



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
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

May 3, 2019

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Forestry Advisor
Air Quality Management

CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Native Plant Society
RWQCB
Department of Parks & Recreation

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

CASE#: U_2018-0022

DATE FILED: 9/19/2018

OWNER/APPLICANT: SAYRE M & AMY M STATHAM

REQUEST: Use Permit to conduct 'Automotive and equipment—repairs, heavy' as a 'Cottage Industry—General' in an existing structure.

LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private), located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: May 17, 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. 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: U_2018-0022 (Statham)

OWNER: SAYRE M STATHAM

APPLICANT: SAYRE M STATHAM

REQUEST: Use Permit to conduct ‘Automotive and equipment—repairs, heavy’ as a ‘Cottage Industry—General’ in an existing structure.

LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private), located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).

APN/S: 118-560-02

PARCEL SIZE: 2.3 ± Acres

GENERAL PLAN: Rural Residential, 10 Acre Minimum; (RR10)

ZONING: Rural Residential (RR:10)

EXISTING USES: Residential & Commercial

DISTRICT: 5th Supervisorial District (Gjerde)

RELATED CASES: BF_2016-0971 (Metal Pole Barn: Class – K); BL_2018-0367 (Off-Site Automotive Repair Business License); ZI_2018-0015 (Zoning Investigation)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	PL	RR10	67.64 A±	Institutional
EAST:	RR 10	RR10	2.37 A±	Residential
SOUTH:	RR 10	RR10	2.38 A±	Residential
WEST:	PL	TPZ	2.37 A±	Institutional

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Building Division (Fort Bragg)	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> California Native Plant Society	
<input checked="" type="checkbox"/> Environmental Health (Fort Bragg)	<input checked="" type="checkbox"/> California Department of Parks & Recreation	
<input checked="" type="checkbox"/> Forestry Advisor	<input checked="" type="checkbox"/> Regional Water Quality Control Board	
<input checked="" type="checkbox"/> Mendocino Fire Protection District		

ADDITIONAL INFORMATION: Besides any required upgrades to meet identified building and commercial use guidelines, no new development or construction is proposed in conjunction with this project.

STAFF PLANNER: KEITH GRONENDYKE **DATE:** 5/3/2019

ENVIRONMENTAL DATA

1. MAC: *N/A*

2. FIRE HAZARD SEVERITY ZONE: *High Fire Hazard*

3. FIRE RESPONSIBILITY AREA: *Mendocino Fire Protection District & CALFIRE*

4. FARMLAND CLASSIFICATION: *Grazing Land (G); Rural Residential & Rural Commercial (R)*

5. FLOOD ZONE CLASSIFICATION: *N/A*

6. COASTAL GROUNDWATER RESOURCE AREA: *Marginal Ground Water Resources*

7. SOIL CLASSIFICATION: *Bishop Pine; Western Class Soils; Shinglemill-Gibney Complex*

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: *YES;*

9. WILLIAMSON ACT CONTRACT: *NO*

10. TIMBER PRODUCTION ZONE: *NO*

11. WETLANDS CLASSIFICATION: *NO*

12. EARTHQUAKE FAULT ZONE: *NO*

13. AIRPORT LAND USE PLANNING AREA: *NO*

14. SUPERFUND/BROWNFIELD/HAZMAT SITE: *NO*

15. NATURAL DIVERSITY DATABASE: *YES; (Pygmy Cypress & Mendocino Pygmy Cypress Forest, Bolander’s Beach Pine)*

16. STATE FOREST/PARK/RECREATION AREA ADJACENT: *YES; JACKSON STATE FOREST*

17. LANDSLIDE HAZARD: *NO*

18. WATER EFFICIENT LANDSCAPE REQUIRED: *NO*

19. WILD AND SCENIC RIVER: *NO*

20. SPECIFIC PLAN/SPECIAL PLAN AREA: *NO*

21. STATE CLEARINGHOUSE REQUIRED: *YES*

22. OAK WOODLAND AREA: *NO*

23. HARBOR DISTRICT: *NO*
- FOR PROJECTS WITHIN THE COASTAL ZONE ONLY
24. LCP LAND USE CLASSIFICATION: *N/A*

25. LCP LAND CAPABILITIES & NATURAL HAZARDS: *N/A*

26. LCP HABITATS & RESOURCES: *N/A*

27. COASTAL COMMISSION APPEALABLE AREA: *NO*

28. CDP EXCLUSION ZONE: *NO*

29. HIGHLY SCENIC AREA: *NO*

30. BIOLOGICAL RESOURCES & NATURAL AREAS: *N/A*

31. BLUFFTOP GEOLOGY: *NO*



Planning and Building
Services

Case No: U-2018-0022
CalFire No: _____
Date Filed: 9-19-2018
Fee: \$3,293.00
Receipt No: PEJ-023291
Received By: AWALDMANT
Office use only

APPLICATION FORM

APPLICANT

Name: Sayre Statham

Phone: (707) 397-1659

Mailing Address: PO Box 629

City: Mendocino

State/Zip: 95460

email: Sayrems@hotmail.com

PROPERTY OWNER

Name: Sayre & Amy Statham

Phone: (707) 937-2264

Mailing Address: PO Box 629

City: Mendocino

State/Zip: 95460

email: Sayrems@hotmail.com

AGENT

Name: _____

Phone: _____

Mailing Address: _____

City: _____

State/Zip: _____

email: _____

Parcel Size: 2.38 (Sq. feet/Acre) Address of Property: 24190 Prairie Flower rd

Assessor Parcel Number(s): 11856002

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.

Sayre Statham
Signature of Applicant/Agent

9/3/18
Date

Sayre Statham
Signature of Owner

9/3/18
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.

1764 Sq Ft Pole Barn to be converted to
Automotive repair facility. Additional rock to
be laid for road & parking to flatten & keep
smooth

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	SFR	0	3264	0	3264
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: Workshop	SHOP	0	1764	0	1764
<input type="checkbox"/> Other:					
Total Structures Paved					
Area Landscaped Area					
Unimproved Area					98,414.8
GRAND TOTAL (Equal to gross area of Parcel) 2.38 Acres 103,672					

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

Estimated employees per shift: 0

Estimated shifts per day: 0

Type of loading facilities proposed: 0

4. Will the proposed project be phased? ☐ Yes ☒ No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

annual trimming of brush & vegetation to keep
manicured only

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:

Batteries & chemicals used in repair, some oils & cleaners

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>	_____
Number of standard spaces	<u>14</u>	_____
Number of handicapped spaces	<u>1</u>	_____
Existing Number of Spaces	<u>15</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>15</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.).

Just adding an additional layer & filling in spots
annually

9. For grading or road construction, complete the following:

A. Amount of cut _____ cubic yards
B. Amount of fill _____ cubic yards
C. Maximum height of fill slope _____ feet
D. Maximum height of cut slope _____ feet
E. Amount of import or export _____ cubic yards
F. Location of borrow or disposal site _____

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

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

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

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

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

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

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

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

16. Will there be any exterior lighting? ☒ Yes ☐ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
Two motion lights, one @ N. main door & one @ East Wall

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: no utilities in building

19. What will be the domestic water source:
☐ Community water system - Specify supplier _____
☒ Well
☐ Spring
☐ Other - Specify: _____

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

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:
Commercial building permit upgrade w/ canopy

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
S edge of property immediately seen from driveway

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.
Single family residence

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 _____ feet. Maximum height of proposed structures _____ feet.

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

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

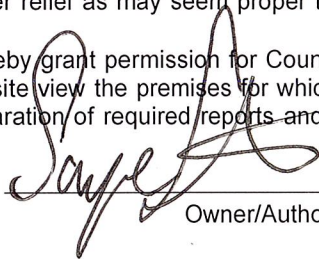
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural		<u>Single family</u>	<u>Single family</u>	
Commercial Industrial				
Institutional Timberland				
Other	<u>Jackson forest</u>			<u>Jackson forest</u>

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



Owner/Authorized Agent

9/3/18
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: _____

Date: _____

MAC-CO METAL BUILDINGS

6183 Meister Way
ANDERSON, CA 96007

(530) 365-1403

CONTRACTORS LIC. #808524

Job Sayre StaTham

SHEET NO

OF 5-17-16

CALCULATED BY

DATE

CHECKED BY

DATE

SCALE

23/mil

42x42x14

4" Slab

w/ 2 Extra yards
for Carlift Footings.

2-10x10 OH Sectionals

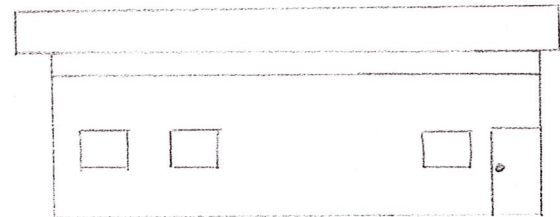
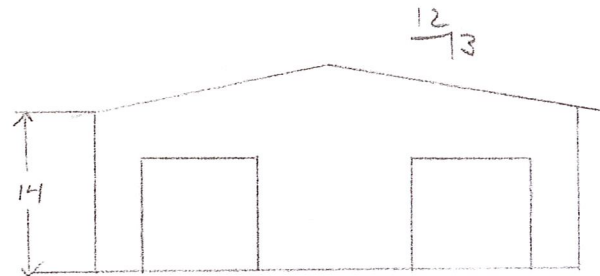
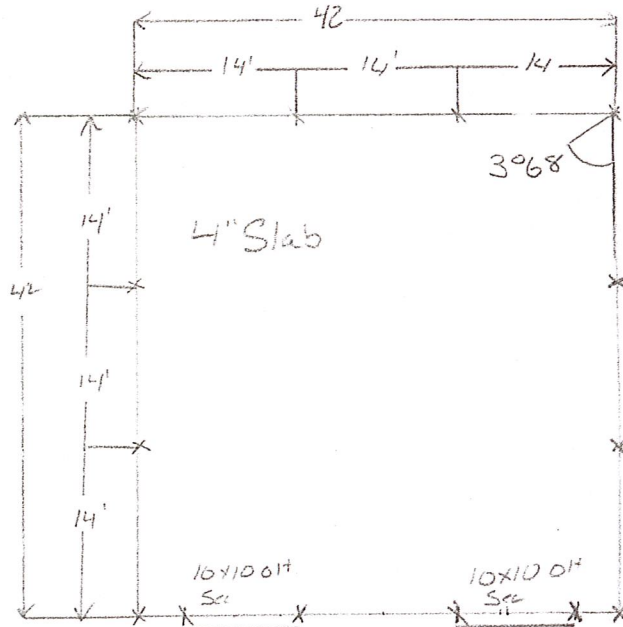
1-3068

4-4030 Windows.

2-4030 Windows Tempered.

Low E Roof & Walls.

24" OH



KIT- \$23042
TAX 1891
TOTAL \$25533

Remove 2-10x10 Beams \$2200

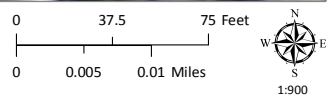
* Permits & Site prep Extra *



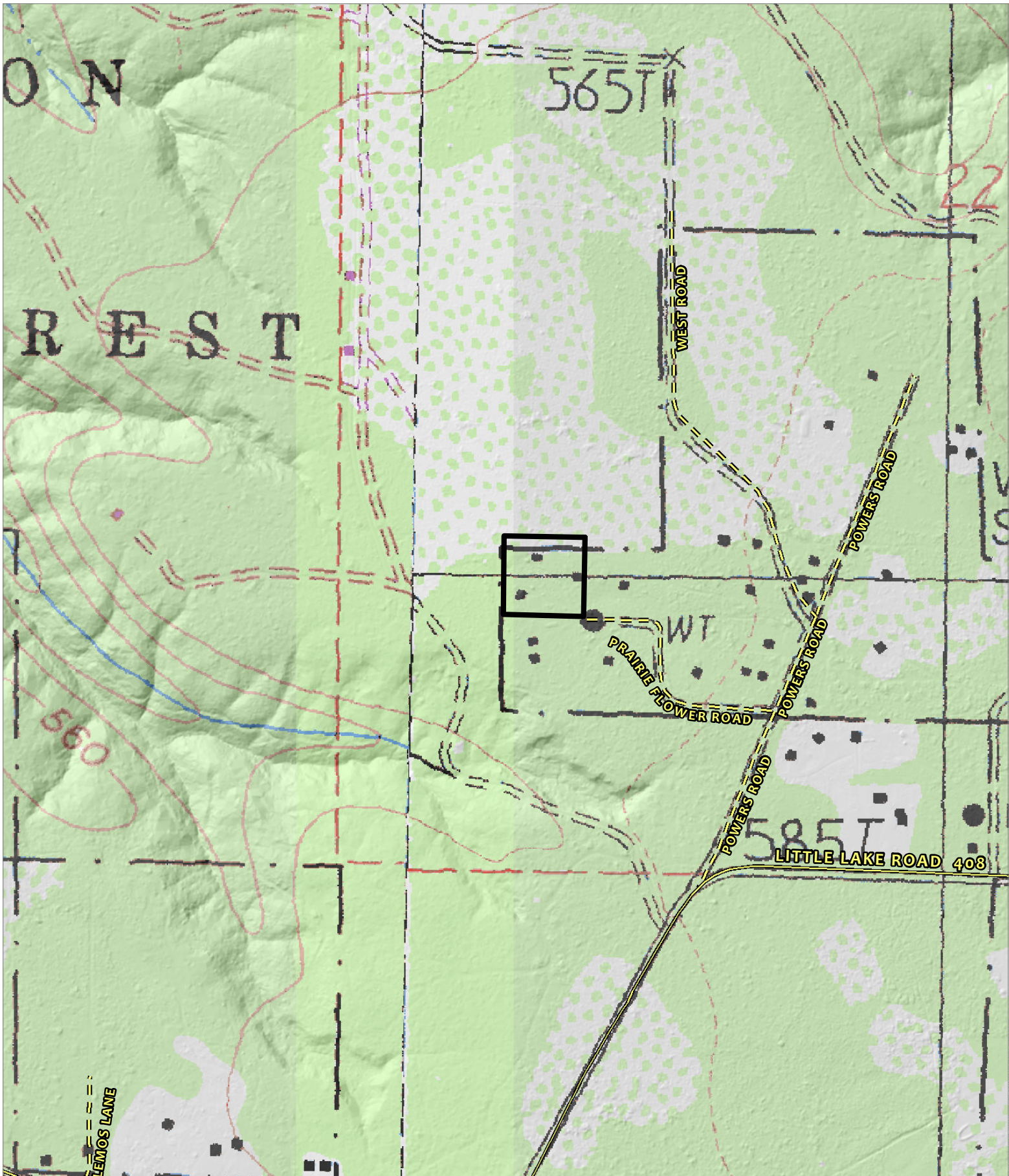
== == ==
PRAIRIE FLOWER ROAD

CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino

== == == Private Roads



AERIAL IMAGERY



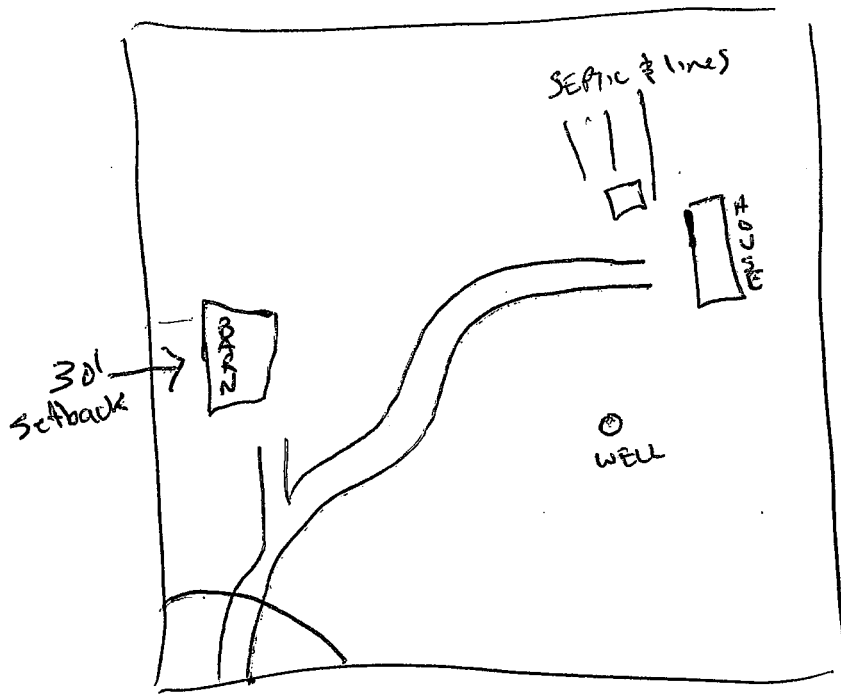
CASE: U 2018-0022
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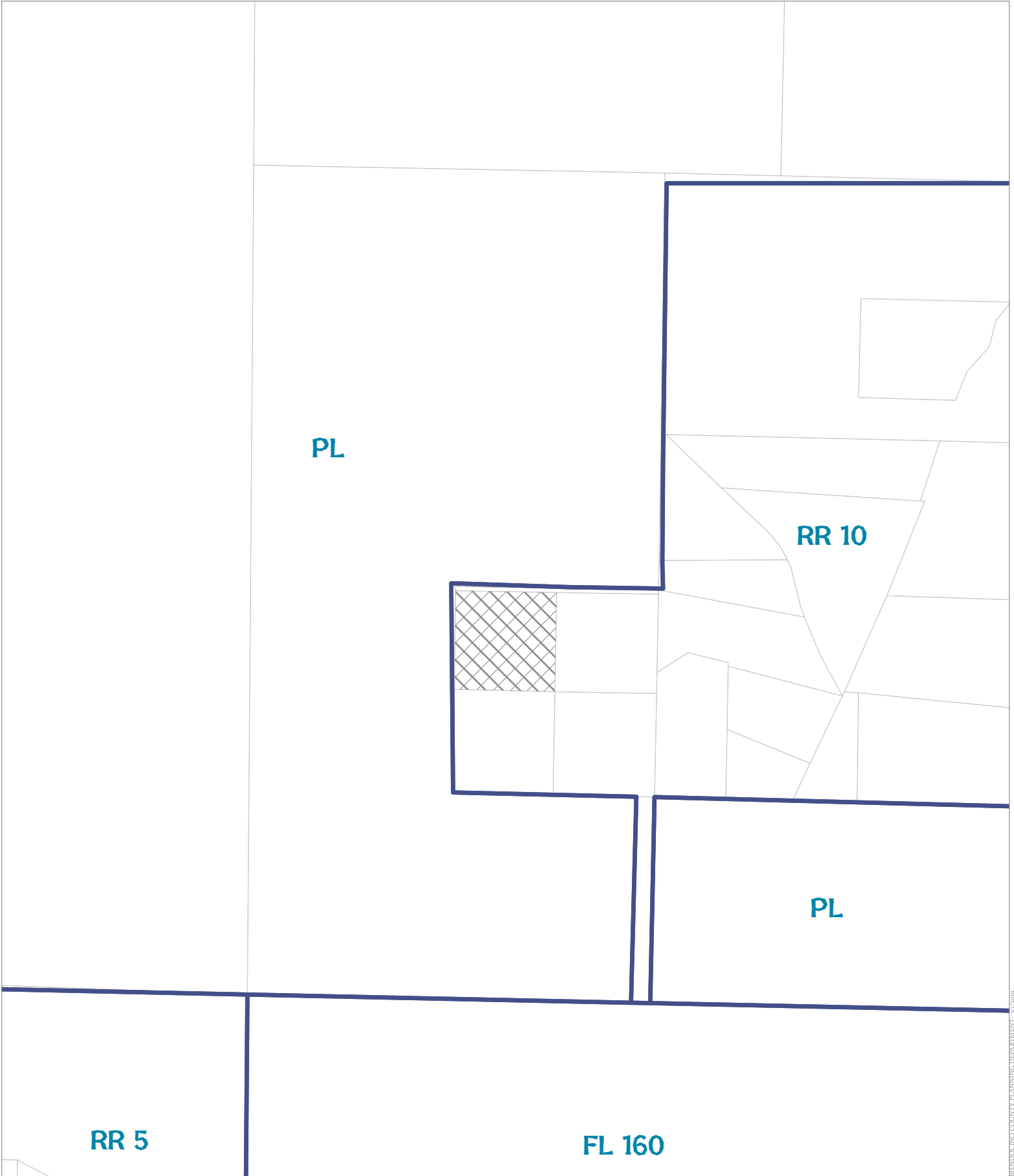
Coastal Zone Boundary
Public Roads
Private Roads

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

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET


APN #
24190 prairie flower rd

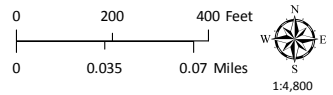




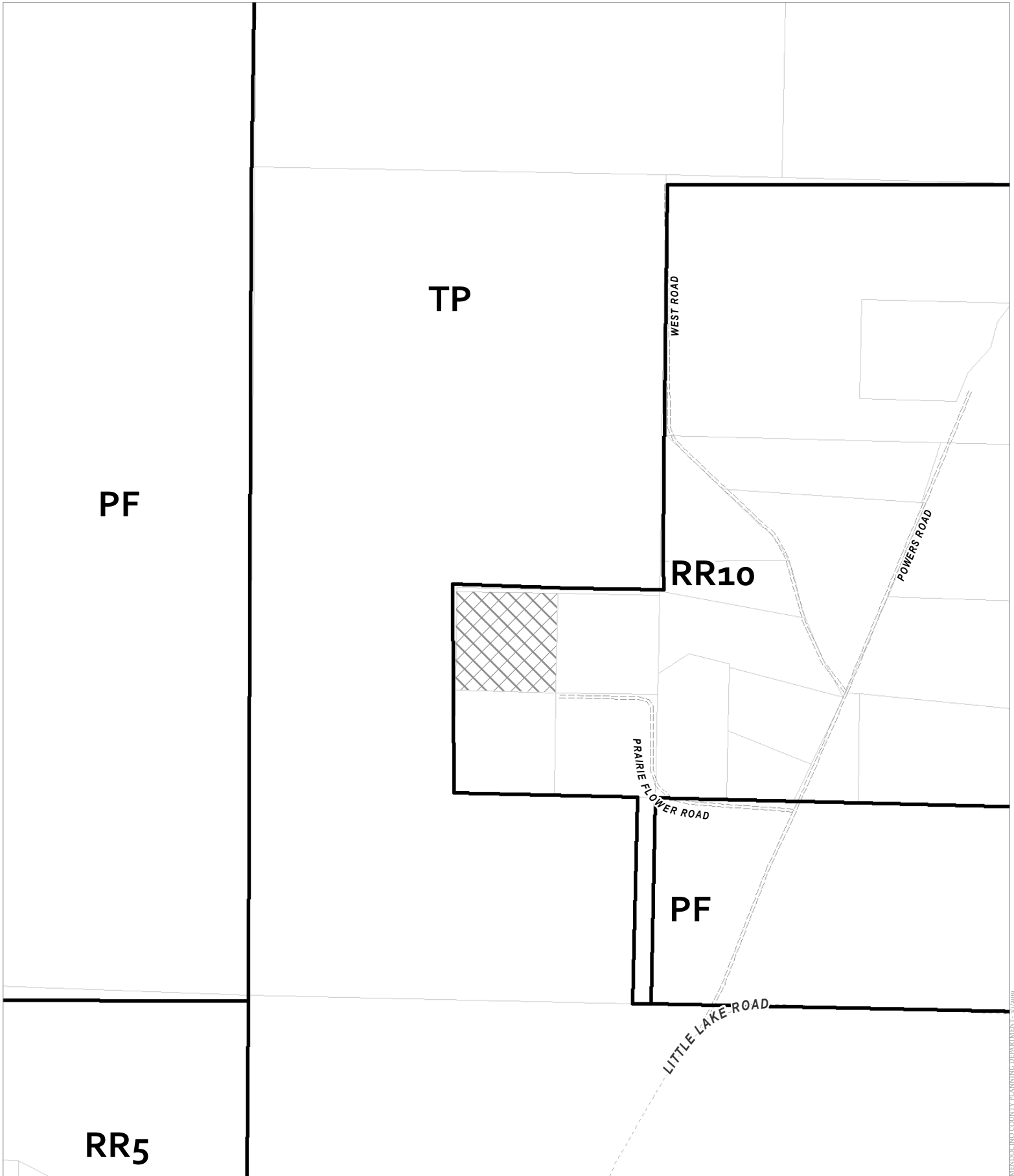
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/1/2019

CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino

 General Plan Classes





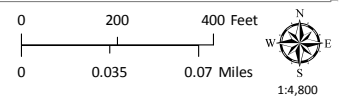
GENERAL PLAN CLASSIFICATIONS



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/1/2019

CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino

 Zoning Districts
 Public Roads



ZONING DISPLAY MAP

118-560-01
STATE JACKSON
TP0 67.64 A±

118-560-21
ANTHONY FORD
RR10 0 A±

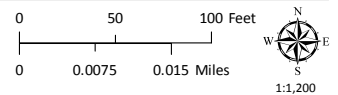
118-560-02
SAYRE STATHAM
RR10 2.38 A±

118-560-03
HOLLIS LESUR
RR10 2.37 A±

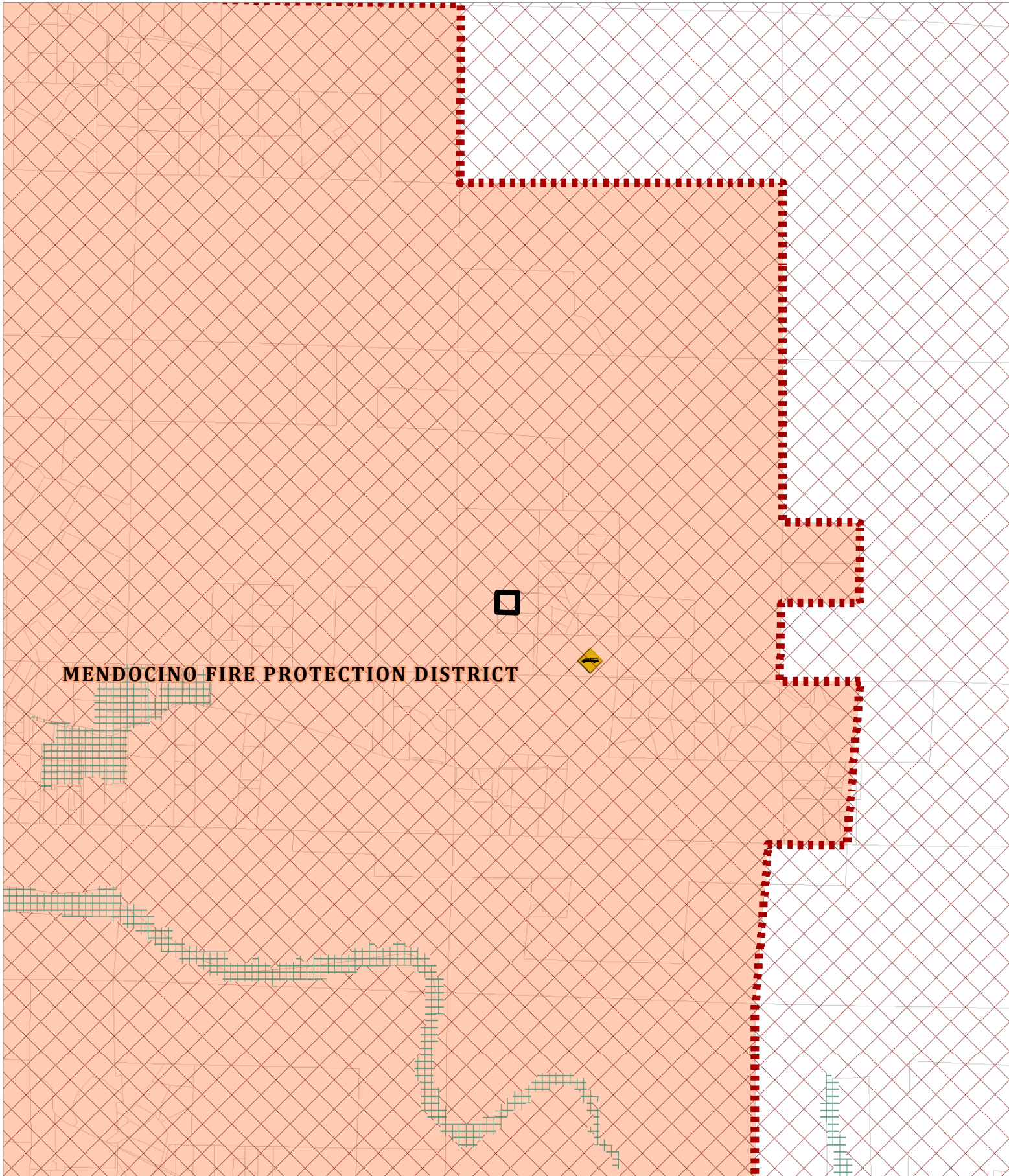
118-560-04
CHRISTINA VELASQUEZ
RR10 2.38 A±

118-560-05
DALE GAYNOR
RR10 2.37 A±


CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino





ADJACENT PARCELS




CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino

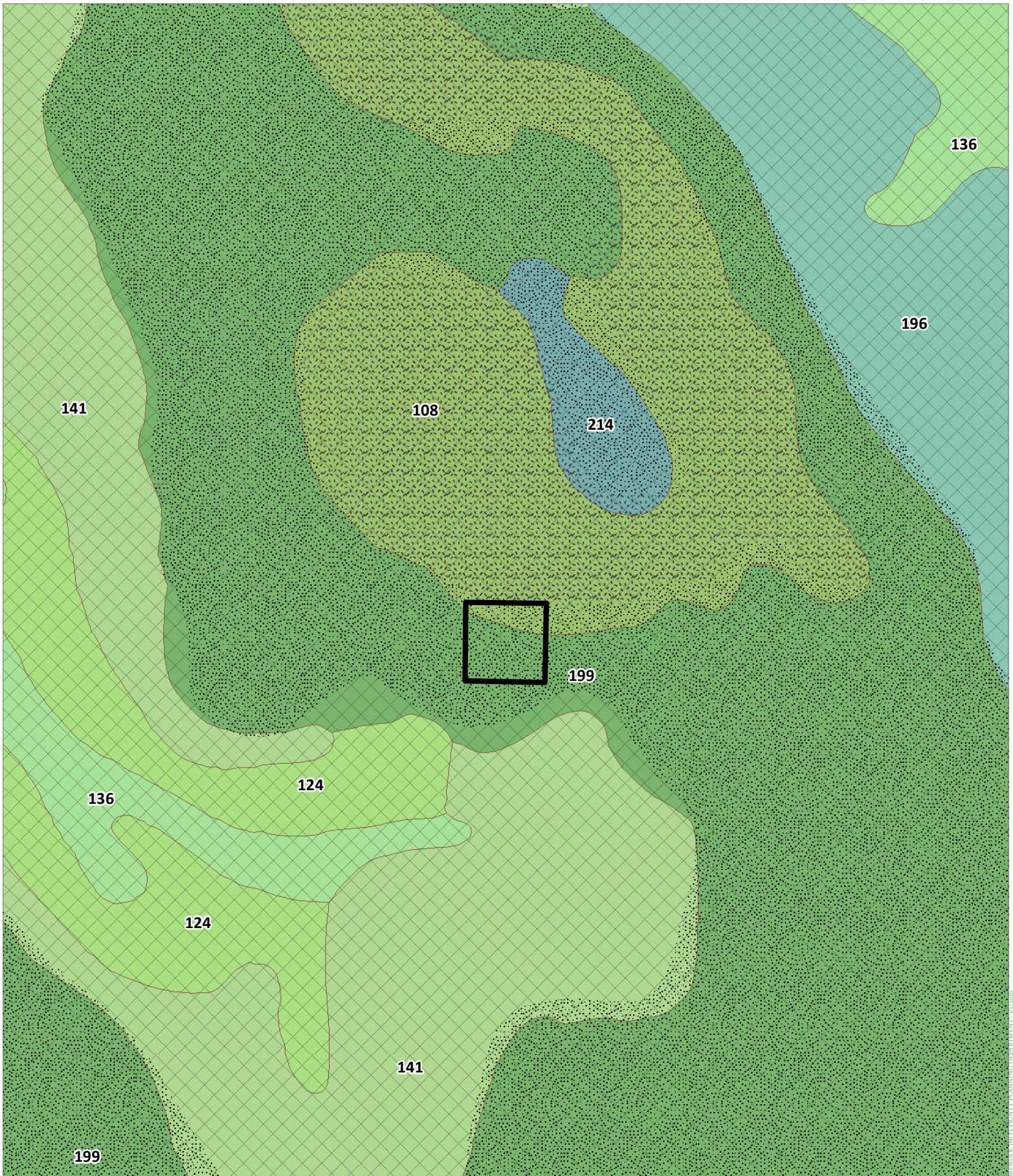
High Fire Hazard

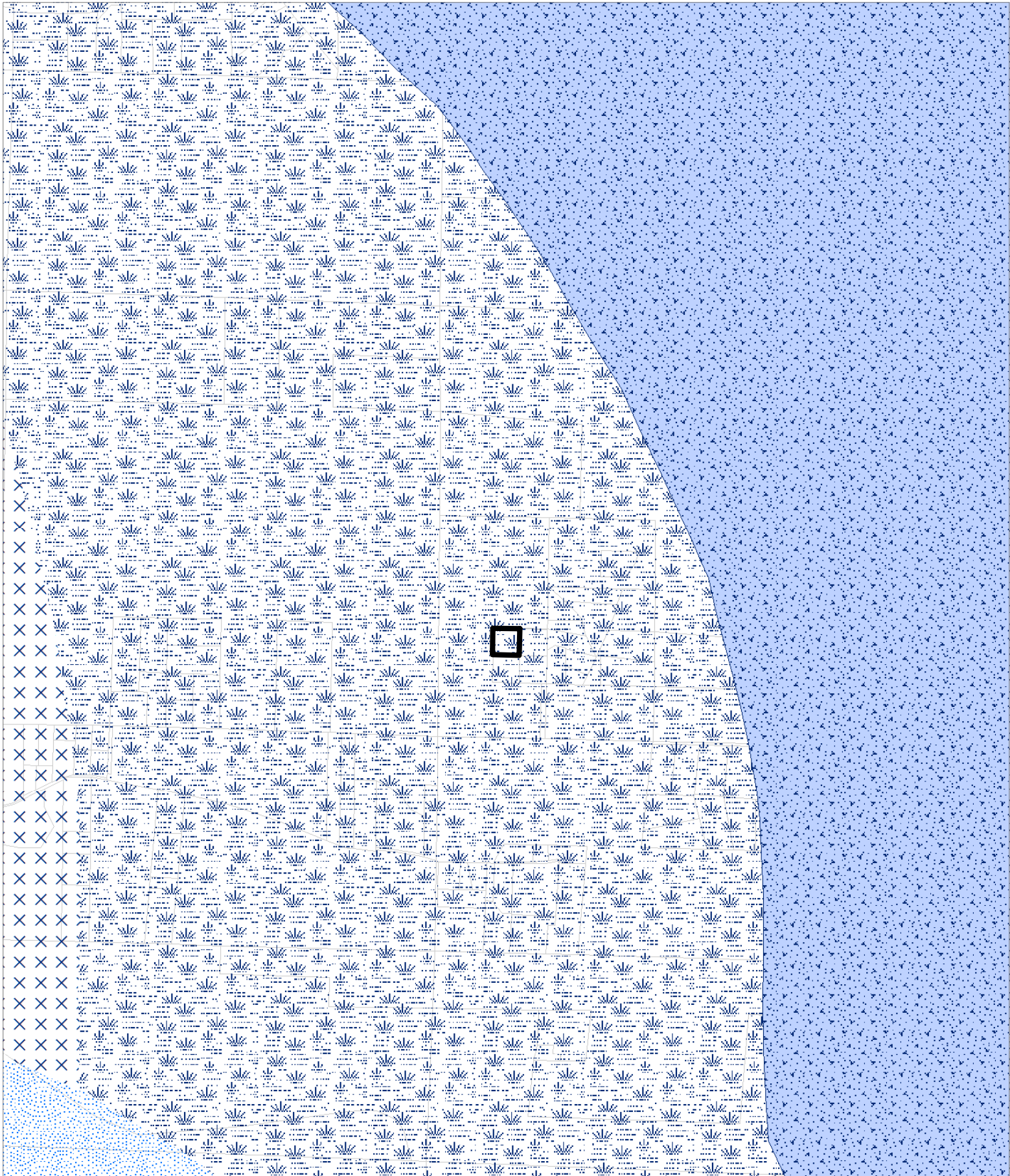
Moderate Fire Hazard

Fire Stations




County Fire Districts


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

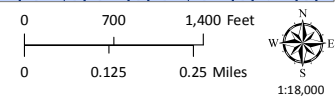




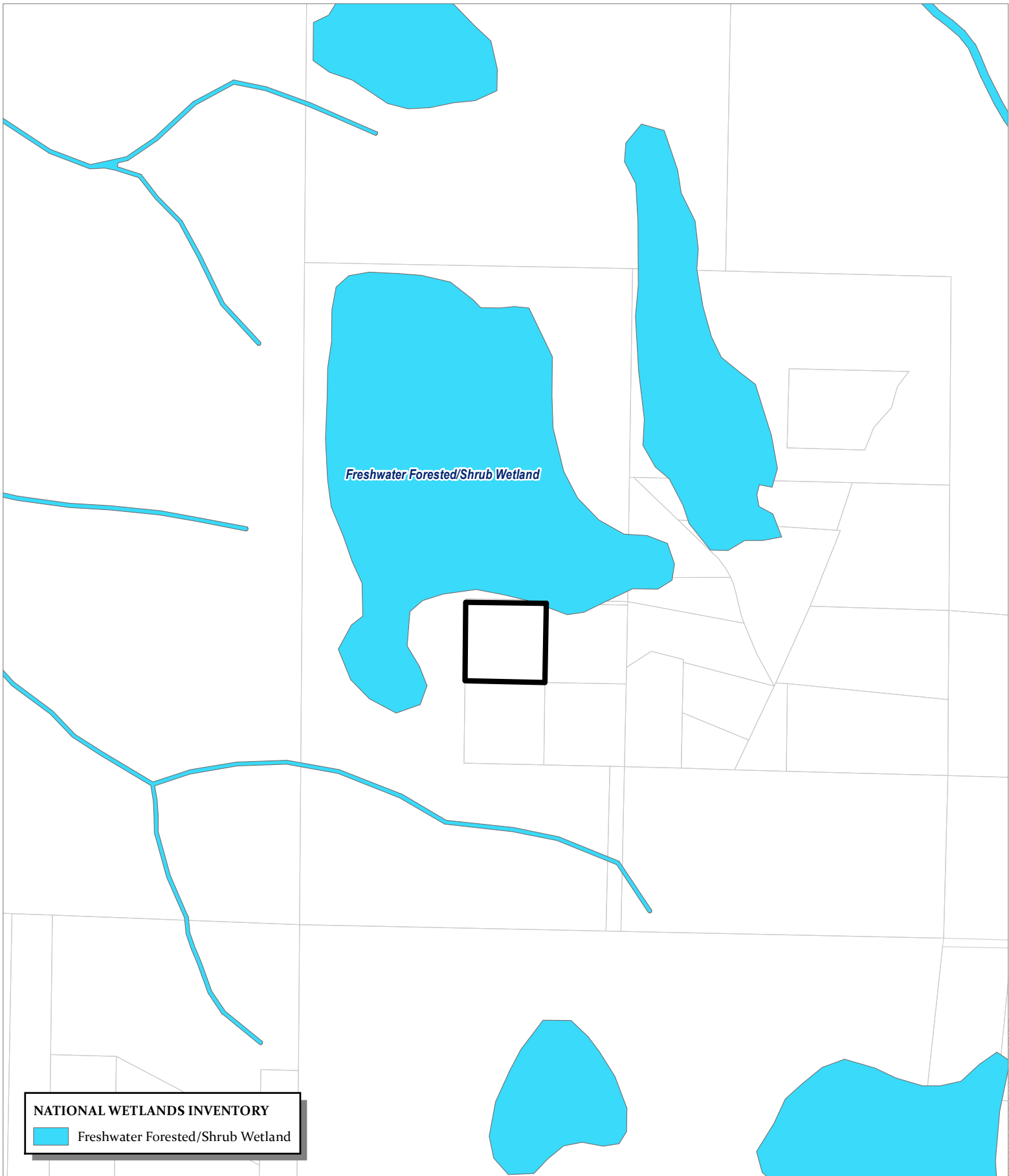
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OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino

-  Critical Water Areas
-  Sufficient Water Resources
-  Marginal Water Resources


 Critical Water Resources Bedrock



GROUND WATER RESOURCES



NATIONAL WETLANDS INVENTORY

 Freshwater Forested/Shrub Wetland

CASE: U 2018-0022

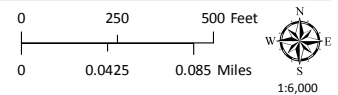
OWNER: STATHAM, Sayre & Amy

APN: 118-260-02

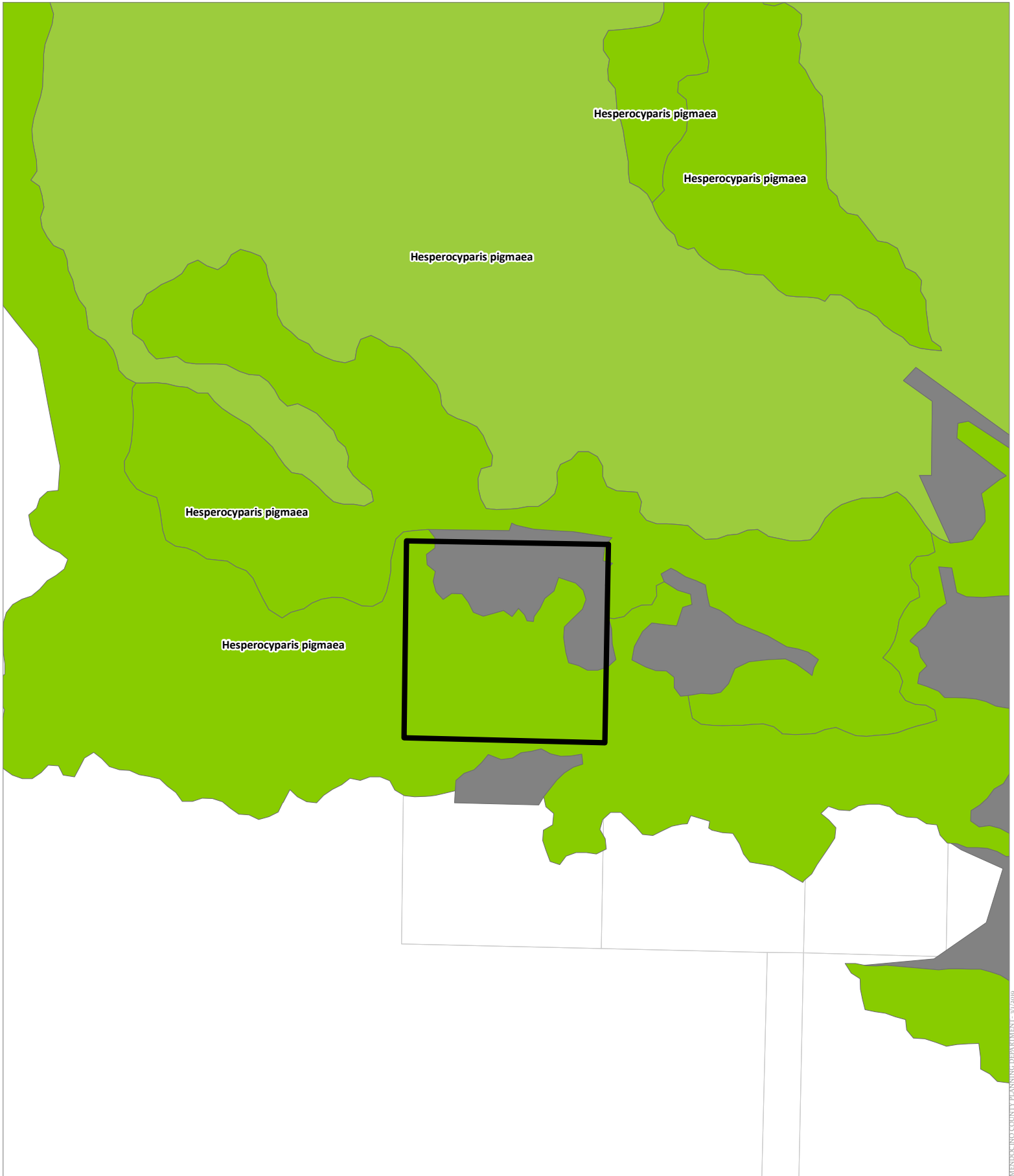
APLCT: Sayre Statham

AGENT:

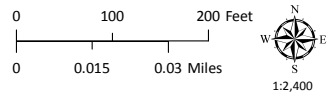
ADDRESS: 24190 Prairie Flower Road, Mendocino



WETLANDS



CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino



MENDOCINO CYPRESS