COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

RICHARD ANGLEY, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

October 22, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator, at its regular meeting on Wednesday, November 18, 2026, at 1:30 PM, will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard**.** This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at https://www.youtube.com/MendocinoCountyVideo. In lieu of personal attendance the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies.

CASE: AP_2026-0008
DATE FILED: 3/6/2026
OWNER/APPLICANT: Ryan Hayes
REQUEST: Administrative Permit for the temporary use of a one-bedroom travel trailer as a Family Care Unit.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.28± miles north of Redwood Valley, on the east side of Tomki Road (CR 237-D), 0.26± miles south of its intersection with Jenkins Road (private), located at 13777 Tomki Road, Redwood Valley; APN: 107-210-09.
SUPERVISORIAL DISTRICT: 1 (Cline)
STAFF PLANNER: Gabriella Eaton

The staff report and notice will be available for public review 10 days prior to the hearing on the Department of Planning and Building Services website at: https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings by emailing comments to pbscommissions@mendocinocounty.gov by November 17, 2026 or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Zoning Administrator, staff, and the general public as they are received and processed by staff and can be viewed as attachments to this meeting agenda at https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and, upon request, will attempt to reasonably accommodate individuals with disabilities by

making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling 707-234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

RICHARD ANGLEY, INTERIM Director of Planning and Building Services

ZONING ADMINISTRATOR NOVEMBER 18, 2026
STAFF REPORT- ADMINISTRATIVE PERMIT AP_2026-0008

PROJECT PLANNER CONTACT
Gabriella Eaton
860 N Bush St
Ukiah, CA 95482
Phone: 707-234-6650
eatong@mendocinocounty.gov

PROJECT SUMMARY

OWNER/APPLICANT:	Ryan Hayes 116 S Main St. Ukiah, CA 95482
REQUEST:	Administrative Permit for the temporary use of a one-bedroom travel trailer as a Family Care Unit.
LOCATION:	4.28 miles north of Redwood Valley, on the east side of Tomki Road (CR 237-D), 0.26± miles south of its intersection with Jenkins Road (private), located at 13777 Tomki Road, Redwood Valley; (APN: 107-210-09-00).
TOTAL ACREAGE:	2.19± Acres
GENERAL PLAN:	Rural Residential, 10-Acre minimum, (RR:10) General Plan (Chapter 2 - Development Element)
ZONING:	Rural Residential, 10-Acre minimum, (RR:10) Mendocino County Code (MCC), Division (I), Section 20.048
CODE REFERENCE:	Temporary Use Regulations MCC Section 20.168.045
SUPERVISORIAL DISTRICT:	1 (Cline)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt §15304, Minor Alterations to Land, Class 4(e).
RECOMMENDATION:	Approve with conditions

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: The applicant requests an Administrative Permit for the temporary use of a one-bedroom travel trailer as a Family Care Unit, consistent with Mendocino County Code (MCC) Sections 20.168.045. The travel trailer will be temporarily used to house a family member who requires care. The travel trailer will connect to existing water and power. The water source will be from the established residence and will be connected by a temporary water line from the residence. The power supply will be from a newly installed and permitted 50 amp sub panel on the residence. The effluent from the trailer will be stored in an on-board tank and serviced be on an as needed bases by a contracted, septic service company. The applicant has submitted a statement for the Family Care Unit indicating it will be utilized for daily supervision and care of a family member.

SITE CHARACTERISTICS: The subject property is a 2.9-acre legal, non-conforming parcel zoned Rural Residential (RR:10). The parcel is accessed from Tomki Road (CR 237D) along the western boundary. The parcel slopes from west to east and is primarily covered in grasses, with limited vegetation in the remaining areas. Three quarters of the eastern boundary is riparian in nature as it borders and includes the Russian River creek bed. The southern portion of the parcel is developed with an existing three-bedroom, two-bathroom single-family, manufactured home. The primary residence is served by an on-site septic system, leach field, and utility connections to grid power. Potable water is supplied by the Redwood Valley Water District.

The proposed Family Care Unit (FCU), a one-bedroom travel trailer, is located on the north eastern side of the parcel. The temporary use of the trailer in its proposed location sits above the creek bed and shall not impact the riparian areas or the Russian River itself. The trailer currently is positioned over 50± ft feet from the parcel boundary.

The entire parcel was impacted by the 2017 Redwood Valley–Mendocino Lake Complex Wildfire, which resulted in the loss of the original residence and several outbuildings. The surrounding land uses are consistent with rural residential and agricultural patterns: parcels to the north and east are zoned RR:10, the parcel to the south is zoned RL:160, and lands west of Tomki Road are zoned AG:40 with developed vineyards, wine storage tanks, agricultural equipment areas, and a large agricultural structure.

Public Services:
Access: Tomki Road (CR 237D)
Water District: Redwood Valley
Sewer District: N/A (Septic)
Fire District: Redwood Valley Fire District, CAL FIRE

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Neighboring Projects:

- None

AGENCY COMMENTS: On 3/23/2026 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project.

TABLE 1: Referral Agency Responses

REFERRAL AGENCIES	COMMENT
Building Division, Ukiah	Comment
Mendocino County Department of Transportation	No Response
Mendocino County Environmental Health	Comments
Redwood Valley Fire District	No Response
Redwood Valley MAC	No Response
Redwood Valley Water District	No Response
CAL FIRE	No Response
California Department of Fish & Wildlife	No Response
Cloverdale Rancheria	No Response
Cahto Tribe	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	Comment
Round Valley Tribe	No Response

The project was referred to the building department on March 23, 2026. On March 29, 2026 the building department stated the permit “Must meet all Title 24 building codes for electrical and plumbing, obtain necessary permits.”

The project was referred to the Division of Environmental Health (EH) on March 23, 2026. On March 23, 2026, EH commented; "In accordance with Environmental Health (EH) Family Care Unit Policy, the proposed unit will not require a building permit (only electrical hookups), this unit is allowed to utilize the existing septic system (ST2831), EH will not require proof of water."

On July 23.2026 staff conducted a site visit with EH. Staff from EH determined the allowable options in accordance with EH regulations. The trailer coach shall utilize the existing on-site water supply. Wastewater shall be managed in accordance with EH policies. All wastewater shall be disposed of in compliance with Mendocino County Code Title 16 and applicable EH requirements, and no effluent shall be discharged onto the ground surface. A condition was added to address the use of a contracted septic service to manage the disposal of effluent from the trailer.

PROJECT ANALYSIS

GENERAL PLAN: The property is within Agricultural District (AG:40) classification as defined in Chapter 4 of the Mendocino County General Plan and as shown on the Land Use Map.

> *"This district is intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the A-G District would be applied to lands subject to Agricultural Preserve contracts, land having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which noncompatible uses could jeopardize the agricultural use of surrounding lands."*
>
> General Uses: Residential uses, agricultural uses, civic uses, accessory uses

Temporary use of a travel trailer as a Family Care Unit is consistent with the intent of the Agricultural District classification. The project is a temporary use, which is governed by MCC Chapter 20.168 and establishes permitted temporary uses and standards and conditions for regulating same. Because of the temporary nature of the uses, they are not subject to the General Plan with respect to permitted uses or densities. Use of the travel trailer would not require ground disturbance and would not convert agricultural land to non-agricultural use. The proposed project would not impact the agricultural viability of the property.

ZONING CONSISTENCY: The property is within the Rural Residential (RR:10) classification as defined by Chapter 2 of the Mendocino County General Plans

> "This district is intended to create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically, the "R-R" District would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired."
>
> General Uses: Residential uses, agricultural uses, civic uses, accessory uses

The temporary use of a travel trailer as a Family Care Unit is consistent with the intent of the Rural Residential land use classification and is considered compatible with established residential uses. The proposed project will be a minor use of the land that is temporary in nature. The use of the trailer coach will be consistent with the standards of the RR:10 district outlined in Chapter 20.048, including height limit and property line setbacks. This temporary use is regulated under Mendocino County Code Chapter 20.168, which outlines permitted temporary uses along with the applicable standards, conditions, and operational requirements. The placement and use of the travel trailer will not result in ground disturbance, nor will it convert agricultural land to a non-agricultural use. Accordingly, the proposed activity will not impact the agricultural or residential viability of the property. The parcel currently contains an existing single-family residence served by utilities, municipal water, and septic. The applicant has also provided the County with the required documentation and a statement necessary to qualify for a Family Care Unit.

Access to the project is through a shared driveway with the Single-Family Residence off of Tomki Road (CR 237D), in Redwood Valley.

Staff finds the proposed project is consistent with MCC Chapter 20.168 and 20.048. The project as proposed will involve little to no construction or ground disturbance other than access and parking for the occupant of the travel trailer.

The project falls in a High Fire Hazard Severity Zone as defined by the CAL FIRE, Office of the State Fire Marshall (OSFM). The Wildland-Urban Interface Zones Class for this project is Low Density Intermix.

The project utilities are serviced by PG&E for the power source, and the water source is serviced by Redwood Valley Municipal Water District. A contracted septic service has been retained to cover all effluent removal.

ENVIRONMENTAL DETERMINATION: The California Natural Resources Secretary has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. Staff finds that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) per 14 CCR §15304 Minor Alterations to Land; Class 4(e). This class includes "minor temporary use of land having negligible or no permanent effects on the environment ... " The project includes temporary occupancy of a trailer coach as a Family Care Unit. This is a temporary form of development that must be removed or repurposed when the intended use has ceased. The proposed project would be a minor use of the land because it would involve little to no construction or ground disturbance and would utilize existing utility connections.

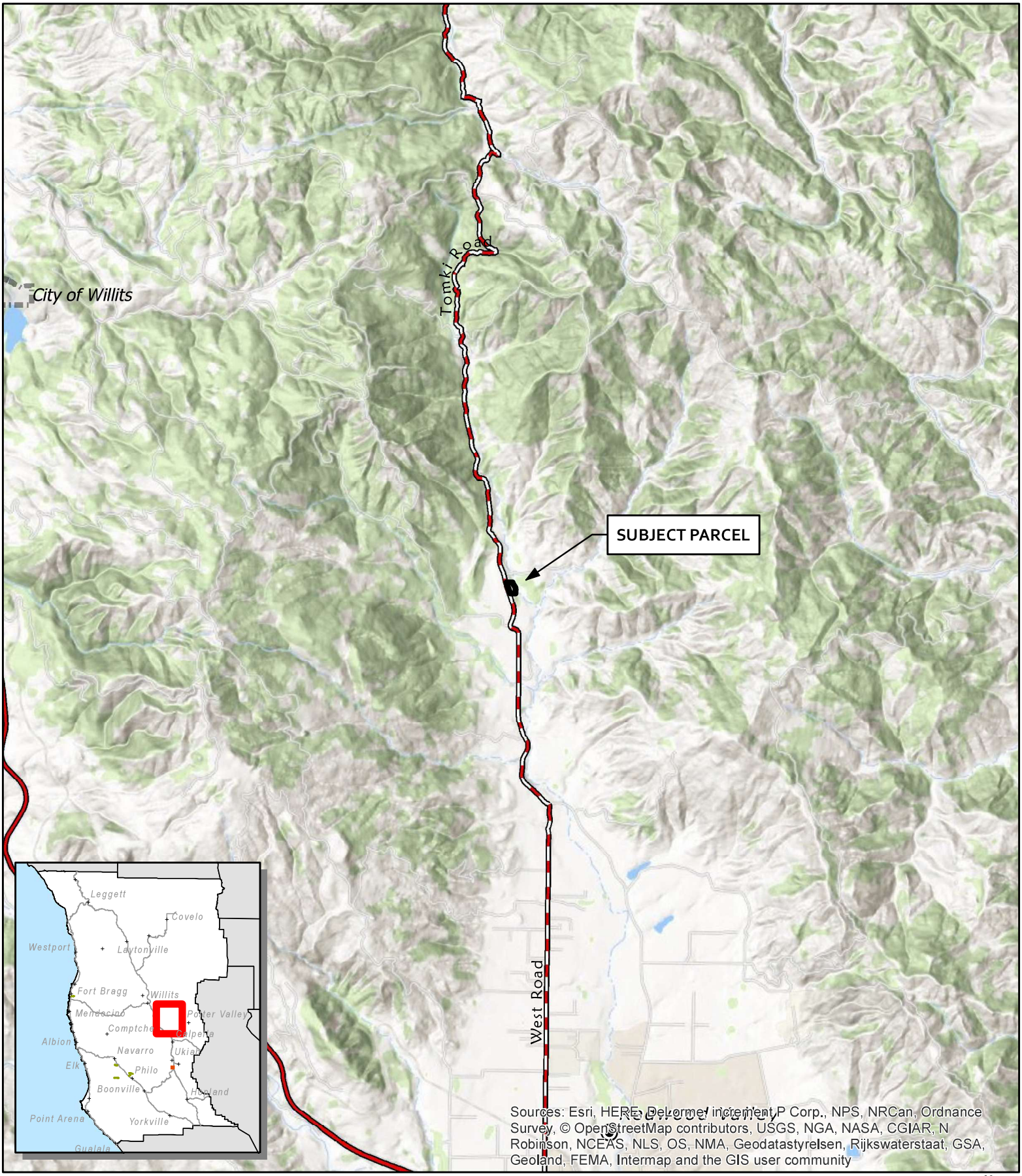
9/28/2026
DATE

Gabriella Eaton
GABRIELLA EATON
PLANNER II

Appeal Period: 10 Days
Appeal Fee: $2,447.00

ATTACHMENTS:

A. Location Map
B. Aerial Map(vicinity)
C. Aerial Map(detail)
D. Topo/site Map
E. General Plan Map
F. Zoning Map
G. Adjacent Owner Map
H. Fire Hazards Map
I. WUI Map
J. Slope Map
K. Soils Map
L. Ground Water Resource Area
M. Williamson Act Map
N. Crop Map
O. Important Farmlands
P. Wetlands
Q. Redwood Valley Municipal Advisory Council
R. Schools
S. Site photo



CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Major Towns & Places
Major Roads
City Limits
Highways

0 2,800 5,600 Feet
0 0.5 1 Miles

1:63,360

N W E S

LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Driveways/Unnamed Roads

0 362.5 725 Feet
0 0.05 0.1 Miles

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1:8,000

AERIAL IMAGERY

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CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads

0 35 70 Feet
0 0.005 0.01 Miles

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AERIAL IMAGERY

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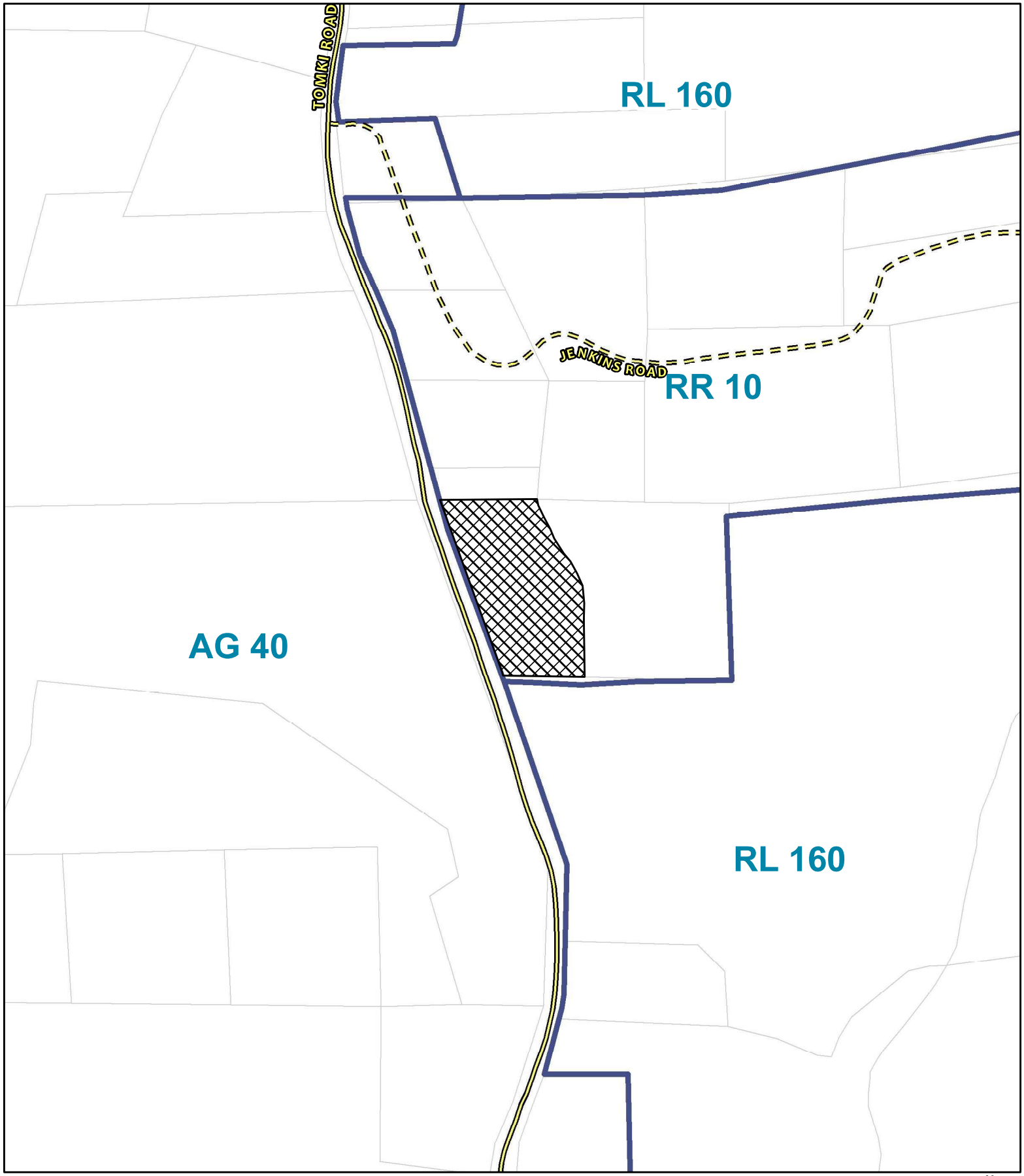

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

0 180 360 Feet
0 0.03 0.06 Miles

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GENERAL PLAN

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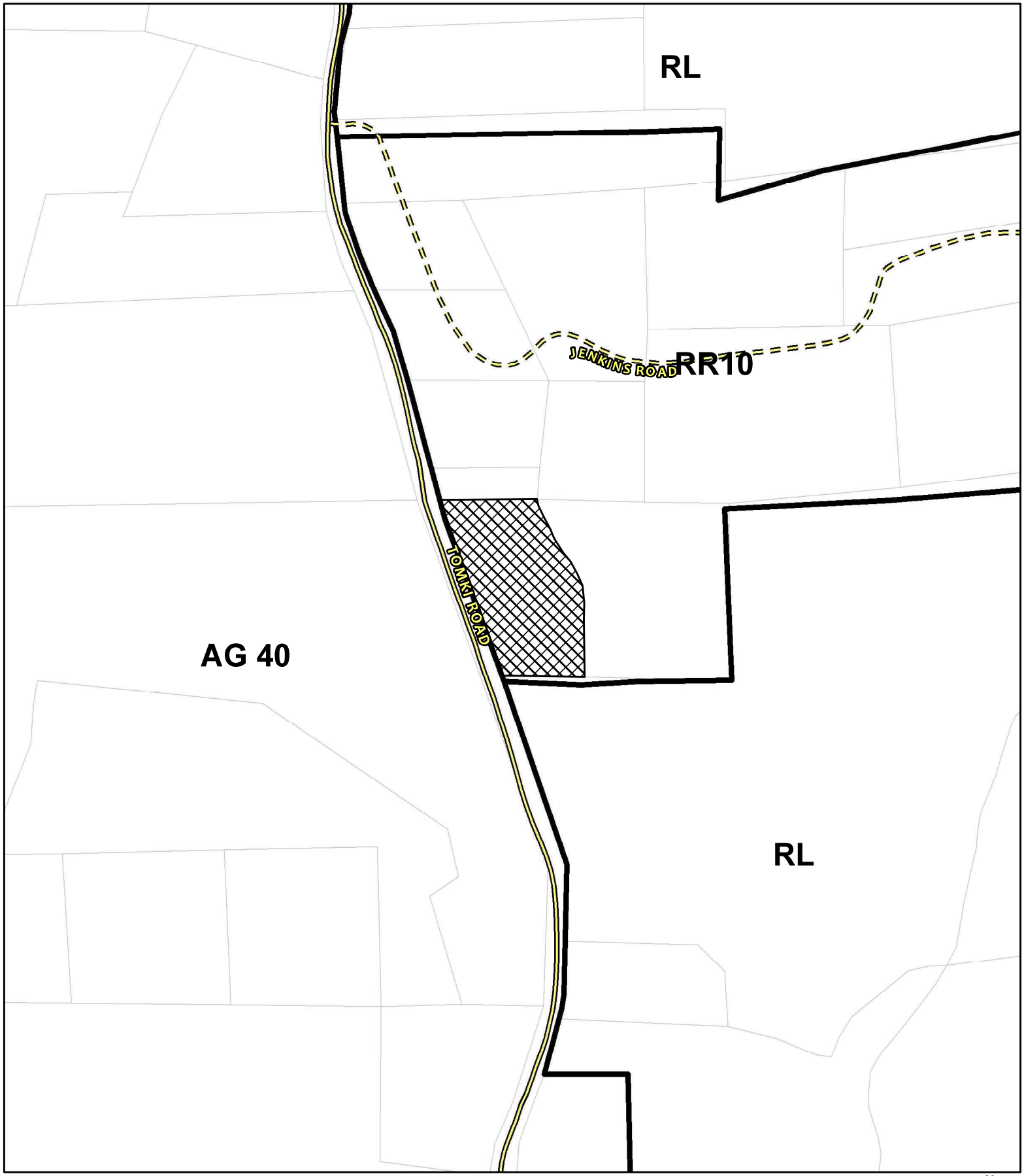

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Zoning Districts
Assessors Parcels

0 180 360 Feet
0 0.03 0.06 Miles
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ZONING

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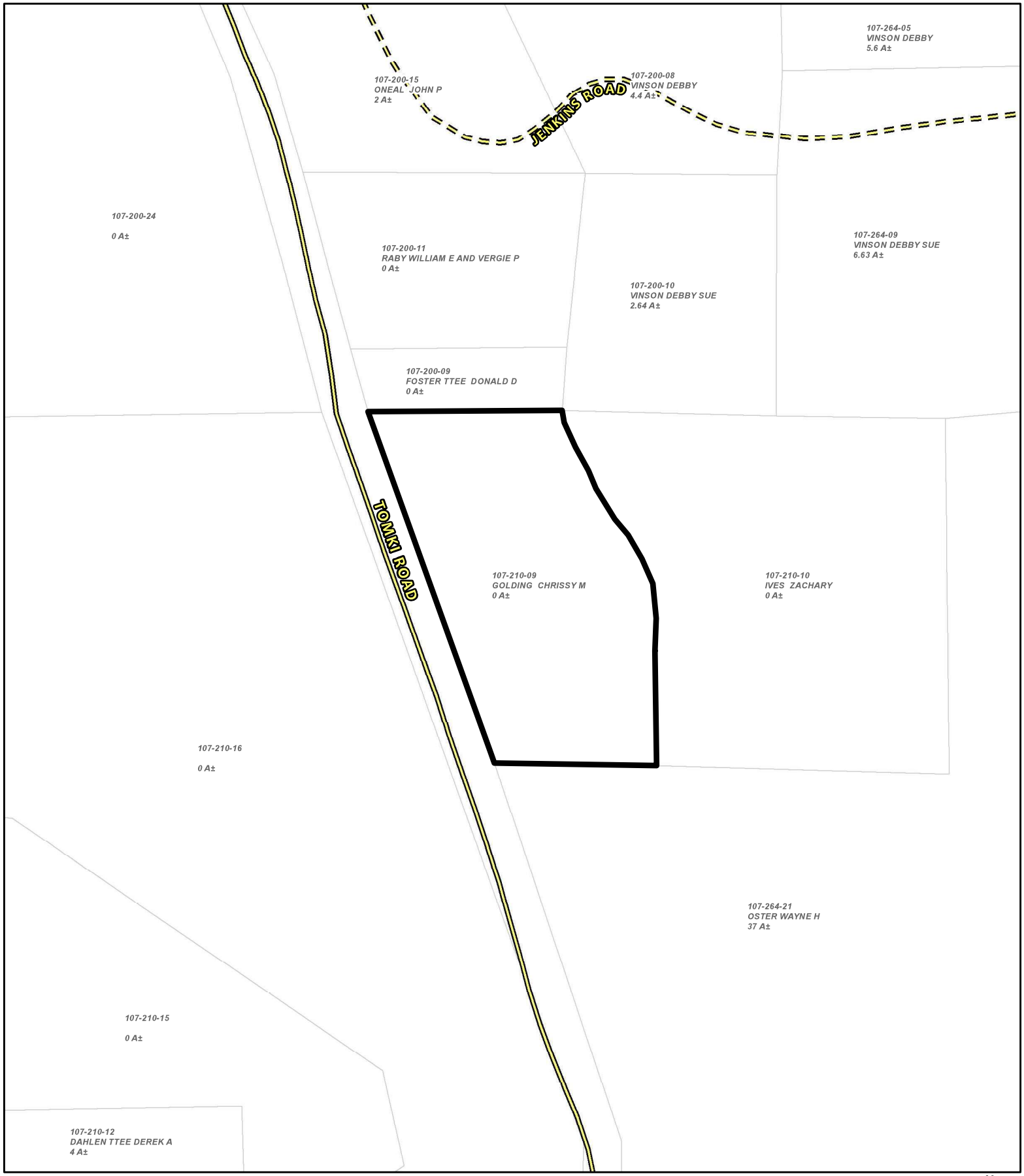

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

0 90 180 Feet
0 0.015 0.03 Miles
1:2,000

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ADJACENT PARCELS

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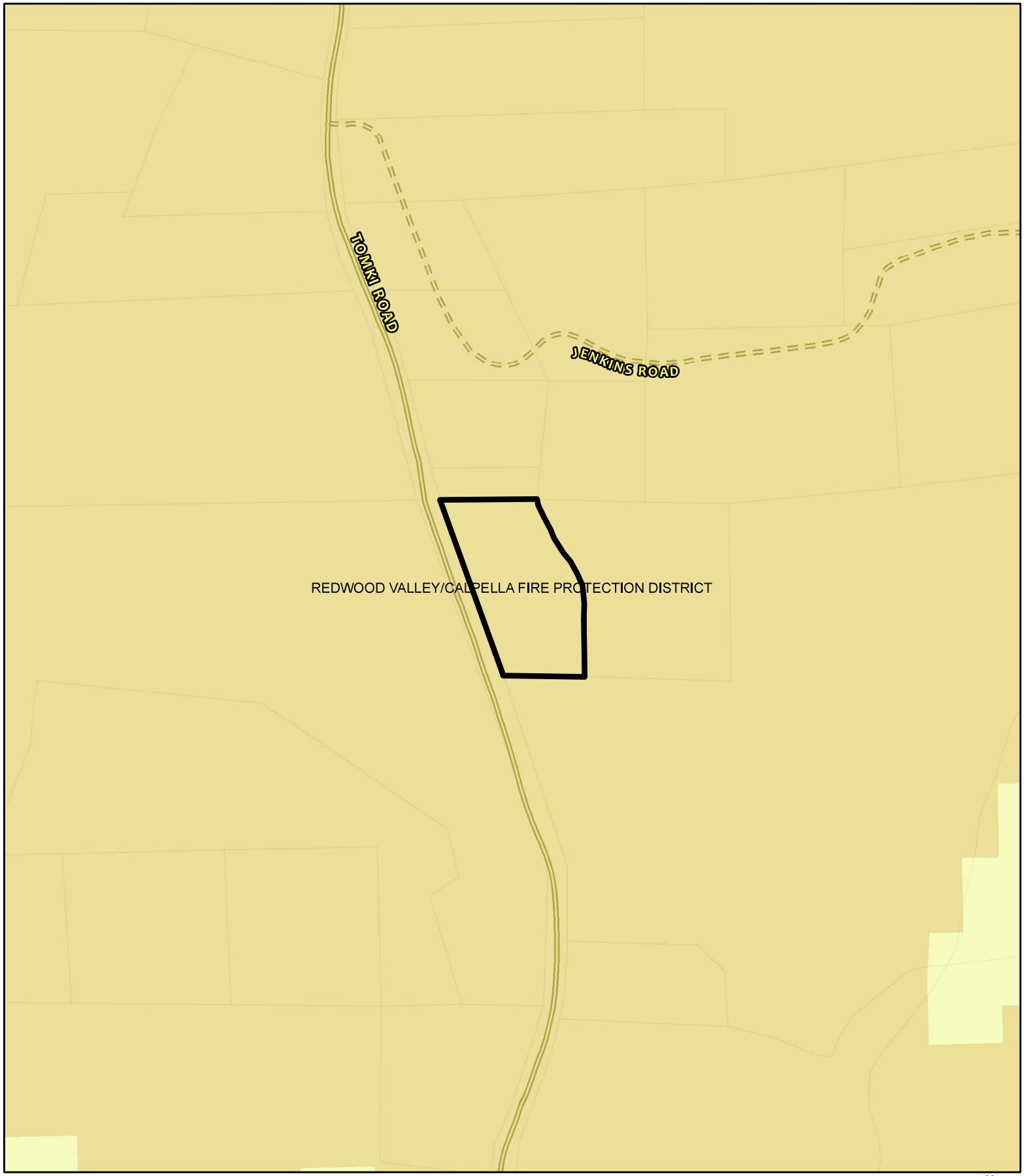

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Public Roads
Private Roads
Assessors Parcels

0 180 360 Feet
0 0.03 0.06 Miles

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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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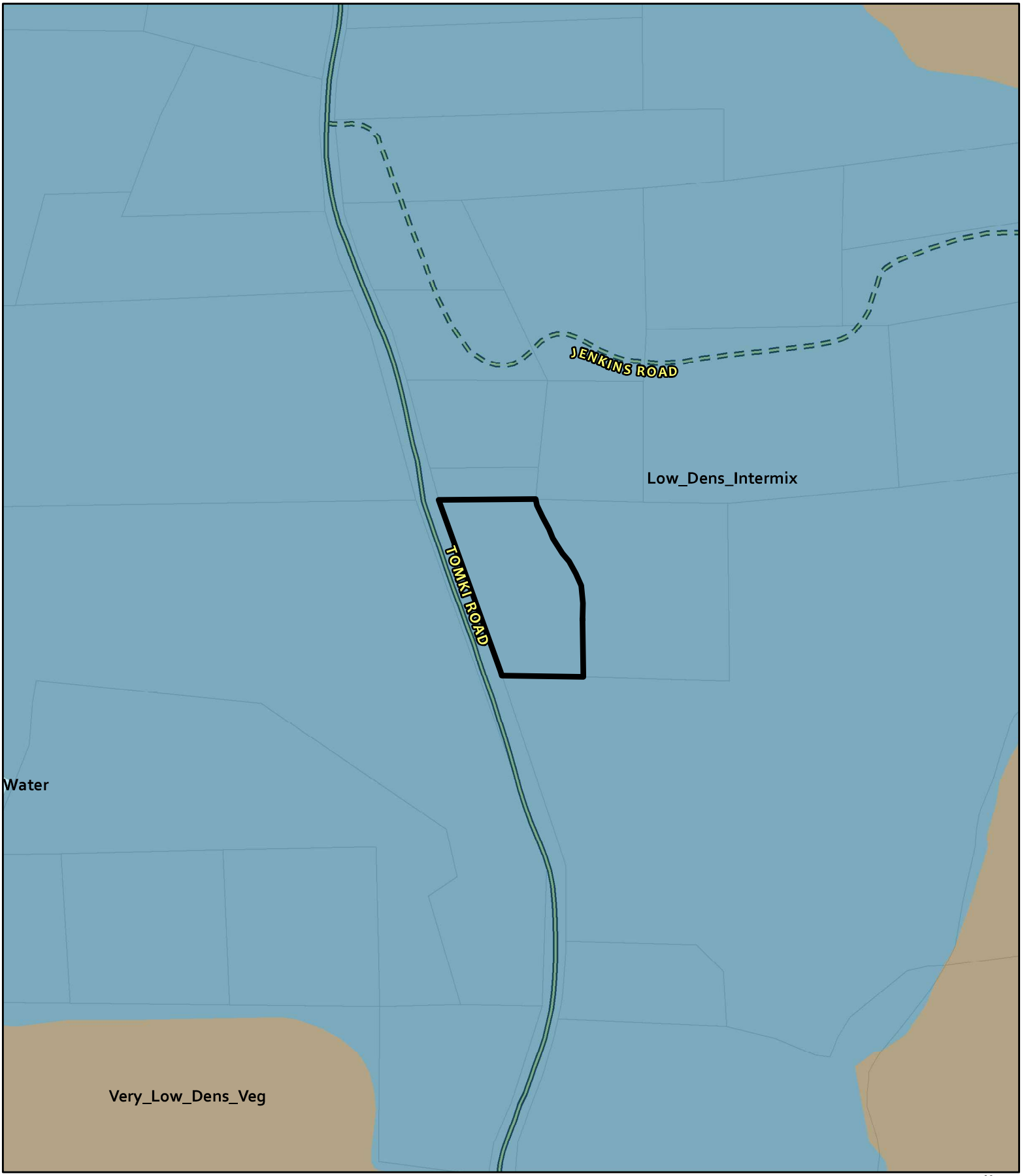

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

0 180 360 Feet
0 0.03 0.06 Miles
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WILDLAND-URBAN INTERFACE

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OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%

0 180 360 Feet
0 0.03 0.06 Miles
1:4,000

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ESTIMATED SLOPE

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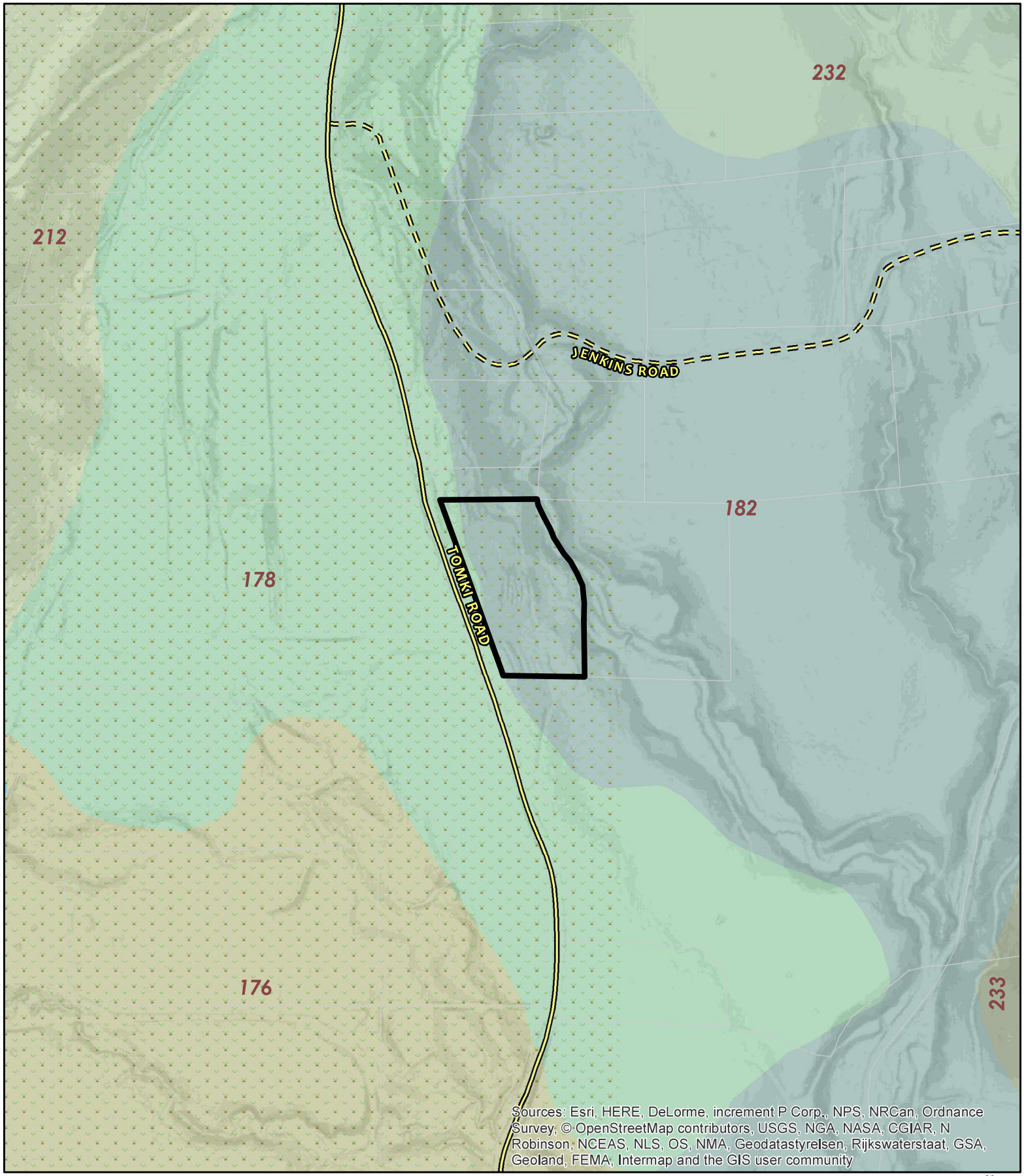

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels
Naturally Occurring Asbestos

0 180 360 Feet
0 0.03 0.06 Miles
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EASTERN SOIL CLASSIFICATIONS

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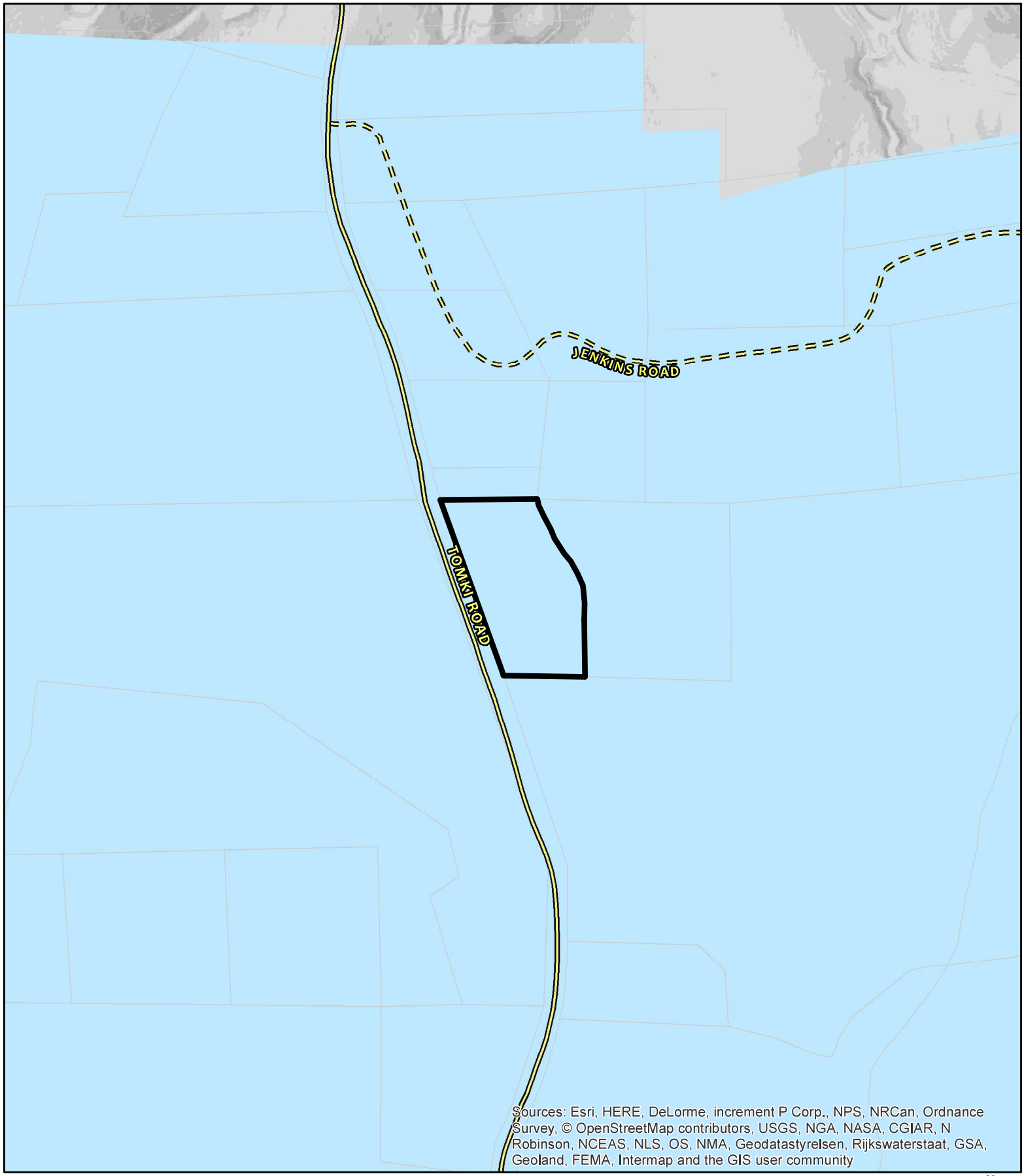

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels
County Water Districts

0 180 360 Feet
0 0.03 0.06 Miles

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WATER DISTRICT

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APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

0 180 360 Feet
0 0.03 0.06 Miles

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WILLIAMSON ACT

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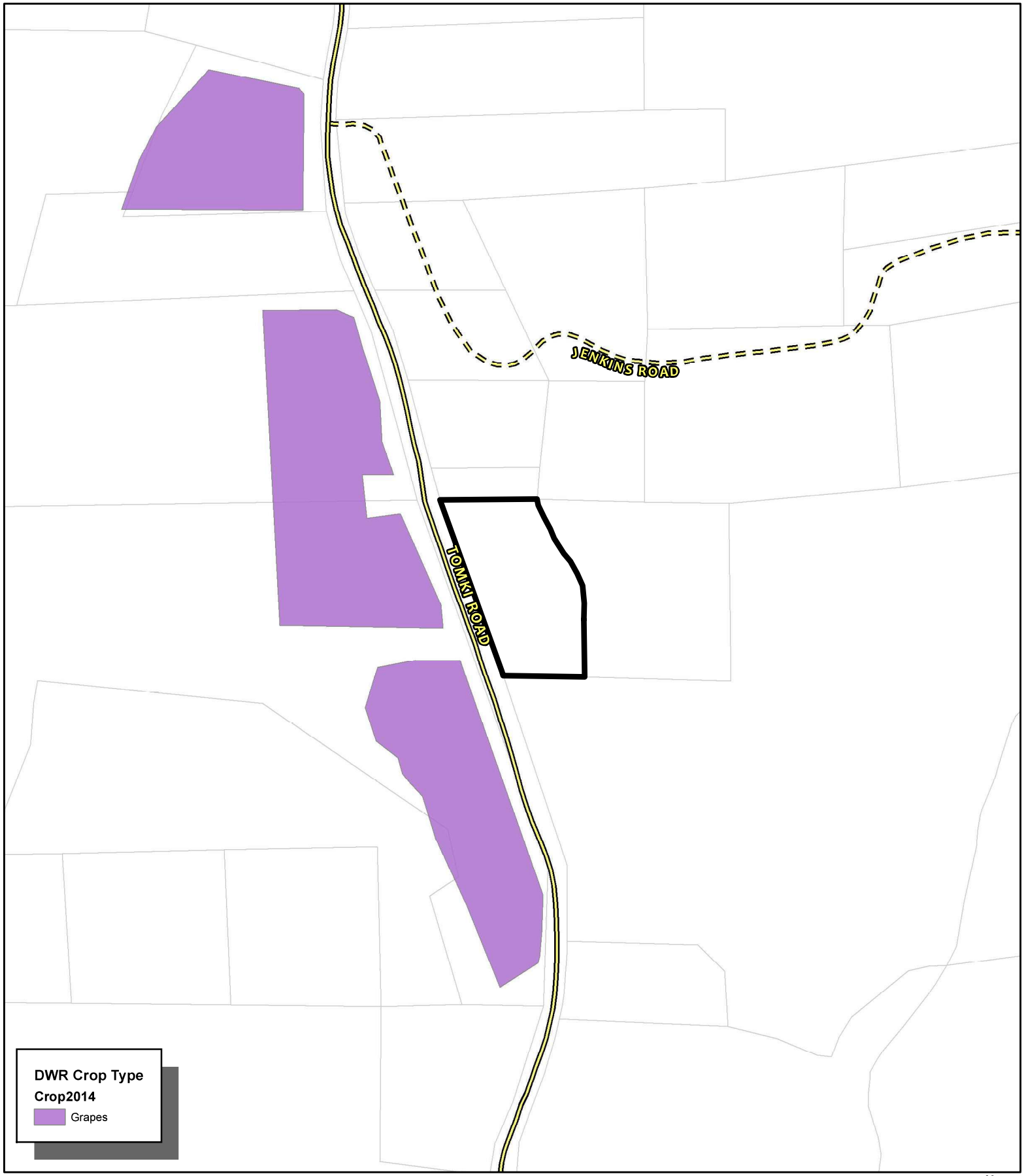

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

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CROP TYPES

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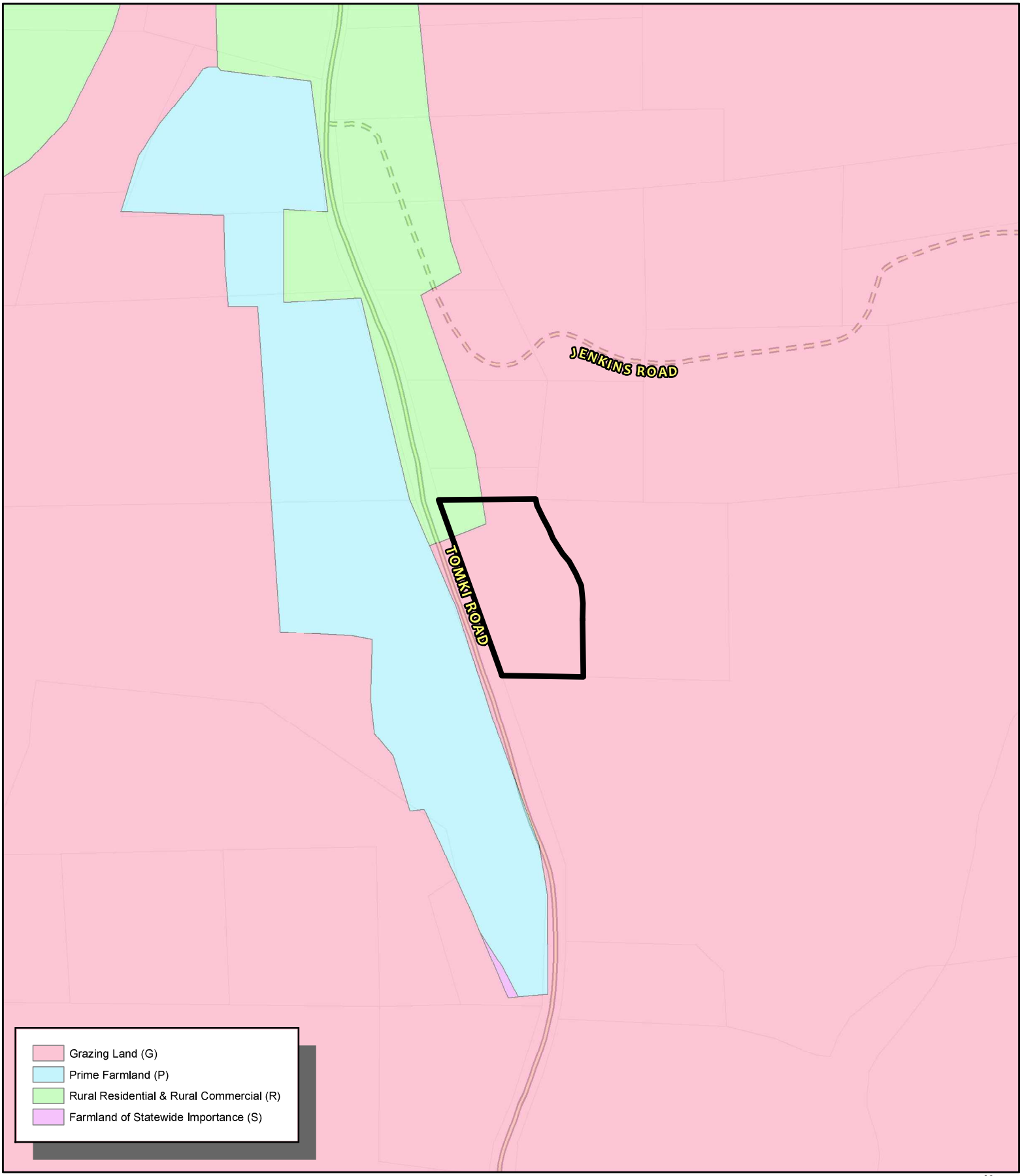

CASE: AP 2026-0008
OWNER: HAYES, Ryan
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APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

0 180 360 Feet
0 0.03 0.06 Miles

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IMPORTANT FARMLANDS

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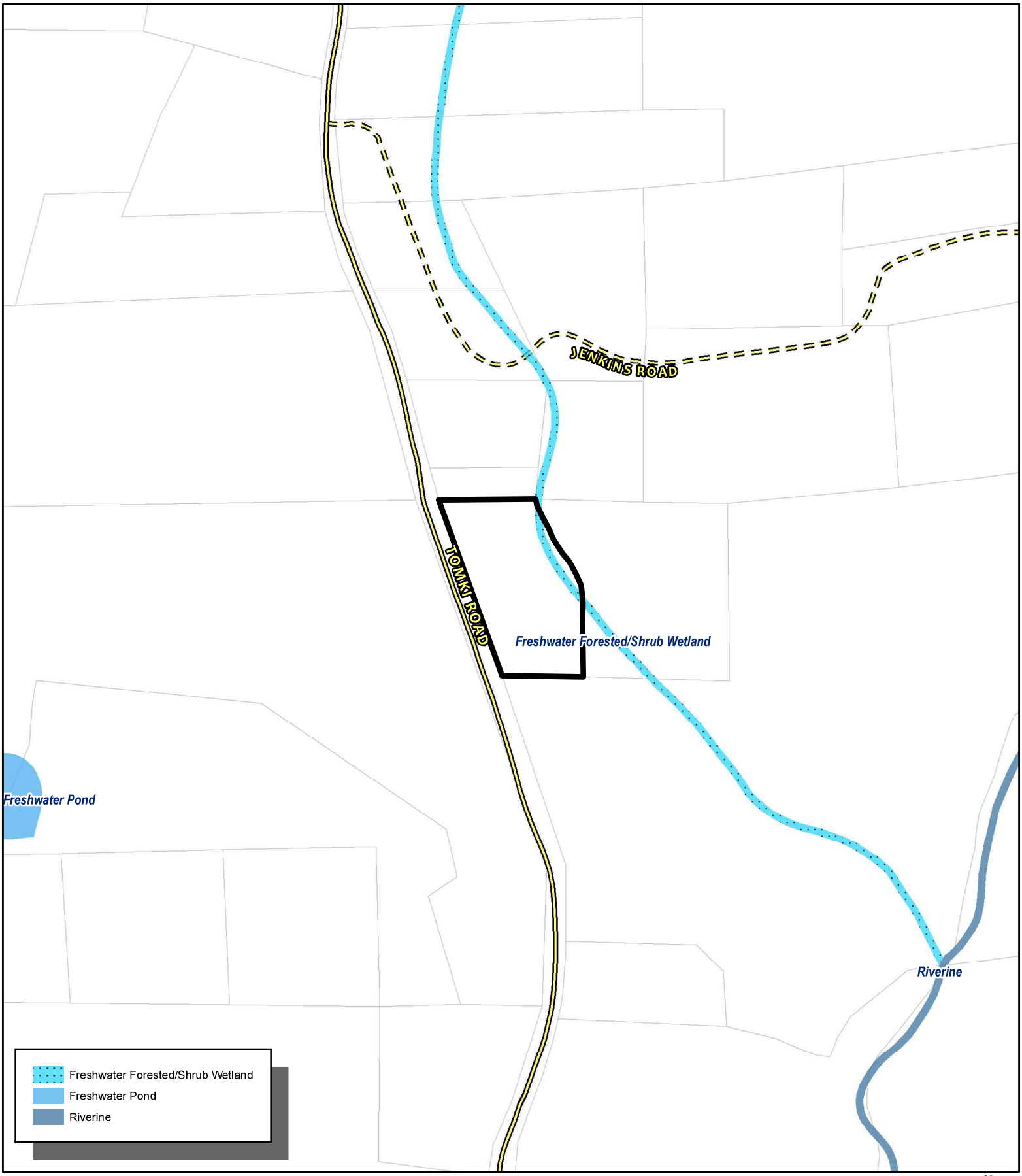

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APLCT: Ryan Hayes
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ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

0 180 360 Feet
0 0.03 0.06 Miles

N
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WETLANDS

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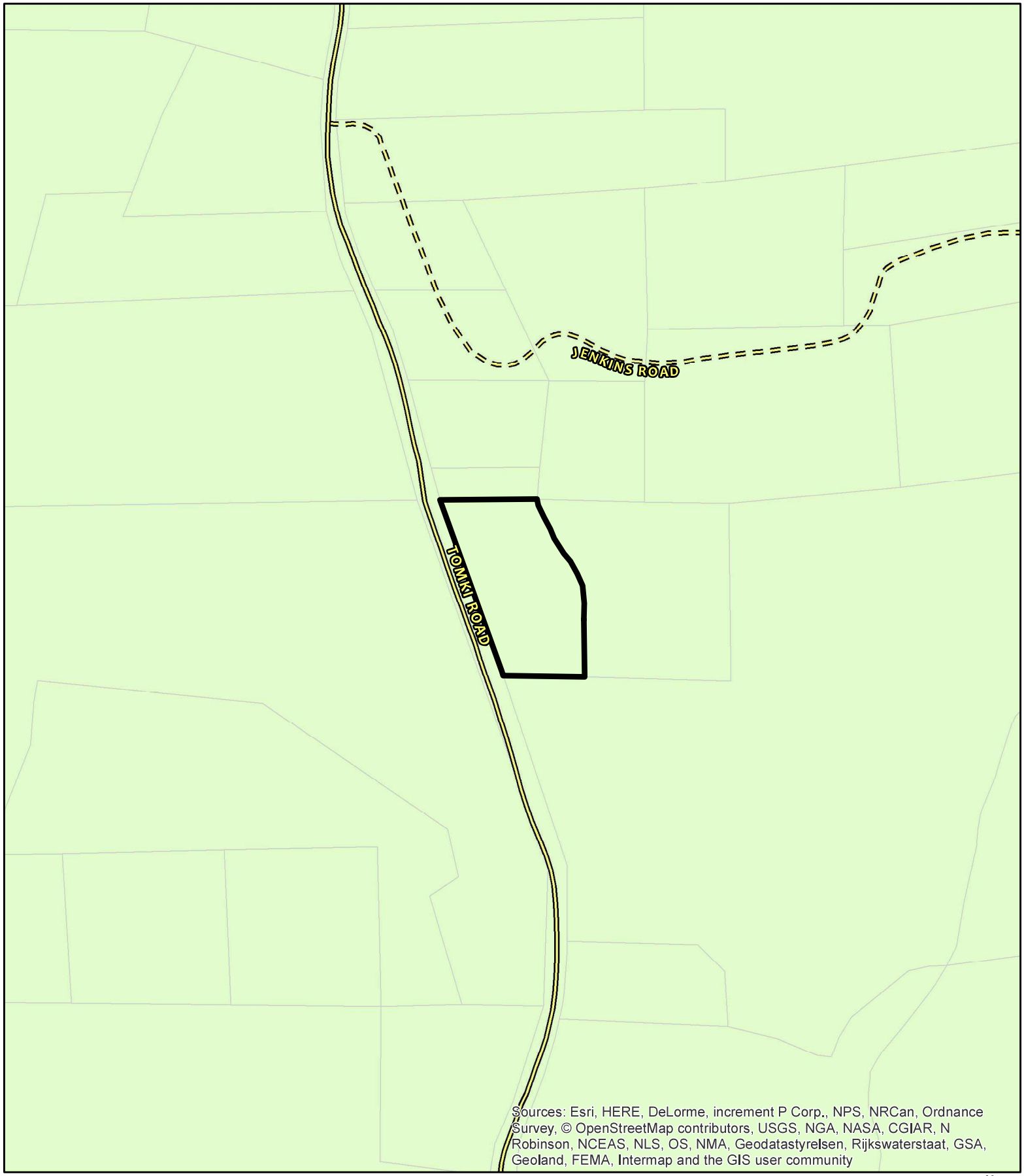

CASE: AP 2026-0008
OWNER: HAYES, Ryan
APN: 107-210-09
APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels
Redwood Valley MAC

0 180 360 Feet
0 0.03 0.06 Miles

N
W E
S

1:4,000

REDWOOD VALLEY MAC

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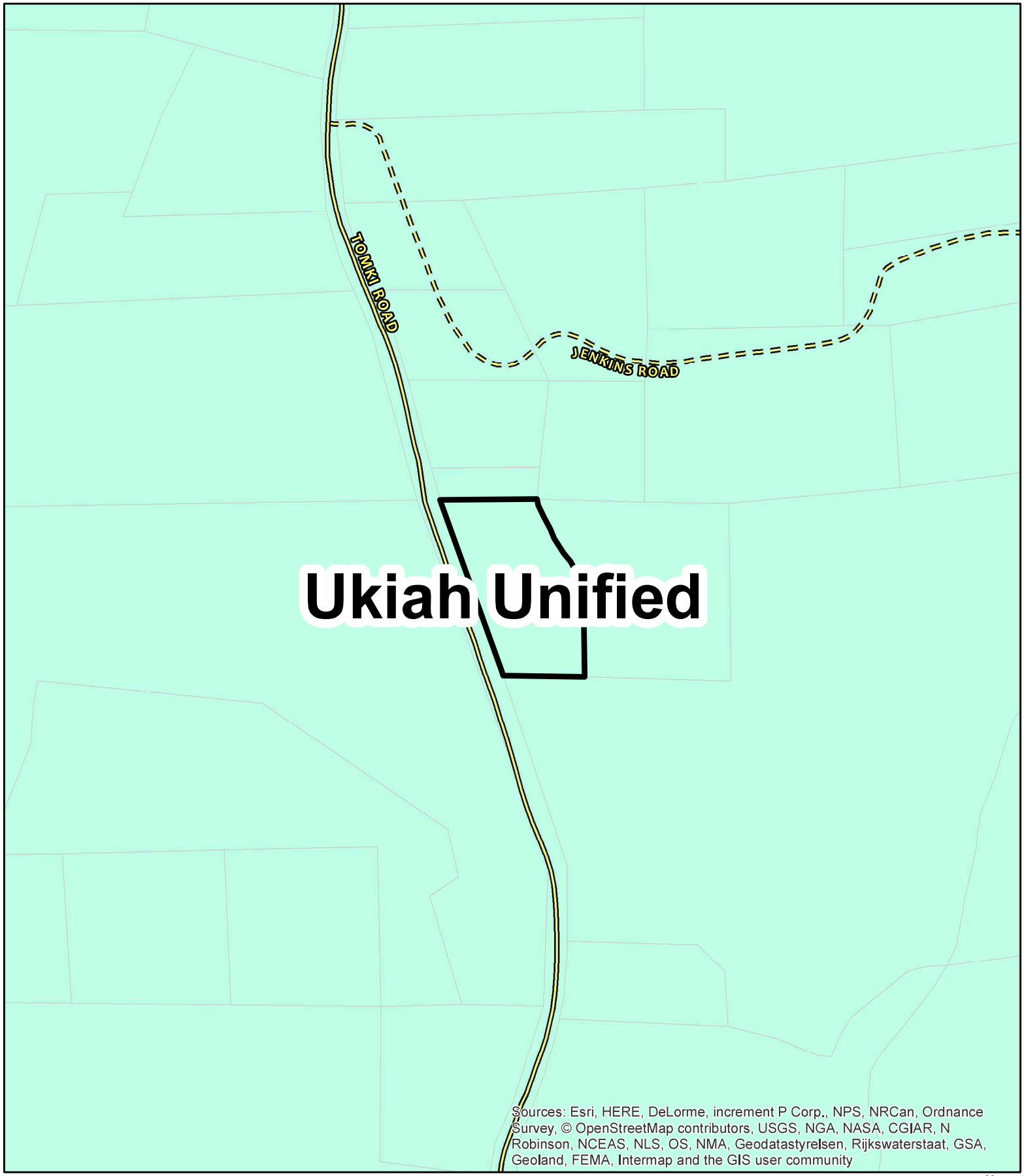

CASE: AP 2026-0008
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APLCT: Ryan Hayes
AGENT:
ADDRESS: 13777 Tomki Rd.

Public Roads
Private Roads
Assessors Parcels

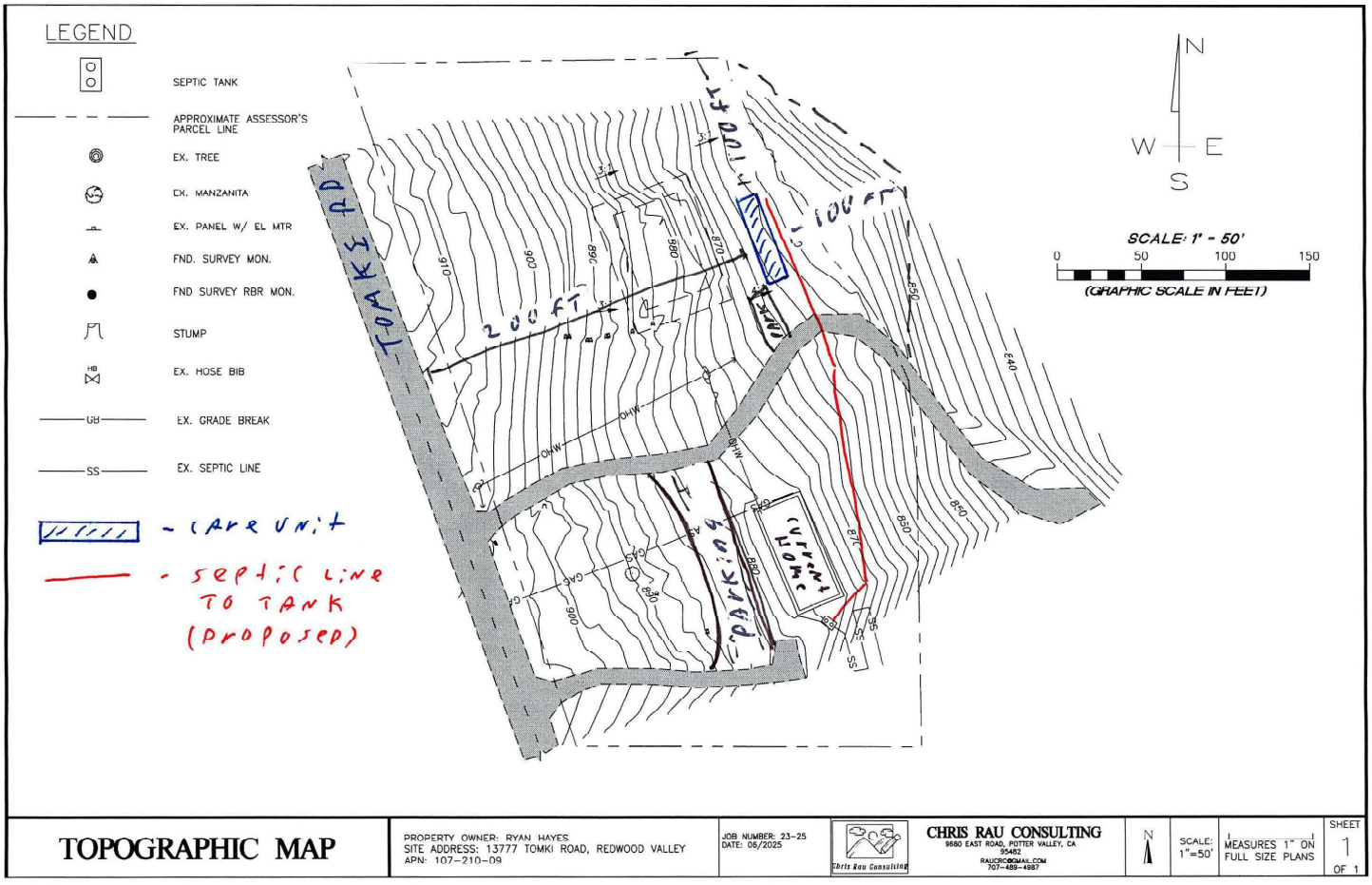
0 180 360 Feet
0 0.03 0.06 Miles

N
W E
S

1:4,000

SCHOOL DISTRICT

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



TOPOGRAPHIC MAP

PROPERTY OWNER: RYAN HAYES
SITE ADDRESS: 13777 TOMKI ROAD, REDWOOD VALLEY
APN: 107-210-09

JOB NUMBER: 23-25
DATE: 06/2025

CHRIS RAU CONSULTING
9680 EAST ROAD, POTTER VALLEY, CA 95482
RAUCRC@GMAIL.COM
707-489-4987

N

SCALE: 1"=50'

MEASURES 1" ON FULL SIZE PLANS

SHEET 1 OF 1

Mendocino County Public Health Department
Division of Environmental Health
860 N Bush St Ukiah, CA 95482 707-234-6625
120 W Fir St Fort Bragg, CA 95437 707-961-2714

July 31, 2026

Ryan Hayes
13777 Tomki Rd
Redwood Valley, CA 95470

SITUS: 13777 Tomki Rd Redwood Valley, CA

The Division of Environmental Health has provided three possible options regarding application AP_2026-0008. A site visit was conducted on July 28, 2026, to verify distances and required setbacks. The following options were discussed:

1. **Tank Addition Permit:** If a honey pot (Grinder Pump) is to be installed, a tank addition permit will be required. The installation must also maintain a minimum 50-foot setback from the river.
2. **Will-Serve Letter:** Obtain a will-serve letter from a licensed septic service provider confirming that service will be available for the proposed use.
3. **Relocate RV:** Utilize the existing septic system as an RV dump station only. Under this option, the RV must be moved each time the holding tank requires emptying so that it can be transported to the septic system for disposal.

Feel free to contact me either by email at quinteror@mendocinocounty.gov or by phone at (707)234-6648.

Thank you for your time,
Roberto Quintero
Land Use Program

Subject: Service agreement for Rv service @ 13777 Tomki Rd
From: Thomas Hubbs <redwoodrooter@gmail.com>
Date: 8/3/2026, 1:32 PM
To: Ryan@ryanhelps.com

Dear Ryan,

Redwood Rooter LLC agrees to service one RV as needed at 13777 Tomki Rd.

Please let me know if you have any questions or when you would like to schedule the first service.

Best regards,

Tom Hubbs
Redwood Rooter

Resolution Number _____

County of Mendocino
Ukiah, California

NOVEMBER 18, 2026

AP_2026-0008 – HAYES

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA AND GRANTING AN ADMISTRATIVE PERMIT FOR THE TEMPORARY USE OF A ONE-BEDROOM TRAVEL TRAILER AS A FAMILY CARE UNIT.

WHEREAS, the applicant, Ryan Hayes, filed an application for an Administrative Permit with the Mendocino County Department of Planning and Building Services for the temporary use of a one-bedroom travel trailer as a family care unit within the RR:10 zoning district, pursuant to Mendocino County Code §20.048.010(A). Located 4.28± miles north of Redwood Valley, on the east side of Tomki Road (CR 237D), 0.26± miles south of its intersection with Jenkins Road (private), located at 13777 Tomki Road, Redwood Valley; APN: 107-210-09; General Plan RR-10; Zoning RR:10; Supervisorial District 1; (the "Project"); and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on November 18, 2026, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

1. Per MCC Section 20.196.020(A), the establishment, maintenance, or operation of the use applied for is in conformity to the General Plan. Temporary use of the trailer coach is not subject to the density requirements of the General Plan. Temporary residential occupancy is consistent with the intent of the Rural Residential land use classification.

2. Per MCC Section 20.196.020(B), adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. The property is accessed sufficiently via Tomki Road (CR 237D). The proposed trailer coach would utilize existing utilities, excluding the septic tank. Septic service will be provided by a contract service provider. No ground disturbance would occur, and the use would be temporary. Existing natural drainage is considered sufficient.

3. Per MCC Section 20.196.020(C), the use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county. The proposed use is temporary in nature and is not expected to generate noise, odor, or other potentially detrimental impacts beyond what is normally associated with residential occupancy.

4. Per MCC Section 20.196.020(D), the use preserves the integrity of the zoning district. With conditions of approval in place, temporary use of the trailer would be consistent with Section 20.168 and 20.060 as it is considered a permitted accessory use in the Rural Residential district and complies with the requirements for temporary use of a trailer coach as a Family Care Unit (FCU).

The proposed placement of the trailer coach meets setback requirements for the Rural Residential zoning district.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Administrative Permit subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Zoning Administrator decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: ADRIENNE THOMPSON
Administrative Services Manager

By: _____

BY: IGNACIO GONZALEZ
Zoning Administrator

EXHIBIT A

CONDITIONS OF APPROVAL

NOVEMBER 12, 2026

AP_2026-0008 - HAYES

APPROVED PROJECT DESCRIPTION: The applicant requests an administrative permit for temporary use of a one-bedroom travel trailer as a Family Care Unit in accordance with Mendocino County code.

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.208.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of one (1) year after the effective date except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration.

2. The term of this permit shall not exceed one (1) year from the approved date unless renewed administratively prior to its expiration. To administratively renew this permit, the applicant shall submit to the Planning & Building Services Department prior to the expiration date each year, an affidavit signed under penalty of perjury by both the owner and the resident(s) of the Family Care Unit, attesting to the fact that the need for the Family Care Unit still exists. **The applicant has sole responsibility for renewing this application as necessary: the County of Mendocino will not provide notice prior to the expiration date.**

3. Within 30 days of approval, the applicant or their authorized agent shall provide a signed acknowledgement that they have reviewed and understood the Conditions of Approval.

4. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division I of Title 20 of the Mendocino County Code.

5. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Zoning Administrator.

6. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.

7. The Applicant shall permit the 50-Amp Sub Panel used for power to the Family Care Unit.

8. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:

    a. The permit was obtained or extended by fraud.

    b. One or more of the conditions upon which the permit was granted have been violated.

    c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.

    d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.

9. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal

determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

10. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

11. Prior to occupancy, the applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services, including any building permits necessary for installation of the trailer coach, electrical connections, or plumbing. Electrical or plumbing features must meet any applicable Title 24 building codes.

12. Should the occupants of the Family Care Unit or the main residence move to another off-site residence, this Administrative PPermit for the Family Care Unit shall become null and void. Written notice must be submitted to the Department of Planning & Building Services at the time of removal or conversion of the Family Care Unit.

13. Should the use or necessity of the Family Care Unit cease OR the Administrative Permit expire, the Family Care Unit shall be removed from the premises or repurposed in a manner that is appropriate for the zoning district.

14. The effluent generated by the trailer shall be contained in the onboard waste tanks. The owner is responsible for contacting the contracted septic service provider as needed for all effluent removal. Upon renewal of the FCU permit, PBS requires an updated service contract with a septic provider. A current will-serve letter shall be submitted with the annual affidavit as detailed in condition #2.