



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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www.mendocinocounty.org/pbs

June 20, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah

Assessor
CalFire - Prevention
Comptche Community Services

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: R_2018-0002

DATE FILED: 5/4/2018

OWNER: CYRIL BENDA

REQUEST: Rezone of 13± acre parcel within the Rural Residential zoning district from a lot size minimum of 2 acres (RR:2) to a minimum of 10 acres (RR:10).

LOCATION: 0.5± miles south of Comptche center, on the west side of Flynn Creek Road (CR 135), immediately south of the Volunteer Fire Department, located at 8475 Flynn Creek Rd., Comptche (APN: 125-090-31).

ENVIRONMENTAL DETERMINATION: Exempt from CEQA.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: July 5, 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 _____

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR)	Rural Residential (RR:2)	1±, 14±	Residential
EAST:	Rural Residential (RR)	Rural Residential (RR:10)	1±	Residential
SOUTH:	Rural Residential (RR)	Rural Residential (RR:10/RR:2)	13±, 3±, 3±	Residential
WEST:	Rural Residential (RR)	Rural Residential (RR:2)	1±, 2±	Vacant

<p><u>LOCAL</u></p> <ul style="list-style-type: none"> ☒ Assessor's Office ☒ Building Division ☒ Department of Transportation (DOT) ☒ Environmental Health (EH) 	<p>☒ Comptche Community Services</p> <p>District</p> <p><u>STATE</u></p> <p>☒ CALFIRE (Land Use)</p>	<p><u>TRIBAL</u></p> <ul style="list-style-type: none"> ☒ Cloverdale Rancheria ☒ Redwood Valley Rancheria ☒ Sherwood Valley Band of Pomo Indians
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STAFF PLANNER: SAM VANDY VANDEWATER **DATE:** 6/3/19

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire & Comptche Community Services District

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land and Rural Residential

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils (103, 109, 187)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

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

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

Yes

23. HARBOR DISTRICT:

Sec. 20.512

No



Planning and Building
Services

Case No:	R2018-0002
CalFire No:	
Date Filed:	5/4/18
Fee:	\$5804.00
Receipt No:	PT-020756, 020757, 020758
Received By:	Izzy Dougherty
Office use only	

APPLICATION FORM

APPLICANT

Name: Cyril Benda Phone: 707-671-4320

Mailing Address: P.O. Box 102

City: Comptche State/Zip: CA 95427 email: Cyril@oasa.com

PROPERTY OWNER

Name: same Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: _____ (Sq. feet/Acres) Address of Property: _____

Assessor Parcel Number(s): 125-090-31-00

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.

Signature of Applicant/Agent

Date

Signature of Owner

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.

Simply Rezone from RR2 to RR10

Advised that because a corner of the property ~~strangely~~ is zoned RR 10 I should rezone to 10 instead of 5.

Possible to want to rezone to 5 for splitting off half the property later.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	1	0	1200		1200
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input type="checkbox"/> Other: <u>Gorse</u>					
<input type="checkbox"/> Other: <u>Small Greenhouse</u>	1	0	600 300	6	600 300
Total Structures Paved					
Area Landscaped Area					
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

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

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

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

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

- A. Amount of cut _____ 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? _____ 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.

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: _____

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:

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

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.

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).

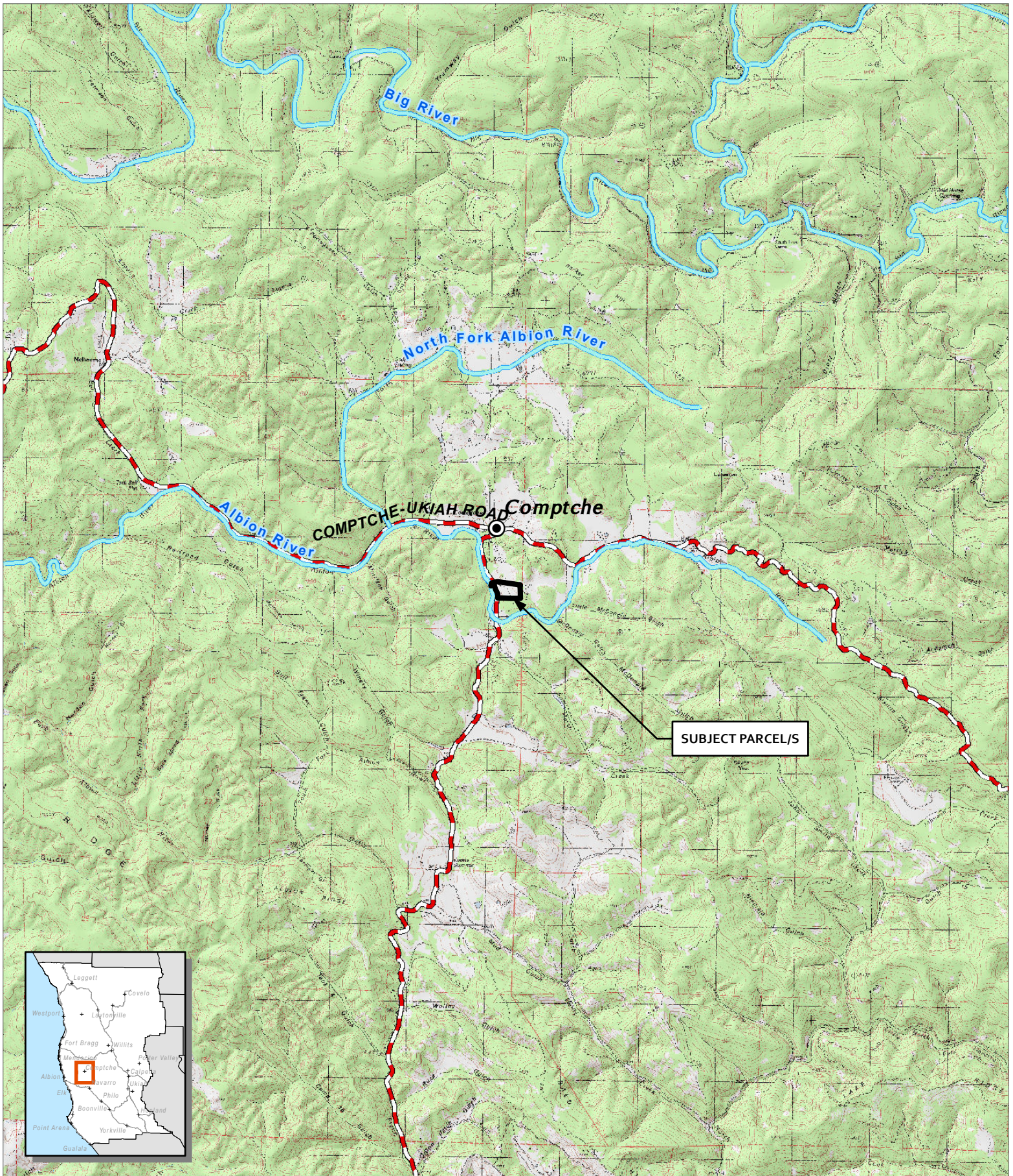
27. Lot area (within property lines): _____ ☐ square feet ☐ acres.

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.
N/A

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.
Between 2 to 40 acre private residences, rural properties, close to Comptche, private forest land surrounding




30. Indicate the surrounding land uses:

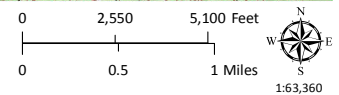
	North	East	South	West
Vacant				
Residential Agricultural	X	X	X	X
Commercial Industrial				
Institutional Timberland				X
Other				



CASE: R 2018-0002
OWNER: BENDA, Cyril
APN: 125-090-31
APLCT: Cyril Benda
AGENT:

ADDRESS: 8475 Flynn Creek Road, Comptche

-  Major Towns & Places
-  Major Rivers
-  Major Roads






LOCATION

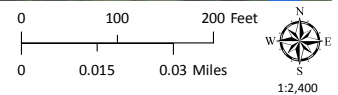
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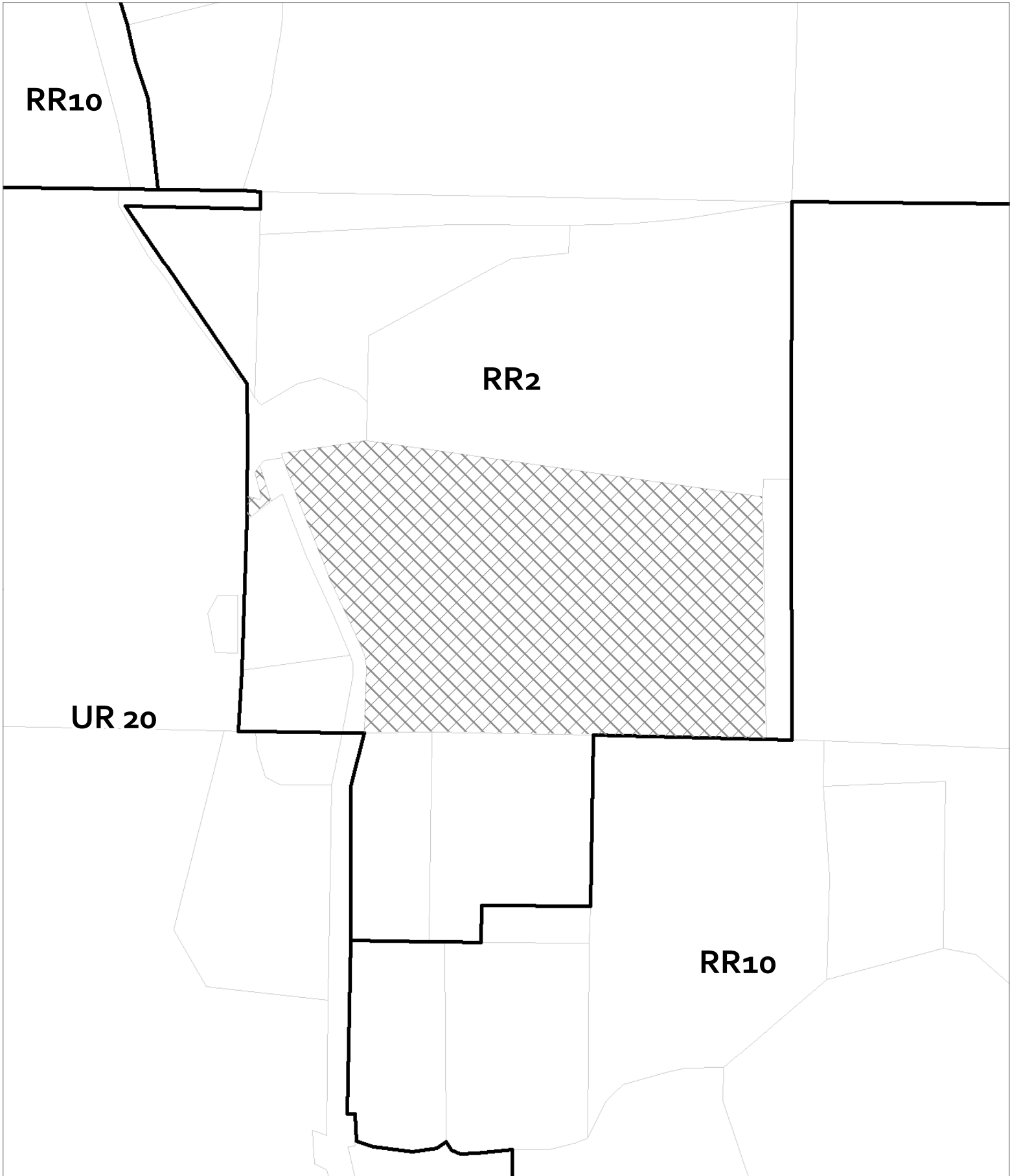
ADDRESS: 8475 Flynn Creek Road, Comptche

-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



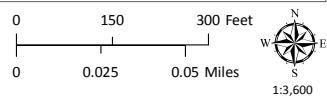
AERIAL IMAGERY

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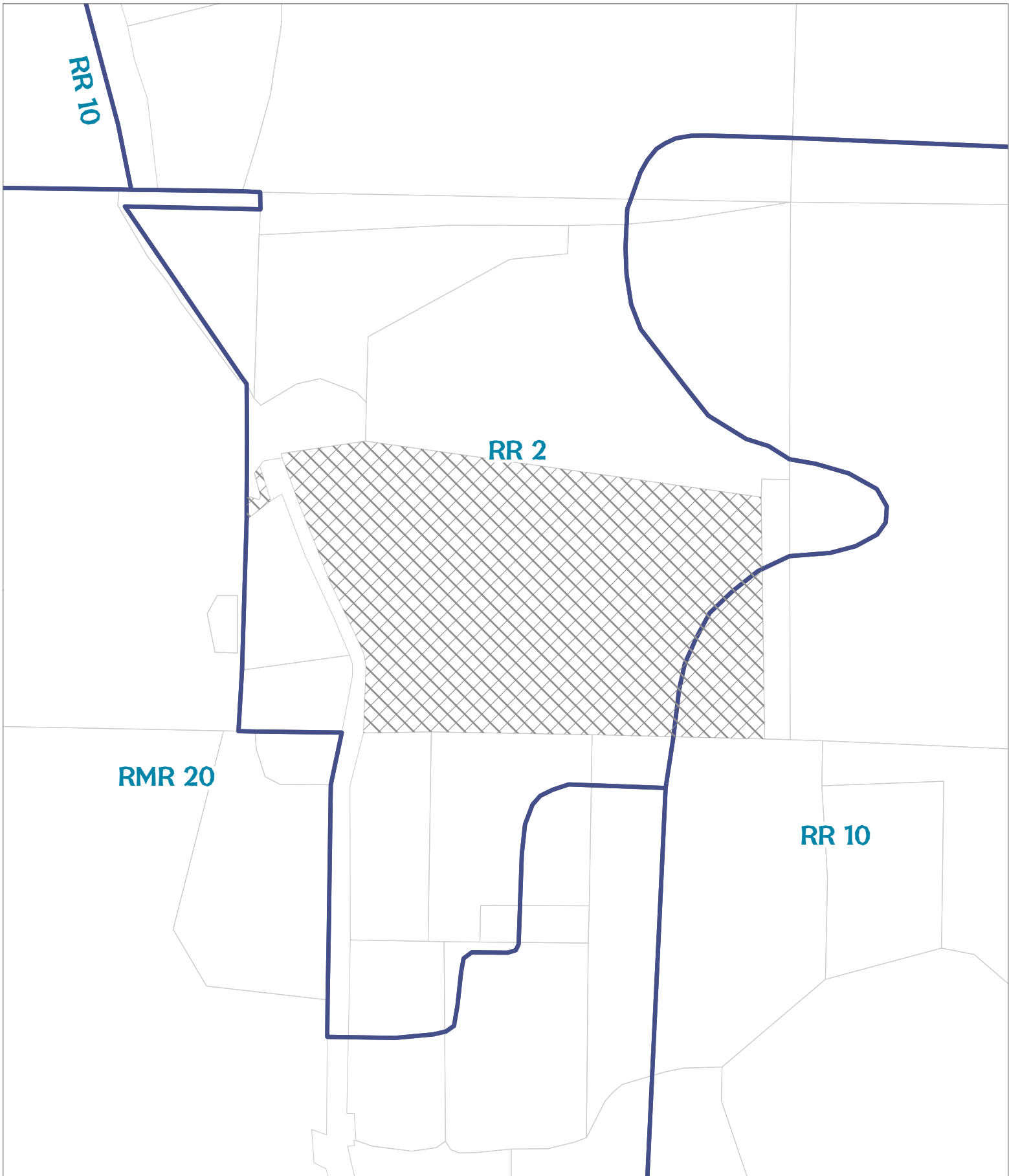
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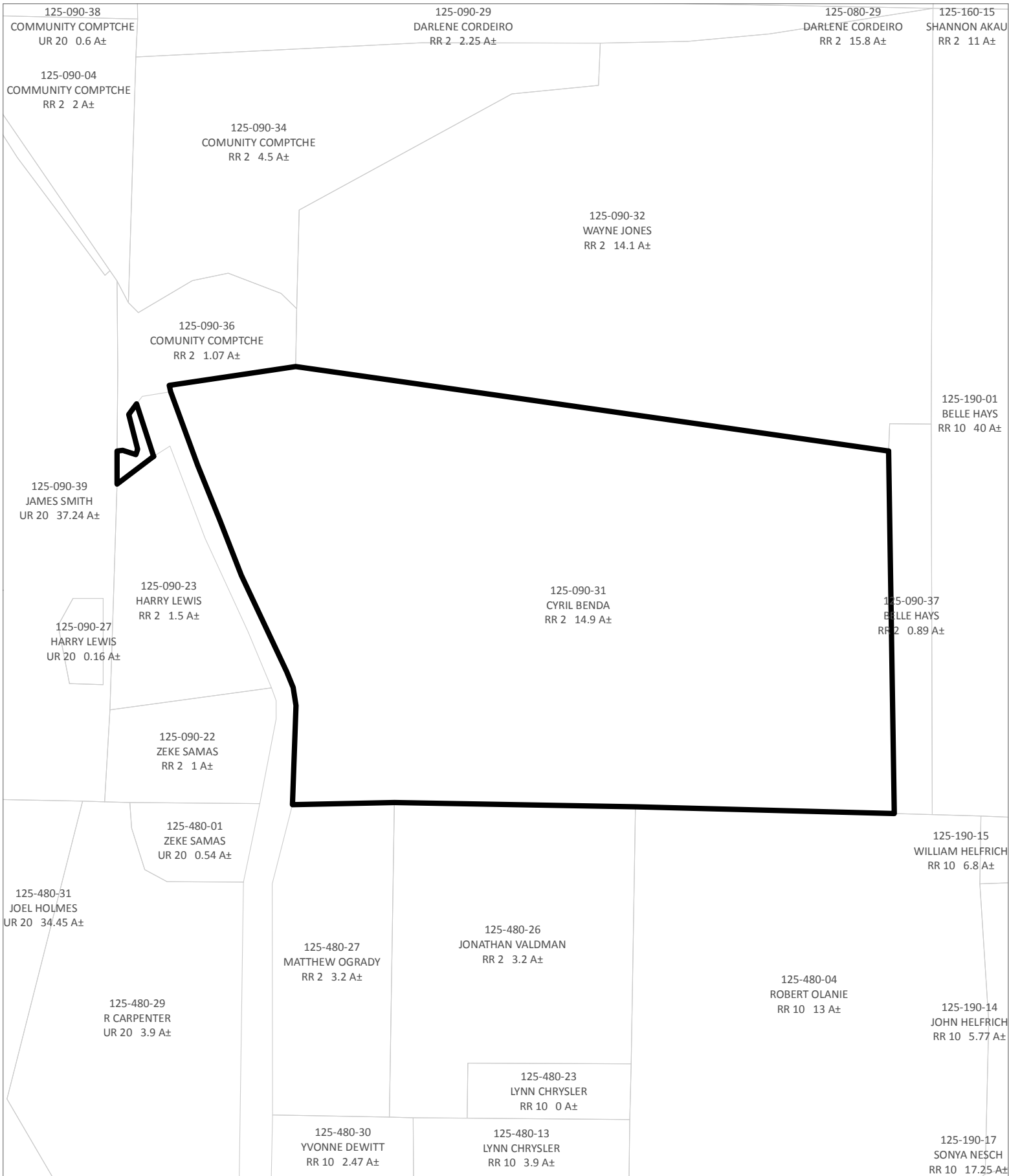
 Zoning Districts



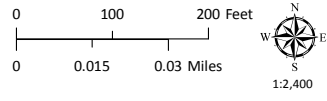
ZONING DISPLAY MAP

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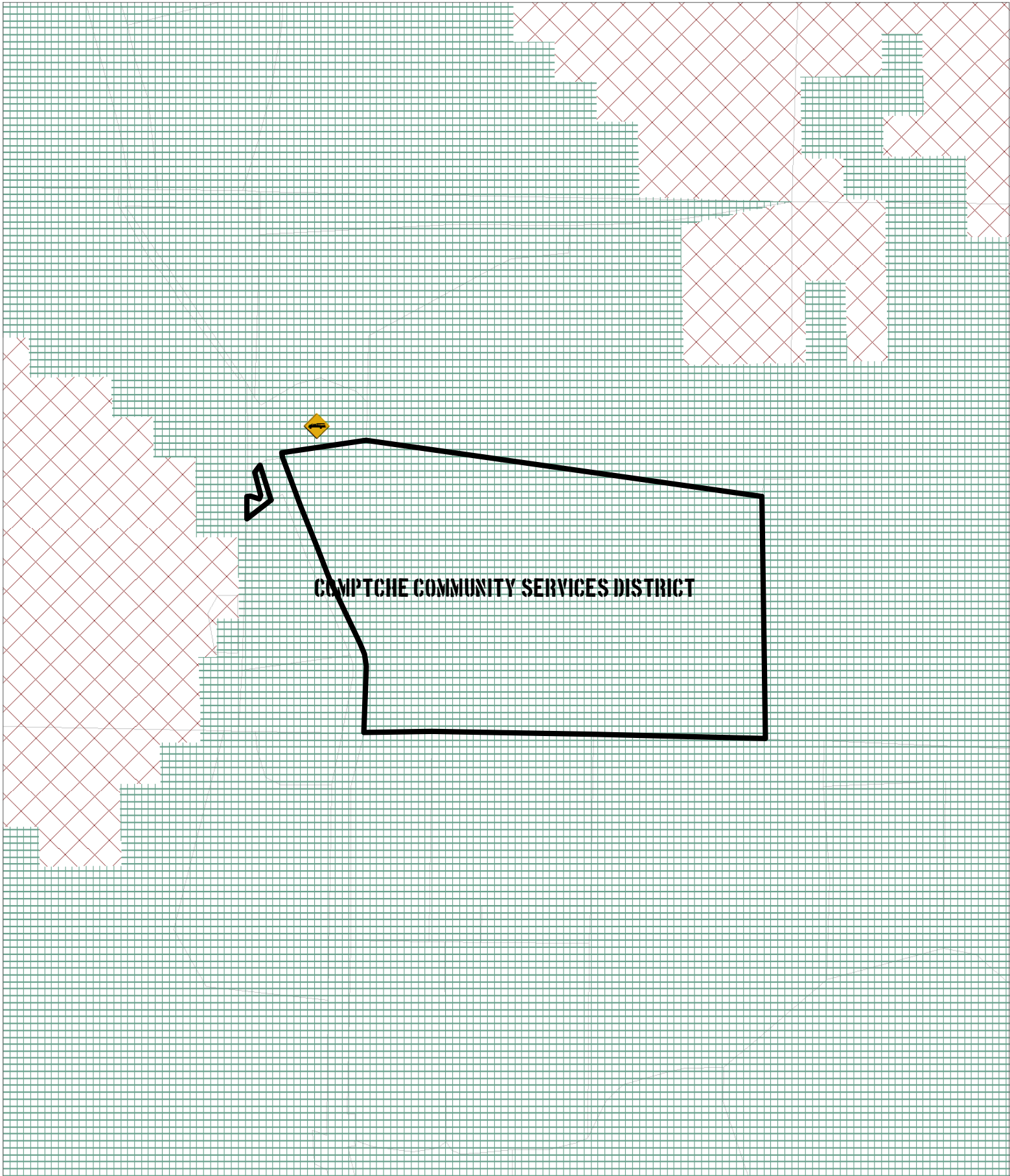


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ADJACENT PARCELS

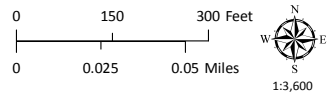
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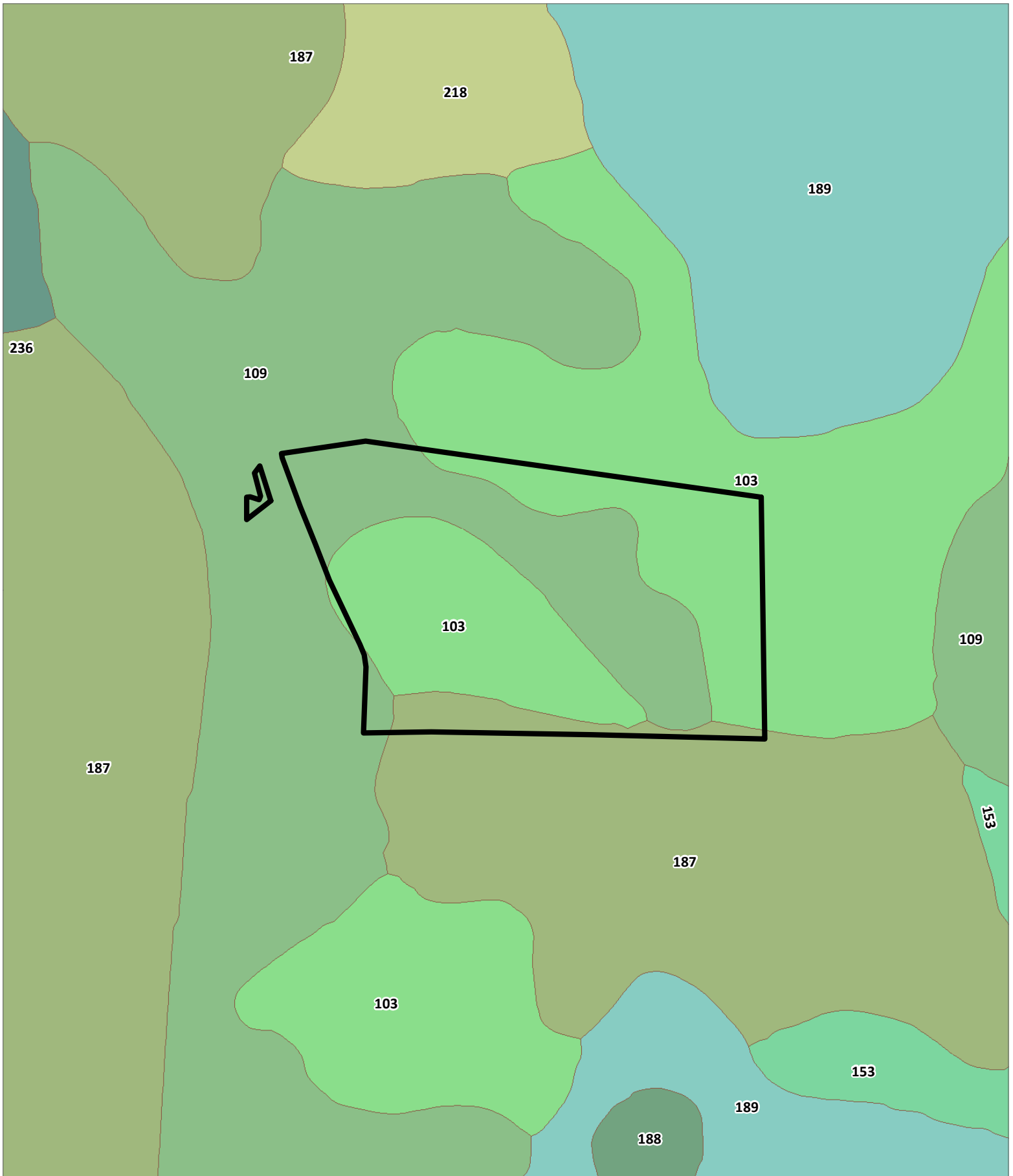
-  Fire Stations
-  County Fire Districts
-  High Fire Hazard

 Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

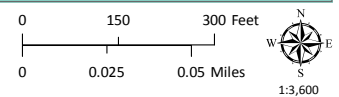
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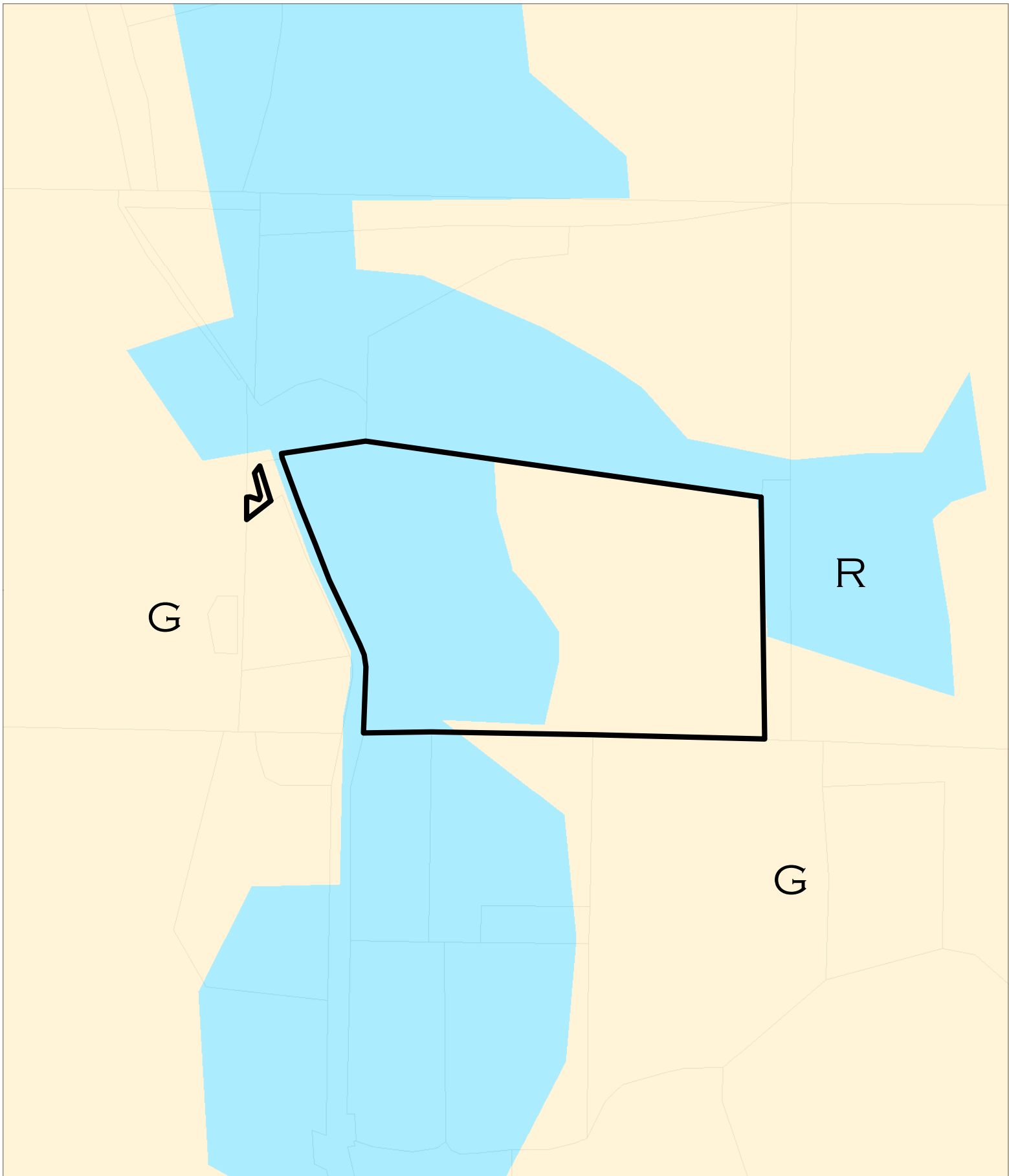
ADDRESS: 8475 Flynn Creek Road, Comptche

 Western Study Soil Types





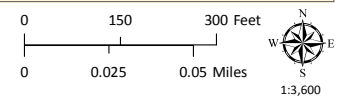
LOCAL SOILS

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AGENT:
ADDRESS: 8475 Flynn Creek Road, Comptche

-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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