June 10, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection – Ukiah
County Addresser
Assessor
Agricultural Commissioner
Archaeological Commission
Sonoma State University
Caltrans
CalFire - Prevention
Department of Fish and Wildlife
Long Valley Fire District
Laytonville MAC
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: MS_2020-0003
DATE FILED: 4/28/2020
OWNER: JOHN A & NATALIE M SMYTHE
APPLICANT: THOMAS E. SMYTHE
REQUEST: Minor Subdivision of a 216.5± acre parcel into two parcels of 90± acres (APN: 013-180-01) and 126.5± acres (APN: 013-190-23).
LOCATION: 3.4± miles north of Laytonville town center, lying west of US Highway 101, 1.3± miles north of its intersection with Ten Mile Creek Road (private road); located at 48600 and 48650 N. Highway 101, Laytonville (APNs: 013-180-01 & 013-190-23).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: CHEVON HOLMES
RESPONSE DUE DATE: June 24, 2020

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: MS_2020-0003

OWNER: JOHN A & NATALIE M SMYTHE

APPLICANT: THOMAS E. SMYTHE

REQUEST: Minor Subdivision of a 216.5± acre parcel into two parcels of 90± acres (APN: 013-180-01) and 126.5± acres (APN: 013-190-23).

LOCATION: 3.4± miles north of Laytonville town center, lying west of US Highway 101, 1.3± miles north of its intersection with Ten Mile Creek Road (private road); located at 48600 and 48650 N. Highway 101, Laytonville (APNs: 013-180-01 & 013-190-23).

APN/S: 013-180-010 (north parcel) & 013-190-023 (south parcel)

PARCEL SIZE: 216.5 ± Acres Total: 90± for the north parcel & 126.5± acres for the south parcel

GENERAL PLAN: Agriculture 40 Acre Minimum (AG40)

ZONING: Agriculture 40 Acre Minimum (AG:40)

EXISTING USES: Residential/Primarily Vacant

DISTRICT: 3rd Supervisorial District (Haschak)

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rangeland 160 Acre Minimum</td>
<td>Rangeland 160 Acre Minimum</td>
<td>United States Highway 101</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EAST</th>
<th>SOUTH</th>
<th>WEST</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>United States Highway 101</td>
<td>United States Highway 101</td>
<td>Agriculture 40 Acre Minimum</td>
<td>Agriculture 40 Acre Minimum</td>
<td>8.784± &amp; 12.844± Acres</td>
<td>Residential, Cannabis Cultivation</td>
</tr>
<tr>
<td></td>
<td>Agriculture 40 Acre Minimum</td>
<td>Agriculture 40 Acre Minimum</td>
<td>8.784± &amp; 12.844± Acres</td>
<td>Residential, Cannabis Cultivation</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCAL</th>
<th>STATE</th>
<th>TRIBAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Commissioner</td>
<td>Environmental Health (EH)</td>
<td>California Dept. of Fish &amp; Wildlife</td>
</tr>
<tr>
<td>Archaeological Commission</td>
<td>Long Valley Fire District</td>
<td>CALTRANS</td>
</tr>
<tr>
<td>Assessor's Office</td>
<td>Laytonville MAC</td>
<td>Cloverdale Rancheria</td>
</tr>
<tr>
<td>Building Division Ukiah</td>
<td>Sonoma State University</td>
<td>Redwood Valley Rancheria</td>
</tr>
<tr>
<td>County Addresser</td>
<td>STATE</td>
<td>Sherwood Valley Band of Pomo Indians</td>
</tr>
<tr>
<td>Department of Transportation (DOT)</td>
<td>CALFIRE (Land Use)</td>
<td></td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION: The 216.5± subject parcel is currently assigned two Assessor Parcel Numbers (APNs) associated with the proposed final configuration as APN 013-180-01 with the 90± acre parcel to the north and APN 013-190-023 with the 126.5± acre parcel to the south.

As provided by the applicant in the application, existing development on the northern parcel includes two permitted houses large metal shop, two wells (one to provide to water to the proposed southern parcel) and two permitted septic systems. The subject parcel is adjacent to US Highway 101 and have legal encroachments.

STAFF PLANNER: CHEVON HOLMES DATE: 6/10/2020
<table>
<thead>
<tr>
<th>ENVIRONMENTAL DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. MAC:</td>
</tr>
<tr>
<td>GIS Yes/Laytonville</td>
</tr>
<tr>
<td>2. FIRE HAZARD SEVERITY ZONE:</td>
</tr>
<tr>
<td>CALFIRE FRAP maps/GIS</td>
</tr>
<tr>
<td>Very High &amp; High Fire Hazard</td>
</tr>
<tr>
<td>3. FIRE RESPONSIBILITY AREA:</td>
</tr>
<tr>
<td>CALFIRE FRAP maps/GIS</td>
</tr>
<tr>
<td>Long Valley Fire Protection District &amp; State Responsibility Area</td>
</tr>
<tr>
<td>4. FARMLAND CLASSIFICATION:</td>
</tr>
<tr>
<td>GIS Grazing (G)</td>
</tr>
<tr>
<td>5. FLOOD ZONE CLASSIFICATION:</td>
</tr>
<tr>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
</tr>
<tr>
<td>YES</td>
</tr>
<tr>
<td>6. COASTAL GROUNDWATER RESOURCE AREA:</td>
</tr>
<tr>
<td>Coastal Groundwater Study/GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>7. SOIL CLASSIFICATION:</td>
</tr>
<tr>
<td>Mendocino County Soils Study/Northern Part</td>
</tr>
<tr>
<td>155-Haploxeralfs-Argixerolls Complex</td>
</tr>
<tr>
<td>169-Hopland-Witherell-Squawrock Complex</td>
</tr>
<tr>
<td>197-Riverwash</td>
</tr>
<tr>
<td>210-Talmage Gravelly Loam</td>
</tr>
<tr>
<td>233-Xerochrepts-Haploxeralfs-Argixerolls Complex</td>
</tr>
<tr>
<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</td>
</tr>
<tr>
<td>LCP maps, Pygmy Soils Maps/GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>9. WILLIAMSON ACT CONTRACT:</td>
</tr>
<tr>
<td>GIS/Mendocino County Assessor’s Office</td>
</tr>
<tr>
<td>YES</td>
</tr>
<tr>
<td>10. TIMBER PRODUCTION ZONE:</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>11. WETLANDS CLASSIFICATION:</td>
</tr>
<tr>
<td>Freshwater Forested/Shrub Wetland &amp; Riverine</td>
</tr>
<tr>
<td>12. EARTHQUAKE FAULT ZONE:</td>
</tr>
<tr>
<td>Earthquake Fault Zone Maps/GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>13. AIRPORT LAND USE PLANNING AREA:</td>
</tr>
<tr>
<td>Airport Land Use Plan; GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</td>
</tr>
<tr>
<td>GIS; General Plan 3-11</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>15. NATURAL DIVERSITY DATABASE:</td>
</tr>
<tr>
<td>CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS</td>
</tr>
<tr>
<td>YES</td>
</tr>
<tr>
<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</td>
</tr>
<tr>
<td>GIS; General Plan 3-10</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>17. LANDSLIDE HAZARD:</td>
</tr>
<tr>
<td>Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>18. WATER EFFICIENT LANDSCAPE REQUIRED:</td>
</tr>
<tr>
<td>Policy RM-7; General Plan 4-34</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>19. WILD AND SCENIC RIVER:</td>
</tr>
<tr>
<td><a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</td>
</tr>
<tr>
<td>Various Adopted Specific Plan Areas; GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>21. STATE CLEARINGHOUSE REQUIRED:</td>
</tr>
<tr>
<td>Policy</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>22. OAK WOODLAND AREA:</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td>23. HARBOR DISTRICT:</td>
</tr>
<tr>
<td>Sec. 20.512</td>
</tr>
<tr>
<td>NO</td>
</tr>
</tbody>
</table>
APPLICATION FORM

APPLICANT
Name: Thomas E. Smythe Phone: (707) 489-2549
Mailing Address: PO Box 249
City: Laytonville State/Zip: CA 95454 email: tsmythe@ncrm.com

PROPERTY OWNER
Name: Natalie M. Smythe Phone: (916) 456-5729
Mailing Address: 5814 Shepard Avenue
City: Sacramento State/Zip: CA 95819 email: NA

AGENT
Name: Same as Applicant Phone:
Mailing Address:
City: State/Zip: email:
Parcel Size: 216.5 (Sq. ft./Acres) Address of Property: 48650 US Hwy 101 North
Assessor Parcel Number(s): 013-180-01 & 013-190-23

TYPE OF APPLICATION:
☐ Administrative Permit  ☐ Flood Hazard  ☐ Rezoning
☐ Agricultural Preserve  ☐ General Plan Amendment  ☐ Use Permit Cottage
☐ Airport Land Use  ☐ Land Division-Minor  ☐ Use Permit Minor
☐ CDP-Admin  ☐ Land Division-Major  ☐ Use Permit-Major
☐ CDP-Standard  ☐ Land Division-Parcel  ☐ Variance
☐ Certificate of Compliance  ☐ Land Division-Resubdivision  ☐ Other
☐ Development Review  ☐ Modification of Conditions
☐ Exception  ☐ Reversion to Acreage

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

[Signature of Applicant/Agent] [Date] [Signature of Owner] [Date]

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx
Page - 1
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.

Minor subdivision to create two (2) legal parcels as currently configured by the the APN. North parcel is 90 acres and southern parcel is 126.5 acres. Zoning is AG 40.

Northern parcel has 2 houses and large metal shop, 2 wells with one well to provide water to southern parcel when created. Both houses permitted with permitted septic. Shop is permitted.

Properties are adjacent US HWY 101 and have legal encroachments for each parcel. No grading necessary all encroachments existing.

<table>
<thead>
<tr>
<th>2. Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: metal shop</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Structures Paved</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area Landscaped Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel)
3. If the project is commercial, industrial or institutional, complete the following: NA
   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? NA
   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: NA
   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?
    ☐ 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?  NA
   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?

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)  Existing PG&E
      ☐ 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:
   CAL TRANS verification of encroachment, CAL FIRE MET 4290 form

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
   48650 US HWY 101 North, Mile Post 72.07, 2.8 miles north of Laytonville west side of highway

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.
   3 structures, 2 houses, 1 metal shop, 2 pump houses, 2 small garages

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.


26. Gross floor area of existing structures 8,700 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): 216.5 ☐ 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.
   Property is grassland, timberland,

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.
   Adjacent properties grassland and timberland. Agriculture, rural residential uses

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Agricultural</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Commercial Industrial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional Timberland</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx

Page - 6
Owner: John A and Natalie M Smythe Trustees
5814 Shepard Avenue
Sacramento, CA 95819
(916) 456-5729

Property Address:
48650 US Hwy 101 North

Applicant/Agent and Tentative Map by:
Thomas E. Smythe
PO Box 249
Laytonville, CA 95454
(707) 489-2549
CASE: MS 2020-0003
OWNER: SMYTHE, John & Natalie
APN: 013-180-01, 013-190-23
APLCT: Natalie Smythe Trust
AGENT: John & Tom Smythe
ADDRESS: 48600 N. Highway 101, Laytonville

Zoning Districts
Public Roads
Assessors Parcels

ZONING DISPLAY MAP
FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

CASE: MS 2020-0003
OWNER: SMYTHE, John & Natalie
APN: 013-180-01, 013-190-23
APLCT: Natalie Smythe Trust
AGENT: John & Tom Smythe
ADDRESS: 48600 N. Highway 101, Laytonville

LOMA Letters
Assessors Parcels

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020