwood Valley Rancheria
✓ County Addresser	<u>STATE</u>	✓ Sherwood Valley Band of Pomo Indians
✓ Department of Transportation	✓ CALFIRE (Land Use)	
✓ Environmental Health – Ukiah	✓ CALFIRE (Resource Management)	

**ADDITIONAL INFORMATION:**  
Access to all parcels is via an existing paved road. Parcels 1 and 2 each will each keep one of the two existing Redwood Valley County Water District connections. Parcel 3 will keep the existing well. Parcels 2 and 3 each will have existing houses and leachfields. Parcel 1 is vacant and will have a new sewage system designed.

ENVIRONMENTAL DATA

1. MAC:

GIS  
Redwood Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
State – CalFire (557-18)  
& Local – Redwood Valley/Calpella Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS  
Multiple, see “Farmland Classes” map

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
Yes, see “Special Flood Hazard Areas” map

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
NOA in portion of property, see “Local Soils” map

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  
Riverine at edge of property, see “Wetlands” map

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](http://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



Planning and Building  
Services

Case No: MS-2018-0006

CalFire No: 557-18

Date Filed: 12/17/2018

Fee: \$8,059.00

Receipt No: PMJ-024586

Received By: Eduardo H.

Office use only

## APPLICATION FORM

**APPLICANT**

Name: Don & Shelli Corns

Phone: 707-621-1076

Mailing Address: 7899 Uva Drive

City: Redwood Valley State/Zip: CA 95482 email: tagalong123@comcast.net

**PROPERTY OWNER**

Name: Same ↑

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

**AGENT**

Name: Ron W. Franz

Phone: 707-462-1087

Mailing Address: 2335 Appolinaris Drive

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

Parcel Size: ±7.30 (Sq. feet/Acres) Address of Property: 7899 Uva Drive, RV

Assessor Parcel Number(s): 165-040-14

**TYPE OF APPLICATION:**

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☒ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Shelli & Don  
Donald Corn  
Signature of Applicant/Agent

12-17-18  
Date

Shelli & Don  
Donald Corn  
Signature of Owner

12-17-18  
Date



## SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

### THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

See Tentative Map and aerial photos.

This is a minor subdivision of an existing 7.30 acre parcel on Uva Drive, Redwood Valley. The site is basically flat and extends from Uva Drive to Forsythe Creek. There are 2 existing homes on the property. Each has leachfields. There are 2 RVWD water services and 1 well on the property.

Proposed parcel 1 is vacant.

Proposed parcels 2 & 3 will have 1 house on each.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	2 houses	—	± 2000sf each	—	± 4000sf
Total Structures Paved Area Landscaped Area Unimproved Area	N/A				
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>					

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No  
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?  
☐ Yes ☒ No  
If yes, how many acres will be converted? \_\_\_\_\_ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No  
If yes, explain below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Is the proposed development visible from State Highway 1 or other scenic route?  
☐ Yes ☒ No

14. Is the proposed development visible from a park, beach or other recreational area?  
☐ Yes ☒ No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : ☐ Yes ☒ No  
Filling: ☐ Yes ☒ No  
Dredging: ☐ Yes ☒ No

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

If so, amount of material to be dredged or filled? \_\_\_\_\_ cubic yards.  
Location of dredged material disposal site? \_\_\_\_\_

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☐ No

16. Will there be any exterior lighting? ☐ Yes ☒ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans:  
\_\_\_\_\_  
\_\_\_\_\_

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

A. Electricity:  
☒ Utility Company (service exists to the parcel)  
☐ Utility Company (requires extension of service to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
☐ On Site Generation - Specify: \_\_\_\_\_

B. Gas:  
☒ Utility Company/Tank  
☐ On Site Generation - Specify: \_\_\_\_\_  
☐ None

C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?  
☐ Community sewage system - Specify supplier 2 existing on existing houses  
☒ Septic Tank  
☐ Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:  
☒ Community water system - Specify supplier PVWD 2 existing meters  
☒ Well 1 existing well on Parcel 3  
☐ Spring  
☐ Other - Specify: \_\_\_\_\_

20. Are there any associated projects and/or adjacent properties under your ownership?  
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:  
None  
 \_\_\_\_\_  
 \_\_\_\_\_

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
See attached maps - 7899 Uva Drive  
± 2/3 miles southern Uva Drive from the  
Highway 101 (West Road) exit  
 \_\_\_\_\_  
 \_\_\_\_\_

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.  
2 houses, garage, misc sheds  
 \_\_\_\_\_  
 \_\_\_\_\_

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 N/A feet. Maximum height of proposed structures \_\_\_\_\_ feet.

26. Gross floor area of existing structures ± 5000 SF square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 0 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 7.30 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.  
See photos. Site is basically flat and mostly open  
 \_\_\_\_\_  
 \_\_\_\_\_

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.  
Typical residential area ±1 to ±2 acre parcels  
 \_\_\_\_\_  
 \_\_\_\_\_

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural		Resid.	Resid.	Resid.
Commercial Industrial				
Institutional Timberland				
Other	Forsythe Creek		Uva Drive	



1.

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	1.31 Acres	Residential	Vacant
Lot Number 2	2.90 Acres	"	1 House
Lot Number 3	3.09 Acres	"	1 House
Lot Number 4			
Remainder Parcel			

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

## 3. A. Water supply is from:

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

Existing Well on parcel 3  
 2 Existing Water meters (Parcels 1 & 2)  
 PUCWD

## B. Sewage disposal is by use of:

- ☐ Public system  
☒ Private system

Existing on Parcels 2 &amp; 3

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.

\*

Shelli D. Carr  
 Owner's Signature

12-17-18  
 Date

Donald Carr  
 Owner's Signature

12-17-18  
 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

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print Name of Representative

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

Ron W. Jany  
 Signature of Preparer of the Tentative Map

11-18-18  
 Date



## 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.

*Donald Corn* *Shelli L. Carr*  
Owner/Authorized Agent

*12-17-18*  
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 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

### INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

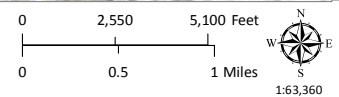
Applicant: *Donald Corn* *Shelli L. Carr* Date: *12-17-18*





CASE: MS 2018-0006  
 OWNER: CORNS, Donald & Shelli  
 APN: 165-040-14  
 APLCT: Don & Shelli Corns  
 AGENT: Ron Franz  
 ADDRESS: 7899 Uva Drive, Redwood Valley

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



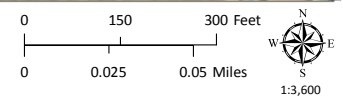
LOCATION MAP





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OWNER: CORNS, Donald & Shelli  
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- Named Rivers
- Public Roads
- Private Roads





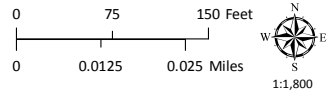
AERIAL IMAGERY





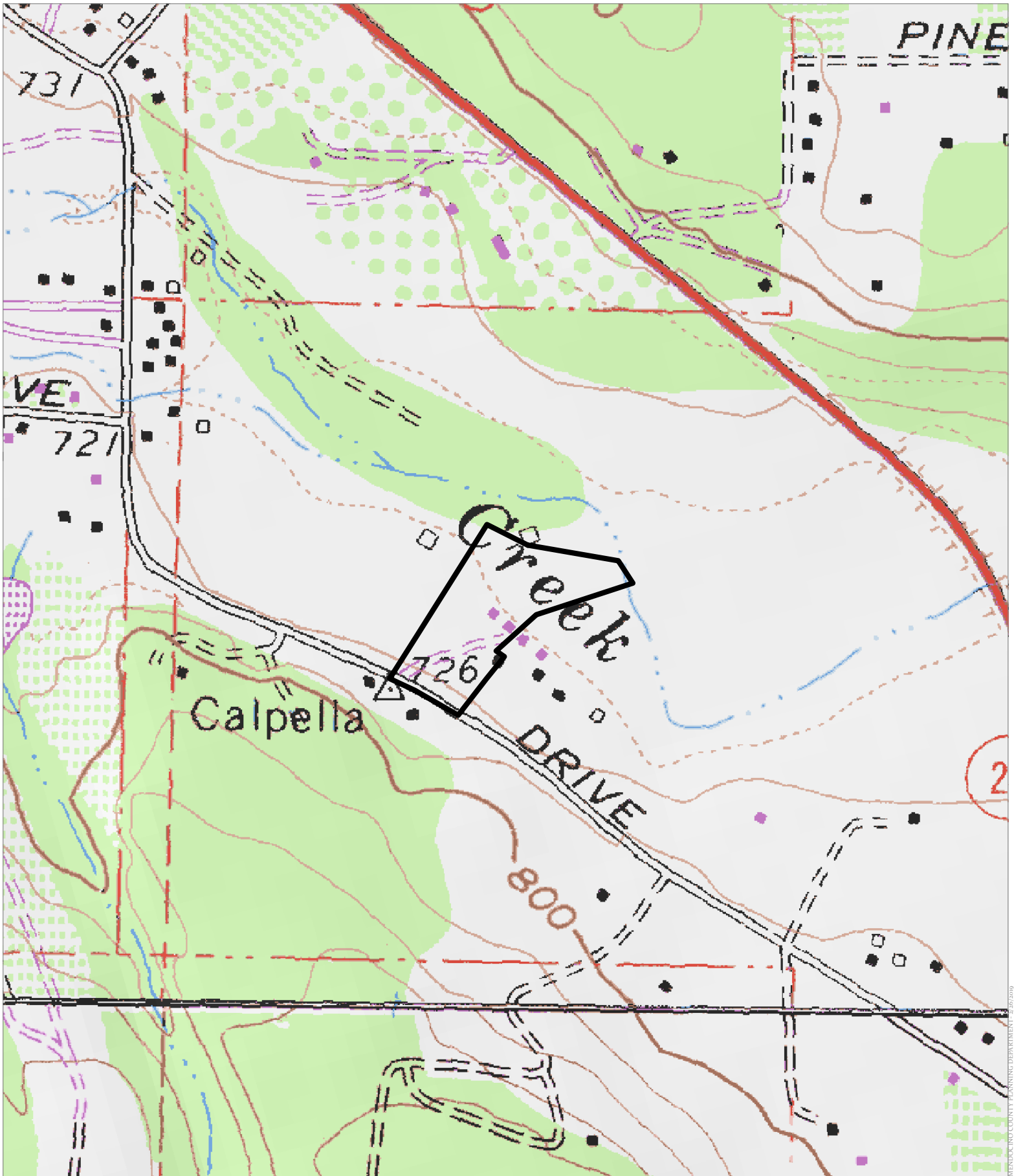
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 Named Rivers  
 Public Roads

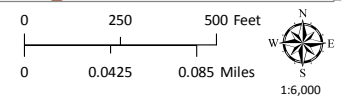


AERIAL IMAGERY



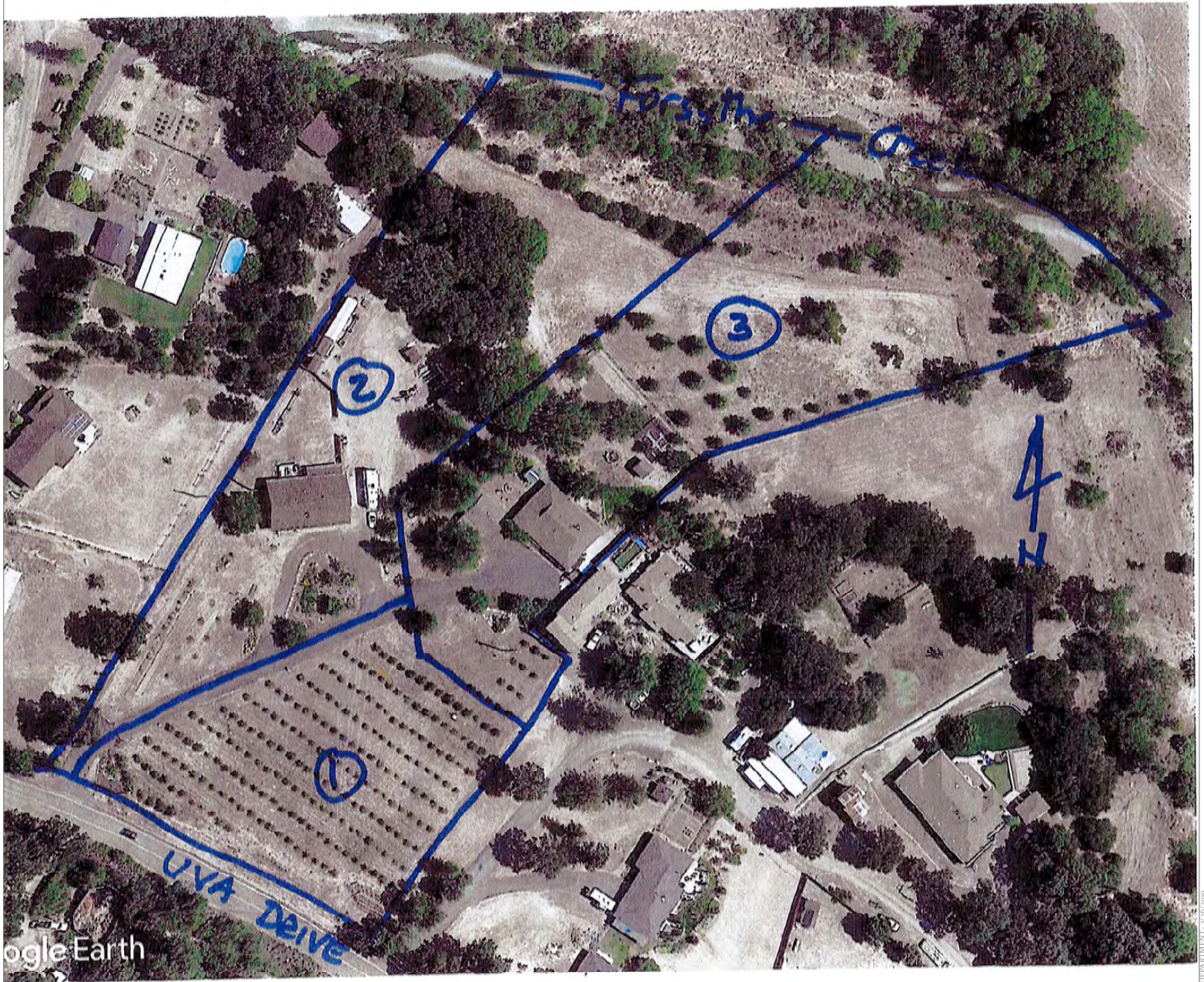


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TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET





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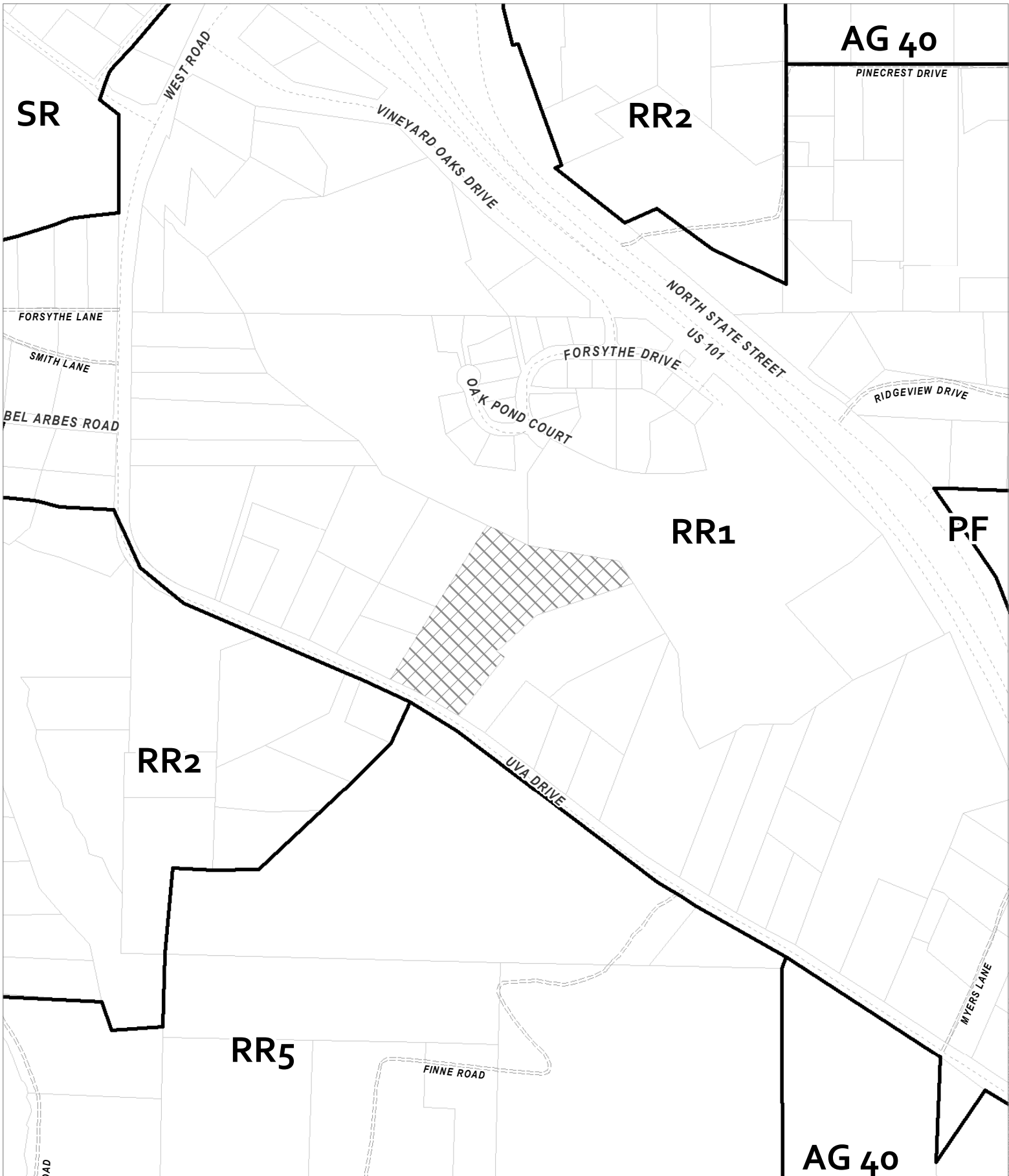
NO SCALE

TENTATIVE LOTS





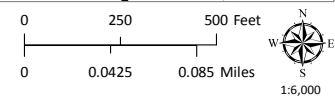


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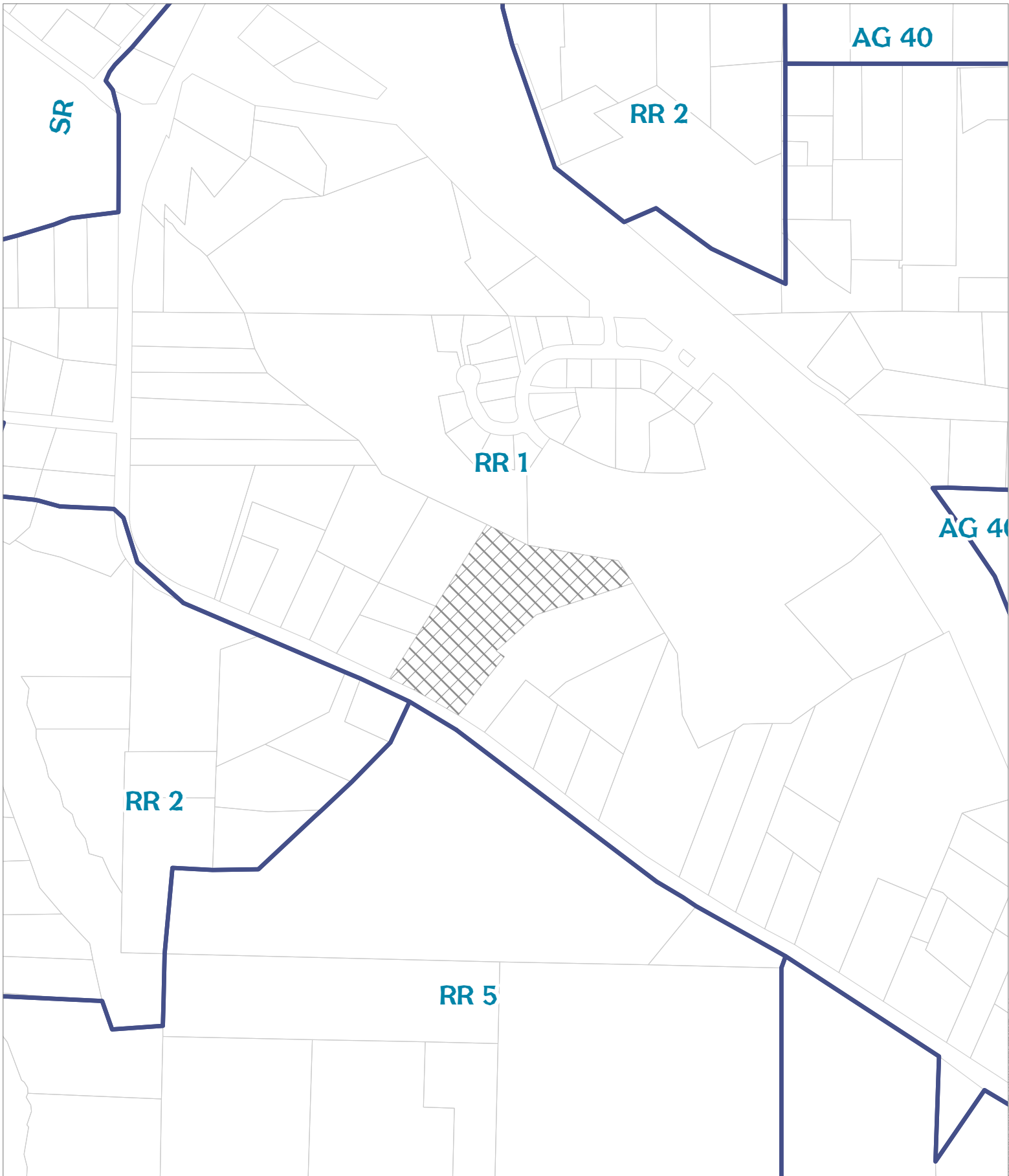
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 Zoning Districts  
 Public Roads




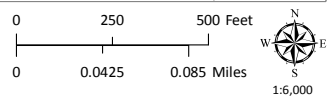
ZONING DISPLAY MAP





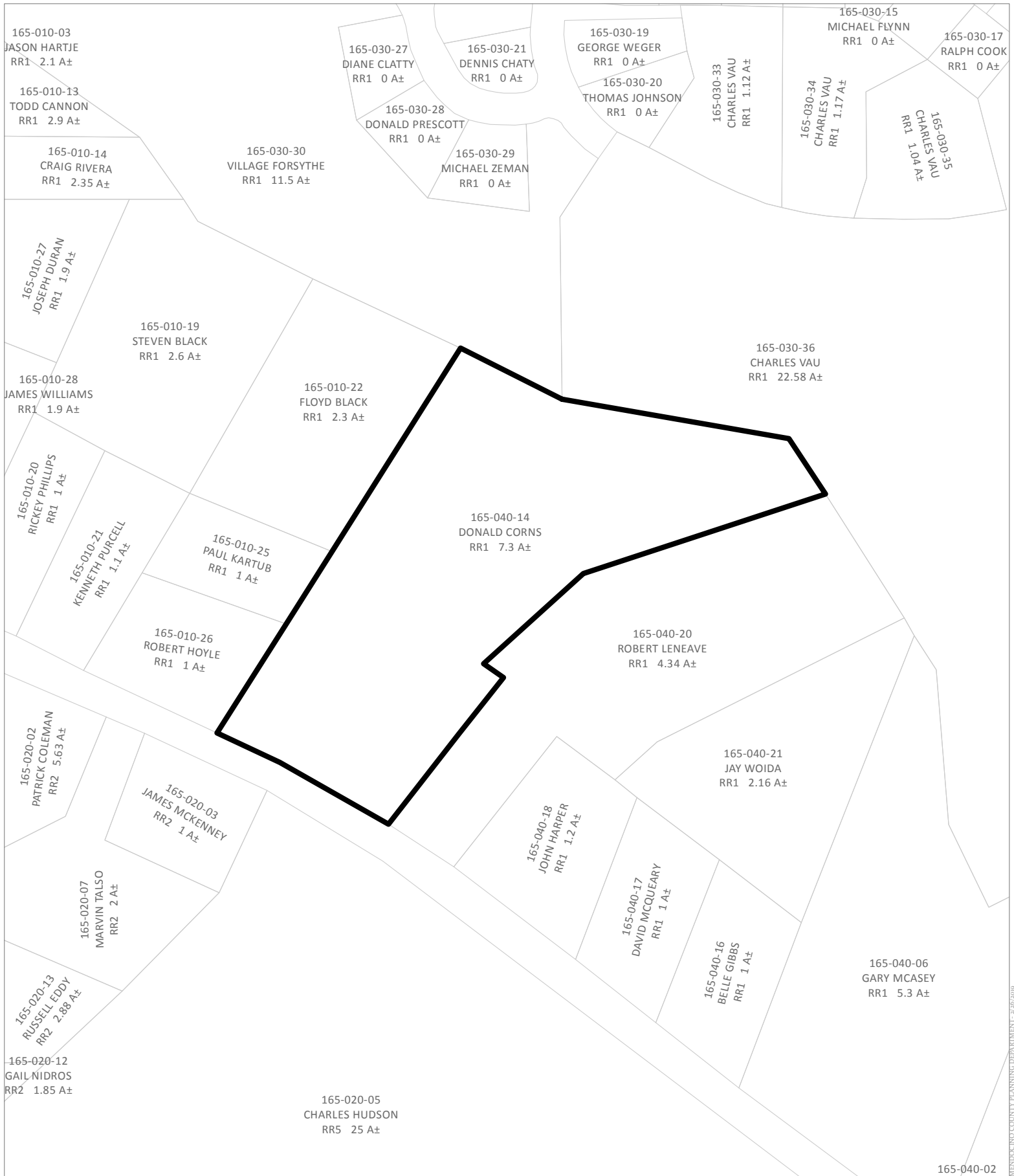
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 General Plan Classes

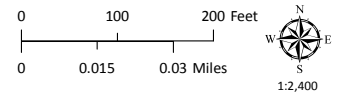


GENERAL PLAN CLASSIFICATIONS

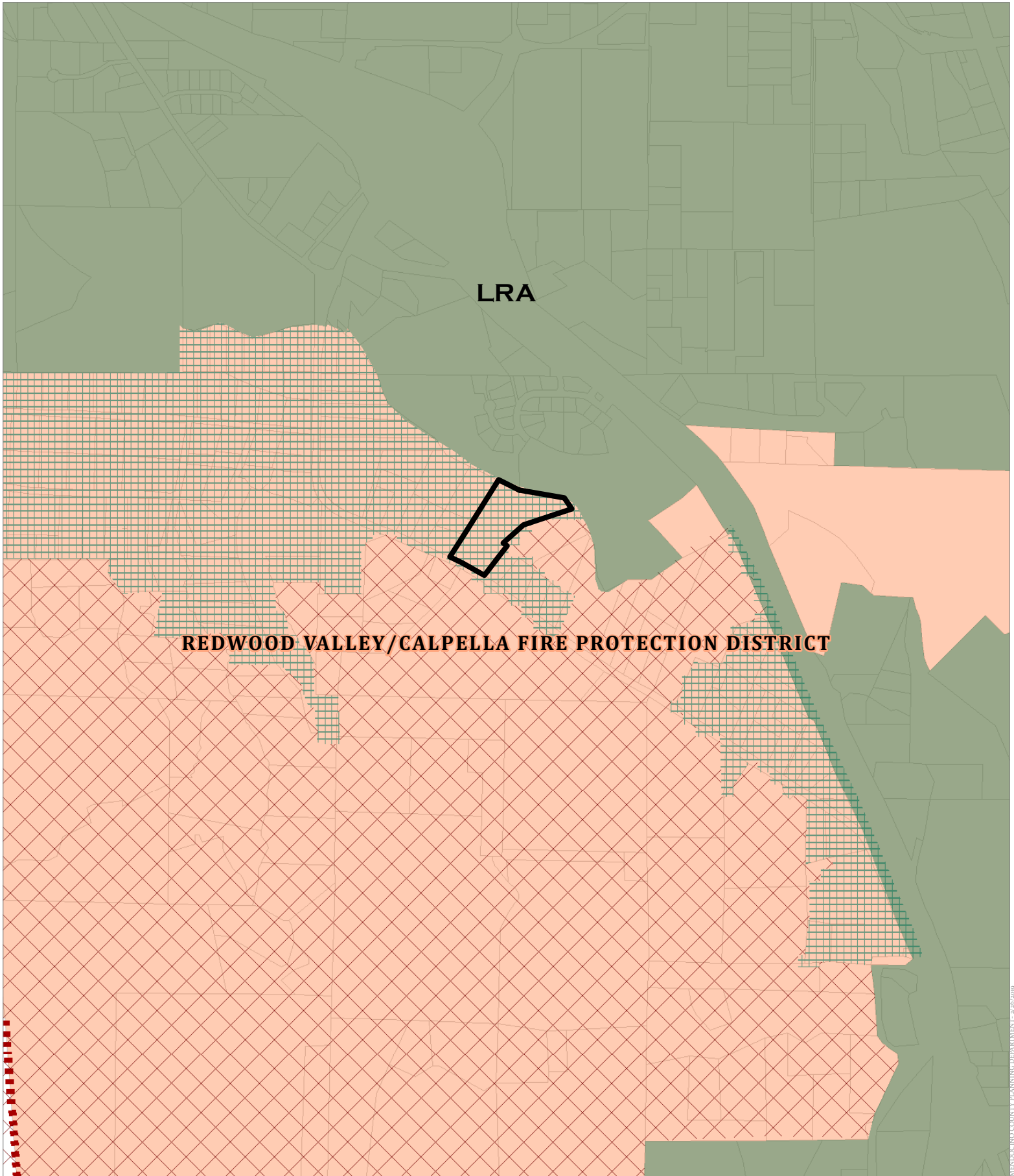
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2019







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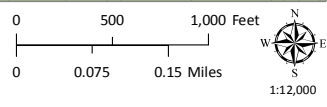


ADJACENT PARCELS

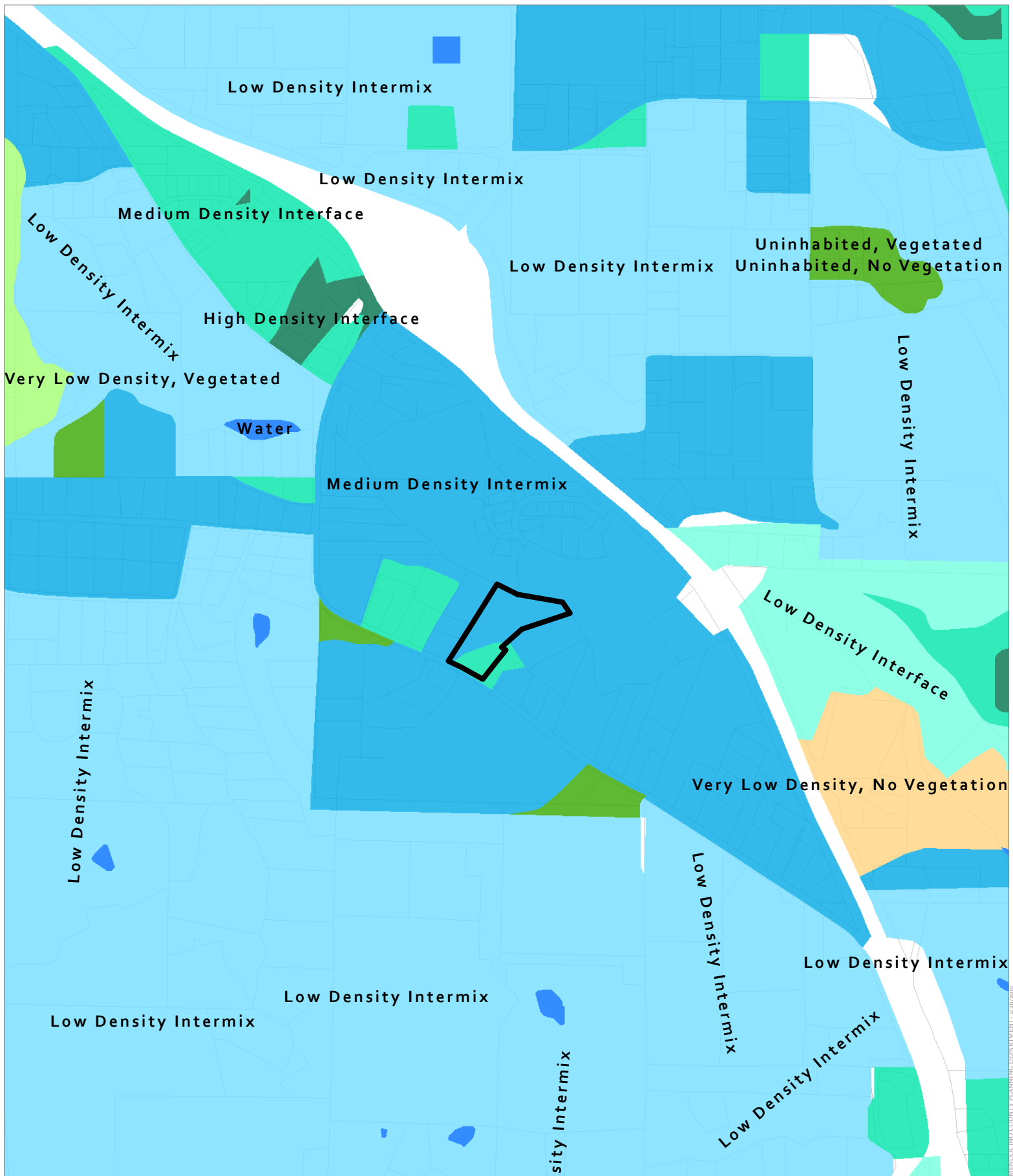


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AGENT: Ron Franz  
ADDRESS: 7899 Uva Drive, Redwood Valley

-  Local Responsibility Area
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard

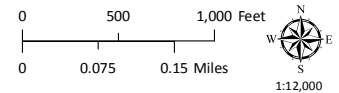


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



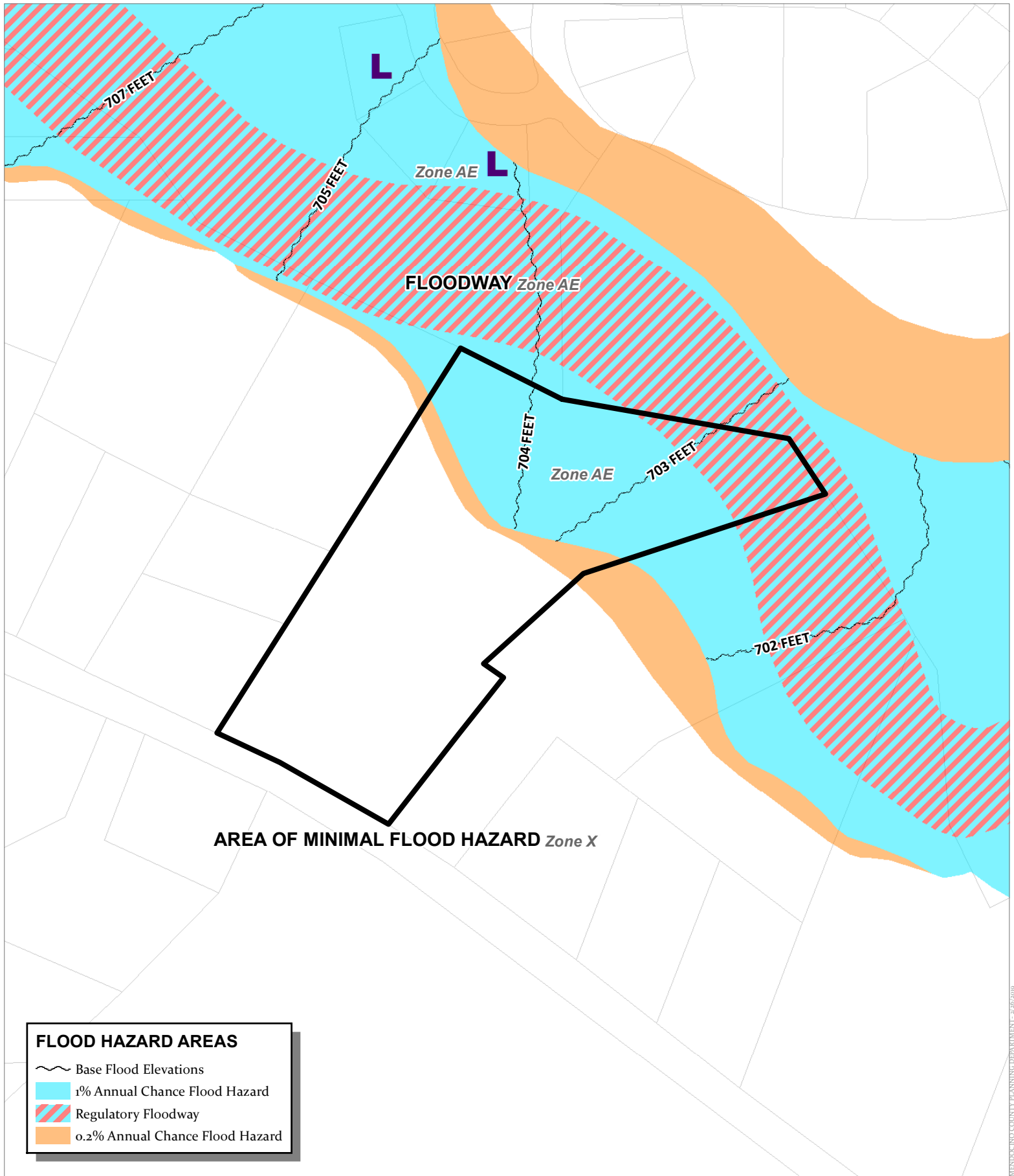
CASE: MS 2018-0006  
 OWNER: CORNS, Donald & Shelli  
 APN: 165-040-14  
 APLCT: Don & Shelli Corns  
 AGENT: Ron Franz  
 ADDRESS: 7899 Uva Drive, Redwood Valley

 Water



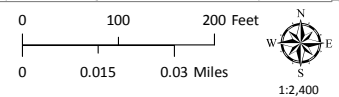
WILDLAND-URBAN INTERFACE ZONES



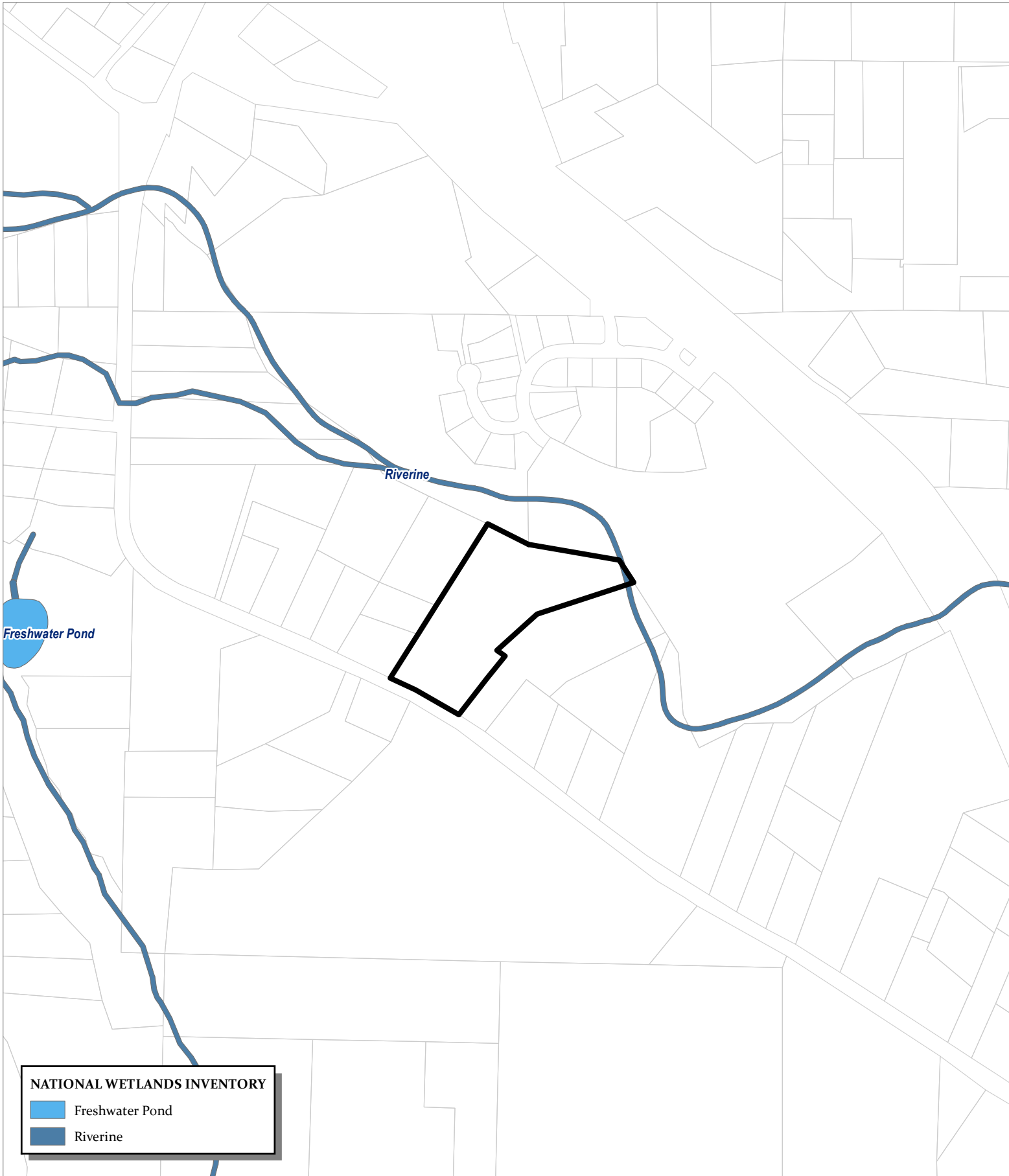


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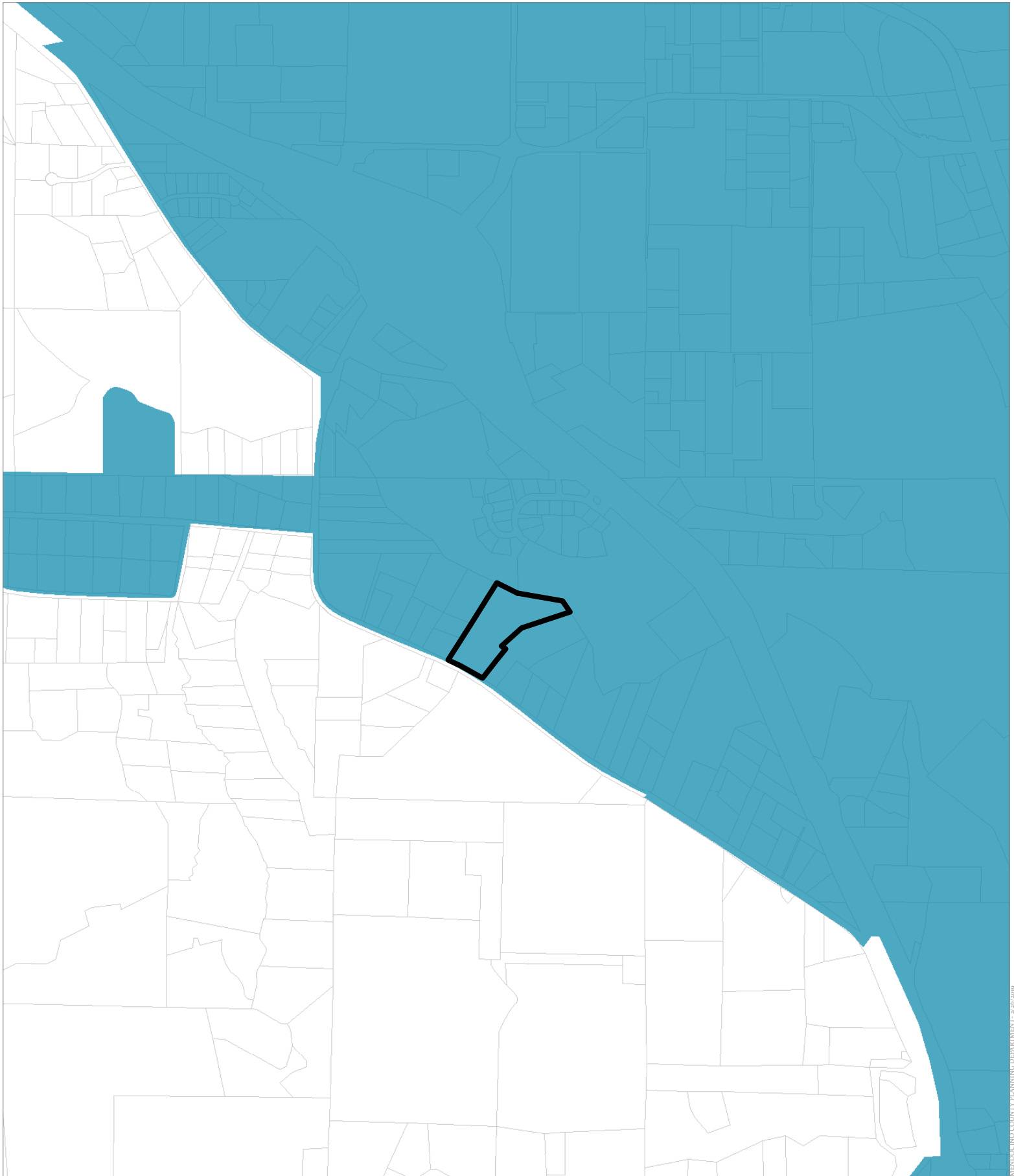
 LOMA Letters



SPECIAL FLOOD HAZARD AREAS



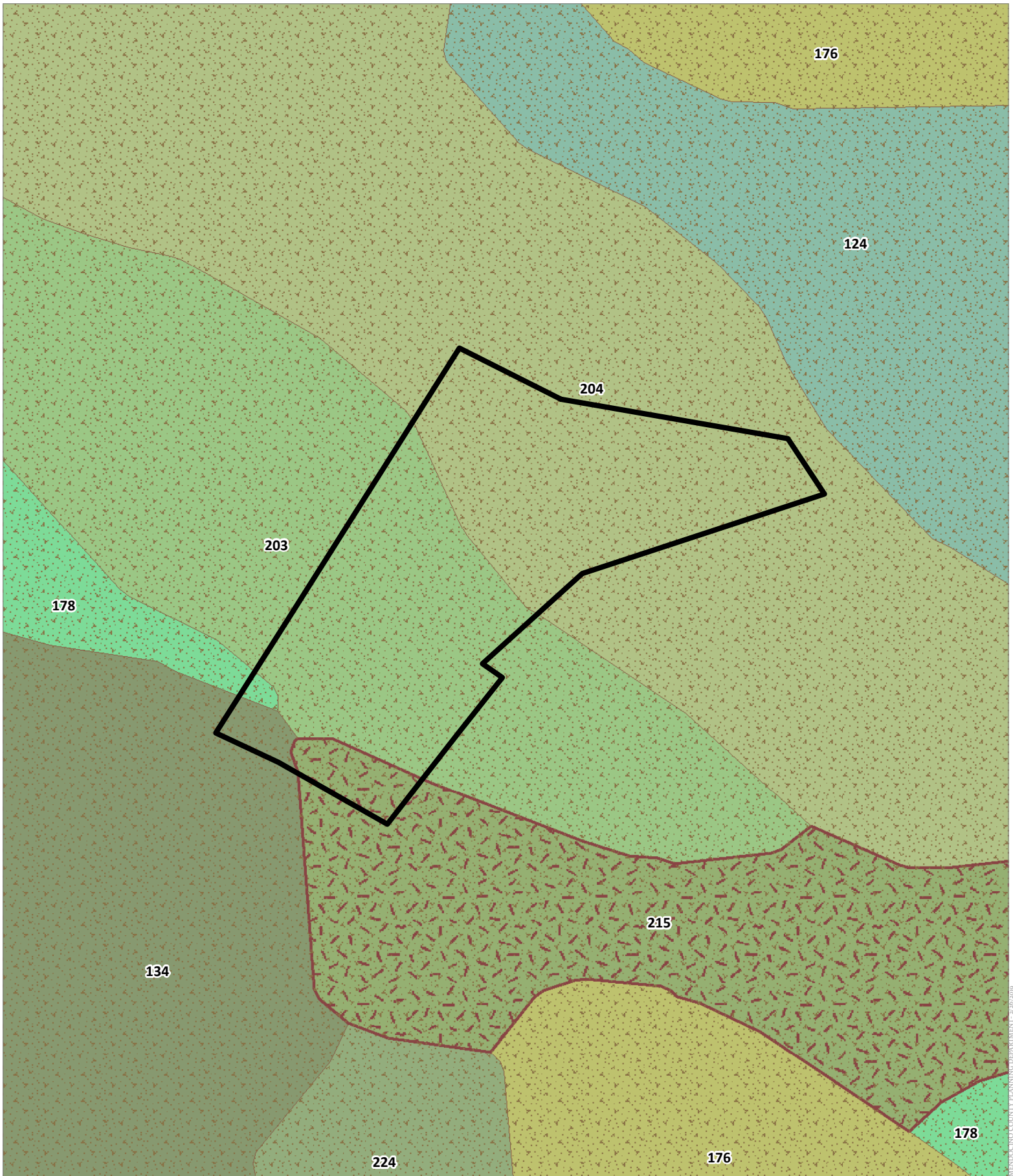
CASE: MS 2018-0006  
 OWNER: CORNS, Donald & Shelli  
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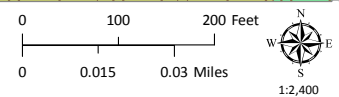
 Ukiah Stormwater Areas

STORMWATER PERMITTING ZONES



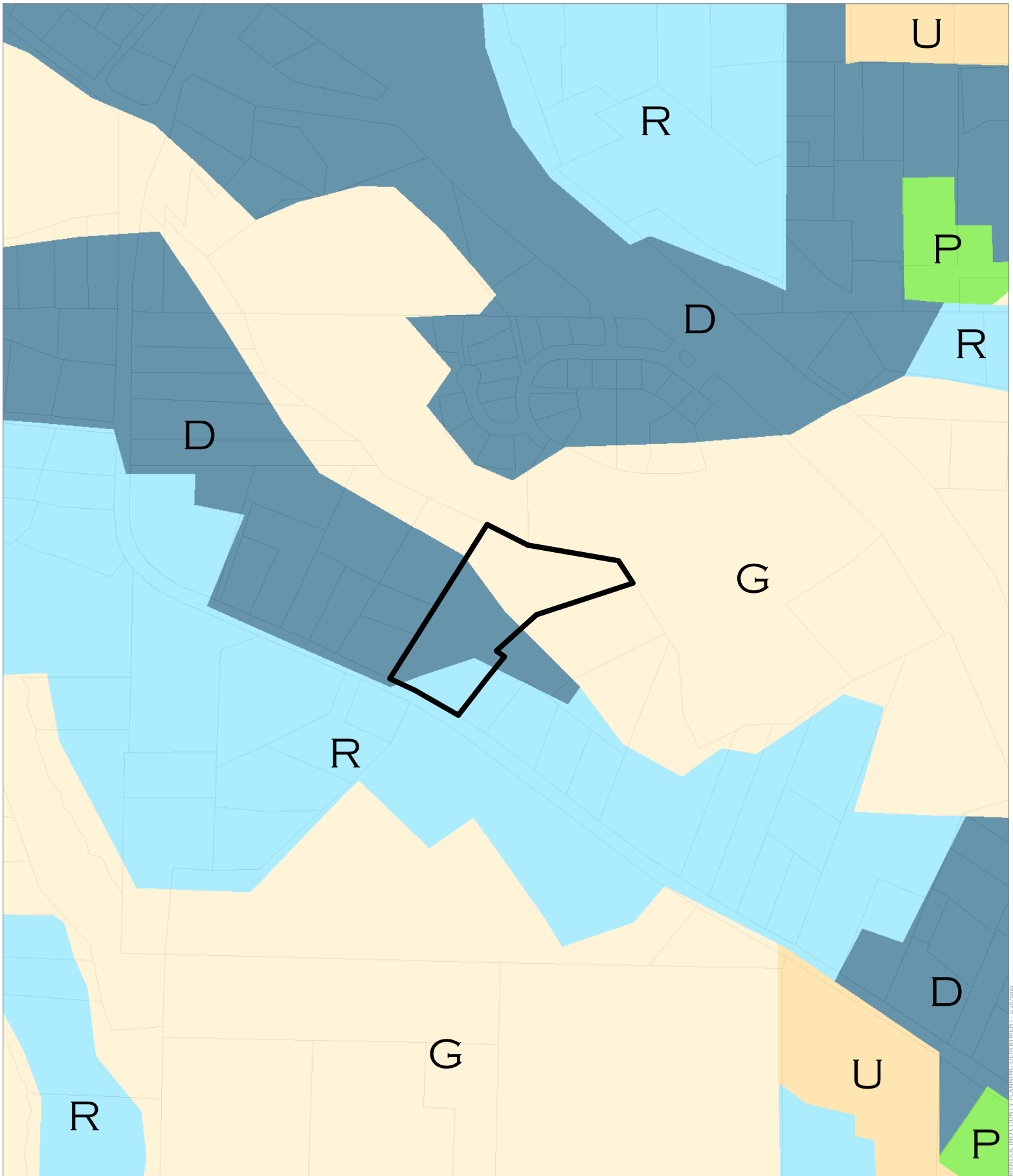
CASE: MS 2018-0006  
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-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Study Soil Types








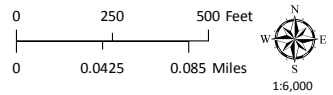
LOCAL SOILS



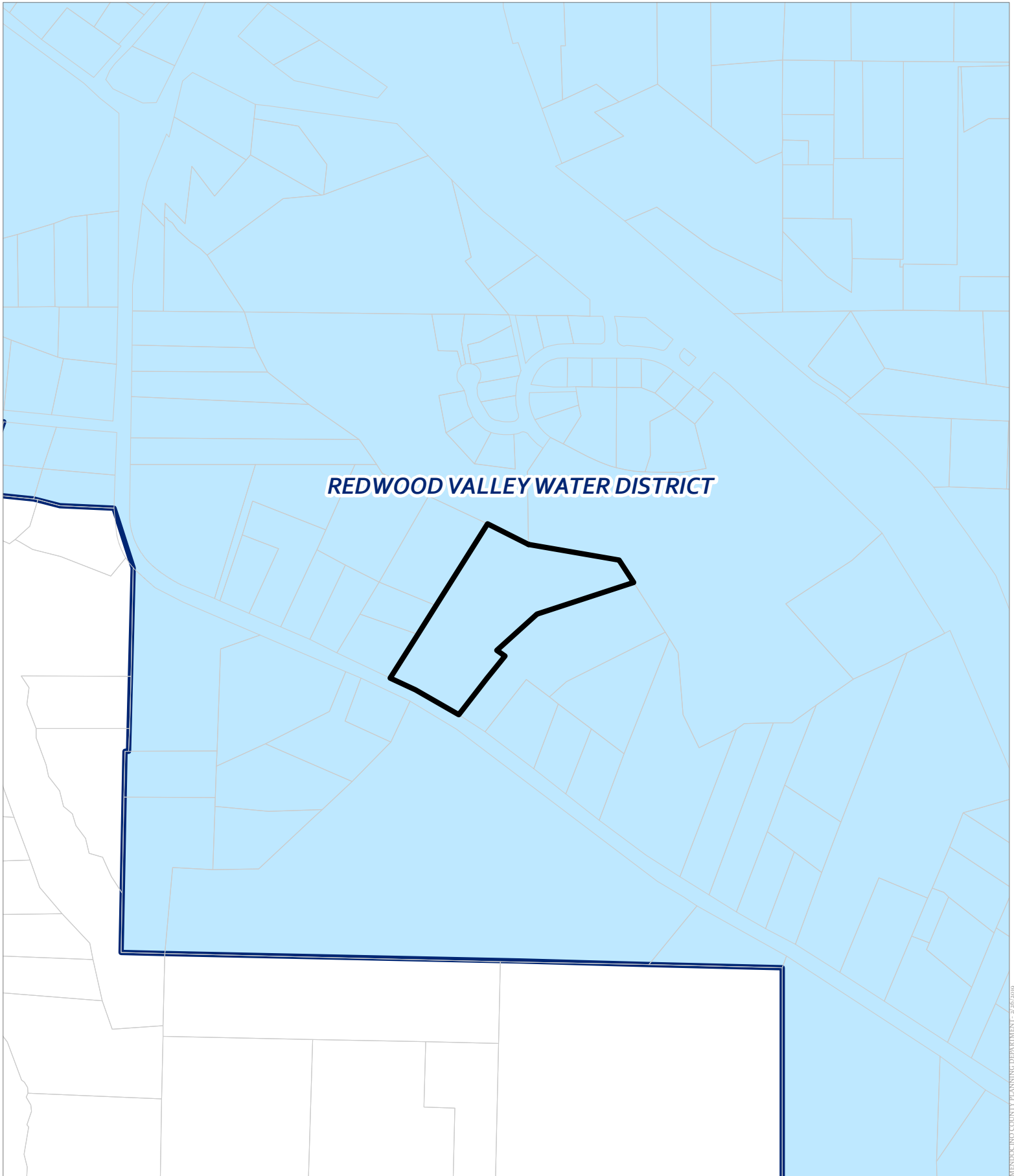


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
- |   |  |
|---|--|
|  Urban & Built-Up Land (D) |  Rural Residential & Rural Commercial (R) |
|  Grazing Land (G)          |  Unique Farmland (U)                      |
|  Prime Farmland (P)        |  |

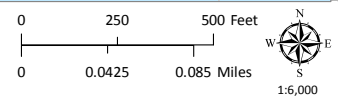


FARMLAND CLASSES

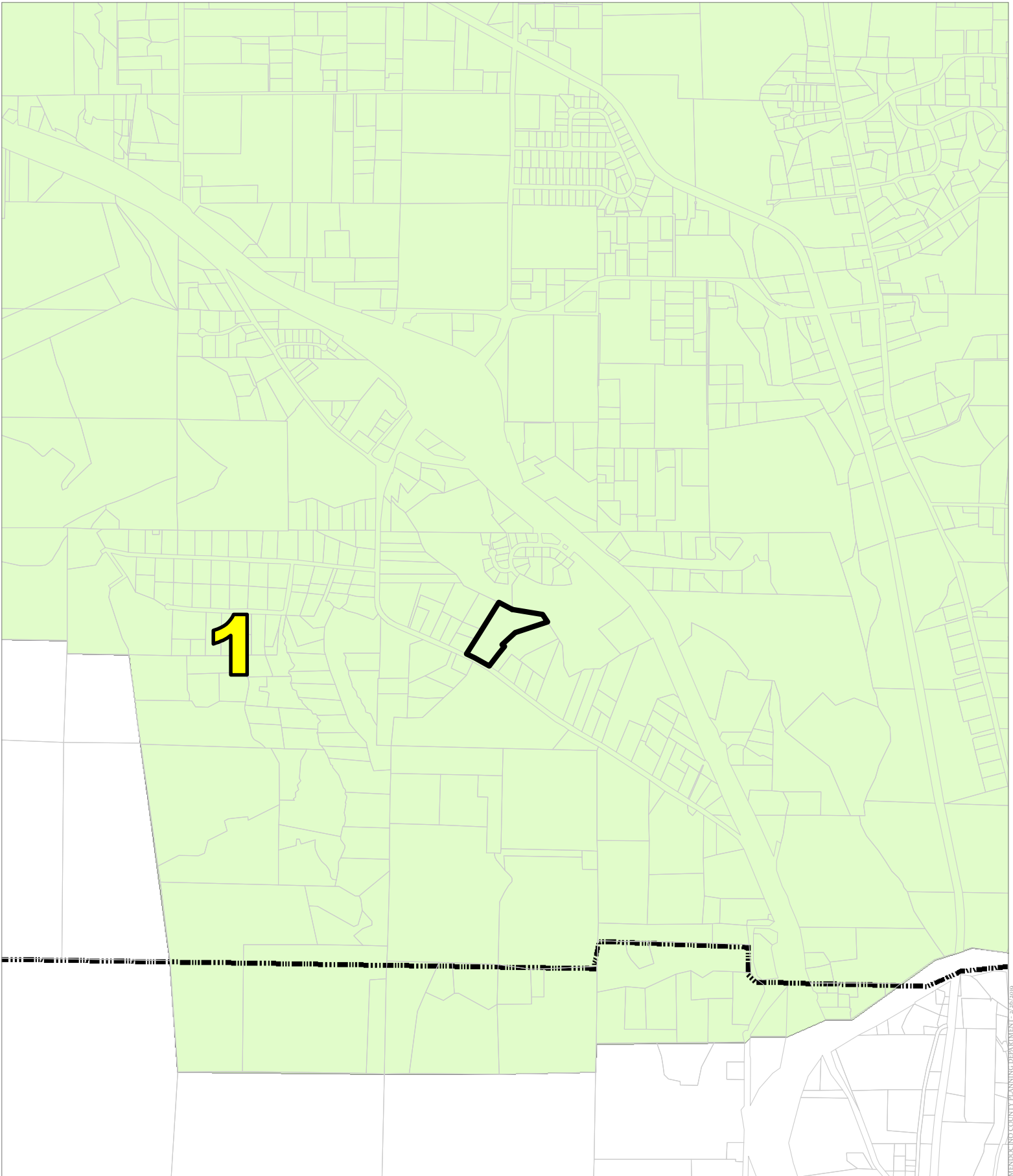


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 County Water Districts



WATER DISTRICTS



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-  UVAP Boundary
-  Supervisorial Districts 2010
-  Redwood Valley MAC

